

**RAINTREE PROPERTY OWNERS ASSOCIATION
ARCHITECTURAL CONTROL COMMITTEE**

Minutes

11/1/2022

Attendance: Nick King, Keith Bohnenkamper, Kurt Locke, Desiree Rodriguez, Kent Jarus, Chris Steffens, David Getty, Mike Jordan, Jim Wallis and Wendi Rose.

Called meeting to order:

Nick King called the meeting to order at 6:00 pm and the Pledge of Allegiance was recited.

Approval of the Agenda:

Chris Steffens made a **Motion**, seconded by Dave Getty, to approve the 11/1/22 Agenda. The **Motion** passed unanimously.

Approval of the Minutes:

Chris Steffens made a **Motion**, seconded by Keith Bohnenkamper, to approve the ACC Minutes from the 10/18/2022 ACC Meeting. The **Motion** passed unanimously, pending a slight change to the Heaton's boat house wording.

Unfinished Business:

Dustin Wilfong (Sec. 10, Lot 1) Sea Wall/House Variance **Approved**
(Pending Variance)

Committee members went with Dustin Wilfong to look at the sea wall project prior to this ACC meeting. There was a detailed discussion on the sea wall. A variance is needed to extend past the rear property line.

The house layout, including the deck, was discussed. A 9' variance is needed for the location of the home.

These variances will need to be brought to the Board. Nick King made a **Motion**, seconded by Chris Steffens, to approve these projects pending the variances. The **Motions** passed unanimously. Chris Steffens is the inspector.

Kelly & Jason Bell (Sec. 3, Lot 31/32) Sea Wall **Approved**
(Pending Variance)

The Committee reviewed and discussed new drawings of this project. A variance will be needed of the given dimensions on the drawing to extend past the rear property line. Nick King made a **Motion**, seconded by Keith Bohnenkamper, to approve this project pending a Board variance. The **Motion** passed unanimously. Nick King is the inspector.

New Business:

Dustin Wilfong (Sec. 10, Lot 21) Seawall **Approved**
(Pending Variance)

Committee members discussed this project. A variance will be needed of the given dimensions that will extend past the rear property line. Nick King made a **Motion**, seconded by Chris Steffens, to approve this project pending a Board variance. The **Motion** passed unanimously. Chris Steffens is the inspector.

New Business (Continued):

Bernard Mundy (Sec. 11, Lot 58) Rebuild Home **Approved**
The Committee discussed this project. This home previously burned and will be rebuilt on the original foundation. Deposits will stay the same, with the property owner receiving a full refund after completion. Nick King made a **Motion**, seconded by Chris Steffens, to approve this project as a proposed home rebuild. The **Motion** passed unanimously. Dave Getty and Nick King are the inspectors.

Josh Brown (Sec. 6, Lots 70, 71, 72R) Side Driveway **Info Only**
This project is info only. Dave Getty is the inspector.

Jerry & Kathy Peyton (Sec. 10, Lot 85/86) Solar Panels-Roof **Tabled**
The Committee discussed this project. They want to research past solar panels and discuss this at the next ACC meeting. This project is tabled for now.

Sharon Thaler (Sec. 14, Lot 36) Fence **Tabled**
Sharon Thaler is not the property owner at this time. A Closing is scheduled for November 7, 2022. The Committee will discuss the fence project after she is the owner. This project is tabled at this time.

Miscellaneous Business:

William & Rachael Roach(Sec. 2, Lot 3) Revision of Plans **Approved**
This project was previously approved. During construction, a walkway was revealed. The revision is to extend the walkway between the two boat slips. Nick King made a **Motion**, seconded by Keith Bohnenkamper, to approve the revision. The **Motion** passed unanimously.

Sea wall construction process, including flatwork will be discussed at the next ACC meeting along with retaining walls and solar panels.

Approval process through ACC instead of the Board will be discussed at the next ACC meeting.

Project Overview: Several projects were signed off on.

Adjournment: Nick King made a **Motion**, seconded by Chris Steffens, to adjourn the meeting at 7:16 pm. The **Motion** passed unanimously.