



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

Annual Meeting

September 17, 2017

Opening – Jim called board meeting to order at 12:30 p.m. with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Jim McClung, Dennis Schwantner, Jerry Radake, Lori Bundstein, John Drouant, and Deb Enderson.

Board Members Absent – Cherie Buijk.

Approval of Agenda – Deb made a **Motion** to approve the agenda, seconded by Dennis, **motion carried.**

Introduction of Candidates for the Board – James McClung, Jerry Radake, Melissa Rebmann and Dennis Stein.

Current Board Members – James McClung, Dennis Schwantner, Jerry Radake, Lori Bundstein, John Drouant, Deb Enderson and Cherie Buijk. We have one opening we will need to fill as we had a board member turn in his resignation after the deadline to ask for resume's, and we will need to address this after the annual meeting.

Approval of Minutes – John made a **Motion** to accept the open minutes of the August 21, 2017 meeting, seconded by Dennis, **Motion carried.**

Treasurer's Report – Jerry reported on the balance sheet – Synchrony CD's, 2year, 3year and a 1year CD. The Profit & Loss, Interest for the Synchrony CD's.

Monthly Bills Report – Jerry mentioned check # 9651, Zimmerman Electric, \$4,615.00 was for the beach security electrical work. The check # 9683, Lange-Stegmann, \$7,390.17 was for salt/storage. The check #9685 was the deposit made to the I.C.F. fund. Jim made a **Motion** to approve the monthly bills report, seconded by Deb, **Motion passed unanimously.**

Correspondence Report – Lori reported we have received 2; ACC request and a road request. – Sent 7, two were judgements that were filed, 1 thank you card, 2 letters regarding the ACC request and 1 in response to the road request.

Standing Committee Reports

- **Administration/Legal:**

Admin: Jim reported the office has been working hard to prepare for the annual meeting; have shortened the newsletter process by 2 weeks, the annual assessment process by 3 weeks, and have cut cost of the annual assessments by returning the old mailing machine. Simplified the A/R process, worked with all committees on many projects, and have simplified the tax sale procedure. The office has been working to cut cost and to assure procedures are followed thoroughly. In 2017, Raintree had 10 homes approved, several fences, retaining walls and seawalls.

Architectural Control –Dennis reported ACC meeting held on September 7th. We approved 1 retaining wall, 1 fence, and one seawall with restriction. We talked about road cuts, possibility of changing the rules. We also discussed the probability of a new chairperson.

- **Communications** –Deb reported having an interesting Facebook experiment and continuing strategy on the best way to get information out to the community. Jim added that he and Deb have spoken about making changes in the future for more defined procedures on things and have those procedures available. We discussed also using the meetings prior to the Annual Election to help get questions answered regarding the annual election and ballot items. The Covenants and By-Laws are legally binding documents, and the legal terminology is often confusing. We plan over time to convert these out in a more understandable language.
- **Finance** –Jerry reported that in 2015 we had 86 county lots. Those are the lots that have gone back to Jefferson County on unpaid taxes. 86 lots @ \$205.00 = \$17,630.00. That is money that is just gone. Now, in 2017, we have 110 lots that have gone to Jefferson County. We are going to have to make this money up some way. We have a couple ways, one way is on the ballot, and the other way is to raise assessments.
- **Lakes and Beach** –Lori reported that the lake is under a “no wake” order. The water level is extremely low, can’t even get the patrol boat out. We have had quite a few people on social media about the boat dock and wanting us to move the boat dock because the water is too low where it’s at. We are not going to be moving the boat dock at this time. We have been having a lot of people running boats late at night without any lights, no navigation lights, and no running lights. Not a smart idea. Please be more safety conscious. The season is winding down and the beach will be clearing out soon. No news back as yet on the dam project.
- **Maintenance** –Jim reported the maintenance crew has been busy with normal summer duties. I have made the decision and instructed maintenance to no longer cut the grass in the cul-de-sacs where there are no houses. We have had some issues with people going into those areas and having bon fires, parties, and creating a nuisance for everyone. We have decided to make it less inviting for those individuals. If someone owns a lot in those areas, we will clear a way for them and maintain access to the fire hydrants, but not be as well-groomed if there are no houses. We have approximately 120 tons of salt in storage with our supplier so we are ready for inclement weather. The maintenance department has in the past done a good job of keeping our roads open and accessible. They have been cutting and removing fallen trees and debris. Painted school crosswalk and stop sign lines. Applied aquatic herbicide to weeds on Autumn Lake. Removed large trees from common ground, and assists with beautification committee. With the winter months coming, please remember don’t park on the roads. Vehicles and a snow plow do not make a good combination.
- **Roads** –Dennis reported that as we are in the 2017-2018 fiscal year, we had to solicit more road work to be done. We sent out 6 requests for bids, 3 contractors inspected and reviewed, and we received 2 bids, 1 from Spencer Contracting and 1 from West Contracting. Before I ask for approval, Spencer Contracting was over \$600,000.00, and West Contracting was \$407,000.00. West did bid on all the job work, where Spencer did leave out some locations. I will go ahead and ask the board to accept the proposal from West Contracting; it was \$467,545.00 – with the understanding that some of the locations won’t be able to get done this year, after a discussion with Jerry and the finances. These will have to wait until next spring. Dennis made a **Motion** to accept the bid from West Contracting, seconded by Jim – **Motion carried – unanimous**. I have requested \$367,000.00 from the EPA. We have identified 3 locations, and one is quite large. E. Vista, over 6,000 feet, Jerry’s Point and Grant Court. Those three locations will add up to \$367,000.00. We identified a situation during the inspections, we have a culvert pipe down on Plantation Drive that is split under the road, and they are going to have to close down Plantation for at least 1 full day. They will have to install a new culvert pipe. You can see where the road is really dipping down at the bottom of the hill. Cost for repairs on Plantation Drive is around \$86,000.00 – we’ll have to back off some of the other projects until spring of next year.

- **Rules** –Deb reported that the rules committee have not met recently, but there needs to be an enhancement in the violations tracking and getting that on a secure website, but that needs more coordination to work properly.
- **Security** –John reported nothing much has changed since last month, the year is winding down and security is getting easier.

New Business – Jerry mentioned that the beautification committee has been hard at work planting mums up at the entrance. We had an individual offer some land that we can use for plants to be planted at the front entrance at a later date. They do need additional volunteers, and we will be posting a date for a future meeting. Jim asked for a round of applause for the ladies on the beautification committee. The entrance looks very nice and we all appreciate the work you are doing.

Old Business – None.

Adjournment – Deb made the **Motion** to adjourn, Lori seconded. **Motion** passed.

Open Forum – The following issues were discussed:

- Wording on ballot items
- Ballot item # 14
- Declaratory Judgement
- Thank you to board
- Discussion of ballot items prior to voting
- Assessment payment plans
- Coming together as a community
- Dredging of coves

Minutes submitted by: Sue Crowden, Office Staff