

**RAINTREE PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL CONTROL COMMITTEE**

**Minutes**

**10/18/2022**

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

**Called meeting to order:**

Nick King called the meeting to order at 6:01 pm and the Pledge of Allegiance was recited.

**Approval of the Agenda:**

Chris Steffens made a **Motion**, seconded by Keith Bohnenkamper, to approve the 10/18/22 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 10/04/2022 ACC Meeting. The **Motion** passed unanimously.

**Unfinished Business:**

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

The Committee reviewed and discussed this project. The Committee wants dimensions from the left and right side of the property lines and also from the lakeside property line out to the boat dock. Property lines need to be established and a survey is needed. Nick King and Keith Bohnenkamper, along with other Committee members, will go take a look at the 15' watermark to determine if a variance is needed.

**New Business:**

**Dustin Wilfong** (Sec. 1, Lot 1) House & Seawall (Preliminary Approval)

This project would need four variances. Committee members will take a look and report findings. At this time, this project is tabled.

**Dave & Annette Heaton** (Sec. 14, Lot 22) Boat House **Approved**

This project was reviewed and discussed by the Committee. The boat house is 28' x 38' with 1' overhangs making it 30' x 40' with 32 square foot storage. The seawall is 34' 8" into the lake from the rear property line. Kent Jarus made a **Motion**, seconded by Chris Steffens to approve this project. The **Motion** passed unanimously. Kent Jarus is the inspector.

**Dave & Annette Heaton** (Sec. 14, Lot 22) House **Approved Pending Variance**

The Committee reviewed and discussed this project. This is an 1851 sq. ft. home. A variance of 3' 1" is needed for the uncovered deck at the rear property line. Kent Jarus made a **Motion**, seconded by Chris Steffens to approve this project pending the variance. The **Motion** passed unanimously. Kent Jarus is the inspector.

**Ted O'Connor** (Sec. 10, Lot 3) Rebuild Deck Steps **(Info Only)**

The Committee discussed this project. This is maintenance, so it is Info Only. David Getty is the inspector.

## ACC Meeting Minutes 10/18/2022

### Page 2

#### New Business (Continued):

##### Bill Hensley

(Sec. 2, Lot 2)

Seawall

**Approved**

The Committee reviewed and discussed this project. Chris Steffens made a **Motion**, seconded by Kent Jarus to approve this project. The **Motion** passed unanimously. Chris Steffens is the inspector.

#### Miscellaneous Business:

The Committee discussed sunshade pavilions. The Committee agreed that a 14' x 12' steel pergola is allowed.

The Committee discussed changing retaining wall requirements to 6' to eliminate the need for a variance. This discussion was tabled until the November 1<sup>st</sup> ACC meeting.

The Committee discussed ACC deposits. This discussion was tabled until the November 1st 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 7:56 pm. The **Motion** passed unanimously.