

**THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION**  
**BOARD of DIRECTORS MEETING**  
**September 16, 2024**

**Present:** Sara Covington, Joe Larocca, Jacqui Eisenberg, Chris Seward, Matt Dillman, Jeff Maul, Chip Goetz

**Absent:** Michael Heath, Kathy Morris

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

The minutes for the August 2024 meeting were previously e-mailed to the Board. A Motion was made by Jacqui with a second by Chris to approve the August minutes as distributed. **PASSED.**

The Treasurer's Report for July 2024 was previously e-mailed to the Board. A Motion was made by Joe with a second by Chris to approve the Report. **PASSED.**

**TREASURER'S REPORT:**

Operating	\$152,567.53
Reserve	\$235,871.08
Accounts Receivable	\$16,988.09
Total Assets	\$446,877.15
Interest Income	\$555.00 YTD
Late Fees Collected	\$855.00 YTD

August 2024 results show total year expenses \$4,220 (1%) favorable to budget with actual YTD expenses of \$455,708 compared to YTD budget of \$459,928. Year-to-date expenses are \$7,197 favorable to YTD Income which is \$462,905. Interest/Other Income; \$555 favorable YTD. Late fees; \$855 favorable YTD. Miscellaneous Income is \$1,567 favorable. Accounting fees are \$552 unfavorable as a result of switching accounting firms. Audit fees are \$1,000 favorable to total year budget after annual audit was performed. Legal fees have a YTD credit balance of \$345 favorable to budget. Communications; \$816 favorable. Licenses, Permits and Taxes; \$340 unfavorable to budget. Due, Fees; \$500 favorable to YTD. Office Supplies; \$386 unfavorable. Postage; \$119 favorable. Bad Debt; no costs incurred. Miscellaneous; \$1,622 favorable. Lake Governing Board; \$2500 favorable for total year. Rec Area Governing Board; On budget. Insurance; \$6,906 unfavorable to total year budget. Electricity; \$1,493 unfavorable. Water & Sewer; \$541 under budget. Pool/Spa Contract; \$1052 favorable. Pool Maintenance and Supplies; \$4,565 favorable. Irrigation Contract; \$87 favorable. Landscape Contract; \$34,652 favorable however due to Landscape Manager submitting their September invoice in August and early, the actuals for August are overstated by \$9,498. This should be rectified in September business. Landscape Maintenance is \$5,669 unfavorable due to 15<sup>th</sup> St tree removal, cleaning edges of roundabouts, Villas pool ficus hedge pruning and Arecas removal, and 18<sup>th</sup> St. entrance bushes. Tree Trimming/Removal; \$11,373 unfavorable due annual tree maintenance as well as removal of damaged oak with stump grind at 1265 22nd and removal of dead pine and stump grind at 860 22nd Ave and additional tree removals. Irrigation Repairs and Supplies; \$2,399 unfavorable to budget due to a 2023 \$2,400 invoice that was submitted to Gallup in '23 but not paid until '24. Spraying; \$201 unfavorable. Maintenance Wages; \$1,175 favorable. General Repairs/Maintenance; \$9,301 unfavorable.

**CORRESPONDENCE:** One letter was received regarding a front gate security issue which was forwarded to the Recreation Area.

**ARCHITECTURAL:** Nine PARs were received and approved this month: one fence, one roof, one front door, one gazebo, two driveways, and three for exterior paint.

**COMMUNICATION:** Nothing to report.

**LAKE BOARD:** The annual Villas dues to the Lake Board will increase by \$1,000.00 for 2025.

**LANDSCAPE:** The north pool landscaping project is complete. In October, several areas throughout the community will have new sod installed.

**MAINTENANCE:** Bids are being obtained to raise the sewer grate and re-slope the edges that were exposed by the north pool landscape renovations. Once that is complete, it will be revisited whether a fence needs to be installed. Several pool issues have been reported to Summerland and have been rectified. Summerland will treat the pool for phosphate to eliminate algae.

**RECREATION AREA:** No report.

**SECURITY:** Two emails were received regarding updating front gate information. These emails were forwarded to resident.info@rainberryvillas.com. A sticker was placed on a car for parking on the street overnight. The car was moved the next morning and has not been seen parking on the street overnight since.

**SPRINKLERS:** One broken main was repaired.

**TENANTS/HOMEOWNERS:** There are currently four properties for sale and one for rent; there is one new owner this month.

**OLD BUSINESS:** None.

**NEW BUSINESS:** The following individuals were appointed by the President and approved by the Board as the nominating committee: Linda Goddard, Steve Gusho, and Sandy Kramer.

**COMMENTS FROM THE FLOOR:** None.

Sara made a motion at 7:37 p.m. to adjourn the meeting, seconded by Chris. **PASSED.**

The next meeting will October 21, 2024, at 7:00 p.m.  
Respectfully submitted, Sara Covington, Secretary