



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 18, 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, Toni Burst, Lori Bundstein, Jerry Radake, Dan Osolinski, Douglas Wells, and Deb Enderson were present. Dennis Schwantner and Jerri Jean Hicks were absent.

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

Approval of Minutes – Dan made a **motion** to accept the minutes of the June 20th open meeting, seconded by Jim, **motion passed.**

Treasurer's Report – Jerry reported:

Total Income	\$ 91,835.78
Total Expenses	<u>\$225,146.68</u>
Net Income	- \$133,310.90

Correspondence Report – Lori reported we received four correspondences and sent out 14. Four that were sent out were thank you letters for bidding on the road work needed. There were seven rule violations sent out.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office has been meeting with the collection lawyer and working on the process of preparing judgements. Second and finale assessment statements were prepared and sent. All unpaid balances will be sent to the collection agency on September 1st. We have worked with our legal representative on ballot issues. Preparation for the 2016 newsletter has begun. There were also resumes received for open board positions.
- **Architectural Control** – Toni reported there was only one meeting this month on the 23rd. The issue with the carport on Pea Ridge and Union was discussed, it was determined it was illegal and the owner has until July 31st to have it removed. There was a house approved on Duffer. There was a variance request for an above ground pool which appeared more in ground; plans were requested to investigate more. There were two fence requests approved.
- **Lakes and Beach** – Doug reported there was a no wake all day during the July 4th celebrations. Thanks go out to the HOA for providing fireworks. There was some damage to the metal grate on the boat ramp. Lori stated on the last Sunday of the month someone caught the grate and bent the steel about 12 inches. The boat which caused this damage has been found and will receive a letter accompanied with a bill to fix the damage that was done. There is a no wake flag that will be put up when no wake is in order. The work behind the back side of the dam on the small lakes has been completed. We are still working on the Spillway.
- **Communications** – Deb reported we have had growing interest in the Facebook page. We are currently working on the newsletter. Deb asked if committees could please submit their reports that go into the newsletter no later than the end of July. We are planning to include a version of the ballot items that will be written in different terms, so they are easier to understand.
- **Finance** – Jerry reported the office is currently going through files for information to forward to new collection attorney to gain judgements. There are close to 200 that are being sent, this does not include the big investor accounts.
- **Maintenance** – Jim reported normal activities have been on hold as maintenance has been trying to catch up on ditch repair and culvert cleaning from the recent rain. There was a no wake flag pole that was installed. If you have any issues please fill out a work order and it will be responded to as soon as possible.
- **Roads** – Jim reported Plantation Drive will begin construction in the near future. Dennis has been doing a very good job working with the EPA to make this happen. There are some minor issues with the wording in the contract that are being worked out. After that we will receive a lump sum from the EPA for road repair.
- **Rules** – April reported there are some illegally parked cars. Phone calls have been made and they will have until Friday to remove them.

- **Security** – Dan reported the beach has been busy. There has been an issue with people removing stickers from old cars and putting them in new cars. This is considered to be an invalid sticker and if caught the vehicle will be towed. There have been some kayaks that have been stolen recently. We are working with Jefferson County on this issue. When stickers are ordered next year for boats it was asked if Lakes & Beach would be considered elongated the sticker to include a tear off part to go on the boat trailer. Please do not launch kayaks and paddle boards from the beach area in or near the swim area.

Old Business – None

New Business – Jim reported we need to go over the legal wording on the ballot issues. Toni asked on ballot item #3 (detached garage) what would happen if the lot is returned to original boundaries and there is now a building on a vacant lot, which is not allowed per ACC Rules. Toni suggested we add a rule stating if this happens the building must be removed. On ballot item #5&6 (waste removal) it was determined the first sentence, “The Raintree Property Owners Association shall have the right to bill every homeowner for solid waste removal.” in 5g will stay.

Lori reported there is a postage meter in the office that we are leasing and have spent over \$33,000 on in the past 14 years. There is a new machine being requested that will fold, stuff and seal envelopes with a one-time payment of \$5,000 for the machine. Lori made a **motion** to purchase this new piece of equipment for the office, seconded by Deb, discussion followed, it was determined there was no motion needed because more research will be done on which machine to purchase and this information will be brought back to the board.

Lori reported we received 9 resumes. People who submitted resumes are Michael Clamors, Cheri Bujik, Deb Enderson, Raymond Graf, Jackie Keating, John Drouant, Toni Burst, Jim McClung, and Jerri Jean Hicks.

Jim made a **motion** to invite the people who have submitted resumes to attend the next month’s board meeting to answer questions following the meeting, seconded by Deb, **motion passed.**

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

Meeting was reopened

Jim made a **motion** to modify the motion to approve the June minutes to include the change of an additional \$500 will be withheld from construction bond refunds, seconded by Deb, **motion passed.**

Re-Adjournment – Deb moved to adjourn, Lori seconded, **motion passed.**

Open Forum – The following issues were discussed:

- Bond Refund
- Lake Treatment
- Special Assessment Ballot Item
- Road Repair
- Signs
- Black Hole LLC
- Security
- Meeting Minutes