



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 15, 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, Jerry Radake, Lori Bundstein, Toni Burst, Deb Enderson, and Dan Osolinski were present. Jerri Jean Hicks and Douglas Wells were absent.

Approval of Agenda – Dan 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 July 18th open meeting, seconded by Deb. **Motion passed.**

Lee Redmann Guest Speaker, spoke regarding Lake Treatment. He said it is not safe to treat the lakes at this time. Cannot treat while people are swimming in the water. Renew plan to treat in early Spring & usually 1 (one) treatment will suffice for entire summer. Missed the spring time treatment (didn't have a contract). Rec'd the complaint Aug. 1st. We don't treat Spring lake - everything dies completely out over the winter – will not make it harder to treat next year.

Treasurer's Report – Jerry reported:

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| Total Income | \$ 496,624.14 |
| Total Expenses | \$ 58,975.66 |
| Net Income | \$ 437,648.48 |

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

Correspondence Report – Lori reported it's been a quiet month. We received thirteen (13) correspondences and sent out eight (8). There were two (2) rule violations and past due notices were sent to outstanding accounts.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office was collecting information for the collection lawyers. All unpaid balances will be sent to the collection agency on September 1st. Codes have been removed due to outstanding balances. There has been a lot of traffic through the office (this is our busy season). They are preparing the newsletter for the annual meeting. We had one employee resign – and have had resumes coming in. We have hired Sue Crowden; she is being trained in office activities. We prepped for the 2016 Tax Sale. There were 170 lots on the 1st sale – 35 on the 2nd and 30 on the 3rd. Only 30 will go to Jefferson County unless they are bought by someone before going to Jefferson County Trustees. The reason the large number – we have large investors that have had their lots go back for taxes. We have had gate issues. Dan has done an excellent job keeping our gates functioning. Looking at some different office equipment.
- **Architectural Control** – Toni reported there was no meeting this month.
- **Lakes and Beach** – Lori reported we are still working on the spillway. Waiting to hear back from the contractor – the material the engineer wanted to use is very expensive and the contractor is looking into an alternate plan that would save us about \$10,000.00. The dam has been fixed on the two (2) small lakes in the back. Lori also added to the information Lee Redman shared, mentioned that he was here in June and said he was going to re-treat the lakes – and didn't. Not sure if it's a miscommunication between him and his son – and doesn't want it to be a bad reflection on us as we have no control on that. Jim added that the chemical used can be very irritating to the skin (especially young children) and is best not to treat while people are swimming. The chemical goes into the lake and suspends into and kills the algae then settles down to the bottom of the lake where it isn't stirred up enough to cause harm to swimmers.
- **Communications** – Deb reported that everyone should have received the newsletter. We included information on each of the candidates running for the board and will have a "meet and greet" Saturday, August 20th at 1:00 p.m. There has been a lot of feedback on the Facebook page and the website. Mentioned linking the POA website with the HOA website. Needing updated – use of more informational service. Deb will look into this and work with the HOA board to getting these updated.

- **Finance** – Jerry reported we have a CD coming due the 25th of August (ICF fund) \$31,746.00 – would like to add \$27,000.00 to that for 1 year. Out of the \$400,000.00 that we had – would like to take \$100,000.00 of that and put into a 6-month CD. It would come due around January/February and we could add a little money to that. Jerry made a **motion** to add the \$27,000.00 to the \$31,000.00 into a 1 year CD (ICF Fund) seconded by Deb – discussion – all in favour - **motion passed unanimously**. Jerry made a **motion** to put \$100,000.00 from the assessment revenue into a 6-month CD, seconded by Deb – discussion – **motion passed unanimously**.
- **Maintenance** – Jim reported maintenance has been busy keeping up with the grass, taking care of the pavilion, the campground, and some trees coming down. Tom is anticipating the winter season and hopeful the snow equipment is serviceable. If you have maintenance issues please fill out a work order and it will be responded to as soon as possible.
- **Roads** – Dennis reported Phase 1 has begun on roads. Still have about 16 other locations in the near future. Will begin preparing Phase II. Will again be asking for more funds from EPA and more funds from the Board. (Not as much as the first time). We have a lot of road work to do – Phase I & Phase II only covers 60-70% of what is needed. Wanted to hold the outgoing side of Plantation Drive for spring but noticing need and issues pointed out by residents by side gate that we may need to repair before winter. I’m keeping in contact with the EPA. Jim thanked Dennis for keeping on top of things.
- **Rules** – Lori reported there were five (5) violations and letters were sent. Will be following up.
- **Security** – Dan reported things are winding down on beach security; will probably suspend the Jefferson County patrol mid-September. Lightning took out the rear gate – it has been repaired. Front gate had a delay – it has been repaired. Jefferson County and Sentry tracked down stolen Kayak and found an ATV in the woods that had been reported stolen.

Old Business – Jim responded on a question he has been asked at the last meeting about the number of lots placed into the LLC - Black Hole.

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| Placed: 15 | (1-19) | 14 | (20-25) |
| Sold: 15 | (1-19) | 1 | (20-25) |

Remaining lots: 13. The reason this is being done is to stop paying taxes on the lots and decrease our liability issues.

New Business – Lori reported “Golf Carts vs. ATV’s”? What is a golf cart? Do we need to inspect golf carts? If property owner brings in insurance and it’s listed as a golf cart – a sticker is issued. One resident has a 2016 Polaris that is insured as a golf cart and has received a sticker. (Has photos of the Polaris-clearly an ATV). Lori called Polaris they do not manufacture golf carts. Jim stated we need to get more information – get guidelines – no 4-wheel drive capability & motor size.

Adjournment – Deb moved to adjourn, Toni seconded. **Motion passed.**

Open Forum – The following issues were discussed:

- Road Repairs on Plantation
- Schedule oil changes on maintenance equipment
- Road Repair/Road Cuts (W. Vista) Water Dist?
- POA lawsuit against CC? Declaratory Judgement
- Security at Beach doing a good job
- Newsletter / Lawyers’ fees for collections
- Lake Treatment in MAY
- Treat Golf Carts like Jet Skis with Inspections
- Parking Rules/Violations/Fines
- How to enforce the Rules?