

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION
Board Meeting, 1:00 pm, February 17, 2026
Location: 4701 SW Soldier Drive

MINUTES

Attendance:

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

Call to order:

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

Adoption of Agenda:

A motion to accept the agenda for February 17, 2026, was made and approved unanimously.

Approval of Minutes:

The minutes of the January 8, 2026, board meeting were approved with a unanimous vote.

President's Report:

1. Sharon presented comments from the neighborhood on the recent snow removal and spring clean-up by the new contractor, Envision Lawn Care. All comments were positive, which supports the decision to increase spending on the new contractor.
2. Discussed the need for at least three different measurements for snowfall to compare to the contractors' findings for accurate pricing. Also suggested budgeting for three 4" snowfalls for the 2027 budget.
3. Sharon's goal for the remainder of the term is to bring structure and clarification to the processes that guide the board and committees.
4. The board is asking Area to include all attachments when sending the monthly minutes to the members.

Treasurer's Report:

JANUARY 2026

INCOME: \$21,897.51

EXPENSES: \$18,093.99

ACCOUNT BALANCES: CHECKING: \$96,635.60, CD: \$12,562.23

1. David reminded the board that at this time of the year, expenses are low, which is reflected in the account balance. Next month, the contractor expenses will begin.
2. An audit committee has been formed to review the books for 2025. Bob Hoffman is the chair with David Mitchell and Charlie Harrell.

COMMITTEE REPORTS:

Grounds Committee:

1. The maiden grass, which was planted at the time of development, has not been maintained and, in some instances, has outgrown the space it was intended for (covering up utility boxes). At 917 Olympia Court said grass is also impeding the sidewalk and will be removed. An estimate from Envision Lawn Care for the removal of the grasses at 917 Olympia Court, up to \$1,000, was

approved with a motion from Sharon and a second from Zona. It was approved with a unanimous vote.

2. An estimate from Cartwright Tree Service was presented for stump grinding of at least 14 stumps, at various locations, for \$725. Sharon made the motion and Zona seconded. It was approved with a unanimous vote.
3. An owner asked about tree replacement by the non-existent Butterfly Garden. There will not be any tree replacements in that area.
4. The turf will be evaluated where the large equipment was used for the spillway project to see if repairs are needed.
5. It's recommended we check with Envision Lawn Care on pricing for spraying of the trees.

FARB Committee:

1. A meeting will be requested between the FARB Committee and board members to clarify the processes in place. A list of questions from the board will be given to the FARB committee to help with the roundtable discussion.

Unfinished Business:

1. Committees will be formed to research the best method of removing the island in the pond and trail sidewalk replacements. Both projects will need a projected timeline, scope of work, and budget.
2. The GFL contract will expire at the end of March. A new contract has been received showing an increase of \$2.50 per household per month. The board tabled approval until all board members could have a chance to review it.

The meeting was adjourned at 3:30 pm.

Respectfully submitted,

Sandy Turner, Acting Secretary

Attachments: