



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

September 15, 2019

Opening – President Dave Wooldridge called the Annual Board meeting to order at 12:30 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, John Drouant, and Deb Enderson.

Absent Board Members – n/a

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

President's Update – Dave thanked the Board, the office and maintenance staffs, and the poll volunteers for their efforts this past year.

Approval of Minutes – Al made a **Motion** to accept the open minutes of the August 19, 2019 meeting, seconded by Barb, and the **motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$913,416.99 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset gain in August 2019 was \$25,522.54 and the January-August asset gain was \$289,770.78. Barb also reviewed the Monthly Check Report showing total expenditures of \$45,109.89, which included \$1,733 for lake treatment and \$2,471.50 toward legal fees for collection, Black Hole, and other legal processes. Dave W made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Dave G. The **motion passed unanimously**.

Correspondence Report – Deb reported correspondence received in August included a Rules complaint and a request for a hearing. Correspondence sent consisted of Past Due Notices, violation letters, and a letter to the Condo Association.

Standing Committee Reports

- **Administration:** Dave W. reported the staff has been busy processing annual assessment payments, welcoming new property owners, working with many ACC projects, booking camping, working on Annual Meeting preparation and voting, troubleshooting rear gate access issues, working with legal and collections, sending out past due assessment statements, working with Security Issues with JeffCo Sheriff's Department, and working with the title companies with regard to the sale of 2 Black Hole lots, among other responsibilities.
- **Legal:** Dave W. reported that the Black Hole lots have now either been sold or surrendered to Jefferson Country.
- **Architectural Control:** Dave G. reported that plans were approved for a stairway for an existing deck and for a retaining wall/patio, and not approved for two fence requests. Dave G. shared that a \$400 inspection fee owed to Joyce Frey was being donated to the Beautification Committee in her name. Road cut repairs on Richmond and Rhett Butler will be completed by Jim Altoff with the bond refunds being applied to pay the cost.
- **Communications:** Deb reported continued questions and comments on Facebook.
- **Finance:** Barb announced that the Collections Process is being reviewed. Old uncollectible receivables will be written off to eliminate the inflation of asset reporting. She reported that we have paid our legal advisors approximately \$42,000 to collect \$59,000 of old receivables. The Collection Agency has a 78% collection success rate but doesn't always collect the 29% collection fee, so the POA is forced to pay it instead of the debtor. Dave W. commented that we had been informed that we were working with the attorney on a contingency basis, but that was not formalized by an agreement with the attorney, so we are not sending new cases to them.
- **Lakes and Beach:** Al discussed the vegetation situation and the arrangement for grass carp to be delivered to both Winter and Summer Lakes as soon as the temperature is right. He thanked the Lake Patrol volunteers for their help this season. Dave W. thanked Al for jumping into the Lakes and Beaches Chair position mid-year.
- **Maintenance:** Dave W. provided an overview of the annual activities of the maintenance crew. They included cutting grass as weather permitted, performing routine maintenance on the equipment, campground, and pavilion,

and removing several tree limbs dangerously close to roads. (He noted that the 2005 F-350 truck is nearing the end of its serviceable life.) The crew dealt with multiple incidents of vandalism and property damage. Raintree received an “outstanding” report from the DNR after the biannual inspection of our lakes. They installed the LED billboard near the entrance, assisted various committees with their daily tasks, worked with the guard rail installation vendor on Katy’s Way, added 6 loads of sand to the Autumn Lake beach, used a bucket lift to security lights and to remove the decaying Raintree sign on the column closest to Highway B, and ordered 120 tons of salt, which is in storage. Property Owners should fill out a work order if they see something that needs attention. The crew appreciates the residents’ patience as work orders are prioritized as well as kind words from folks just passing by as they work.

- **Roads:** Barb reported that Committee Co-Chair, Denny Schwantner, submitted a request to the EPA for \$103,809.89 of additional funding for locations where repairs are attributable to the remediation work. We are waiting for a response. Concrete replacement on Planation was completed, and work on Cedar was done to eliminate a water problem. There are 40 lots left on the remediation list including lots where the owners refused testing.
- **Rules:** Dave G reported numerous complaints about underage golf cart drivers. Tailgating through the gates has also become an issue, and they will be charged for gate repairs. He announced a Sept. 23 meeting of the ACC and Rules Committees to clear up discrepancies in their respective rules. (Rules will not be changed; this is to clear up contradictions between Rules and the Committee rules.)
- **Security:** John reported that the cost of providing security this year was slightly less than last year’s cost. He discussed an accident at the beach that was a guest who was allowed in and then allowed to travel freely. The Property Owner is responsible for the cost. Jefferson Country bike patrol is roaming Raintree in uniform at unannounced hours. He invited residents to introduce themselves.

Old Business –

- Beach – Attorney has confirmed that the beach parking lot is considered part of the beach and subject to the same rules and restrictions. Some have protested that only those actually leaving the broken glass should be penalized, but the Board needs to be consistent with who is subject to the rules. Warnings were sent to those observed at the beach at night.
- Front Entrance Stoplight – Inquiries were previously made with the County about obtaining a flashing caution light on B at the Raintree entrance, and the Board had approved further investigation of cost and requirements. John will reopen that discussion.
- Security Policy – Deb reported that she had intended to distribute the revised policy but received additional comments from the office staff.
- Air Conditioning – Dave W. commented that the room temperature in the meeting room will be cooler in the future.

New Business –

- Dave W. made a **Motion** for a variance request for a fence to be 5 feet tall instead of the maximum 4 feet tall. Barb seconded for discussion, and the **motion passed unanimously**.
- Barb suggested that a sign be posted directing guests, visitors, and deliveries to the Rear Gate before they get to the Front gate.
- Barb opened a conversation about muskrats seen in coves. We have a trapper on retainer for the dam only. We will investigate changing to paying per capture.
- Barb opened a discussion on Beautification Materials for weed barrier and mulch for the entrance.

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

Open Forum –

- More discussion of muskrats
- Comments about impact of Social Security increases
- Definition of “dusk”
- Question whether Asian carp are the same as grass carp (not the same)
- Request for telephone numbers from the back-gate entry so residents can enter them as a contact (636-789-5973, 636-209-8263)
- Suggestion to use arrows on entrance signs
- Questions about remediation
- Suggestion for annual assessment invoice
- Request to add chain link fence as an option within Raintree
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Minutes submitted by: Deb Enderson, Board Secretary