



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 20, 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, Jerry Radake, Jerri Jean Hicks, Dan Osolinski, Douglas Wells, and Deb Enderson were present. Toni Burst was absent.

Approval of Agenda – Dennis 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 May 16th open meeting, seconded by Jerri Jean, **motion passed**. Jim made a **motion** to accept the minutes of the May closed meeting, seconded by Jerri Jean, **motion passed**.

Treasurer's Report – Jim reported:

Total Income	\$ 75,482.93
Total Expenses	<u>\$185,761.07</u>
Net Income	- \$109,978.14

Correspondence Report – Lori reported we received a Thank You note from Hillsboro Food Pantry. There were some violations sent out and five road bids were sent out.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office has been busy sending out bids and working with other committees. There are no outstanding legal issues at this moment.
- **Architectural Control** – Dennis reported there were two meetings, May 19th and June 2nd. All existing construction was reviewed with the home inspectors. Plans for a boat house on West Vista were looked at and rejected. A deck on West Vista was approved. A decorative fence was built on Peachtree close to the road a letter will be sent stating this is a safety hazard.
- **Lakes and Beach** – Doug reported the property owners who do not use the boat ramp do not always see when there is a no wake notice and a bright green flag has been ordered to fly when a no wake is in order so everyone can see. There was a site visit to start putting in a bulk head for the dock. It was determined to wait until later into summer when the water level is lower to start building. Steve Ortmann was contacted about the Dam he will be taking a look to see if it is dry enough to start work. Steve Ortmann is still working on a bid for the Spillway. The lake will be retreated because there was heavy rain after the first treatment and it got washed away. It will take about a week for treatment to take effect. Jerry asked about cove dredging and suggested we research more on this subject.
- **Communications** – Deb reported there are questions being asked on the Facebook page. She stated she does not always answer all the questions because she does not have input from all Board Members.
- **Finance** – Jerry reported there is a new budget that goes from July 2016 to June 2017. There was \$5,000 put into the budget for Big Dam repairs, and \$50,000 for Spillway repairs. There was \$400,015 spent by the previous board which caused a short fall for road repairs and cove dredging. We are researching to get a lower rate on our truck loan. Jerry made a **motion** to accept Bridgewater's bid for accounting services, seconded Jerri Jean, **motion passed**.
- **Maintenance** – Jim reported grass cutting has begun. Total kill has been applied to the roadside. Maintenance has been responding to many complaints about water runoff damage and blocked culverts. Culverts that are under driveways are not the responsibility of maintenance. Trees and limbs that are hanging over roads have been removed. The Spillways and Dam wall have been monitored. Assisted security with recent gate issues.
- **Roads** – Dennis reported five bids were sent out for road repairs. There are approximately 60 locations that need repair. West Paving had the best bid so they were chosen to do road repairs. Road repairs are set up in a three phase plan. All repairs will cost around \$600,000 the EPA agreed to pay around \$125,000 for damage they have caused to our roads. Once we receive money from the EPA we will put in for the next phase of road work. West Paving said they could start in August, but they may begin earlier. Today several locations were looked at with culvert issues that have happened since the last round of storms.

- **Rules** – Jerri Jean reported we have 29 total violations, three are still open. We had a hearing in which the violator should be notified on the 21st it was recommended this issue go to ACC, however their meeting is not until this coming Thursday. Jerri Jean made a **motion** to request an extension until after ACC meets, seconded Jim, no vote was made. We have sent out ten letters on violations. One \$500 fine was sent out for an ATV on the road. It was voted on in 1996 to not allow ATVs. Jim stated he would like us to reevaluation the current process we have. He suggested the committees sit down and work together to simplify processes. Jerri Jean made a **motion** to change rule 7.1 and 11.2 to include “Political Signs are acceptable, when they pertain to US Governmental Elections”, seconded Jim, discussion followed, **motion modified** to changed rule 7.1 and 11.2 to include “Political Signs are acceptable”, **motion passed**. Jerri Jean made a **motion** to change rule 12.2 and VII.3 from notify accused by phone to letter, discussion followed, **motion passed**.
- **Security** – Dan reported security has been busy at the beach. There was a leaf blower stolen out of someone’s garage. The back gate issue has been resolved. It has been brought up about changing gate codes. Research is being done on this situation. It was suggested to do away with gate codes and allow property owners to have two to three cards and charge for any additional cards that are needed.

Old Business – Dan made a **motion** to finalize the wording on his Special Assessment ballot item, second Jim, discussion followed, **motion passed**.

Jim made a **motion** to finalize the wording on the Trash Collection ballot item, seconded Jerry, discussion followed, **motion passed**.

New Business – Jerry made a **motion** to put on the ballot a change to 1h by adding “All watercraft, boats/vessels, etc. as described in this section must be covered by a liability insurance policy yearly and must be presented at time of purchasing their watercraft sticker”, seconded Jim, **motion passed**.

Jerry made a **motion** to put on the ballot a change to 2a by changing the bond refund amount from \$2,500 to \$3000, seconded Jim, discussion followed, **motion passed**.

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

Open Forum – The following issues were discussed:

- Lake Treatment
- Open Board Positions
- Political Signs