



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 21, 2016

Opening –Board Meeting called to order at 7:00 p.m. with the Pledge of Allegiance. Jim announced a Quorum.

Present Board Members –Jim McClung, Dennis Schwantner, Jerry Radake, Cherie Buijk, Toni Burst, John Drouant, Deb Enderson, and Douglas Wells were present. Lori Bundstein was absent.

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

Approval of Minutes – Deb made a **motion** to accept the minutes of the October 17, 2016 meeting, seconded by Toni. **Motion passed**.

Approval of Closed Minutes – Minutes from the closed September meeting under discussion – Jim reported that discussion had been resolved. Board approved the minutes of closed meeting. Jim abstained.

Treasurer's Report – Jerry reported on the new Profit & Loss Report and the Balance Sheet Report. Both are shown in the “cash basis” and condensed as per our accountant.

Total Income	\$ 781,452.58
Total Expenses	\$ 454,649.54
Net Income	\$ 326,803.04

Jim made a **motion** to accept the Treasurer’s Report, seconded by Dennis. **Motion passed unanimously**.

Correspondence Report – Jerry reported a letter sent on behalf of ACC about an eyesore, and 4 birthday letters (over 21) were sent.

Standing Committee Reports

- **Administration/Legal:** Jim reported nothing new with legal. Jim made the **motion** to add an additional week of employees vacation after 5 years, seconded by Deb. **Motion passed unanimously**. Jim reported that the office has purchased a new folding machine, looking into new auto stickers that will be discussed later. Managing road work complaints. The roads are better now and we should all be thankful for that. Finalizing some entry changes, new office procedures, and the spillway contract has been written and sent. Several calls regarding the shark hoax, it has been researched and handled via a Facebook post. No Shark in the Lake.
- **Architectural Control** – Toni reported questions about detached garage sizes. Looking into a seawall Sect. 10/ Lot 16, that would extend 25’ into the lake and attach to an existing seawall. Also a builder for a home on Ridge/Cedar –questions about square footage – and concern as this builder has been known for “shortcuts” \$1000.00 will be held for the road cut in case builder doesn’t follow guidelines. Approval of a fence on West Vista, a fence on Lincoln, a lower deck on West Vista.
- **Communications** – Deb reported she has been making posts on Facebook – reported that the “sharing” of the page has gathered many new “friends” requests liking our page. She wants to keep things not so negative but view Raintree in a positive atmosphere.
- **Finance** – Jerry reported the profit and loss report has been changed. These changes were suggestions from the accountant and the Quick Books Consultant. The full financial reports will be available at the September annual meeting. Working on a procedure for the assessments that are going to collections. Will have this for the next meeting. Had a property owner question why after 60 days they go to collections. We had a motion back in March, 2002 that pay raises were to be given at the 1st pay period in February. These would be done on the employees’ anniversary day rather than February. Jerry made a **motion** to rescind the motion from March 2002, seconded by Jim. **Motion passed unanimously**. Jerry then made a **motion** that any pay raises be given on anniversary date of hire on the employee, seconded by Jim. **Motion passed unanimously**.
- **Lakes and Beach** –Doug reported the patrol boat has been winterized and is up out of the water. We have had 600 Walleye stocked in the big lake. Spillway repair between the two small lakes is supposed to start in

December. The water never went low enough to install the courtesy dock this year. The company is going to hold it and keep it inside at same price for us. As soon as water level is low enough we will call and get dock installed.

- **Maintenance** – Jim reported maintenance has been repairing ditches and culverts. Fixed lights on the back gate. Ordered the material for railing on front porch of the POA building. Installed new sign at the beach that had been destroyed by gunfire. Monitoring game cameras watching for who has been playing on the newly fixed back of the dam. Campground bathhouse and irrigation systems have been winterized; trucks have been prepared for winter. Please remember as we approach snow season, it's not easy to drive a snow-plow – cars on the side of the road could cause damage to our equipment.
- **Roads** – Dennis reported 19 locations have been asphalted and repaired or replaced. 20 sections of concrete have had concrete replaced, most of that was on Plantation. There are 6 remaining locations culvert/guard rail repairs. The most expensive culvert repairs will be on West Vista, where the culvert pipe has collapsed and water has eroded, the road is sinking. The road will need to be ripped out, repaired and replaced. West Vista will be closed approximately 3 days. No total dollar figure as some work still needs to be addressed. Somewhere in the area of \$200,000.00 with \$129,000.00 received from the EPA. Dennis has prepared a request to the EPA asking for \$60,000.00 additional funding. This request has not been sent yet but will be going back over this so not to miss anything. Dennis made a **motion** for the \$38,000.00 for the culvert pipe and road repair, seconded by Jim, **motion passed unanimously**.
- **Rules** – Cherie reported that the first “rules” committee meeting was held on November 7th. We have been looking through the Rules book, topic by topic, wanting to work hand in hand with the office as they are the 1st to hear about the complaints, and we still have some open complaints. Cherie made a **motion** to revise the complaint form to add “optional” next to the name line on the form, seconded by Jim – discussion about all the lines for information on who is making the complaint be made “optional”. Cherie made a **motion** to rescind earlier motion as written, seconded by Jim **motion passed unanimously**. Cherie then made a **motion** to modify the complaint form for the person(s) making the complaints personal information to be “optional”, seconded by Jim, **motion passed unanimously**. Cherie also reported that there are many complaints/concerns about the ATV portion of the rules. In early years an ATV was a 4-wheeler; today there are many other variations. We need a more detailed explanation of types of ATV's that are not acceptable.
- **Security** – John reported on the discussions about the auto stickers still in the works. He has scheduled a meeting with the field operations supervisor at Jefferson County Sheriff Dept. to see about working more closely.
- **Old Business** – None.
- **New Business** – Dennis received letter – property owner wants to donate lots to be used as common ground. Dennis made a **motion** to accept lots in Section 23, lots 111 & 112 only. Jim seconded for discussion purposes – open for discussion – none in favour, all against **Motion Failed**. We received a letter from Jefferson County Public Sewer and Water regarding 20manhole covers that are covered by roads, 12 that are located on private property – covered by concrete driveways or in yards. Some are 3”, others 5-12” and one that is 18” below surface. All are located in the original sections of the subdivision (sections 1 – 14). Dennis will contact the Sewer and Water District and let them know that we won't be addressing this until the Spring.

Adjournment – Jim moved to adjourn, John seconded. **Motion passed.**

Open Forum – The following issues were discussed:

- Fish in big lake only? They need the cold water.

Minutes submitted by: Sue Crowden, Office Staff