



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 16, 2016

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

Special Presentation – Lee Redman reported on Lake Treatment. He suggested to not treat the big lake unless there are many complaints and a lot of algae. It would only take one day to treat the big lake.

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

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

Approval of Minutes – Jim made a **motion** to accept the minutes of the April 18th open meeting, seconded by Jerri Jean, Jim and Toni abstained, **motion passed**. Jim made a **motion** to accept the minutes of the April closed meeting, seconded by Dan, Deb abstained, **motion passed**.

Treasurer's Report – Jim reported:

Total Income	\$ 53,416.55
Total Expenses	<u>\$159,526.08</u>
Net Income	- \$106,109.53

Dan made a **motion** to accept the treasure's report, Deb seconded, **motion passed**.

Correspondence Report – Lori reported we received six correspondences regarding various issues. We sent out 16 correspondences ranging from ACC to rule violations.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office has been helping the Treasurer with delinquent accounts, and preparing for the yard sale. Annual assessment preparation and invoicing has been started. The office has also been dealing with resident's concerns about the Country Club, and updating the new website when necessary. No pending legal issues at this point.
- **Architectural Control** – Toni reported there was a meeting on May 5th during which a home was approved on West Vista, another home was approved on Forest, and a deck was approved on Magnolia. There will be another ACC meeting Thursday May 20th to look at a boat dock and lot combination.
- **Lakes and Beach** – Doug reported he worked on some procedures for Lake Patrol. Lori made a **motion** to approve the Lake Patrol procedures, seconded Doug, discussion followed, **motion passed**.
- **Communications** – Deb reported the office has been very helpful in letting her know when something needs to be communicated to the community. Deb requested committee chairs inform her when meetings are happening so they can be put on the Facebook page.
- **Finance** – Jim reported no update.
- **Maintenance** – Jim reported maintenance has been responding to numerous ditch issues from the recent rain. No Wake signs were put on the lake. Maintenance has been working to help with the recent lightning strike on the water tower. Seven tons of sand has been added to the beach. The process has begun to repair the swim rope which was recently discovered to be broken. Over hanging limbs have been removed. Please do not dump grass or lawn clippings into the ditches.
- **Roads** – Jim reported the EPA will be providing funds for some of the road repairs that are needed. Raintree would be responsible for getting bids for the road work and funds will be direct deposited into the Raintree bank account once a decision is made. We sent out bids to five different companies, all five companies sent a representative to a meeting to get more information on the project. All bids are to be submitted to the office by May 26th. Prudent has paid approximately \$4,000 to receive gate cards. These cards will be active until the end of the year, after that all gate cards Prudent has must be renewed.

- **Rules** – Jerri Jean reported there are currently four open violations. Jerri Jean made a **motion** to change 12.2 of the Rules Manual to include notification of a phone call or letter, seconded Deb, discussion followed, **motion rescinded**.
- **Security** – Dan reported lightning struck the back gate and internet has been down at the office. There has been another break in the owner was home this time. Please remain constantly vigilant of your surroundings, make sure doors and windows are locked. Contracts with Jefferson County Sheriff's Department and Sentry Security were sent in. Security will go from May to September.

Old Business – Doug made a **motion** to exclude political signs in the Rules paragraph 11.2 with the stipulation the Covenants will be update, seconded Toni, discussion followed, six yes one opposed, **motion passed**.

New Business – Jim made a **motion** to include on the ballot a detached garage no greater than 900 sq ft and no less than 400 sq ft is allowed on an adjoining lot either to the right or left with a boundary line adjustment and residence, it must be connected with a pathway and plans must be approved by ACC and Jefferson County construction codes, seconded Deb, **motion passed**.

Jim made a **motion** to increase assessments as follows; \$205 on an undeveloped lot in Sections 1-25 to \$215, \$365 on a developed lot in Sections 1-25 to \$415, \$300 on an undeveloped lot in the Forest to \$315, \$475 on a developed lot in the Forest to \$525, and \$102.50 on Condo owners to \$110, seconded Jerri Jean, discussion followed, all opposed, **motion fails**.

Jim made a **motion** to remove from 5C that the POA collects trash fees and rewrite to say a single trash company will be used and a resident can opt to pay more for recycling with the same trash company, seconded Deb, **motion passed**.

Jim made a **motion** to change the 10 day voting period to five days in #7 of the By-Laws, seconded Deb, all opposed, **motion fails**.

Deb made a **motion** to add to the Covenants that you cannot publicize a gate code to enter Raintree, seconded Jim, discussion followed, **motion rescinded**.

Dan made a **motion** to ask for a Special Assessment to be voted on for immediate needs for the community, seconded Jerri Jean, discussion followed, **motion passed**.

Lori stated we need some more Lake Patrol volunteers; please contact the office if you are interested. We also need some spotters that live on the big lake. Lori asked if we could light up the buoys they are difficult to see at night.

Jerri Jean made a **motion** that Lake Patrol does not fall under Rules it is under Lakes and Beaches, seconded Lori, discussion followed, **motion passed**.

Gail Wuebbles is the winner of the Ski Tube and Life Jacket raffle.

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

Open Forum – The following issues were discussed:

- Advertising
- Water Tower
- Blast Calling
- No Wake July 4th

Minutes submitted by: Mallory Leonard, Office Staff