

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION
Board Meeting, 1:00 pm, March 12, 2026
Location: 4701 SW Soldier Drive

MINUTES

Attendance:

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

Call to order:

Sharon Neuer determined a quorum and called the meeting to order at 1:03 p.m.

Adoption of Agenda:

The agenda for March 12 was adopted and approved with a motion from Bill and a second from Sharon. The vote was unanimous to approve.

Approval of Minutes: The February 17, 2026, board meeting minutes were approved with a motion from Zona and a second from Bill. The vote was unanimous to approve.

President's Report:

1. Three members of the Board and the FARB met recently to go over the policies and procedures that are in place for exterior work approval. This begins a review/audit of FARB requirements, policies, and processes.
2. The audit committee has completed its review of the books for 2025. A letter from the committee reports that everything is in order. Sharon made a motion to declare that the 2025 audit activities, as budgeted and planned, were completed.
3. Sharon has asked for an additional meeting on May 7 to review the 2026 budget/spending/projected capital expenses. This will be a work session.

Treasurer's Report:

1. In David's absence, the financial review will be tabled until his return. A brief review of the bank balances was discussed.

COMMITTEE REPORTS:

Grounds Committee: By Sharon

1. There are 19 trees that need to have stump grinding, and the bid from Cartwright has previously been approved. Waiting on a date for the work to be done.
2. Nathan, from IDL, will be asked to attend the quarterly meeting in April.
3. A line leak at the fountain when IDL checked the system.
4. There is a sinkhole behind 4836-40 Leafwing Drive. Sharon has checked with the City and with Josh at Raintree Lake for help resolving this issue. Sharon filed a maintenance request with LS Public Works for the 2 drainage culverts into the pond with Public Works. They also confirmed that those are maintained by the City, and we have no responsibility except for the turf around them. Sue Pyles, Engineering Manager, sent a diagram of the inlets for that section via email.
5. Sharon has suggested the grounds committee do a quarterly walkabout to get ahead of issues as they develop.
6. The staining of the new bridge will be done by the grounds committee once the wood has "seasoned", likely later this summer.
7. Projects implemented by our volunteers that require a larger reimbursement for material costs can be paid ahead of time with a credit card through Area Real Estate.

8. Sharon has suggested the grounds committee take inventory of trees in the complex.

Social Committee: By Zona

1. The spring potluck will be on April 18 and will also be Appreciation Night for Volunteers.

Unfinished Business:

1. The contract with GFL will be signed to move forward with another year of service to be renewed at a 4% increase each year. Also noted is the option for GFL to continue adding a fuel surcharge.

New Business:

1. A Fountains information (welcome) notebook will be generated to give to new owners. Zona and Sharon are putting this together to leave in a home as it is sold.

Nominating Committee: By Zona

1. Zona will chair the nominating committee for this year's elections.
2. Sharon suggested a "Meet the Candidates" night for introductions.
3. Sharon suggested a transition meeting, each year, between the outgoing Board and the incoming Board to share information and provide an efficient transfer. This needs further discussion, and the content will be refined before the next elections in July.

The meeting was adjourned at 3:30 pm

The next meeting will be a work session on April 9 and a quarterly meeting on April 16 at the Raintree Clubhouse.

A budget review work session will be held on May 7, 1 pm.

Respectfully submitted,

Sandy Turner, Acting Secretary