



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 19, 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, John Drouant, and Douglas Wells were present.

Board Members Absent - Lori Bundstein, Cherie Buijk, Toni Burst, and Deb Enderson.

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

Approval of Minutes – Jim made a **motion** to accept the minutes of the November 21, 2016 meeting, seconded by Jerry. **Motion passed**.

Approval of Closed Minutes – Jim made a **motion** to accept the minutes of the November 10, 2016 closed meeting, seconded by Dennis. Board **approved** the minutes of closed meeting.

Treasurer's Report – Jerry reported on the Profit & Loss Report and the Balance Sheet Report.

Total Income	\$ 789,429.43
Total Expenses	\$ 662,118.21
Net Income	\$ 127,311.22

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

Correspondence Report – Jerry reported a letter received from Bill Rauch (Sect. 23/111-112), 115 statements and documents scanned to MCA, and 4 birthday letters (over 21) were sent.

Standing Committee Reports

- **Administration/Legal:** Jim reported on the hearing on a proposal by Kevin Roberts for POA to pay for Mr. Tuckers legal fees, which was postponed until such time that the declaratory judgement goes through and a judicial decision will be made whether or not it is legal for anybody to change 4c in our covenants. We will also be asking for attorneys' fees in return and in all likelihood those two requests will be cancelled out. The office has sent out censure fines, homeowner changes, finance charges, birthday letters, emails, data entries and the office has been critically evaluating the legal fees that we not have duplications and so far, we have spent about \$16,000.00 on that.
- **Architectural Control** – None.
- **Communications** – Jim reported that Deb has been working on posts for facebook. Tom added a note on facebook about the roads during winter weather conditions.
- **Finance** – Jerry reported there is a meeting scheduled with the collection lawyer on January 12, 2017. We are going to go over the accounts we have sent him – has had 3 months. Some will not be able to go any further due to deaths, and others will need to be attended to promptly.
- **Lakes and Beach** –Doug reported Spillway repair between the two small lakes that was supposed to start in December will begin sometime in January dependent on the weather. Maintaining the water level.
- **Maintenance** – Jim reported maintenance installed new handrail in the front of the POA and we have new carpeting ordered for the front porch. Renewed license on the 2005 and 2011 trucks. Cleaned ditches of limbs, leaves, and volunteer trees. Removed volunteer trees and growth in Autumn Lake, dams and spillways. DNR inspects us and that is one of the things we have to maintain the spillway so that nothing gets caught. Continuing to monitor issues pointed out in the 2014 dam inspection. We have approximately 100 tons of salt in storage with our supplier and a nearly full storage bin here. Maintenance crew asks that you use off street parking when winter weather is imminent.

- **Roads** – Dennis reported to date that \$304,000.00 on road repairs (includes the \$129,000.00 received from the EPA). 80% of our contract with West Paving has been paid. The remainder will be paid in 2 instalments. Dennis has sent a request to the EPA asking for \$180,000.00 additional funding. There are 18 locations that haven't been repaired that we identified about a year ago, and those locations are getting worse. We hope to get those 18 locations and others that are our responsibility repaired in spring of 2017. West Paving agreed to keep the bids that they gave us in 2016 – said they would keep the prices the same for this additional work. The West Vista road work was put off until after the holidays as they will have to close the road for a few days. The manhole covers (discussed briefly last meeting) we have 20 locations under our streets. Some are 2-3” deep some are as much as 8-10” below surface. We have had 2 meetings with the Jefferson County Sewer/Water District representative John Friebis. West Paving sat in on one of the meetings. Water/Sewer District will pay West Paving to dig up the locations JCSWD will install the risers and we will pay to fill in asphalt after work is done. There are 12 other locations where the manhole cover is covered by concrete driveways or in yards. The sewer district will address those with the homeowners themselves.
- **Rules** – Jim reported that Rules committee has been working identifying cars on streets that are unlicensed trying to get those moved and out of our community. Also working on our rules book getting those up-to-date.
- **Security** – John reported he has met with Jefferson County Sheriff Dept. Working with Rules committee for violations. In January JCSD will meet about getting a neighbourhood watch program started in the community. Contacted Solid Waste about getting rid of the derelict cars. Jefferson County did overcharge 4 hours for coverage on Halloween will be worked out the next time we need them out here. We will have a 2017 contract with JCSD covering the year rather than per event. Discussed having off duty officers here for security. Still pushing for the camera at the big lake. Wireless is not a good option.
- **Old Business** – None.
- **New Business** – Designate area for live Christmas Tree Drop. Doug made a **motion** to designate an area by the maintenance building for the live Christmas Tree Drop, seconded by Jim. **Motion Passed.** Jim to talk with Tom about possible Christmas tree pick up for small charge.
Floating a 1-time loan to dredge out lake? Jerry will get more details on rates/payments. Doug to talk to land owner adjacent to Raintree about dumping soil dredged from lake.

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

Open Forum – The following issues were discussed:

- Merry Christmas and Happy New Year

Minutes submitted by: Sue Crowden, Office Staff