



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

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

July 16, 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, Jerry Radake, Melissa Rebmann, Dennis Stein, Dave Wooldridge, and Deb Enderson.

**Board Members Absent** – John Drouant and Lori Bundstein

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

**Approval of Minutes** – Melissa made a **Motion** to accept the open minutes of the June 18, 2018 meeting, seconded by Dave. Jim McClung abstained from voting, due to absence. **Motion passed**.

**Treasurer's Report & Monthly Check Report** – Jerry reported checks written in May totalled \$196,804.76. That included payments to West Contracting for road repairs and maintenance for \$122,070.20. It also included several construction bond refunds and legal fees for collections and other services of \$28,095.00. Jim made a **motion** to approve the Treasurer's Report and Monthly Check Report, seconded by Denny. The **motion passed unanimously**.

**Correspondence Report** – Deb reported correspondence received and sent including several legal items. Items received included 13 resumes for inclusion on the September election to fill the four (4) Board positions available.

#### **Standing Committee Reports**

- **Administration/Legal:** Jim reported that staff has been very busy with 2018 boat, jet ski and golf cart stickers, sale of gate cards, issuing 2018 assessment invoices, collections, high volume 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 confirmed the declaratory judgement hearing still scheduled for July 17.
- **Architectural Control** – Melissa reported that the tree house that received special approval from the ACC dependent on completion by June 30 had been struck by lightning, resulting in damage to both the house and the tree house.
- **Communications** – Deb reported continuing to post updates on Facebook and in the HOA Gazette to keep the community informed. The annual meeting newsletter will be mailed before August, and Deb requested the attorney's rewording, if any, of the ballot items. Personal Water Craft (PWC) will not be an item on our ballot, due to the advice of our attorney.
- **Finance** – Jerry reviewed the Balance Sheet showing total assets of \$672,919.62 including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc. Our new collections attorney has collected approximately \$9,200 in the last six weeks and has set up \$17,900 to be received in six months of instalments. Three owners have decided to fight collection, so our attorney will be pursuing those assets in court. Our previous collection agency (MCA) has collected only \$19,532 over eleven months, so Jerry was pleased with the new efforts. Jerry proposed combination of our three different bank accounts to Midwest Bank to save time and money. Midwest Bank agreed to provide FDIC insurance on all the funds by spreading POA money across multiple Midwest Banks, which keeps all our money covered by FDIC insurance. They are also giving us a free check scanner and a lower fee for checks written. Jerry had four **Motions**; First **motion** – remove the capital improvement accounts currently held in Hillsboro and Enterprise accounts, and Dave seconded. The Capital Improvement account will remain in our account structure but renumbered as an account at Midwest Bank. The **motion passed unanimously**. Second **motion** – remove the censure assessment account to also be moved to an account at Midwest, seconded by Jim. All accounts will remain trackable through QuickBooks. The **motion passed unanimously**. Third **motion** – remove all accounts in Enterprise Bank and Hillsboro Bank as the funds are transferred to the new Midwest Bank Centre, seconded by Dave. The **motion passed unanimously**. Fourth **motion** – remove the Excess Checking account as it is now unnecessary due to combining all accounts at Midwest

Bank, seconded by Jim. The **motion passed unanimously**. Jerry explained that a negative number on the June payroll was misleading because of a necessary delay in a direct deposit.

