

RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

November 18, 2024 - REVISED MINUTES as of December 16, 2024

Opening - President Jim McClung called the meeting to order at 7 pm with the Pledge of Allegiance and announcement of a Quorum.

Present Board Members - Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark, Kent Campbell and John Willett.

Approval of Minutes and Correction - Motion to approve the minutes of the October meeting was made by David. Kent points out a discrepancy in the minutes, stating that the ACC committee is considering reviewing and updating the ACC manual, not the board. David confirms the correction and asks for a motion to approve the minutes, seconded by Kent. Motion carried unanimously.

Election of New Board Member - David announces the need to elect a new board member to fill a vacant position. Four resumes were received, but one was rescinded, leaving three candidates: David Boden, Jerry Jean Hicks, and Desiree Rodriguez. The voting process is explained, and the paper ballot votes were counted by Mary Lou. David Boden received eight votes, he was welcomed to the board and encouraged to participate actively.

Financial Summary and Approval – Kallen provides a financial summary, including operating cash, reserve cash, accounts receivable, and total assets. The financial report highlights a \$18,798.53 deposit into the reserve fund and a \$17,769.28 expense for lake dredging. Motion was made by Scott and seconded by Jim to approve the financial summary. Motion carried unanimously.

David Staloch emphasizes the importance of asking questions during the public forum for better board decision-making.

ACC Report – Kent reports on the ACC committee's activities, including the transition to the new CPM system and the approval of new projects.

ACC Variance Decisions - Two variance decisions are presented: one for a covered porch at 10523 Acorn and one for a detached garage at 9398 East Vista. The board discussed the implications of the variances, including potential sightline issues and Jefferson County approvals. Motion was made by Kent and seconded by Mary Lou to approve both variances. Motion carried unanimously. The board also discussed when someone needs a variance from the County, Jim suggested it is okay for the ACC committee to review the plans and submit them to the board for approval. If approved by the board then they will also need to obtain a variance from the County prior to starting their project.

Kent also requested approval for two lot/homeowners who own a home jointly however each of them has a boat in their individual name only. The board voted unanimously in favor of each of them getting a boat sticker.

Lakes and Beaches Report – Scott reported the annual DNR report for the dams was positive, with no significant issues. However, he noted some minor issues that need attention. Plans for a volunteer workday at Spring Lake for a hands-on work session to address overgrown brush and some tree trimmings were discussed. Also, the two twin lakes need some minor repairs.

Security Report – David Staloch reported on security incidents, including an altercation with a male and female in the back-office parking lot and a DWI incident involving a resident. The Police were called and the male was arrested and spent three hours in jail.

David made a Motion to invest in one Flock Camera to track all vehicles entering and exiting the community, seconded by Scott. The contract would be for a two-year period at a cost of \$5,000. After board discusses the benefits and costs of the Flock system the Motion to invest in a Flock camera was approved unanimously.

Communications – Jim provides information on holiday office closures and the process for obtaining visitor codes. Mary Lou will prepare and post a notice for the bulletin boards for the dates to obtain gate codes for Thanksgiving and Christmas.

Maintenance Updates – Scott discusses the maintenance challenges, including high costs for leaf blowing and the decision to hold off on winter maintenance until necessary. The board is encouraged to volunteer for maintenance tasks to reduce costs and the need for creative ways to increase revenue for road repairs and other expenses.

Old Business – Kent reviews old business, including an off-cycle variance approval and the need for further discussion on sightline issues. The board discusses the importance of addressing sightline concerns on a case-by-case basis. Motion was made by Kent and seconded by Mary Lou to grant a variance to replace a 10' tall retaining wall with bricks which was originally made with railroad ties at 9793 E. Vista. County approval has been acquired. Motion carried unanimously.

New Business - New business includes the transition to CPM and the need for further information on their services.

The community is reminded to submit questions in advance for the next meeting to ensure timely responses.

Adjournment – Scott made a Motion, seconded by Kallen to adjourn the Business Meeting. Motion passed unanimously.

Open Forum and Community Concerns

- Community members raise concerns about the financial reports, the need for better communication, and the handling of maintenance issues.
- Questions are asked about the emergency fund, the spillway, and the volunteer network.
- The board addresses each concern, providing explanations and clarifications.
- The meeting concludes with a reminder to use the website for communication and a call for volunteers to assist with maintenance tasks.

Open Forum – Concluded at 8:30 pm.

Minutes submitted by: Mary Lou Watson, Board Secretary