



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary

NOTE: The Recording and the Motions are the Official Record of the POA Board Meeting. This summary is an AI (Artificial Intelligence) generated supplement for Property Owners use.

October 16, 2023

Link to meeting recording: <https://www.youtube.com/watch?v=gIe1rmCD1ao>

Go to Raintree Website, Board Meetings, Board Meeting Recordings, 2023 Board Meetings.

Treasurer's Report & Presentation of Bill/Finance

- John reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of Sept. 30, 2023, of \$1,939,950.91. John also reviewed the monthly check report showing total expenditures of \$72,076.68 which included \$31,887.34 transfer to the IFC fund. John also mentioned the 2022 1120H Tax Filing and CPA review of POA Financial Records is complete.
- One flagged item is how much of our account receivable is truly collectible. The ICF Fund and Dredging funds have been funded with the 2023 contributions. \$31,887.34 was deposited into the ICF which is required by covenants 5% of the collected assessments of previous year.
- There are 458 Delinquent Accounts as of September 30th for \$221,825 in assessments. (\$282,253 includes interests and legal fees). Next step in collections is to place liens on each delinquent account. This will add fees to the delinquent accounts. The POA will front ~\$15,000 in filing fees. We will recoup as accounts are collected.
- City and Village has collected \$615,465. We are going to need to watch collections and expenses closely. The fees to the City and Village for the collections through September is \$8652, which is far less than the salary and taxes for the fourth office employee.

Communications and Correspondence Report - Tillie reported that there approximately 13 emails received and approximately 11 communications sent out, one of them being the annual election newsletter which is mailed to every Property Owner.

Communications sent

- Raintree Volunteer Network (RVN)
- Annual election results
- Voting and annual meeting notice
- Board Meeting Notice
- Raintree Roundup
- Security survey
- Update on POA Insurance and new requirements for POA Common Grounds
- Security town hall meeting, meet the candidates, meeting notifications
- Spray painting vandalism notice

- Printed annual election newsletter

1124 emails for updates

Standing Committee Reports full reports will be posted on the website

*highlights and upcoming

Administration:

- Tax filing and the normal day to day duties

Legal: Dave informed us that we have no open legal cases.

Architectural Control:

- Meetings are held the Thursday before the monthly Board Meetings.
- Nick proposed that we have one contractor do the road cuts because the quality of the work has varied greatly. He will bring it up to the ACC committee and bring it back for discussion at a later date.

Lakes and Beaches:

- Kent has had a number of meetings with the previous lakes and beaches chair and the Redman's about future lake treatments. He has also surveyed the beach, boat launch area on Autumn and Spring Lakes to get an idea of the needs.

Maintenance: Steve reported, the crew has been busy with these projects:

- We had our first RVN (Raintree Volunteer Network) work day on Oct. 10, 2023. Had a nice group of homeowners who came out and beautified our entrance and POA office outdoor flower beds. It looks beautiful and thank you to all who participated in this project. We hope to have more days like this to help keep RT clean and beautiful. You can get information for upcoming projects from rvn@raintreepoa.net

****IF ANYONE HAS ANY AREAS THAT THEY SEE NEEDS ATTENTION, PLEASE FILL OUT A WORK ORDER AND WE WILL ASSESS WHAT CAN BE DONE, THANK YOU IN ADVANCE.**

Roads: Nick reported because of the failure of the roads assessment, the committee needs to regroup and come up with a 5-10 year plan/goal of where the money should go for repairs. The costs kept going up and we were able to fix only 6 spots with \$209,000.

Rules: Desiree reported she is working on censuring those families who have had their teens involved in the vandalism that has occurred in RT.

- There have been numerous incidents involving teenagers she is addressing through her committee.
- We can increase the censors and possibly add a community service component. These will be discussed at the next Rules committee meeting.
- Parents please know where your children are, there have been young teenagers out at 3 am weekdays and weekends on golf carts.

