

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION
Board of Directors Meeting, 1:00 pm, December 11, 2025
Location: 4701 SW Soldier Drive

Minutes

Attendance:

Board Members: Sharon Neuer, David Bundrick, Mike Byrne, Bill Cisewski, Zona Mitchell

Call to order:

1. Sharon Neuer determined a quorum and called the meeting to order at 1:03.
2. A motion was made to defer three items from the agenda to committee work. These include: a committee to update CCRs and Bylaws, a committee to audit the books in February of 2026, and a committee to write board policies for FARB and Grounds Committee. Sharon made the motion to accept deferring these agenda items to committees, and Zona seconded.
3. The agenda was then adopted and approved with a motion from Bill and a second from Sharon.

Approval of Minutes:

The minutes of the November 20, 2025, board meeting were approved.

President's Report:

1. Sharon spoke about resident concerns on snow removal and the need to be better informed by the contractor of when they will arrive.
2. Concerns of water/ice on the walking path on the north end of the pond. Bill will oversee obtaining bids to install a drain to divert runoff from this area.
3. An owner reported having termites from a dead tree in her yard. Trees in owners' yards are their responsibility.
4. The pond project is nearly complete. The board approved, by email, the \$500 fee to install hardware to make the fence removable and to reinstall the fencing by the Pond Doctor.
5. Bill will provide a list of those sidewalk slabs that have been broken by the equipment used for the pond project. The Pond Doctor has obtained a bid of \$600 per slab. A vote was taken and unanimously accepted to spend up to \$ 3,600 to replace the slabs (6). A review of the slabs would be undertaken by Bill and marked for repair.
6. The Pond Doctors have given a bid of \$18,000 to remove the island in the middle of the pond. The board will obtain additional bids before making a decision. Concrete repairs to the walking paths were also discussed.
7. Stoney will be asked for a solution as to how to spray the weeds on the island.

Treasurer's Report:

1. David reported on the projected year-end financial status of the HOA.
2. David and Zona presented the 2026 Budget. Bill made a motion to accept and Sharon seconded.

3. The decision to move \$25,000 to the reserve account will be tabled until January's meeting.
4. Two Fountains households are delinquent on the October quarterly dues.

Announcement:

Discussed a *Cheers for Volunteers* award.

The meeting adjourned at 3:34 pm.

Respectfully submitted,
Sandy Turner, Acting Secretary

Attachments:

Minutes of November 20, 2025, Board Meeting (as approved)
Treasurer's Report
Approved 2026 Budget