



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

March 21, 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, Toni Burst, Jerri Jean Hicks, Dan Osolinski, Douglas Wells, and Deb Enderson were present. Jerry Radake was absent.

Special Guest Presentation – Lt. Dunn spoke about the recent burglaries in Raintree. He stated garage doors should be not be kept open, and valuables should not be left in cars. Be watchful of your surroundings. If you see anything suspicious call and make a report. This will get extra patrol in your area.

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

Approval of Minutes – Dennis made a **motion** to accept the minutes of the February 15th open meeting, seconded by Jerri Jean, **motion passed**. Deb made a **motion** to accept the minutes of the February closed meeting, seconded by Lori, Jim and Jerri Jean abstain, **motion passed**.

Treasurer's Report – Jim reported a net income of -\$34,298. We are continuing to update our bookkeeping. We will be back to yearly in midsummer.

Correspondence Report – Lori reported we had a quiet month. We received one correspondence, and five correspondences were sent out.

Standing Committee Reports

- **Administration and Legal** – Jim reported the office has been handling the raffle. The office has been assisting Lori on information needed for the website. There was a new map created to handout at the office when people need help finding roads. The office has padded used paper to use as notepads.
- **Architectural Control** – Toni reported there have been no meetings this month, however there have been new house plans submitted.
- **Lakes and Beach** – Doug reported the Mousers have granted access to their property to work on the Dam. Mr. Ortmann, the contactor, is going to speak with the Mousers on what will be done. Catfish will be stocked in the lake. The committee has been working on a plan to get a dock on the big lake. Next Monday a decision will be made on the dock and be brought to the board at the next Board Meeting. We are in need of volunteers for lake patrol. Please call the office if you are interested. We are waiting to get the keys back for the patrol boat. Doug made a **motion** to acknowledge the fact that regarding common ground the POA is not bound by the rules and restrictions that apply to property owners regarding their private property, Jim seconded, discussion followed, 5 yes, 2 no, Jim abstain, **motion passed**.
- **Communications** – Deb reported we are continuing to use the Facebook page to put information out. Please let Deb know when committee meetings are happening so they can be put online. Lori reported the new website is up and running. The new site is www.raintreepoa.net, we could not keep the domain name we had before. The new website is more user friendly, there are pictures from the community, the rules and Covenants are available, and all forms the office has are available. Dan asked if we could download the audio from the meeting and make it into a podcast.
- **Finance** – None
- **Maintenance** – Jim reported maintenance has been working through several ice and snow events. Blockages from various culverts were removed, and the ditch line was cleared. Trees were removed that had been downed from the heavy snow. Routine maintenance was performed on the vehicles and snow equipment. Spring clean-up has begun. The rock wall by the rear POA steps has been rebuilt. Ruts were repaired on the Autumn Lake dam where an ATV was ridden. Trash has been removed that was dumped in isolated areas.
- **Roads** – Dennis reported there was one road repair and culvert installation on Richmond Drive. There was a drainage issue from the flood in July. There are two road repair lists being compiled, one list is roads we expect

Prudent and the EPA to fix, the other list is road repairs that are the responsibility of the POA. Both lists are lengthy. The hope is to have the roads that are our responsibility sent out for bids in the next few weeks. There are two letters that were sent to Prudent and the EPA about Dam violations. The Prudent letters were sent to Chris Keller and the President of Prudent, Sam Mudamala. The EPA letters were sent to Greg Bach. Since it has been over a month since the initial letters were sent and no payment for the violation has been received all Prudent and Prudent sub-contractors gate cards will be removed Friday. Dennis made a motion to charge Prudent \$200 for all new gate cards effective Monday 28, 2016. This will be a non-refundable payment, Second by Doug, Discussion followed, Deb added for each gate card they receive the drivers must sign an agreement saying they will not drive across the Dam, **motion passed.**

- **Rules** – Jerri Jean reported all of 2015 rule violations have been cleared up. There are currently 13 violations that have had letters sent. We have gotten good results by sending letters instead of calling. Jerri Jean made a motion to put up a sign at the front gate stating if caught on an ATVs, dirt bikes, and similar vehicles on POA property there will be a \$300 fine, Jim suggested the sign say “Any unlicensed vehicle excluding a golf cart will be fined \$300 if operated on POA property”, seconded by Deb, discussion followed, Dan revised **motion** for sign to say “Any unlicensed vehicle excluding a golf cart will be fined \$500 if operated on POA property”, Deb seconded, **motion passed.**
- **Security** – Dan reported that if you have valuables in your home it is suggested you get a gun safe or something to keep your valuables safe. If you see ATVs or similar vehicles please take a picture or video, nothing can be done without proof. We are getting ready for summertime with security patrol. Lori suggested we get some added patrol on the last day of school, May 18th.

Old Business – None

New Business – Jim reported we need to do a major review of our insurance coverage, including information on a dock and environmental pollution.

Dennis reported when he was looking at damage from the flood back in October, he spoke with Ruth Nilson. She had to repair one of our retaining walls; this wall failed when the flood came through and ruined her concrete pad. She asked if she could have help paying for this since she repaired POA property. She was told to bring in a bill and it would be taken to the board. The wall was only repaired because her concrete pad supported by our wall. Dennis and Toni inspected the wall, Dennis made a motion we pay half of the cost of the repair, \$650, seconded by Deb, discussion followed, Jim stated this will not set a precedence, if this type of situation will be looked at on a case by case basis, **motion passed.**

Lori reported she saw a truck by the dam without a Raintree sticker and she asked how they got in; the man stated he got a code from a friend who was a real estate agent. Lori made a motion if a real estate agent is caught abusing their code they will be given a one day code and must contact the office to get one, seconded by Jerri Jean, **motion passed.** Lori suggested we look into the cost of putting a fence around the steps by the beach to prevent accidents. Lori asked if we could put a sign on the front door state no firearms in the office, discussion followed, this subject will be revisited at the next board meeting. Lori also suggested we check into the cost of fixing the Raintree sign at the entrance.

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

Open Forum – The following issues were discussed:

- Access to Lake
- Watering Testing
- Flashing Light on B