



## **RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

### **Board of Directors Meeting Minutes**

April 15, 2019

**Opening** – President Dennis Stein called the Board meeting to order at 7 pm with the Pledge of Allegiance and announced a Quorum.

**Present Board Members** –Dennis Stein, Laurie Haller, Dave Getty, Dave Wooldridge, John Drouant, Al Wideman, and Deb Enderson.

**Absent Board Members** – n/a

**Opening Statement** – Dennis announced resignations by Jim McClung and Denny Schwantner, and he thanked them for their service to Raintree. He further announced that the Board had elected him to serve in the role of President and Dave Wooldridge to the role of Vice President until Annual Election changes.

**Approval of Agenda** – Dave G. made a **Motion** to approve the agenda, seconded by Dave W., and the **motion carried unanimously**.

**Approval of Minutes** – Dave W. made a **Motion** to accept the open minutes of the March 18, 2019 meeting, seconded by Laurie, and **the motion passed unanimously**.

**Approval of Minutes of Closed Meetings (3)** – Dave W made a **Motion** to accept the minutes of the closed meetings, seconded by John. **Motion passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Laurie reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$673,129.73 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset loss in March 2019 was \$5,711.70 and the January-March asset loss was \$49,756.74. Laurie also reviewed the Monthly Check Report showing total expenditures of \$32,441.65, which included 6 construction bond refunds, purchase of \$1,000 of postage prior to the postage rate increase, and equipment maintenance supplies. Dave G made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Al. **The motion passed unanimously**.

**Correspondence Report** – Deb reported correspondence received including several ACC approval letters, receipt of tax sale notices from Jefferson County, and some assorted other correspondence.

### **Standing Committee Reports**

- **Administration:** Dennis reported that temporary gate codes are no longer available from the office. Staff has been collaborating with the Security Committee on upgraded security program, gates, etc. and learning the new program as well as answering questions about it, recording telephone numbers for emergency notifications, and working with many ACC projects.
- **Legal** – Dennis reported the assembly of a legal committee including himself, Dave Wooldridge, Laurie Haller, and selected Property Owners with legal backgrounds.
- **Architectural Control:** Dave W. reported that plans for a fence on E Vista and a deck extension on Swanee Dr. were approved. He noted that the ACC rules will be updated to allow roll-off dumpsters to eliminate a discrepancy between Rules and the ACC checklist. Dave informed the Board of a **motion** already approved by ACC to require sod be put down in the front yard and 10-feet out on the sides of new construction to get the bond refund. Dave W. clarified that the Inspection checklist has been updated to require that both the general contractor and the home owner must be present at the first ACC meeting to review the checklist to be available to answer any questions. Also, Rules will clarify that no more split foyer house plans will be approved, as the Covenants specify homes may be a ranch style or a two-story. He mentioned recent direction from Jefferson County that they do not require a foundation survey. He has been reviewing penalties in Rules compared to ACC rules to make sure they coincide. Dave submitted a **motion** to extend a variance to a variance approved last month with an additional two-foot variance for a stairwell. Deb seconded, and the variance was **unanimously approved**. Dave W clarified that the ACC views a variance from the perspective of whether views are being obstructed in response to questions by Al.

- **Communications:** Deb reported questions and comments from homeowners on NextDoor and Facebook about the new Security gate access and about the negotiations with the Country Club. She also asked Committee Chairs to provide their newsletter articles for the May newsletter no later than 5/20.
- **Finance:** Laurie informed the Board that \$2,200 was received from Collections efforts this past month. Requests for bids were sent for a new trash collection contract. She shared that she has drafted a budget for 7/19 through 6/20.
- **Lakes and Beach:** Al reported that the sand for Autumn Lake will soon be ordered. He noted that coves of Autumn Lake were treated by Aqua-Service the prior Friday for weed control, and the main body of the lake is scheduled for treatment this Wednesday. The smaller lakes will be treated at the same time. Al announced a need for a new location to dock the patrol boat as the current home location is for sale. Lake Patrol volunteers are still needed. The shower rinse station by the beach has been put on temporary hold.
- **Maintenance:** Dennis reported the maintenance crew has removed several trees dangerously close to roads, assisted the Beautification Committee in replacing mulch with rock, and placed boulders at the intersection of Column and Lincoln to prevent obstruction by illegally parked vehicles. The crew also has cleared the way for a new guard rail on Katy's Way, made buoys and anchors ready to be set in place, and installed DANGER NO EXIT signs to prevent improper exits from the lower parking lot (resulting in cars getting hung up on rocks.) The crew made or had necessary repairs to our vehicles and equipment, started the transition to spring grass cutting, prepared the beach and campgrounds for summer traffic, and removed large amounts of tree debris dumped in our ditches. THERE ARE OTHER WAYS TO DISPOSE OF UNWANTED ITEMS OTHER THAN TRASHING YOUR NEIGHBORHOOD AND DAMAGING OUR INFRASTRUCTURE. Property Owners should fill out a work order if they see something that needs attention, and remember that off street parking is required whenever snow is possible.
- **Roads:** Dennis reported he continues to develop the request for bids for Raintree roadwork and is requesting EPA funding for 5 locations where the damage can be attributed to their contractor's trucks. He is prioritizing the road needs as we will have much less to spend on roads without the same level of assistance from the EPA this year.
- **Rules:** Dave Getty reported 15 violation complaints this month including ATVs and underage golf cart drivers in Raintree.
- **Security:** John reported that the new gate access system is functioning and reiterated that party gate codes are available only on the announced holidays. Guests and residents should honor the stop sign and not block the intersection. The equipment issues have been addressed, and the most common issue seems to be user confusion. Options such as a video for Facebook and instructions are being considered. The gate access system will continue to be available for residents only since guest use of amenities requires the presence of the Property Owner. He reported that he has met with the Hillsboro Chief of Police, and several officers have indicated interest in working for Raintree in their off hours. John has made up a schedule and will be meeting with the officers.

#### Old Business –

- n/a.

#### New Business –

- Dennis announced that the Board is requesting resumes to fill two (2) open Board positions until the September Annual Election. A resume is a 75-word (maximum) introduction/explanation why a candidate would like to be on the Board.) Resumes must be delivered by 5/16 to the POA office to the attention of the Board Secretary.
- Dennis announced that proposed amendments to the By-Laws and/or Covenants must be submitted to the POA office by 5/16 to be reviewed in the 5/20 meeting.
- Dennis reminded all that Board members cannot discuss details of current legal issues outside of the Board.

Adjournment – Deb made the **Motion** to adjourn, seconded by Dave W, and the **motion passed unanimously**.

#### Open Forum –

- There was discussion about algae control and also informing the community when treatment is done
- Concern was expressed about a cutaway on E Vista
- Concern about safety of children at the middle gate bus stop. Drivers do not exercise adequate caution.
- Effort to discuss and communicate legal issues that the Board cannot discuss or communicate at this time
- Girl Scout representatives of Troup 732 announced collection of over \$250 in cookie sale profits for the benefit of Raintree's handicap-accessible fishing dock
- Discussion of the gates
- Discussion of security for this season
- Announcement of a real estate study completed to show the value of an operating Country Club to home sales values and time on the market