

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION
Board Meeting, 1:00 pm, January 8, 2026
Location: 4701 SW Soldier Drive

MINUTES

Attendance:

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

Call to order:

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

Adoption of Agenda:

A motion was made to add Envision Lawn Care to the New Business agenda. The agenda was then adopted and approved with a motion from Bill and a second from Sharon.

Approval of Minutes: The minutes of the December 11, 2025, board meeting were approved.

President's Report:

1. The new website is up and running at www.fountainsatRAINTREELAKE.com. Sharon will announce at the quarterly board meeting on January 15.
2. Sharon ordered 3 new "Stay off the Ice" signs, which Mike installed around the big pond.

Treasurer's Report:

1. David reported the year ended with \$48,385.71 net income.
2. The Board had previously approved \$3,600 to repair 6 sections of sidewalk near the bridge, which was included in the 2025 budget. Since the work was not completed in 2025 as planned due to weather, there was a discussion to amend the 2026 budget to fund the repair or replacement of an additional 2 sidewalk sections, for a total of 8 sidewalk sections, as part of the spillway project, at a cost of \$4,800. Sharon moved to amend the 2026 budget to include \$4,800 for this sidewalk expenditure. Bill seconded the motion, and it was approved unanimously.
3. The fence still needs to be reassembled with a removable section to accommodate future access needs around the pond. The \$500 expense for reassembling the fence was already included in the 2026 budget.
4. It was moved, seconded, and approved to receive the Treasurer's Report.
5. A motion was made by Sharon and seconded by Bill to close out the savings (\$5,240.77) and reserve accounts (\$7,321.46) to purchase a 3-month CD so these funds could begin earning better interest as an additional revenue source. A second 3-month CD will be purchased when funds are available. The Board approved this motion unanimously.

COMMITTEE REPORTS:

The Committee reports were reviewed by the Board; a motion was made by David, seconded, and carried to receive the reports. The reports are attached to the Minutes.

Grounds Committee:

1. The board discussed the report from Grounds regarding the current state of the pond island. Several options were mentioned. Burning is not allowed due to the residential location. Certain chemicals can't be used because they cause environmental harm to pond animals. Bill and Mike will work with Toni on the appropriate action.

2. A motion was made by Sharon to clean up the island, if possible, at a cost not to exceed \$500, and Zona seconded. The motion was approved.
3. The grounds committee will also be notified to engage a contractor to trap muskrats.

FARB (Fountains Architectural Review Board):

Bill and David met with Envision Lawn Care about water pooling on the sidewalk behind 4387 Soldier Drive and discussed possible solutions. Bill will call the owner and provide the information from Envision, along with the cost, for which the owner will be responsible. If the owner decides to use another contractor for this work, they must submit a FARB form for approval to ensure the appropriate solution is implemented.

Unfinished Business:

1. Additional pond work (dredging) will be put on hold, as the spillway work should produce results that delay this work.
2. A new contract will be made with GFL as it expires on March 1.
3. Outdoor Solutions agreed to end the current contract with the Fountains.
4. The contract to engage Envision Lawn was signed for a two-year term. The board walked the property with representatives from Envision Lawn to discuss snow removal strategies. Another meeting will be scheduled soon to review lawn care expectations.
5. Working archives are accessible at the President's home, and older boxes are at the storage unit. Indexes of them will be prepared for future boards.

New Business:

To bridge communication between the committees and the board and to be more proactive in planning future projects, a board member has been designated as a liaison to each committee: Zona – Social Committee, Mike – FARB Committee, and Bill – Grounds Committee. This process should also help with the transition from one board to the other after the terms have expired. David made the motion to accept these delegations to the committees and Sharon seconded. The motion carried.

The meeting adjourned at 4:15 pm

The next meeting will be held on February 19, 2026.

Respectfully submitted,

Sandy Turner, Acting Secretary

Attachments:

Minutes of December 11, 2025, Board Meeting (as approved)
Treasurer's Report
Amended 2026 Budget
FARB 2025 Work Approved Spreadsheet
Social & Grounds Committee Reports