



**RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

Board of Directors Meeting Minutes

February 20, 2017

**Opening** –Board Meeting called to order at 7:00 p.m. with the Pledge of Allegiance. Jim announced a Quorum.

**Present Board Members** – Jim McClung, Dennis Schwantner, Lori Bundstein, Cherie Buijk, Toni Burst, John Drouant and Douglas Wells were present.

**Board Members Absent** – Jerry Radake and Deb Enderson were absent.

**Approval of Agenda** – Toni made a **Motion** to accept the Agenda, seconded by Cherie, **motion passed unanimously.**

**Approval of Minutes** – Cherie made a **Motion** to accept the minutes of the January 16, 2016 meeting, seconded by Dennis. 5 approvals - **Motion carried.** Doug and Jim abstain.

**Approval of Closed Minutes (January)** – Cherie made a **Motion** to accept the closed minutes seconded by Jim, **motion passed unanimously.**

**Treasurer's Report** – Dennis reported on the Profit & Loss Report and the Balance Sheet Report.

Total Income	\$ 758,451.12
Total Expenses	<u>\$ 556,514.39</u>
Net Income	\$ 201,936.73

**Monthly Bills Report** – Total amount paid out this month is: \$72,925.63.

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

**Correspondence Report** – Lori reported we sent out 2 correspondences, 1 was about the manhole cover project and the other one was about gate damage issue.

**Standing Committee Reports**

- **Administration/Legal:** Jim reported that the office has been busy with the website, collections, working with ownership changes, getting things together for the annual yard sale. With this tropical February weather they are busy with boat stickers and golf cart stickers. Heavy foot traffic. Working on censure fines and end of year taxes. No active legal issues at this time.
- **Architectural Control** – Toni reported this was a busy meeting as haven't had a meeting since November. We approved a house on Pea Ridge & Confederate, a double lot and we rejected a house on E. Vista (Sect.16/Lot 10) because the plot plan was reversed. We are having an ACC meeting this Thursday. We did approve the house but couldn't accept it as the plan was reversed. In regards to Lot 148/Sect. 21 we needed a variance in order for them to submit plans for a house (1580 sq. ft.). Committee recommended a variance on the lot. Sent email to the board and they did grant the variance for the house. This was needed for the young couple to purchase the lot in order to submit the house plans. On 9830 W. Vista, the owner didn't submit the plans, but owner requested if it would be better to be closer to the road or closer to the water, so those plans will be coming in soon. We approved the fence at 174 Cotton Blossom. It will be a 5' fence as the owner anticipates putting in a swimming pool. We'll be having a meeting on Thursday looking at a house plan and a separate garage. An update on the foundation/unfinished home has been purchased by new owner. He has brought in paperwork showing he is the new owner so we should be seeing something soon.
- **Communications** – Lori reported that the website is working well.
- **Finance** – Dennis reported on the Balance Sheet – Commented that Jerry is doing a great job keeping up with our money. Pointed out the Money Market and CD's – separated by accounts to keep up with FDIC spreading it out. He is being a good guardian of our finances. We owe \$30,500.00 on the new 2015 Chevy Silverado Truck we

bought last year. Dennis made a **Motion** that we pay off the truck. That will save us about \$1200.00 per year in interest. (Taking funds out of general account). Seconded by Doug – discussion – **motion carries** – unanimous.

- **Lakes and Beach** – Doug reported Spillway repairs are almost finished. Spillway looks very good. Will need a few more truckloads of the rock that they bring in. It's not just gravel, it's a special "rip rap" type and size of rock. Very close to cleaning up and having the spillway back to where it should be. We are also having a Lakes & Beach committee meeting this coming Monday (2/27/2017) at 7:00. No update on the algae growth but we plan to look at a new contract – make them responsible – treat until it's taken care of. Need to be careful and not treat too early before the algae begin to grow. If you treat too early, chemical will just go to the bottom of the lake.
- **Maintenance** – Jim reported the maintenance crew did a great job treating during the ice storm with it being difficult to treat while it's still raining making the salt ineffective. The maintenance crew continues to cutting/removing trees and volunteer growth in the ditches. Performing routine maintenance on the vehicles and snow equipment (luckily we haven't had to use that too much this year). Filling pot holes, maintaining low water level in the 6 acre lake. Picking up trash and items dumped on the roadsides. Why do people do this? Prepped and installed signs for the buoys for use this spring. Checked culverts for blockages. Checked Spring lake spillway for issues – no change. Replaced and repaired several damaged road signs. If you see any issues, please fill out a request and we will do our best to evaluate and take care of them.
- **Roads** – Dennis reported on the 20 locations that were identified as being covered by our roads, those have all been raised to street level – so that job is complete. We are holding off on paying for these until the sewer district can come out and check to make sure they are at the levels they should be. We have left a message for Mr. Fribis and waiting for him to get back with us. Good idea to get approval in writing. No message has been received from the EPA regarding our additional funding request of \$180,000.00. I will ask April this week to contact Mr. Bach and see where that stands. At this time we still have 22 locations that still need considerable work that were identified over a year ago, and with time and conditions these location have become worse. 14 of these are identified as EPA responsibility and 8 of them are our responsibility. These 22 locations are big ticket items. For example, Katy's Way is alone \$76,000.00. All total, we need additional work that would total \$288,000.00. If the EPA doesn't come through with their share, we are going to have to think "outside the box" on what our next steps are going to be. Suggestions to push the EPA as much as we can. A few other small jobs that needed attention and those have been repaired; West Vista culvert and asphalt, Lake Ridge culvert is finished, metal grate is needed. West Paving is to install.
- **Rules** – Cherie reported that Rules committee did meet again this month. Abandon vehicles still remains to be a problem, we did get quite a bit cleaned up. We have located a local person who will come in and remove "free of charge" as long as the owner is willing to give over the title. Some have said that the vehicles do not run so they have no way of getting them out. So with this contact, we can communicate through web or facebook that if you have one of these vehicles that needs removed, you can contact this person. As we are driving around, if we notice one of these abandon vehicles, we would like to leave a colorful flyer that if you need to get rid of it, just contact this person. Working hard to make it easy. One other thing that is coming up quite a bit recently is about dogs barking (pets) and running loose in general. Someone's kid got bit in the face. Jefferson County animal control can/will be called as their services do cover Raintree. As the weather turns nicer we are seeing this more often. So if you see something that could be dangerous, please call Jefferson County. If you look on the webpage at the rules – it's quite lengthy so one of the top orders for the committee is how to we get that cleaned up how do we consolidate it without losing some of the history and needed clarity of the rules? With warm weather coming, we want to start with Pets – and the second will be Beach. Wanting to let people know the rules and have that all in place.
- **Security** – John reported will be meeting tomorrow (2-21-2017) with UE down at the big lake in regards to cameras, looking at options, idea of cost, giving recommendations. Tom Hayes, maintenance will be meeting with us. We will work on this together to get some cameras down there.

**Old Business** – None

**New Business** – None

**Adjournment** – Dennis moved to adjourn, Cherie seconded. **Motion passed.**

**Open Forum** – The following issues were discussed:

EPA Remediation (How many done? How many left?)

Columns in front need painted

Tailgating in through gates

Front gate staying up letting more than one car through

Using other peoples' codes