

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION

Board Meeting, 7:00 pm, January 15, 2026

Location: Raintree Lake Clubhouse

MINUTES

Attendance:

Board Members: Sharon Neuer, David Bundrick, Mike Byrne, Bill Cisewski, Zona Mitchell. Sandy Turner, Area Real Estate, and 22 members.

Call to order:

Sharon Neuer determined a quorum and called the meeting to order at 7:03 p.m.

Adoption of Agenda:

David made a motion to adopt the agenda for the meeting, and Zona seconded it.

Approval of Minutes: The minutes of the October 16, 2025, board meeting were read. A motion to approve was made by Sharon, and David seconded it.

President's Report:

1. Sharon introduced Envision Lawn Care (John and Charlie Smith, Emilie Elmore) as they have been awarded a two-year contract for snow removal and lawn care. Envision spoke about their snow removal process, including a skid steer on site with rubber blades, a crew to shovel sidewalks and stoops, and hand shoveling 2 feet in front of the garage doors. Outdoor Solutions was dismissed from its contract on January 1, 2026.
2. The new website is up and running at www.fountainsatRAINTREELAKE.com.
3. The assessment part of the pond project is complete. The fencing still needs to be replaced where the equipment entered (a removable fence for \$500 will be installed for easier access), as well as 8 slabs of concrete that were damaged during the project (\$4,800). Both expenses were already included in the 2025 budget, but will be done in 2026. The bridge will be stained by volunteers this summer. Turf repairs will be done in the spring. Grass carp will be put in the pond soon.

Treasurer's Report:

1. David reported the year ended with \$48,385.71 net income, with a stronger financial position than in 2024.
2. David noted the projects completed this year, including the pond project, the replacement of the bridge, and the upgraded irrigation system, which resulted in being under budget on the water expense.
3. The board voted unanimously to close the savings and reserve accounts to purchase a CD. These two accounts were paying an interest rate of 0.15 percent. The 3-month CD for \$12,562.23 will yield a 3.4% interest rate. The plan is to build on this CD, with additional money when it matures.
4. The board also obtained a credit card, with a \$10,000 limit, as it will pay cash back each month. Last month, it generated \$155 in revenue.
5. The members were given a Profit and Loss through 2025 and the 2026 budget.

COMMITTEE REPORTS:

Grounds Committee:

1. Toni Trivalent, Grounds Committee Chairperson, reported that a contractor will be asked to check on muskrat activity in the pond. She asked for authorization to set traps, if necessary. The trapper charges \$400 per week and \$200 per muskrat. There is \$500 allocated in the 2026 budget. Sharon moved to authorize up to \$2,000 for trapping and removal of any muskrats, as necessary, and David seconded the motion. The board approved it.
2. This year, when irrigation problems arise, the issues will be dealt with during the monthly inspection by IDL. Unless it's an emergency, expect the work orders to be done at the end of each month.
3. Please wait a few days to report running water, as we have had false alarms due to sump pump drainage.
4. Cartwright completed the tree work in 3 days, so the walking trails are now clear of overhangs. They will return to do the stump grinding.
5. Toni asked the members to please not feed the foxes, geese, or any wildlife, as this food also attracts muskrats. Human food could be detrimental to the wildlife.

FARB (Fountains Architectural Review Board):

1. Mike Hile spoke on the importance of turning in a form to the Fountains before any exterior work begins.
2. A reminder to those receiving new gutters or new roofs, if the gutter is removed. Please check whether a rain sensor is attached before disposing of it.

Social Committee:

1. Barbara Bryne reported that the event held at Wally's for New Year's Eve was a success with 28 attending.
2. The Fountains Game Night will be on January 23 at the Duck Pond Activity Center.
3. The Spring Potluck will be held on April 18.
4. The event for Wally's in March needs a volunteer to oversee this event.

Unfinished Business:

1. More study needs to be done regarding the removal of the island from the pond, as it will be a large expense and needs to be a well-planned project.
2. The replacement of sidewalks continues to be a concern and will also need further research to make a financially responsible decision.

Neighbor Questions Forum:

Tom Terrano asked about the grate that is sagging at the pond. The Pond Doctor has looked at it and said it is still durable and sound.

Merrit Althouse asked whether irrigation heads are the owner's responsibility to replace. The board answered that the owner is responsible if the irrigation head is being moved at the owner's request or if the owner damages it.

Stoney Jackson asked if a sign could be made to post near the pond to discourage feeding the wildlife. The board suggests he speak with the grounds committee.

Anita Delaney asked if the storage unit could also house Christmas decorations used by a member for the gazebo area. The board answered that the only items in the storage unit are those owned by the HOA.

Fran Theiling asked what is in the storage unit. The board answered that they have had a volunteer who has compiled an archive of information from all past boards through the present, and those boxes are in the storage unit along with HOA Christmas decorations and HOA signage.

The meeting adjourned at 8:31 pm

Respectfully submitted,

Sandy Turner, Acting Secretary

Attachments:

Minutes from October 16, 2025, Quarterly Meeting

Treasurer's Report

2025 Profit/Loss Statement

2026 Budget