



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 15, 2019

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

Present Board Members – Dave Getty, Dave Wooldridge, Barb Murrill, Al Wideman, Chris Waller, Kristen Kilman and Deb Enderson.

Absent Board Members – John Drouant

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

Opening Statement – Dave W asked the audience to listen and be respectful during the meeting and the Open Forum.

Approval of Minutes – Dave G. made a **Motion** to accept the open minutes of the June 17, 2019 meeting, seconded by Kristen, and the **motion passed unanimously**.

Approval of Minutes of Closed Meetings – Al made a **Motion** to accept the open minutes of the closed meeting of June 17, seconded by Chris. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$553,356.99 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset loss in June 2019 was \$61,720.33 and the January-May asset loss was \$177,446.25. Barb also reviewed the Monthly Check Report showing total expenditures of \$75,079.67, which included \$11,257.45 toward Country Club memberships for the lots in the Black Hole, \$686.75 for taxes on lots in the Black Hole, and \$20,000 toward the legal fees required in the Black Hole settlement. Deb 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 included assorted letters of thanks and suggestion, and Board member candidate resumes. Correspondence sent consisted of auto stickers mail to those who sent in proper paperwork and SASE. Deb read the names of the candidates who submitted resumes for the September Annual Election of Board Members. In alphabetical order, they are Scott Clark, Adam Crites, John Drouant, Deb Enderson, Helen Figueroa, David Getty, Kristen Kilman, Barbara Murrill, Christopher Waller, Al Wideman, and Tillie Winchester.

Standing Committee Reports

- **Administration:** Dave W. reported the staff has been busy processing annual assessment payments, welcoming new property owners, managing foot traffic requests, handling July 4th holiday gate code requests, working with many ACC projects, booking camping reservations and guest passes, disbursing boat and auto stickers, trouble shooting rear gate access issues, booking pavilion rentals, among other responsibilities.
- **Legal:** Dave W. reported that \$20,000 was paid for the Black Hole settlement, with the remainder of \$68,834.80 to be paid on 7/25. He announced the sale of one of the lots for \$1, with 11 remaining lots offered for that same price. The buyer will also credit the POA for 2019-20 CC dues. Interested buyers should contact the POA office. Dave asked Wendi Rose, our new office manager, to introduce herself.
- **Architectural Control:** Dave G. reported that plans were approved for a fence, a house, and a deck. Plans for another boat house were not approved due to noncompliance with rules. He announced training for new inspectors on the 1st and 3rd Tuesdays of the month. Volunteers are welcome.
- **Communications:** Deb reported continued questions and comments on Facebook, and final preparations for the POA Annual Election Newsletter to be mailed at the end of July with all ballot items and resumes. Dave W. reminded everyone to use the Raintree NextDoor for Raintree business.
- **Finance:** Barb informed the Board that the Black Hole settlement will stop the bleeding of assessments going for indefensible legal fees.

- **Lakes and Beach:** Al reported that the Patrol Boat has witnessed large boats throwing significant wakes, as well as boats traveling too close to shore (the rule is 100 feet). Lake Patrol is taking advantage of assistance offered by Derek Pryor to establish an on line Lake Patrol site. The weed control issue on the small lakes is especially serious, worse than we've seen before. He forwarded an email received from a resident to our contractor and expressed his thanks for the research of the resident. The weeds are self-serving – they pull nutrients from the water, which clarifies the water to allow the sunlight to shine down to strengthen the weeds. Lakes have been treated and are being treated again.
- **Maintenance:** Dave W. reported the maintenance crew has cut grass as weather permitted, performed routine maintenance on the mowers and equipment, removed several tree limbs dangerously close to roads, removed large rocks rolled into the courtesy dock area and raked out sediment on the shallow side, kept busy with the campground, bath house and pavilion, and cleaned the beach area and removed trash on a daily basis. Property Owners should fill out a work order if they see something that needs attention. If a Property Owner witnesses a contractor dumping overflow into a drainage ditch, please alert the office.
- **Roads:** Dave W reported that we received bids for road repairs from 2 of the 3 companies that attended our meeting on 6/5 to discuss and view locations on our Road Repair list. Locations were separated into two groups defined by which would be the POA responsibility to fund and which we would request funding from the EPA.
- **Rules:** Dave G reported numerous violations due to trailers parked on lots and streets. They must be parked on a hard surfaced area on the PO's property. Underage golf cart drivers have also been a frequent complaint topic, especially on Katy's Way. Broken bottles present a frequent hazard at the beach. Boat stickers are required even if the boat is in the slip or on a lift.
- **Security:** John reported bicycle police are working random hours on E and W Vista, Easy St, and the beach. He encouraged residents to set up security cameras, which he has observed deterring potential intruders at his house.

Old Business –

- Deb suggested that with the negotiations with the Country Club at a standstill, we need to include an assessment increase on the September ballot. Deb made a **Motion** for an across the board \$100 increase with a maximum 2% cost of living increase, and lifting the limit on discounting only one legally adjoined lot. Barb seconded. The item was approved by Al, Chris, Barb, and Deb. Kristen and Dave G voted against it. The **motion passed**.
- Deb also made a **Motion** and Barb seconded to rescind approval of a ballot item for a special assessment for security in light of the much needed broader increase. The **motion passed unanimously**.

New Business –

- Dave W reported a PO proposal to have a food truck within walking distance of the beach. Al volunteered to investigate that idea.
- Al made the **Motion** that boat, jet ski, and golf cart stickers be sold at the current rate for Jan. 1 through Apr. 30, 2020, and then increased by 25% except for newly purchased items. Barb seconded, and the **motion passed** with only Chris voting against it. The change will be well advertised to alert Property Owners.
- A suggestion was made to move the school bus stop, but there are no alternative sites. Dave G. will talk to the school district about options such as crossing guards.
- Property Owners were asked to be courteous to the office staff.

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

Open Forum –

- Gate access system question
- Suggestion to delete people who have moved from NextDoor.
- Lawn mowers throwing rocks at garage, apparently with guards down instead of in place
- Info that previous Boards eliminated the late purchase penalty for stickers due to POs wintering out of town
- Revisit of vehicle sticker rules
- Weed control issues and discussion of options; suggestion that PO pitch in to help
- Canopy tents at beach blocking access for others
- Suggestion to get a food truck and try for a Raintree percentage of profits
- Revisit of lots turned over to Jefferson County, also one of the Board's concerns
- Suggestion that assessment increase be by percentage instead of same rate for lots and homes
- Security statement about POs giving their gate cards to others and the beach parking advantages of golf carts
- Suggestion that increase be earmarked to not go for legal issues
- Spring Lake culvert issue
- Lots for sale
- Questions about the tax reason the POA cannot collect Country Club dues

Minutes submitted by: Deb Enderson, Board Secretary