

RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

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, John Willett and David Boden.

Approval of Minutes and Correction - Motion to approve the minutes of the November meeting was made by Kallen. Kent suggests two minor corrections, clarifying that the ACC variance decision applied to two persons, not specifically women. Also, Kent points out a change in the new business section, that the community should submit questions in advance, not the board. Jim confirms the correction and asks for a motion to approve the minutes, seconded by David S. Motion carried unanimously.

Financial Summary – Kallen provides an update on the November financial balance sheet, noting minor changes in reserve cash and regular business operations. A Motion was made by Scott and seconded by Jim to approve the financial summary. Motion carried unanimously.

Jim then Introduces Tara, the CPM Office Manager who will speak during the open forum.

ACC Report – Kent mentioned there was no variances to approve this month. He then explains the new system for approving projects electronically, allowing for the submission of missing documents. He also discusses the process for handling variance requests, emphasizing the independence of County and ACC approvals. There was some debate regarding the order of approvals arguing for simultaneous to both committees.

Discussion on Spec Homes and Split Foyers – Kent mentions the need to define and or address the issue of spec homes, which are built without a buyer in mind and the need to define or remove them from ACC rules. Jim suggested taking the issue to the committee for further discussion and recommendation. There was also some discussion regarding the history of split foyers with conflicting information on whether they are allowed. Jim emphasizes the importance of written guidelines and opposes tribal

knowledge or unwritten rules. Kent agrees to bring these issues to the committee for review and recommendation.

Roads Report and Culvert Repair – David S. provides an update of a significant increase in the cost of a culvert on Duffer Drive. He explains the extensive work involved in the repair, including excavation and asphalt replacement. Therefore, David requests approval for an additional \$3,600 to repair the culvert emphasizing the urgency due to potential flooding. Jim suggests approving the repair via electronic format if the cost increase is verified. David will check on the price and if correct Jim confirms that the board will vote electronically on the culvert repair.

Lakes and Beaches Report – Scott reported on the condition of the lakes, noting that the Conservation Department will provide an update in January. It was suggested reducing fertilizer application in April to prevent algae growth. Scott mentions plans to form a committee to address lake treatment and other issues. Jim supports the idea and emphasizes the importance of addressing lake health. The committee will aim to have a plan ready for the next meeting.

Security and Technology Combination – Jim requested David B. take over the security position and combine it with the Technology committee noting that security and technology run hand in hand. Jim made a motion to combine the two committees, seconded by David S. Motion passed Unanimously.

Communications – Mary Lou reported a Holiday gate code notice is posted in the bulletin boards for the dates to obtain gate codes for Christmas family gatherings.

Maintenance and Planning Report – David S. reported that the 2016 work truck has a new battery and the 2020 vehicle has two new batteries and an oil change including snowplow preparation and ditch maintenance. Jim mentions ongoing discussion to modify the current contract. There is no planning report yet with activities in January or February. David B. provides an update on the renegotiation of the outsourcing contract emphasizing the need for clear communication. There are ongoing discussions with Tom a previous maintenance employee about the contract and the need for a clear plan.

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

Open Forum and Community Questions

- Attendee ask about the treatment of all lakes and Scott confirms all lakes will be treated.
- Attendee inquiries about the damage to the front exit gate; board member explains it is an ongoing investigation.
- Attendee request that a memorandum about the spillway at Summer and Winter Lake be sent to all homeowners. Dave S. will look into hiring an engineer to assess the situation and provide a report which could be costly.

- Attendee asks about receiving amended minutes and Jim explains the process and timeline for updates. Revised minutes will be given to the office for copies to be made for handouts.
- Attendee recalls a previous ACC decision to ban split level homes. Previous ACC records need to be reviewed.
- Attendee suggested providing more details on the agenda to inform property owners about upcoming discussions.
- Attendee asks about the capacity of the sewer system to handle additional new homes. David S. explains the need for them to consult with the sewer company. He mentions the potential for the sewer company to expand the sewer plant to accommodate more homes.
- Attendee expresses concerns about the impact of new homes on road maintenance and the need for clear communication.
- Attendee asks if financial reports will be available to the property owners as they were in the past. Tara, the CPM Office Manager stated she will have them available for the next board meetings.

Final Questions and Closing Remarks

- Attendee asks about the status of a previous security issue involving a young man causing damage, board member confirms that the issue is being pursued.
- Regarding the spilling at Summer and Winter Lake someone mentioned a retired engineer who lives in the community who could provide assistance with lake treatment.
- Attendee questions the board's approach to the dam and the need for transparency.
- Attendee asks who they should contact regarding a tree that fell on the gulf course. Board member told them to contact the owner of the gulf course.
- Jim emphasizes the importance of following proper procedures and obtaining engineering reports. He concludes the meeting, reminding attendees to direct questions to the board and maintain order during open forum.

Open Forum – Concluded at 8:05 pm.

Minutes submitted by: Mary Lou Watson, Board Secretary