

# Crystal Bay at Raintree Ranch Homeowners Association

Board of Directors Meeting  
Tuesday, October 22, 2024 @ 6:00 pm  
Kinney Management Services  
6303 S. Rural Road  
Tempe, AZ 85283

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## MINUTES

1. **Call to Order by President:** by Patrick at 6:00 pm.
2. **Establish Quorum/Notice of Meeting:** 3 of 5 at the beginning of meeting. 5 of 5. Notice posted to the website.
3. **Secretary's Report/Approval of Minutes:**
  - a. Approval of September 26, 2024, meeting minutes. Motion to approve by Jeff, 2<sup>nd</sup> by Kevin. All in favor.
4. **Treasurer's Report:**
  - a. Review and Acceptance of the financials from September 2024. Jeff reviewed quite a few expenses recently. The HOA is under for the year. Motion to accept by Patrick, 2<sup>nd</sup> by Kevin. All in favor. Keith abstained, as he was not present.
5. **Architectural Committee:** Keith – No open items.
6. **Grounds Committee:** Kevin - No meeting this month. Check regarding the trim height along Raintree (trim height over the sidewalk). Dead branches within the olive trees. Should they be cut out?
7. **Ratification:**
  - a. 50% payment for Tarasco – Coronado Wall Project - \$10,037.63 – Approval 10.4.2024 – Board Approved
  - b. Tarasco Approval for Coronado Wall Project - \$20,075.25 – Approval 10.3.2024 – Board Approved
8. **Old Business:**
  - a. GAIN Event 10.19.2024 – Patrick reviewed – Decent turnout considering the short notice.
  - b. Walls at Coronado & Raintree & Woodburne. Privacy Fence at a weekly cost, Sherry to approve.
  - c. Lake Liner(s) – Options – Patrick reviewed “Seepage” company + Sherry reviewed. Invite Ron from Seepage to the next board meeting.  
Patrick – need to be cautious but also decisive. Do not want item going on month after month.
  - d. Proscapes Invoice #31761, \$775.00 (Olive tree removal/replacement) – Motion by Jeff, 2<sup>nd</sup> by Keith. All in favor.
  - e. RDA – (missing items?) – Kevin had #s. Kevin & Keith to get final information to Patrick.
9. **New Business:**
  - a. 2025 Budget – Keith – Look for sheet 2, delete inapplicable. He asked about the \$94 rate. Discussion took place. Social \$1,600, Fish Stocking \$8,000. Motion to approve with changes by Keith, 2<sup>nd</sup> by Brendan. All in favor.
  - b. Tarasco – 831 N. Woodburne Dr. - \$350.00 – Motion by Jeff, 2<sup>nd</sup> by Kevin. All in favor.
  - c. Tarasco – 921 N. Woodburne Dr. - \$3,727.50 – Can they add orange fencing or plywood?
  - d. Send CD options to the board. Look for investment sheet that Scott did & get new one (1).
10. **Open Forum** (3 minutes per owner):
11. **Scheduled Meetings (2024):** November 19, 2024 @ Kinney Management Services.
12. **Adjournment of Meeting:** Motion to adjourn at 7:11 pm by Keith, 2<sup>nd</sup> by Brendan. All in favor.