- **Lakes and Beach** – Dennis reported that three new barbeque grills have been ordered to replace some that were rusted out. He reported the most prevalent lake violations have been failing to maintain 100 feet from shore when throwing a wake, exceeding wake speed in the coves, and exceeding wake speed after sundown. He urged that we all contribute by reminding others of the rules, since Lake Patrol cannot be present at all times. He has been investigating Boat Parking for several months but is dropping the effort after seeing in the new budget that the POA does not have the funds to create this new amenity. It's a good idea for the future when more funds are available. In addition, he noted that he has been asked about dredging coves in Autumn Lake. There is a need, and he did get a bid to clean five coves with a long-armed excavator that would cost about \$33,000. After spending \$75,000 to put rock on the dam, we don't have the money. Dennis made a **motion** to create an account to earmark \$10,000 each year and accumulate it to be applied to cleaning coves on Autumn Lake, seconded by Dave. Discussion followed, confirming the lack of periodic or even occasional cleaning of the coves. The **motion passed unanimously**.
- **Maintenance** – Jim reported that the Maintenance crew have removed trees and limbs resulting from storms and encouraged Property Owners to either put in a work order, or lop off offending branches and stack them for maintenance. The pavilion and beach have been busy, increasing maintenance efforts. Grass cutting, gate repairs, and mower repairs also keep them busy. He requested that Property Owners not toss trash or be rude to Maintenance.
- **Roads** – Denny reported that the response to our latest request for EPA funds is in advanced approval processing. Eight road locations were completed in May. If all is approved, it will exceed \$360,000. Denny has a list of the streets that would be repaired with that funding (12-13 locations.) Denny also has a list of street repairs for next year, some of which haven't been touched in 25 years. The POA received a complaint that less money is being spent on "latter sections" of Raintree, but a review of the long list of actual work/costs in the last 2 1/2 years proves that to be an incorrect accusation. Kudos to Denny. Jim reminded the audience that the EPA funding must be spent on areas damaged by the remediation trucks. Denny did send a request to MODOT requesting a blinking light for the Raintree entrance. She (Judy Wagner) is going to provide some ideas for improving the intersection, but stated that blinking lights are no longer provided. He talked to Jason Jonas about the public works advertisement of taking over maintenance of our roads, but that doesn't look promising. For one thing the proposal requires that 90% of the lots be built on. Also, our bridges would be considered private roads. Also, a simple majority of lot owners would have to sign a petition, which would be challenging in Raintree. Denny shared a proposal for rebuilding Plantation Drive to include 4 inches of rock covered by 8 inches of concrete. (The original concrete was laid directly on dirt.) The recommended installments of 450-500 feet per year would cost \$82,000 per year for several years. He did not move to accept the proposal. The Plantation Drive repair work will continue, beginning in the next week or so.
- **Rules** – No report
- **Security** – No report

### Old Business –

- Jim reported that he has reviewed various areas as a potential site for a playground. Melissa had provided material on equipment, and the cost of the equipment would be relatively minor although the equipment would be the least of the cost. One *possible* site would be the grassy area behind the boat ramp, requiring decreased parking for boats and trailers and extensive fencing due to the steep slope behind the dam. Another idea would be to put up a playground at the pavilion, requiring reduced beach parking, substantial tree removal, and extensive amount of excavation to create a level surface. Another possibility would be at the bottom of the old driving range, but issues with that include limited access, no parking, and significant excavation to prepare the site as a playground. He continues to look for an area. This is unlikely to happen this year. Money is an issue especially due to the site preparation, although he agreed that providing a playground would benefit the growing number of young people in our community.
- Dave proposed asking contractors to monitor their building materials to prevent their spillage onto roads. He asked if ACC rules require that contractors control their spillage. Jim agreed that the ACC would be the appropriate committee to work with, and recommended that he talk with the ACC and bring a proposal to the next meeting. Melissa and Denny commented on how to approach that and requested addresses.
- Jim made a **motion** to rescind Lori B's **motion** on car stickers and replace it with the Security protocol as written. The car sticker requirements changed as they were finalized in the Security protocol, and Jim proposed that our Security protocol be approved as written. Dave seconded the **motion**. The **motion passed unanimously**.

New Business – Jim made a **motion** that all **motions** be distributed at or prior to the Board meeting in writing so the Board can more easily understand and discuss the **motions**. Dave seconded the **motion**, and it **passed**

**unanimously.** Dave further suggested **motions** be made a couple months before they are brought for approval. Jim said he would review By-Laws and consider adding it at a later date.

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

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

- Questions about the meeting in the Judge's chambers scheduled for July 17 and related legal issues
- Complaint that ten gate cards isn't enough for which a one-on-one discussion was recommended
- Contractor codes for weekdays only, which is not possible with our system
- Follow up question about whether Raintree's election qualifies for political signs similar to county, state, or federal – not answered yet by our attorney
- Playground suggestions
- Concern about a friend who had been assessed a fine, which should be addressed through the appeal process
- Statement about disrespectful boaters
- Suggestion that office hours be staggered to allow access by more property owners

Minutes submitted by: Deb Enderson, Board Secretary