



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 18, 2019

Opening – President Dave Wooldridge called the Monthly Board meeting to order at 7:00 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Dave Getty, Dave Wooldridge, Barb Murrill, Al Wideman, Chris Waller, John Drouant, Helene Figueroa, Kristen Kilman, and Deb Enderson

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Deb and seconded by Al to approve the agenda. Helene asked to add Strategic planning to New Business, and the revised Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Helene and seconded by Barb to accept the open Minutes of the October 21, 2019 meeting. The **Motion passed unanimously**. Dave W made a **Motion** and Dave G seconded approval of Minutes of the Security Committee meeting on October 30. The Minutes were amended by removal of Kristen and Helene as attendees, and then **passed unanimously**.

Treasurer's Report & Monthly Check Report - Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets as of October 31, 2019 of \$1,151,647.66 including roads, buildings, equipment, and all other POA assets. Of this amount, \$469,178.59 is available to pay approximately \$217,000 to West Paving and operating expenses for the remaining 8 months of the fiscal year. Barb also reviewed the Monthly Check Report showing total expenditures of \$71,668.45, which included \$30,394.61 into the ICF (Emergency Fund) as per our Covenants plus normal monthly expenses, which average \$40k. A **Motion** was made by Dave W and seconded by John to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**. Barb shared that a review of annual finances for the past 12 years is in process to identify trends, declines in services and infrastructure with the possible result to be a Special Assessment. She discussed property purchased by the POA in 2011 for over \$80,000 and the hope that a buyer might be found for some or all of that land.

Correspondence Report – Deb shared that Correspondence received for October included a thank you from Children's Hospital of WI for a memorial donated in honor of Deb's sister and a Certified Letter refused by a resident and returned to the POA.

Standing Committee Reports

- **Administration:** Dave W. reported that the staff has been busy welcoming new property owners, working with many ACC and Rules projects, auditing rear gate access usage, working with legal and collections, and cleaning up customer accounts in preparation for calendar year end.
- **Legal:** Dave W. reported that lots have been surrendered to Jefferson Country and Sharon A. Kost (636-797-6292) has been appointed to manage resale of the property.
- **Architectural Control:** David G. reported the ACC Committee approved three new homes, and approval is pending of one seawall and one boathouse. The ACC meets on the 1st and 3rd Tuesdays every month.
- **Communications:** No newsletters are in process. The Facebook pages continues to draw questions and requests for sharing. A question was raised about communication with people who are not on Facebook and whether email notifications are a possibility. Deb shared that the Board had promised that the email addresses would only be used for emergencies originally, but is open to using them more broadly.
- **Community Relations:** Helen noted that meetings have not yet been held, but 4 individuals have indicated willingness to host Section meetings for information sharing, and the Committee will work to invite Property Owners in those sections.
- **Finance:** Dave W announced that Deb had volunteered to co-chair the Finance Committee. Chris inquired how many homes were built in the past 12 years. Dave W explained that the Black Hole settlement included \$35K of historical Country Club membership dues for the properties but the rest of the \$120K to settle the lawsuit was to pay penalties and legal fees for both parties.

