



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 21, 2018

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

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

Board Members Absent – Jerry Radake

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

Approval of Minutes – Jim made a **Motion** to accept the open minutes of the March 19, 2018 meeting, seconded by Melissa, **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Denny reported checks written in March totalled \$62,193.54. That included \$21,554.92 for auto and workers' comp insurance as the largest expense. It also included the \$9,189.60 for the limb chipper approved in the April meeting. Deb made a **Motion** to approve the financial reports, seconded by Jim, **motion carried unanimously**.

Correspondence Report – Deb reported correspondence received and sent including several legal items.

Standing Committee Reports

- **Administration/Legal:** Jim reported that staff has been very busy with 2018 boat, jet ski and golf cart stickers, preparatory work for the Annual Meeting, application of finance charges to delinquent accounts, and working with security, gates, police officers. Denny read a history of the issues with Covenant Section 4c, historical litigations addressing it, and the current status of the Declaratory Judgement requesting clarification of previous judgements.
- **Architectural Control** – Melissa reminded property owners that permits are required for any kind of construction on Raintree property.
- **Communications** – Deb reported continuing to post updates on Facebook and in the HOA Gazette to keep the community informed. She noted that the POA Facebook page is the official social site for sharing POA information, making announcements, and answering questions. Any Board member contributions to other social network sites do not represent the Board. In addition, the spring POA newsletter was passed out to committee chairs for their final review before mailing.
- **Finance** – Jim reviewed the Balance Sheet showing total assets of \$1,265,205.06 including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc. He confirmed that efforts to collect delinquent assessments, etc. continue.
- **Lakes and Beach** – Dennis reported that Aqui-Service Consultants applied the first lake treatment approximately 3 weeks ago and would apply the second treatment this week, weather permitting. Special attention will be given to algae on all lakes. More volunteers are still needed for the Lake Patrol. The organizational meeting will be held tomorrow night. The Lake Patrol boat is ready and on the lake after \$860 of maintenance and repair work. Approximately 10 dump trucks of sand were delivered to the Autumn Lake beach. In previous years free sand was provided by a property owner, but this year the cost was \$1,400 plus approximately \$680 for rental of a skid loader for 2 days.
- **Maintenance** – Jim reported that the Maintenance crew installed an electric security lock at the Visitor Center and installed a new entry door to the staff area. They have made multiple repairs to gates, performed 6-month preventative maintenance checks on the trucks, made multiple repairs to mowers, removed tree limbs, cleared debris from ditches and culverts, refurbished buoys and hardware. Six street signs have been ordered to replace stolen signs. Residents are reminded that dumping grass and shrub cuttings in our ditches impairs the function of the ditches and is a rules violation. Also, fill out a work order if you see work that is needed.
- **Roads** – Denny reported that bid packages for 2018 roadwork generated 5 companies here to tour the roads resulting in 3 bids. West Paving submitted a bid for \$360,023, for which payment of \$326,147 would be requested from the EPA, leaving \$33,876 payable by the POA. Denny **motioned**, and Jim seconded the **motion** to

approve the bid, which **passed unanimously**. Denny reported that the EPA has 18 locations left where they will replace dirt. Denny also noted that Jefferson County ran an article in the Leader saying they would take over maintenance of private roads for selected subdivisions. The county does not need to take down gates to provide that maintenance, so Raintree will submit a request for consideration. We are also requesting a blinking yellow light at the intersection of Column Drive and Highway B.

- **Rules** – Lori reported 4 new violations opened in the last month, topics of underage golf cart drivers and drones close to residences. (There is no rule prohibiting drones, so call the police if you feel your privacy is being violated.) She initiated a discussion of how to address misuse of family gate cards issued with the new Security rules. She will evaluate experience over the next month and bring a proposal to the next meeting.
- **Security** –John advised that the security rules change as of May 15 has gone relatively smoothly, and the cameras are providing good recordings of license plates. Security guards are now on duty and will be fully staffed beginning this weekend. He is still working on the phone kiosk possibilities. The latest research is for a kiosk at the guard shack that would generate a one-time gate code. The property owner would answer the phone dialed from the kiosk, verify an expected guest, and the kiosk software would generate a one-time security code usable at any gate. Memorial Weekend will be operated under normal security rules for entry and Lake Patrol.
- **Sewer District** – Dave shared that most residents’ water bills have decreased due to a change in how water is priced.

New Business – Residents request for a playground was discussed. Depending on the playground equipment insurance cost would range from \$13,000 to \$27,000. After some discussion, Jim volunteered to evaluate a potential location, and Melissa volunteered to evaluate playground equipment for the next Board meeting. Dave opened a suggestion to ask licensed on-duty Jefferson County Sheriff’s Office patrol, which was tabled until the next meeting. Dennis shared that he continues to evaluate the possibility of offering parking/storage for boats and trailers within Raintree. Insurance would have to be provided by the boat/trailer owners. Jim commented that he had learned this cannot be offered in a flood plain. There are areas that might be usable for this purpose.

Old Business – n/a

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

Open Forum – The following issues were discussed:

- New legal counsel
- Gates questions and suggestions
- Request for a shower at the beach
- Question about how to admit guests at gates
- Request to post Declaratory Judgement to the POA website (accommodated)
- Question about a noise ordinance (fireworks)
- Stop sign compliance, especially at a school bus stop – spikes?
- New resident asked about volunteer work

Minutes submitted by: Deb Enderson, Board Secretary