



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 16, 2018

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

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

Board Members Absent – n/a

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

Approval of Minutes – Melissa made a **Motion** to accept the open minutes of the March 19, 2018 meeting, seconded by Dave, **Motion passed unanimously.** (Jim abstained due to absence at that meeting.)

Approval of Closed Minutes – Denny made a **Motion** to accept the closed minutes of the March 19, 2018 meeting, seconded by John, **Motion passed unanimously.** (Jim abstained due to absence at that meeting.)

Treasurer's Report & Monthly Check Report – Checks written in March totalled \$23,077.16. Jerry reported on the Balance Sheet and the Profit & Loss Statement calling out that the funds coming from the EPA toward road repairs are nearing an end, when we will have to make choices about what funds will be applied to roads. The net monthly profit was (\$6,824.25.) Total assets (accrual basis) as of March 31 were \$1,307,344.17 including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc.. Jim made a **Motion** to approve the financial reports, seconded by Lori, **motion carried unanimously.**

Correspondence Report – Deb reported correspondence received including several legal items. Also a thank you was received for the POA employees and committees.

Standing Committee Reports

- **Administration/Legal:** Jim reported that staff has been very busy with 2018 boat, jet ski and golf cart stickers, legal work with our new and previous attorneys, preparatory work for the Annual Meeting, application of finance charges to delinquent accounts, multiple hours spent on a property owner legal matter, and implementing a new filing system. The Declaratory Judgement was not discussed due to a pending hearing.
- **Architectural Control** – Melissa reported that the ACC has secured two new volunteers to be building inspectors. The Architectural Control Committee meets at 6:30 on the first and third Wednesdays of each month. A deck was approved, and plans for a fence will be resubmitted.
- **Communications** – Deb reported continuing to post updates on Facebook and in the HOA Gazette to keep the community informed. She also is finalizing a Security Newsletter to be sent to all property owners as well as initiating the May newsletter. Board members agreed with the decision to separate the Security Newsletter from the normal annual communication.
- **Finance** – Jerry reported that the Line of Credit discussed previously has not yet been requested, because the Synchrony interest rates were too high.
- **Lakes and Beach** – Dennis reported that Aqui-Service Consultants is watching for warm enough weather for 2018 weed control to start in April. Additional volunteers are still needed for Lake Patrol over this 33-week season. Fish stocking for this season is completed. The Winter Lake spillway safety fence is completed. 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 in late April or early May.
- **Maintenance** – Jim reported that the Maintenance crew has been busy removing dangerous trees and clearing limbs from ditches, installing new chain link fence at the smaller lakes' spillway, installing gabion baskets to protect culverts, lining a creek bank behind the maintenance area with large rock, preparing buoys and anchors for Lakes and Beaches to set in place, preparing the campgrounds, bathhouse and beach area for summer, initiating spring grass cutting, and responding to work orders. Jim motioned that a used 6' Limb Chipper be purchased for \$9,515 plus sales tax. Deb seconded, and the **motion passed unanimously.**

- **Roads** – Denny reported that bid packages for 2018 roadwork are ready to mail. 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 including locations needing immediate repair on culverts and drainage ditches. (The leaking water on Plantation Drive has been determined to be due to concrete sitting on dirt without a rock bed.) Denny shared that the amount of work done in the last couple years including the funding by the EPA would normally be seven years’ worth of work, so when the EPA funding ends this year, road work will almost certainly fall back to 2-3 year delays.
- **Rules** – Lori reported that of the 9 new violations opened in the last month, 7 had been resolved. The year to date total violations reported is 17. She is waiting for feedback from some Board members yet on the revised Rules booklets.
- **Security** –John shared that we paid the Jefferson County Sheriff’s Dept. \$3,114 for 72 hours of work. This year he has made different arrangements with off-duty police and security personnel for a significant savings but who will still be able to enforce Raintree rules and Covenants. John is looking into walkie talkies to assist the Security staff. There will be a meeting April 27 to establish a schedule. Lakes and beaches were hit hard in recent weekends, but the upcoming elimination of Family Gate Codes is expected to relieve that considerably.
- **Sewer District** – Dave shared that most residents water bills have decreased due to a change in how water is priced.

New Business – n/a

Old Business – After a discussion, Vehicle Tags and Family Gate Codes changes were adopted.

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

Open Forum – The following issues were discussed:

- Expect to Pay to Play and ideas to reduce expenses by reducing options or increasing assessments
- Gate Code for 1-time use
- Declaratory Judgement upcoming hearing
- Gate Cards for kids
- Hanging Visitor Passes

Minutes submitted by: Deb Enderson, Board Secretary