



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

February 15, 2016

Opening – Jim McClung called the Board Meeting to order at 7 p.m. with the Pledge of Allegiance. Jim announced a Quorum.

Present Board Members – Jim McClung, Dennis Schwantner, Lori Bundstein, Toni Burst, Jerri Jean Hicks, Dan Osolinski, Douglas Wells, and Deb Enderson were present. Jerry Radake was absent.

Approval of Agenda – Toni made a **motion** to accept the Agenda, seconded by Deb, **motion passed unanimously**.

Approval of Minutes – Jerri Jean made a **motion** to accept the minutes of the January 18th open meeting and the minutes of the January 14th closed meeting, seconded by Dennis, **motion passed**.

Treasurer's Report – Jim reported we spent \$33,263.89 on bills for January. Jerri Jean made a **motion** to accept the treasurer's report, seconded by Jim, **motion passed**.

Correspondence Report – Lori reported sent out seven correspondences, three of which included road cut refunds.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office is still working on the new Quickbooks database, and account numbers have been reorganized. The office has been working on a new campground database. The office has also been preparing for taxes. Research is being done to more efficiently use Quickbooks.
- **Architectural Control** – Toni reported there were no meetings this month.
- **Lakes and Beach** – Doug reported there was a Lakes and Beach meeting last month, during this meeting the pier project was discussed, a gentleman will be returning to the next Lakes and Beach meeting on February 22 to report on different options for a pier. The bid we received for the Winter Lake Dam repair is only for half the project, the Spillway repairs will have to wait until it is warmer outside. It has not been decided on how access to the back of the dam will be done. Doug made a **motion** to accept the bid for the Winter Lake Dam repair, seconded by Jerri Jean, Jim added the insurance company will not pay for the repairs, **motion passed**.
- **Communications** – Deb reported she is currently using the Raintree POA Facebook page to announce upcoming meetings. More people are liking the page everyday so we are able to reach more people with information regarding Raintree. Lori reported she met last week with the gentleman who is designing the new webpage, and construction on the new page has begun. We are looking for photos from the community to add to the page, please contact the office if you have any. The webpage should be done soon and will be presented at next month's board meeting. Deb suggested the board develop some ground rules for what can be put on the Facebook page and the webpage. Toni reported the Yard Sale will be done on April 30th.
- **Finance** – Jim reported we are moving to using Quickbooks for accounting practices as opposed to using excel spreadsheets. This will add to the efficiency of the office. The new six month budget has been completed.
- **Maintenance** – Jim reported maintenance has done a very good job removing the snow. Maintenance has been working on the office HVAC system, with a return air issue. A crack seal machine was rented to fill in cracks on Autumn Lake Dam, Column Drive, and other spots. Trees were cut and removed from ditches, and routine maintenance was done on the vehicles and snow equipment. The low level on the six acre lake has been continually monitored.
- **Roads** – Dennis reported there were two meetings this month. The first meeting was cancelled the meeting held on February 11 had no property or home owners in attendance. There has been no response from the EPA on road repairs, the last correspondence sent was on January 4th, this has not been responded to. On January 28th two Prudent trucks were seen crossing the dam on Autumn Lake, on February 3rd letters were sent to the company with a fine of \$500 for each truck on the dam.
- **Rules** – Jerri Jean reported there are three open complaints. The first complaint is a small dune buggy that has been driven on the road. He has been told to keep the vehicle off the road multiple times. The second complaint is a camper parked in front of a house; the camper needs to be moved to the driveway on the side of the house. The third complaint is a camper and a boat parked in front of a house, they have since been moved. Letters will be

going out this week to all three complaints. Raintree does not allow residents to have signs in their yards however; in 2013 Judge Kramer ruled it was unconstitutional to not allow someone to put a political sign in their yard. Jerri Jean suggested we change the rule book (Section 11.2) and the covenants(Section 1B) to make an exception that during an election residents are allowed to have political signs in their yards, signs must be removed 24 hours after the election is over, discussion followed. Jerri Jean stated she has been going through the motion book and is making a condensed motion book with the most current motion with the dates of the old motions listed for reference.

- **Security** – Dan reported it has been a busy month. There have been some break-ins and the office has been working with Jefferson County to provide information. Please make sure your doors are locked, and garage doors are closed. Do not keep valuables in your car or leave your car unlocked. Do not post on Social Media you will be out of town. The signs that were put at the gates recently stating a \$250 fine for tampering with the gates have decreased the amount of broken gates. Dan suggested we add signs imposing a fine for using ATVs in Raintree for recreational use. ATV's used for snow removal would be exempt.

Old Business – Jim stated we can have raffles if we want to. Jim made a **motion** that the POA at its discretion can have raffles for funds donated to specific causes, seconded by Jerri Jean, discussion followed; Jim amended motion that the POA at its discretion can have raffles for funds donated to POA projects and purposes to be approved by the Board, seconded by Jerri Jean, discussion followed, 5 yes 2 no, **motion passed.**

New Business – None

Adjournment – Dennis moved to adjourn, Dan seconded, **motion passed.**

Open Forum – The following issues were discussed:

- Recent Break-Ins
- Construction on Plantation
- Cell Tower

Minutes submitted by: Mallory Leonard, Office Staff