- **Lakes and Beaches:** Al confirmed the grass carp were delivered to Winter and Summer Lakes in October. He reported doing some research regarding dredging of other area lakes. Lakes Tishamingo and Wauwanoka did not respond, nor did a local dredging company. He was able to speak with a representative of Lake St Louis who advised that the Corp of Engineers must be involved regarding sludge removed. Lake St. Louis constructed a holding basin to pump sludge into, where it sits for 2-5 years. The alternative is use of Geotech bags at \$2-4 per cubic foot of sludge in which it takes up to 8 years to settle out. Lake St. Louis dredges about every ten years, so they might be a good resource for further information when we have funds available.
- **Maintenance:** Dave W. provided an overview of the activities of the maintenance crew. Our 5-year full-time employee resigned, and a search for his replacement is in process. The crew has been performing routine maintenance on the equipment and vehicles, using snow equipment for our first winter event, replacing detection loop at the front gate entrance after new asphalt was laid, winterizing the bath house, visitor center and the Column Drive irrigation system, making multiple repairs on gate mega towers, filling pot holes, and removing several tree limbs dangerously close to roads. 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. Residents are reminded to use off-street parking whenever snow is imminent.
- **Roads:** Barb reported Roads budget has been used in full, including the EPA reimbursement. There will be no more roadwork in this budget year. She noted that a roadcut caused yards to settle on Richmond and Rhet Butler.
- **Rules:** David G. reported that underage drivers of golf carts continue to be a major cause of complaints as well as tailgating, and censures will be sent. He announced that an extended group of property owners and some Board Members continue to meet for the purpose of reviewing all the Rules vis-à-vis the Covenants and By-Laws. He invited anyone who wishes to be a part of this review process to join the group at the next meeting on Monday, December 9th at 7:00 pm.
- **Security:** John advised that he is investigating camera upgrades. Our current system is based in Windows 95 (translation: outdated technology) and he is waiting for an estimate for an upgrade. Dan. O agrees that our system would be much more effective if the cameras and equipment were all the same brand so they work together on the same software. There was discussion of adding flashers for caution signs on Highway B and Column Drive, and Dave W. advised that the state has repeatedly denied our request for assistance to fund the approximate cost of \$25k for each light. Barb and John will look into this further.

Old Business –

- Dave W reminded all that for property owned by trusts or multiple owners on the deed, the Covenants are specific that only the first two names have rights to Raintree amenities that do include the lake and the beach.
- Deb reminded the Board members to review the Security Policy sent out by email so approval can be voted to make the policy official and ready for posting and distribution.

New Business –

- **Variance for 9591 E Vista** - Chris **made a Motion** to allow the placement of a deck within the 30-foot easement of the lake due to the shallow shape of the lot, and Kristen seconded. The **Motion passed unanimously**.
- **Special Assessment** – Barb suggested that the Board needs to consider conducting an election for a Special Assessment. There are roads in Raintree that haven't had work done in 30 years. Planning, notifications, and conducting a Special Election takes 90 days, and Barb expressed concern about our operating budget.
- **Reducing Infrastructure Costs** – As a step toward controlling expenses, no new expenses (i.e. volley ball court) will be approved, and no additional salt will be purchased if the current supply is exhausted. The suggestion was made to eliminate overtime, but OT was eliminated quite a while ago.
- **Strategic Planning** – Helene asked that the Board enter into a strategic planning process that would use the good information that the Board has already been considering and collecting through Committees. This would allow more robust dialog at the house meetings she is planning for each Raintree section. She believes a more formal plan would provide a chance to dream but also a reality check on what is possible to accomplish with resources as they are and perhaps when.

Adjournment – A **Motion** was made by Deb and seconded by Chris, and the **Motion passed unanimously** to adjourn the meeting.

Open Forum –

- Concern about the September Profit and Loss statement distributed at the October meeting.
- Defense of prior Board that created the Black Hole and suggestion to avoid taxes on the driving range property purchased in 2011
- Concern about the Balance Sheet raised for the 3rd consecutive month and the explanation pointing out the adjusting item was again provided by Board members and other audience members

- Discussion of possible markets for unused property purchased in 2011 and barriers created by Jeff County that ended plans for development of upscale condos on that area 10+ years ago
- Complaint about road wear and tear with the entry access system being at the back gate to which the reminder that construction crews have gate codes that allow them to use all gates was provided
- Question about how the Security Policy will be circulated once approved
- Tailgating discussion
- Concern and volunteer to help pursue better caution warnings at Hwy B and Column Dr.
- Request and volunteer to collect funds for center stripes for roads.
- Collection process
- Community meeting process

Minutes submitted by: Deb Enderson, Board Secretary