

THE VILLAS OF RAINBERRY HOMEOWNERS ASSOCIATION
BOARD of DIRECTORS MEETING
September 15, 2025

Present: Joe Larocca, Chip Goetz, Sara Covington, Jacqui Eisenberg, Jeff Maul, Matt Dillman, James Fata

Absent: Kathy Morris, Christin Seward

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

The minutes for the August 2025 meeting were previously e-mailed to the Board. A Motion was made by Joe with a second by Jeff to approve the August minutes as distributed. **PASSED.**

TREASURER'S REPORT:

Operating	\$122,508.54
Reserve	\$293,874.38
Accounts Receivable	\$8,428.00
Total Assets	\$472,648.28
Late Fees Collected	\$640.00 YTD

August expenses \$11,752 favorable to budget with actual YTD expenses of \$469,848 compared to YTD budget of \$481,600. Year-to-date expenses are \$14,155 favorable to YTD Income which is \$484,003. Screening Fees \$685 favorable. Late fees \$640 favorable YTD. Collection letter fees \$400 favorable. Miscellaneous Income is \$678 favorable. Accounting fees are \$2,613 favorable. Audit fees \$2,333 favorable. Legal fees are \$4,000 favorable. Communications \$529 favorable. Licenses, Permits and Taxes \$481 unfavorable to budget. Dues, Fees & Licenses \$414 favorable. Office Supplies \$222 unfavorable. Postage \$641 favorable. Bad Debt Expense \$2,667 favorable. Miscellaneous \$2,667 favorable. Lake Governing Board; on budget. Rec Area Governing Board on budget. Insurance \$1,008 unfavorable. Electricity \$4,614 unfavorable. Water & Sewer \$285 favorable. Pool/Spa Contract: \$891 unfavorable. Pool Maintenance and Supplies \$5,031 favorable. Irrigation Contract on budget. Landscape Contract \$44 over budget. Landscape Maintenance is \$11,959 unfavorable. Tree trimming/removal is \$1,937 favorable. Irrigation Repairs and Supplies \$2,358 favorable. Spraying \$2,528 unfavorable. Maintenance Wages \$415 favorable. General Repairs/Maintenance \$7,412 favorable. Security System-Gate \$200 favorable with no cost incurred. Reserve Expense on budget.

The preliminary 2026 budget was circulated to the Board.

CORRESPONDENCE: None.

ARCHITECTURAL: Property alteration requests were submitted and approved for one driveway, one set of windows, and two exterior paints.

COMMUNICATION: Two bulletins were circulated announcing pool closures during the bathroom roof replacement.

LANDSCAPE/SPRINKLERS: The gourds from the purple martin structure were taken down, cleaned and put in storage. The Board will be installing a second purple martin structure as well as several screech owl nesting boxes. A lightning strike blew out two sprinkler clocks and two major pipes burst. The community is doing a very good job of notifying the Board about upcoming projects so that the sprinkler contractor can insure that there will not be damage to the sprinkler system.

LAKE BOARD: The Lake Board approved its budget for 2026 and the Villas' portion will remain the same at \$11,000.00 for the year. Bob S. is retiring from management of the lake gate clickers and the Board is working with him to transition the responsibilities. Lists of docks requiring repairs were provided to the respective HOAs.

MAINTENANCE: The pool bathroom roof replacement is complete and passed inspection. The Board is getting proposals for painting the pool house, fence, and pool coping. Replacements were obtained and installed for a handrail cover, storeroom motion-sensor light switch, lock on the bulletin board, pool gutter drain screen, filler nozzle, and padlocks on an electrical panel and light timer. Repairs were made to the pool deck and fence. One stop sign was replaced and ten additional stop signs have been ordered.

RECREATION AREA: The annual meeting was held in August. The proposed budget for 2026 was approved and representatives were appointed to the Board and the Officer meeting was held to appoint representatives to specific positions. The Villas will have a yearly increase of \$7,200.00. July financials showed \$22,727.54 in Operating, \$5,974.10 in Reserves, and a line of credit balance of \$48,848.69. Upcoming large-scale projects were discussed with the next two projects being purchasing of new furniture and replacement of the wood deck.

SECURITY: Warning stickers were placed on three vehicles for parking in the street overnight – one on NW 14th Street, one on NW 21st Terrace, and one on NW 22nd Avenue. Two of the vehicles have since been parked in the driveways, and the third vehicle has not been observed since the warning was placed.

TENANTS/HOMEOWNERS: This month there are two new tenants and one new homeowner. Seven properties are for rent and two are for sale.

OLD BUSINESS: None.

NEW BUSINESS: None.

COMMENTS FROM THE FLOOR: None.

Joe made a motion to adjourn the meeting, seconded by Sara. **PASSED.** Joe adjourned the meeting at 7:20 p.m.

The next meeting will be on Monday, October 20, 2025, at 7:00 p.m.
Respectfully submitted, Sara Covington, Secretary