



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 18, 2016

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

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

Approval of Agenda – Jerri Jean made a **motion** to accept the Agenda, seconded by Dan, **motion passed unanimously**.

Approval of Minutes – Deb made a **motion** to accept the minutes of the March 21st open meeting, seconded by Jerri Jean, **motion passed**. Lori made a **motion** to accept the minutes of the March closed meeting, seconded by Jerri Jean, Doug and Dan abstained, **motion passed**.

Treasurer's Report – Jerry reported we had bills totalling \$19,101.21 and a Boat House refund of \$750. The Profit and Loss and Balance Sheet are both in accrual basis; if you are interested in cash basis we can provide a copy. Jerry reported the Profit and Loss cash basis was:

Total Income	\$15,275.07
Total Expenses	<u>\$89,700.65</u>
Net Income	- \$74,425.58

Lori made a **motion** to accept the treasure's report, Jerri Jean seconded, **motion passed**.

Correspondence Report – Lori reported seven correspondences were sent out, including a bankruptcy, violations, and trustee sale. We received three correspondences which included bankruptcy notices, safety recall on the truck, and parking pass information. Jerri Jean made a **motion** to accept the correspondence report, seconded by Jerry, **motion passed**.

Standing Committee Reports

- **Administration and Legal** – Dennis reported there are 235 accounts at collections, and five accounts are now paid in full. The office is doing research on finding a sealing machine to replace the Pitney Bowes machine. There is also research being done on Judgements for large past due accounts. Deb made a **motion** to accept the Admin report, seconded by Lori, **motion passed**.
- **Architectural Control** – Dennis reported there were plans submitted for a house on Lake Ridge Dr, these plans were approved. ACC recently voted to shorten the time allowed to build a house to eighteen months; it previously was 3 years with extensions. Any home approved after March 22 will be subject to the eighteen months timeline. There is an illegal fence on Old Hickory a letter was sent, no action was taken, a second letter was sent stating their family number will be removed if the fence is not removed. Plans were submitted for a boat house on Lake Ridge which was approved after more details were provided. There was a complaint about an unclean work site on Peachtree a letter was sent and as of April 17th the site has been cleaned up. ACC meeting dates have changed to the first and third Thursdays of each month. Jerri Jean made a **motion** to accept the ACC report, seconded by Jerry, **motion passed**.
- **Lakes and Beach** – Doug reported there was a fish purchase approved, and the first stock of catfish has been delivered. Doug made a **motion** for the board to approve the purchase and installation of a floating boat dock at the Autumn Lake boat ramp, seconded by Lori, discussion followed, **motion passed unanimously**. Deb made a **motion** to accept the Lakes and Beach report, seconded by Lori, **motion passed**.
- **Communications** – Deb reported that homeowners can visit the Raintree POA Community Facebook page to get information about upcoming meetings and events happening in our community. There is a link to the new website on the Facebook page. Lori added that if there are pictures you would like to add to the website, please submit them to the office for review. Jerri Jean made a **motion** to accept the Communications report, seconded by Lori, **motion passed**.

- **Finance** – Jerry reported there will be a meeting with a new lawyer, working on a contingency basis, to get judgements on large overdue accounts. Deb made a **motion** to accept the Finance report, seconded by Jerri Jean, **motion passed.**
- **Maintenance** – Dennis reported maintenance has been cleaning out ditch lines. A complaint form will be filled out when it is known who threw the debris into the ditches. There was a six-month check on all trucks. Shrubs were replaced at the Gazebo, and mulch was also put down. The bathhouse is now open. The “no unlicensed vehicles” signs were installed at the gates. Grass cutting and preparation for summer has begun. Please fill out a work order if you see any areas in the community that need to be looked at. Lori made a **motion** to accept the Maintenance report, seconded by Dan, **motion passed.**
- **Roads** – Dennis reported we have not heard from Greg Bach about the meeting with the EPA yet. Damaged roads in Raintree have been identified and there are two lists of repair work that needs to be done. One list is the roads the EPA is responsible for fixing, and the second list is the roads the POA is responsible for fixing. Requests for bids on these roads will be sent out this week. We are waiting for Meramec Paving to fix two roads they had previously worked on before we send them a final payment. As of April 25th all Prudent gates card will be suspended and they will have to pay a yearly non-refundable fee of \$200 to receive a card. Jerri Jean made a **motion** to accept the Road report, seconded by Dan, **motion passed.**
- **Rules** – Jerri Jean reported there have been four new violations in the past month. People are responding after receiving a letter requesting correction. Check-ups on past violations will happen this week, a second letter and fine will be sent if not completed. Dan made a **motion** to accept the Rule report, seconded by Lori, **motion passed.**
- **Security** – Dan reported it has been a relatively quiet month. The summer beach schedule is currently being worked on. Dennis reported there have been break-ins in homes currently being built. Jerri Jean made a **motion** to accept the Security report, seconded by Jerry, **motion passed.**

Old Business – Doug reported we are waiting for the ground to dry out to start working on the Winter Lake Dam.

New Business – Lori reported we have a common ground area on East Vista that needs attention because it has washed into the lake. There is a property owner on West Vista and Lincoln who would like to put in a sea wall and is asking to have his area of the cove dredged. He stated he will pay for the dredging he would just need approval from the POA.

Jerry reported golf carts need stickers. You must bring in proof of insurance on your golf cart to get your sticker. There is no charge for a golf cart sticker.

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

Open Forum – The following issues were discussed:

- Lake Treatment
- No Wake Buoy
- Stone Removal
- Country Club

Minutes submitted by: Mallory Leonard, Office Staff