



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 18, 2018

Opening – Vice President Denny Schwantner called the Board meeting to order at 7:00 pm 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 – Lori made a **Motion** to approve the agenda, seconded by Dave, **motion carried unanimously.**

Approval of Minutes – Dave made a **Motion** to accept the open minutes of the May 21, 2018 meeting, seconded by John. **Motion passed unanimously.**

Treasurer's Report & Monthly Check Report – Jerry reported checks written in May totalled \$110,510.77. That included three pay dates for the office and maintenance staff as well as a payment to West Contracting for road repairs and maintenance for \$34,916.68. It also included several construction bond refunds. Interest income was \$1,985.70.

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

Standing Committee Reports

- **Administration/Legal:** Denny reported that staff has been very busy with 2018 boat, jet ski and golf cart stickers, sale of gate cards, issuing 2018 assessment invoices, increased phone calls and foot traffic, and working with security, gates, police officers reporting gate damage, and camping and pavilion reservations. He reported legal issues including watching pending motions and anticipating the declaratory judgement hearing on July 17.
- **Architectural Control** – Melissa reported the ACC reviewed project in process and sent letters to ensure compliance. She reminded us the ACC meeting would be Wednesday at 6:30
- **Communications** – Deb reported continuing to post updates on Facebook and in the HOA Gazette to keep the community informed. The spring POA newsletter was mailed, and the annual meeting newsletter will be mailed in early August.
- **Finance** – Jerry reviewed the Balance Sheet showing total assets of \$837,959.05 including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc. He shared that the annual budget anticipates \$487,244 of assessment income. He explained that the number of lots turned over to the County impacts our income negatively, as no assessments are received, and the County currently owns 186 Raintree lots. Jerry confirmed that efforts to collect delinquent assessments, etc. continue. He also reported negotiating changes in the financial procedures and that the accountant has approved all current processes. He informed the Board that the accountant has one more year of a three-year contract where typical services are performed for a flat fee rather than a lower base with numerous add-ons. Deb made a **motion** to approve the \$487,244 budget for the coming year, seconded by Dave. **The motioned passed unanimously.**
- **Lakes and Beach** – Dennis reported that Aqvi-Service Consultants will apply the third lake treatment this week on all lakes, weather permitting. Treatments are in three week intervals through September. The Lake Patrol boat has been out 6 of the 9 weekend and holiday days so far with 2 rained out and 1 with hardly any boat traffic. Compliance by boaters is generally good with some cases of not keeping 100 feet from shore when making a wake, not going slowly in coves, and not displaying a flag when swimmers are in the water. Dennis also reported that he is investigating use of an area known as Raintree Park for boat parking.
- **Maintenance** – Denny reported that the Maintenance crew responded to spring storm damage, removed trees and limbs, cut grass, trimmed shrubs, etc, rented a bucket lift and replaced all security light bulbs and repaired one fixture. They also worked on street signs, made repairs to mowers, and assisted Security with gate issues.
- **Roads** – Denny reported eight road locations were completed in May. Ten locations are pending EPA approval of funding. There have been five requests for speed bumps, and he noted he is looking into portable speed bumps. He wrote a letter to Jefferson County requesting a blinking yellow light at the intersection of Plantation Drive and

Highway B, and is meeting with the person in charge of the County's proposal to maintain a certain number of private roads.

- **Rules** – Lori reported 8 new violations opened in the last month, and one request for a hearing. She distributed pictures of the subject of an eyesore complaint for the Board to consider for a decision in the July meeting. She also reminded everyone to get their party codes for their Independence Day celebrations.
- **Security** –John shared that he is meeting Tuesday night in the POA office with a contractor about web-based gate codes that would allow residents to use their computer or phone. He reported that security enforcement at the beach on Autumn Lake has resulted in 40-50 cars being sent away and several being towed. He said contractor gate codes are being used to get to the beach, and the rules need to be reviewed.
- **Sewer District** – Dave shared that most residents' water bills have decreased due to a change in how water is priced.

Old Business – Melissa presented materials for playground equipment but needs to know how large it will be to recommend specific items. In Jim's absence the discussion of where the location could be was deferred.

New Business – The Board reviewed Ballot Item proposals that had been submitted for consideration as Covenant and By-Law changes.

1. Define who is eligible to sign POA checks to be only members of the Executive Board instead of anyone appointed by the Treasurer. **Motioned** by Dave, seconded by Lori, **unanimously approved** for addition to the ballot.
2. Reduce the days of pre-voting from 10 to 5 before the Annual Election. **Motioned** by Deb, seconded by John, **unanimously approved** for addition to the ballot.
3. Clarify a conflict in the definition of Directors' terms in the By-Laws. No motion to approve.
4. Assessment increase. **Motioned** by Deb, seconded by Melissa, **not approved** for addition to the ballot.
5. All rules (including ACC guidelines) that are not specifically in the Covenants will be presented as a ballot item on the 2018 Annual Election. No motion to approve.
6. Allow Property Owners to raise up to 5 chickens (hens) on their property in Raintree. No motion to approve.
7. Questionnaire asking approval of assessment increase for a list of priorities including many items not under control of the POA. No motion to approve.
8. Eliminate all jet ski (Personal Water Craft) even if licensed in Raintree before 2010 **Motioned** by Melissa, seconded by Lori, **approved 6 to 1** for addition to the ballot (contingent on attorney recommendation.)
9. Require all trash cans to be stored within the residence garage. **Motioned** by Deb, seconded by Dave, **not approved** for addition to the ballot.
10. Prohibit any Air Boats from use on Raintree Lakes. **Motioned** by Dave, seconded by Deb, **unanimously approved** for addition to the ballot.
11. Limit the horsepower of any inboard or outboard motor on Raintree Lakes. **Motioned** by Dave, seconded by Deb, **tabled** for more research.

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

Open Forum – The following issues were discussed:

Does a POA election qualify for "political" signs? Said we would ask attorney.

Financial statement questions

Suggestion that Contractor Gate Codes be useable weekdays only

Jefferson County offer to maintain selected private roads? Gave assurance that the POA is looking

into that

Road repairs on this year's list

Minutes submitted by: Deb Enderson, Board Secretary