Security:

- The POA Office is NOT opening the gates for deliveries, service/repair people, lawn service,

propane delivery, home maintenance, etc

- Service/Repairs/Deliveries are very different than Hospice/Home Health Care

****PLEASE BE PATIENT WHEN SOMEONE IS REPAIRING A GATE ARM, THANK YOU FOR REPORTING DOWN GATES AND MOVING THE ARMS OFF THE ROAD**

Unfinished Business -

- **Jefferson County Sheriff Patrol** will run random patrols throughout Raintree.
- **Revised Board Meeting Format**
 1. Put the committee reports on the website, during board meeting, only highlights and upcoming items
 2. Move Unfinished/New business up in the agenda.
 3. Allow Property Owners to address the Board at the beginning of the meeting with agenda items.
 4. The new format will allow Property Owners to request to add an item to the agenda for new business, to be given in writing by the second Monday of the month. *One item per Property Owner."
 5. Property Owners can address the Board on an agenda item, by submitting a request by noon on the day of the board meeting. One question per Property Owner.

***Note this is a trial to hear feedback from Property Owners and speed up the board meetings and address concerns and highlights of RT residences. The Property Owner has three minutes to address the Board on all of these occasions. We will have a time limit of 30 minutes total for the input from Property Owners. Format for this will be put in the Roundup. We will try to have forms available online to submit requests.**

New Business- there was discussion and recommendations on the following items:

- **Trunk or treat**-Residences can set up on the boat launch parking lot to hand out candy on Halloween. No distribution of alcohol or business materials allowed. Must be done by 10:00 pm in accordance with Jefferson County and RT's quiet times.
- **Halloween**-Vista will be one way, counter clockwise, from boat launch to beach. If you don't want trick or treaters, turn off your porch light. No parking on the street on Vista from 5-10 pm. Drop off kids on the lakeside of the street to go to homes.
- **Ballot items** throughout the year-in order to help the long and laborious tasks of going over ballot items over a month or so, the board will allow the submission of ballot items starting next month. They will not be voted on until the appropriate time but gives the board an opportunity to discuss.

Events Committee

- Discussion was made for the need for a RT Events Chairperson for these large scale events, so that there will be a board member who will be the liaison between groups. This person would enforce our rules, oversee the planning, and make sure RT is protected in such events.

There was a discussion on the Witches Night Out (WNO) event as to what occurred:

- There was miscommunication between organizers and the Board.

- There was an insurance meeting that everyone attended, resulting in different interpretations of what was required.
- It was told at the meeting that vendors needed Certificate of Insurance (COI) and if alcohol was distributed or sold, a liquor license was also required. These are requirements set forth by Raintree in order to protect ourselves from liability per recommendations from our current insurance broker.
- Since the WNO event, POA board has recommended that events will need a 30 day notice and 7 days prior to the event there can be no changes to the event. We are working on getting an updated events form together and put on the website with requirements.
- The POA board did not have a current COI and liquor license from Taco Tequila, thus the request to vacate the premises was made.
- The safety and security of our community is of utmost importance.
- The original vendor chose not to come, the board did not cancel them.

****You can hear the audio of this explanation of what occurred on raintreepoa.net under board meetings.**

Open Forum -

Discussion about Witches Night Out (WNO) and large scale events. Do we want to be a private subdivision or an event coordinator subdivision? We (Raintree) do not want to be the front line of insurance in case of an incident. Having distribution and/or selling of alcohol at these events changes everything when it comes to coverages and liabilities.

Positive feedback on allowing ballot items throughout the year, Jefferson County Sheriff patrols and new format for board meetings.

Discussion about a process to follow through when there's an incident involving the police.

Summary submitted by: Tillie Winchester, Board Secretary via OtterAI.

Raintree is a "Deed Restricted Community" governed by BYlaws, Covenants, and Rules that apply to all Raintree Property Owners. It is your responsibility as a Raintree Owner to understand and adhere to the Bylaws, Covenants, and Rules. Non-Compliance can lead to fines. Below are the links to these documents.

<https://www.raintreepoa.net/unoanofe/2023/02/2022-BY-LAWS.pdf>

https://www.raintreepoa.net/unoanofe/2023/01/RTPOA_Covenants-1.pdf

<https://www.raintreepoa.net/unoanofe/2023/07/2023-RULES-MANUAL.pdf>