

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

Present: Joe Larocca, Sara Covington, Chip Goetz, Jeff Maul, Kathy Morris, Jacqui Eisenberg

Absent: Christin Seward, Matt Dillman, James Fata

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

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

TREASURER'S REPORT:

Operating	\$42,267.6
Reserve	\$314,997.02
Accounts Receivable	\$5,653.94
Total Assets	\$482,054.04
Late Fees YTD	\$100.00

February expenses are \$5,806 unfavorable to budget with actual YTD expenses of \$133,000 compared to YTD budget of \$126,420. Year-to-date expenses are \$6,480 unfavorable to YTD Income which is \$126,520. Accounting fees are \$232 favorable YTD. Audit fees on budget. Legal fees are \$1,000 favorable. Communications \$126 favorable. Licenses, Permits and Taxes \$52 favorable to budget. Dues, Fees & Licenses \$125 favorable to YTD. Office Supplies \$47 unfavorable. Postage \$533 unfavorable. Bad Debt Expense \$667 favorable. Miscellaneous \$667 favorable. Lake Governing Board on budget. Rec Area Governing Board on budget. Insurance \$581 favorable to YTD budget. Electricity \$2,045 unfavorable. Water & Sewer \$19 favorable. Pool/Spa Contract: \$178 unfavorable. Pool Maintenance and Supplies \$1,620 favorable. Irrigation Contract on budget. Landscape Contract \$1,816 over budget due to start of new contract term. Landscape Maintenance is \$335 favorable. Tree trimming/removal is \$2,237 favorable. Irrigation Repairs and Supplies \$552 favorable. Spraying \$192 unfavorable. Maintenance Wages \$59 favorable. General Repairs/Maintenance \$10,067 unfavorable due to Federal Maintenance sinkhole repairs (2), screech owl houses, Shenandoah investigation of diagnosis of 12th St drainage sinkhole and repair and exterior painting of pump houses. Security System-Gate \$50 favorable with no cost incurred. Reserve Expense on budget.

Oxygen, with the help of Chip, have made considerable progress in working with homeowners to bring accounts current and getting homeowners to set up ACH payments.

CORRESPONDENCE: None.

ARCHITECTURAL: A majority of homeowners have completed the work requested by the notices that they were sent. This month there were property alteration requests received and approved for one roof, one fence, two sets of windows, and two exterior paints.

COMMUNICATION: A bulletin was issued announcing the closure of the lake boat gate.

LANDSCAPE/SPRINKLERS: The annual tree trimming was completed and Podocarpus was added around a few electrical boxes. Landscaping around the lift station will be the next project. There are a few brown Podocarpus around the bulletin board, but we are waiting for more rain to see if they will come back or need to be replaced. One sprinkler motor was replaced and substantial repairs were made to a pipe that broke along the berm behind a house on NW 14th Street.

LAKE BOARD: The Lake Board is working with several contractors to obtain estimates for the demolition and refabrication of the lake boat gate. The estimated total cost is under \$15,000.00, which the Lake Board will be able to pay for from their reserves without having to do a special assessment. There was one inquiry about building a new dock.

MAINTENANCE: Shawn continues to fill in for Tommy, who is still on leave. Several items were procured and will be installed including a drinking fountain thermostat and spot, locks and shackles for the pump house doors, and chain hoists for the lake boat gate. Repairs were made to the pool filter fence gate and the pump houses have all been painted.

RECREATION AREA: January financials show \$5,301.68 in Operating, \$6,037.96 in Reserves, and a line of credit balance of \$37,646.69. \$430.00 was deposited for RFIDs. A new picnic table was installed at the tennis court gazebo. A new fence and door were installed at the pool pump room. The pool bath house was painted and upcoming projects include updating the entrance monument signs and replacing the Ficus near the entrance and along Lake Ida Road.

SECURITY: There was one parking violation placed for overnight parking on NW 21st Way.

TENANTS/HOMEOWNERS: Three homes are under contract and seven homes are for sale. There were no new tenants this month.

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, April 20, 2026, at 7:00 p.m.

Respectfully submitted, Sara Covington, Secretary