



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

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

August 20, 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, Lori Bundstein, Dennis Stein, Dave Wooldridge, and Deb Enderson.

**Board Members Absent** – John Drouant and Melissa Rebmann

**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 July 16, 2018 meeting, seconded by Deb. Lori abstained from voting, due to absence. **Motion passed unanimously**.

**Approval of Closed Minutes** – Jim made a **Motion** to accept the closed minutes of the August 6, 2018 meeting, as amended and closed minutes of 8/19, seconded by Denny Schwantner. Dave abstained from voting, due to absence. **Motion passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Jerry reviewed the Monthly Check Report which totalled \$58,016.06 calling out \$14,480.86 as initial bills for road repairs and \$5,018.33 for office supplies to print the annual assessment invoices. for the Balance Sheet showing total assets of \$1,138,697.49 as of July 31, 2018 (after collection of most of the year's assessments) including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc. He did comment that one \$7,271.29 item representing interest paid on a POA truck is being corrected. He reviewed the January through July 2018 Profit and Loss statement showing nearly \$2,800 in interest income on the money the POA has been able to set aside as savings in case of emergency. Jim made a **Motion** to approve the Treasurer's Report and Monthly Check Report, seconded by Deb. The **motion passed unanimously**.

**Correspondence Report** – Deb reported correspondence received and sent including some legal items, several violation letters, and correspondence thanking the POA for the donation of the Yard Sale fees to the Hillsboro Food Pantry.

### **Standing Committee Reports**

- **Administration:** Jim reported that staff has been very busy issuing 2018 assessment invoices, working with judgement lawyers pursuing collections and preparing to send 2018 unpaid assessments to the lawyer if 2 years behind or to MCA Collection Agency if only 1 year behind, high volume phone calls and foot traffic, working with security, gates, police officers reporting gate damage, and camping and pavilion reservations, as well as coordinating the August 26 meeting at Jefferson College.
- **Architectural Control** – Denny reported that three building plans were approved at the August 1 meeting of the ACC including two houses and one sunroom.
- **Communications** – Deb reported the creation and mailing of the Annual Election newsletter, as well as post updates on Facebook and in the HOA Gazette to keep the community informed. Emails were sent to all candidates to inform them of a Meet the Candidates event at the POA office the evening of August 27<sup>th</sup>.
- **Finance** – Jerry announced that he and the office team are working on arrangements for Direct Deposit of future assessments to make the process easier for everyone.
- **Lakes and Beach** – Dennis reported that the fourth treatment for Weed Control was completed on 8/8/2018. One final treatment is due the last week of August, with special attention to algae and various pond weeds on all lakes. Three new barbeque grills have been installed above the beach on Autumn Lake resulting in four usable grills. The routine 2-year inspection of the Autumn Lake Dam is scheduled for December 2018. With the new riprap added this year and regular maintenance being performed by Tom Hayes and the rest of the maintenance crew, Dennis expects no major surprises.
- **Maintenance** – Jim reported that the Maintenance crew has been busy with normal summer duties involving grass and vegetation control, campground/pavilion upkeep, and equipment maintenance; they repaired and reinstalled

two street signs damaged by vehicles; painted in the POA office; replaced three old BBQ pits in the beach area; sprayed rocky shoreline on Autumn Lake Dam with aquatic herbicide; replaced broken visitor door glass; and worked on multiple issues resulting from work orders. Salt has been ordered for the upcoming winter season, and we are reassessing our equipment needs. The maintenance crew asks that property owners fill out work orders for any work needs they see, and also that everyone please do what you can to reduce the amount of loose trash on our streets. Jim reported that we have hired a new individual for the maintenance team to fill a vacancy.

- **Roads** – Denny reported that the concrete work was completed. He shared that the EPA has approved payment of an additional \$326,000 for Raintree road repairs. He is working on the list of road repairs for 2019. He heard back from Judy Wagner from MODOT that no more flashing lights are being installed, and she suggested potential structural changes to the entrance that might improve drivers' view. In response, bushes at the entrance were trimmed, and other suggestions are being reviewed for feasibility.
- **Rules** – Lori reported working with five new rules violations. She informed the Board that the security guards have called with questions about the towing date for vehicles without current stickers, and they were told that assessments and stickers were due 7/1/2018 and become towable offenses on 8/1/2018. She reported towing a boat on one of the small lakes that had no sticker. Jim raised the issue of residents renting their home as an "Air Bed and Breakfast" on a website. He has asked our attorney what our position should be and asked that anyone aware of a homeowner renting as a B&B to report it to the POA office.
- **Security** – Jim made a **motion** to approve \$20,000 to upgrade the Security Gate System which would include new higher-level key pads and add cameras and new software to allow adding a phone kiosk system to the back gate (only), seconded by Deb, and the **motion passed unanimously**.

#### **Old Business** –

- Jim motioned to continue forward with the idea that a process to be put together to allow the POA attorney to work with the Country Club owner to craft a proposal for a vote of the POA members. If the proposal cannot be agreed to or does not pass the vote of POA membership, the current Declaratory Judgement would be executed. The motion was seconded by Denny, and the **motion passed unanimously**.
- Dennis **amended his July motion** to start setting aside \$10,000 each year for future use for all or any coves cleaning on any or all lakes. Dave seconded, and the **motion passed unanimously**.

#### **New Business** –

- The Board discussed a meeting to be held at Jefferson College Field House on August 26 at 3 pm for the POA's new attorney to present his thoughts and recommendations about the issue of the Country Club.
- The Board discussed a Meet the Candidates event to be held at the POA office on Monday night, August 27. All candidates were invited to participate.
- Jerry thanked Lori for her four years of service on the POA Board, which she will be concluding with the upcoming Annual Election on September 16.

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

**Open Forum** – This issue was raised.

- Confirmed that the phone kiosk system would not interfere with Gate Card usage at that gate

Minutes submitted by: Deb Enderson, Board Secretary