



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

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

**March 19, 2018**

**Opening** – Vice President Denny Schwantner called the Board meeting to order at 7:00 p.m. with the Pledge of Allegiance and announced a Quorum.

**Present Board Members** – Denny Schwantner, Jerry Radake, John Drouant, Melissa Rebmann, Lori Bundstein, Dennis Stein, Dave Wooldridge, and Deb Enderson.

**Board Members Absent** – Jim McClung

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

**Approval of Minutes** – John made a **Motion** to accept the open minutes of the January 15, 2018 meeting, seconded by Dave, **Motion passed unanimously.**

**Treasurer's Report & Monthly Check Report** – Checks written in February totalled \$21,653.89 including \$1,455.67 for the electric bill. Jerry reported on the Balance Sheet and the Profit & Loss Statement calling out the total net assets as of February 28th were \$1,315,253.49 calculated on an accrual basis. The net monthly profit was (\$3,154.69.)

**Correspondence Report** – Deb reported correspondence received and sent including violation and collection letters as well as several other legal items. Also a thank you was received for the work of the Maintenance crew.

### **Standing Committee Reports**

- **Administration/Legal:** Denny reported that staff has been very busy with 2018 boat, jet ski and golf cart stickers, legal work with our new and previous attorneys, dealing with gate damage and applying finance charges. Regarding the Declaratory Judgement, the Case Management was postponed again by the judge to April 3.
- **Architectural Control** – Melissa reported that the ACC is seeking volunteers to be building inspectors. The Architectural Control Committee meets at 6:30 on the first and third Wednesdays of each month.
- **Communications** – Deb reported continuing to post updates on Facebook and in the HOA Gazette to keep the community informed. She also is waiting for decisions on security to finalize the first newsletter of the year. Heads up to the Board that their Committee articles will soon be requested.
- **Finance** – Jerry advised that he needs each Committee's proposed budget for the next fiscal year before the April meeting as well as a letter describing any special projects requested by the Chair. He projected that we will have the funds to pay bills the rest of the year as a result of the savings Dennis achieved with the Rip Rap project. He stated that an assessment increase will be requested to make up for the loss of the EPA funds we have gotten over the life of the remediation project, as that is close to complete.
- **Lakes and Beach** – Dennis reported that we have contracted with Aqual-Service Consultants for 2018 weed control to start in April. Also, several additional volunteers are needed for Lake Patrol over this 33-week season. As previously reported, fish stocking is also planned for all lakes. The Winter Lake spillway safety fence is within days of completion. Maintenance will be completed on the Lake Patrol boat in the coming weeks. Also, approximately 10 dump trucks of sand will be delivered to the Autumn Lake beach.
- **Maintenance** – Denny reported that the Maintenance crew has been busy preparing for forecasted snow events, installing return air in the POA meeting room, working with the fencing company on the spillway, and cleaning up roads, tree removal, and vehicle maintenance.
- **Roads** – Denny reported that he has requested bid packages for 2018 roadwork from 8 prospective companies. If West Paving agrees to honor last year's bid, the balance of planned 2017 work will be done. He also is continuing to work with the EPA on other repairs. There are five locations needing immediate repair and funds are available.
- **Rules** – Lori distributed revised Rules booklets for review by the Board. She noted that four new violations were received year to date. Lori made a **Motion**, seconded by Melissa, that the property owner building the treehouse (which had been allowed to continue to be built at the March meeting) be put on a timeline requiring completion by July 1, 2018. Melissa amended the **motion** to include a requirement that the Construction Deposit of \$250 by

paid with a potential refund of \$200 at the completion of the project, like any other building project, seconded by Lori. The **motion passed unanimously**.

- **Security** –John made a **motion**, seconded by Deb, to purchase 3,000 vehicle stickers for \$2,040, blue to match the boat and trailer stickers for 2018. As part of the **motion**, the stickers are to be installed before leaving the parking lot, with a June 30 deadline. After some discussion, the **motion** passed 7-1. John also provided a work estimate by Dan Osolinski for the repair of the front gate service connection boxes damaged by a delivery truck. He made a **motion**, seconded by Lori, to approve the proposal. The cost will be paid by the company that damaged the equipment. The **motion passed unanimously**.
- **Sewer District** – Dave shared that the Sewer Company repaired a public water leak on Vista causing damage to the asphalt and landscaping.

**New Business** – n/a

**Old Business** – Lori raised a question why ACC building inspectors are the only paid “volunteers” in Raintree. Apparently there is a long history for this.

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

**Open Forum** – The following issues were discussed:

Lake treatment

The line of credit

Payment to building inspectors

Questions about the cancellation of Family Gate Codes

Minutes submitted by: Deb Enderson, Board Secretary