

Raintree East Homeowners Association

BOARD OF DIRECTORS BOARD MEETING MINUTES

February 3, 2021

CALL TO ORDER

The Raintree East Homeowners Association Board of Directors Meeting was called to order on Wednesday, September 16, 2020 at 6:38 p.m. on electronic ZOOM Meeting. Board Members present on call included **Mary McCoy**, **Bernie Katz**. Shane Lussier with Cherry Creek HOA Professionals (“CCHP”) was also present.

Mary McCoy introduced all Board members present and discussed quorum requirements for the meeting. **Mary introduced Niceysha Wright and made a Motion to approve both recognizing the resignation of Lotus Alexander and the promotion of Niceysha Wright as a Board of Director serving Lotus’s remaining Term. Bernie provided a 2nd to that Motion.**

HOMEOWNER FORUM

All homeowners in attendance were given an opportunity to discuss any topics of their choosing. Topics discussed in open forum were:

- Owner provided interest in serving on the Board.
- Owner asked about status of Loan Approval, and Board stated that they can still draw form the Loan but chose not to due to the 2020 COVID Pandemic 7 potential restrictions brought to the Community in paying interest on monies where projects could not be completed.
- Owner asked why the Board needed an Attorney to be apart of every Board Meeting. Mary stated to assist the Board in active projects concerns and discussion needed.
- Owner asked why the Board is no longer considering CCHP to be a project Manager and the Board stated that they wanted to select a project Manager with specific experience needed for the projects of the Community.
- Owner asked why the Board has not executed another contract with CCHP as their Managing Agent. The Board states that they are doing their due diligence for the Community.
- Owner asked what the Boards stance on current parking enforcement is? Shane stated that Wyatts Towing is the current contractor providing Towing on concerns as identified. If a resident identifies any specific concerns, they can reach out to the Managing Office to seek detail on active items or report a new concern.
- Owner asked why the Board is receiving special treatment on concerns of adding trash dumpsters to having landscape renovations around their

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units. The Board stated that they are considering the community in their actions and made recent requests for remedy when such items were clearly identified. If owners have other concerns, they ask that they reach out to the Managing Agent so they can report such concerns to the Board.

- Owner asked a question on why a Recycling Dumpster is nearby the Tennis Courts. The Board stated that this was a location identified by those residents that were vocal in stating their interested in recycling and using such service.

APPROVAL OF MINUTES

The Board reviewed the minutes from the September 16, 2020 Board Meeting. Board President Mary McCoy stated that these minutes have not been reviewed. No motion for approval was sought.

MANAGEMENT REPORT

Shane from CCHP reviewed the Association's financials with the Board. At the end of December 2020, the Association was under budget by \$142,950. It was noted that this was due primarily to loan payments budgeted for 2020 not incurred.

On a motion by Bernie and seconded by Mary, the Board approved the unaudited December 2020 financials presented. All were in favor.

Shane stated the following:

- Fence Repairs (east side and individual units completed)
- Sewer repairs recently complete
- Building siding repair completed #76
- Gas Leak repair completed by Excel Energy.
- Individual unit plumbing renovation completed in coordination with Aurora Water.
- Utility Door repaired #80
- Owner Portal updated
- Sent the Raintree Board emails of upcoming training classes to Colorado Legislative items

OLD / UNFINISHED BUSINESS

Conduct of Meeting/Conduct of Board Members Policy – It was Shane's understanding that the Board had previously accepted the Policy, yet

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there was no executed/signed policy to save for records and provide to owners. Shane asked if Mary could finalize those documents.

Swimming Pool/Pool Heater – Bernie informed the Board that the new pool heater has been installed. The project completion is pending installation of an adapter between different sized vents in the new heater vs. the old heater. He also stated that the pool will be winterized within the next few weeks.

Project Manager Update – Mary shared that the Board has had several meetings with project managers, and they have advised that the progression of the projects will take place next year. Further updates will be communicated when more information comes in.

NEW BUSINESS

Shane Provided the Board with the following for review:

- New Board Member Candidates
- Audit review
- Adding Dog stations
- Considering an updated Parking (sticker) Policy
- Community Cameras
- Request for tow for abandoned pickup near #16
- 2021 Landscape contract review
- Garage Lighting Review

Board brought up the following:

- Mary announced a “Restoring Raintree” plan of volunteers, not Committee Members. She will draft a newsletter and ideas to be sent out to the Community.
- Mary asked Shane to follow up with Owners that may have Owner Portal Login concerns

ADJORNMENT

With no further business to discuss, the meeting was adjourned at 8:04 PM.