



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 20, 2017

Opening – Vice-President Denny Schwantner called the Board meeting to order at 7:00 p.m. with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Denny Schwantner, Jerry Radake, John Drouant, Melissa Rebmann, Lori Bundstein, Dennis Stein, and Deb Enderson.

Board Members Absent – Jim McClung

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

Approval of Minutes – Jerry made a **Motion** to accept the open minutes of the October 17, 2017 meeting, seconded by Dennis, **Motion carried**. John made a **Motion** to accept the Closed minutes of the November 20, 2017 meeting, seconded by Melissa, **Motion carried**.

Treasurer's Report – Jerry reported on the Balance Sheet and the Profit & Loss Statement calling out the negative net income of \$23,640.08 for the month of October. Total net assets as of October 31st were \$1,487,604.27, calculated on an accrual basis.

Monthly Bills Report – Jerry mentioned check #9756 to Barton Law Group for \$1,166.66 for the collection of judgements against outstanding assessments. Check #9773 to Tim Reed for \$1,900 was for animal trapping. Jerry also pointed out Check 9774 for to Cost Cutter Snowplows and Equipment for \$5,927.49 for the salt spreader approved in October. John made a **Motion** to approve the monthly bills report, seconded by Melissa, **Motion passed unanimously**.

Correspondence Report – Deb reported items of correspondence received and sent.

Standing Committee Reports

- **Administration/Legal:** Denny reported a new vacated position on the Board and invited resumes to be submitted by Friday, December 15. He also announced that the court review of the Declaratory Judgement was postponed again to December 18 but that Mr. Schnaare told him the judge was intending to make a ruling in two weeks regarding the intermediary and the amended Declaratory Judgement. In addition, he informed the Board that Lori will chair the Rules Committee.
- **Architectural Control** – Melissa reported that the ACC met November 1. Two items were reviewed but not approved.
- **Communications** – Deb reported progress in the use of the new RaintreePOABoard@gmail.com. Attendees were invited to sign up for the email list after the meeting.
- **Finance** – Jerry announced spending priorities for the next 2-3 years will be 1) Rip rap for the Autumn Lake dam, as required by DNR to offset the existing deterioration of the dam, 2) Security, and then Roads.
- **Lakes and Beach** – Dennis informed the Board that the cost of the Rip Rap is expected to be \$300,000 over the next 3 years. He presented a comparison of boat sticker fees at similar lake communities and made a **motion** to increase the cost of boat stickers to \$80 for boats and \$100 for jet skis, which still keeps our fees lower. Jerry promised that the increase would go toward the Rip Rap expense except in case of an emergency. Deb seconded the motion to raise the cost of boat and jet ski stickers, and the **motion passed unanimously**. 2018 Boat Stickers would be issued in tandem with trailer stickers, which must be attached to identify which trailer belongs with which boat and to whom in case it is parked in violation of Covenants. He also presented three bids for 2018 aquatic bid for 2018 weed and algae control. Dennis **motioned** to accept the Aqwi-Service Consultants bid for a total of \$6,700 for all four lakes from April to September, with inspection every 3 weeks and treatment as needed, Jerry seconded, and the **motion passed unanimously**. Dennis also informed the Board that he is looking into possible trailer parking with Raintree and will discuss it with the insurance company. Dennis also **motioned** Boat Ramp rules be added to signage and Deb seconded. **Motion passed unanimously**. He distributed and proposed adoption of low water no wake rules and no wake in all coves. Dennis **motioned** and John seconded. **Motion passed unanimously**.

- **Maintenance** –Denny reported the activities of the maintenance crew, which included winterizing the irrigation system, repair of POA vehicles, cleaning ditch lines, culverts, removing trees, leaves and debris from ditches, removing vegetation on Autumn Lake dam among many other tasks.
- **Roads** –Denny reported that the EPA had approved an additional \$367,000 for road repairs, and he outlined upcoming work to be done. He already was in the process of creating the next list of street repairs for EPA reimbursement. He also reported pursuit of AB/AT&T for damage caused in the process of their work planting telephone lines so shallow along the roads.
- **Rules** – Lori informed the Board that stickers are being placed on vehicles to give 5-day notice of towing if the violation is not corrected.
- **Security** –John reported that almost 100% of the current security problems stem from Family Codes being distributed at large. He made a **motion** to disable all Family Gate Codes to eliminate the free pass into our community. He tentatively suggested January 15 as the date Family Codes would be voided from the security system. Property owners will be able to request 24-hour gate codes or even 2-3 day codes, but long term codes are eliminated. Property owners will also be able to purchase gate cards for immediate family members. Current gate cards will continue to be functional but will be non-transferable. New property owners will need to register at the POA office to purchase their gate cards. Lori seconded the **motion**, and it passed unanimously.

New Business – None.

Old Business – None.

Adjournment – Deb made the **Motion** to adjourn. John seconded, and the **motion passed**.

Open Forum – The following issues were discussed:

- The Security motion passed generated multiple comments and suggestions
- Possible relief from erosion by repositioning buoys
- Street repaving
- Speed bumps

Minutes submitted by: Deb Enderson, Board Secretary