

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
February 16, 2026

Present: Joe Larocca, Sara Covington, Chip Goetz, Jeff Maul, Kathy Morris, Christin Seward, Matt Dillman, James Fata

Absent: Jacqui Eisenberg

Joe called the meeting to order at 7:00 p.m.

The minutes for the January 2026 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Chip to approve the January minutes as distributed. **PASSED.**

TREASURER'S REPORT:

Operating	\$114,439.88
Reserve	\$311,477.04
Accounts Receivable	\$7,050.94
Total Assets	\$479,874.98

January expenses \$673 unfavorable to budget with actual YTD expenses of \$63,883 compared to YTD budget of \$63,210. Year-to-date expenses are \$673 unfavorable to YTD Income which is \$63,210. Accounting fees are \$116 favorable YTD. Audit fees; on budget. Legal fees are \$500 favorable. Communications; \$63 favorable. Licenses, Permits and Taxes; \$26 favorable to budget. Dues, Fees & Licenses; \$62 favorable to YTD. Office Supplies; \$11 unfavorable. Postage; \$637 unfavorable. Bad Debt Expense; \$333 favorable. Miscellaneous; \$333 favorable. Lake Governing Board; on budget. Rec Area Governing Board; on budget. Insurance; \$290 favorable to YTD budget. Electricity; \$946 unfavorable. Water & Sewer; \$17 favorable. Pool/Spa Contract; \$89 unfavorable. Pool Maintenance and Supplies; \$854 favorable. Irrigation Contract; on budget. Landscape Contract; \$908 over budget due to start of new contract term. Landscape Maintenance is \$959 favorable. Tree trimming/removal is \$2,917 favorable. Irrigation Repairs and Supplies; \$1,096 favorable. Spraying; \$96 unfavorable. Maintenance Wages; \$29 favorable. General Repairs/Maintenance; \$5,570 unfavorable due to Federal Maint sinkhole repairs (2), screech owl houses, Shenandoah investigate 12th St drainage sinkhole. Security System-Gate; \$25 favorable with no cost incurred. Reserve Expense; on budget.

CORRESPONDENCE: A bulletin was published regarding the upcoming tree trimming and the Solitude presentation at the Lake Board meeting. The website was redesigned and updates were made to the secure area.

ARCHITECTURAL: Quarterly notices were sent out and numerous responses were received either that the issues were resolved or homeowners were starting work. A few homeowners need extensions to comply due to special circumstances. The notice forms will be updated prior to the next set going out. Property alteration requests were received and approved for one set of solar panels, three roofs, three exterior paints, one fence, one driveway, and two sets of windows/doors.

COMMUNICATION: Two requests were received for access to the secure area of the website.

LANDSCAPE/SPRINKLERS: Podocarpus was installed around several electrical boxes and Crotons were replaced on NW 18th. Screech owl boxes were installed throughout the neighborhood and a second purple martin house was installed in the common area off of NW 17th. The trees will be trimmed in the next few weeks. Debris around the lift station was removed.

LAKE BOARD: There are ongoing issues with the gate, which is still stuck in the open position. Despite considerable efforts there has not been a resolution. A discussion ensued regarding possible paths forward including additional efforts to locate a company to fix the gate or possibly replacing the whole gate. The Lake Board will continue to work on the issue.

MAINTENANCE: Shawn is still filling in while Tommy is on leave. The bathroom faucets were replaced with commercial mechanical auto-shutoff faucets. Two pool loungers were rebuilt and the pool camera UPS battery was replaced. A new thermostat and spout for the drinking fountain were ordered. A contract has been entered into to have the five pump houses painted.

RECREATION AREA: December financials show \$12,146.33 in Operating, \$6,029.77 in Reserves, and a line of credit balance of \$39,513.69. A \$950.00 RFID deposit was made and 250 new RFIDs were ordered.

SECURITY: Notices were sent and the issues resolved regarding a golf cart parked in the grass, overnight street parking on NW 14th St., NW 10th Pl., and NW 21st Way. Numerous emails received regarding the front gate were forwarded to the Recreation Board.

TENANTS/HOMEOWNERS: There are currently nine properties for sale.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: None.

Jeff made a motion to adjourn the meeting, seconded by Sara. **PASSED.** Joe adjourned the meeting at 7:29 p.m.

The next meeting will be on Monday, March 16, 2026, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary