



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

March 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, Jerry Radake, Cherie Buijk, Toni Burst, John Drouant, Deb Enderson and Douglas Wells were present.

Board Members Absent – Lori Bundstein was absent.

Approval of Minutes – Cherie made a **Motion** to accept the minutes of the February 20, 2016 meeting, seconded by Dennis. **Motion carried.**

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

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

Total Income	\$ 780,037.05
Total Expenses	<u>\$ 576,824.40</u>
Net Income	\$ 203,270.65

Monthly Bills Report – Total amount paid out this month is: \$18,395.95. Two construction refunds total \$950.00 Jim made a **Motion** to accept the Treasurer's Report, seconded by Deb. **Motion passed unanimously.**

Correspondence Report – Jim reported we received 2 and sent 5 correspondences, bankruptcy notices, cutting through a lot, and expiration of building plans.

Standing Committee Reports

- **Administration/Legal:** Jim reported that the Admin has been working on judgements and collections, which there are quite a few of. Ownership changes, issuing the 2017 boat stickers, golf cart stickers. We have been having some data base issues. Our computers are starting to run slow due to heavy storage in the hard drives. We are looking into remote data storage or upgrading the computers. Several new homes. USPS issues that have been resolved.
- **Architectural Control** – Toni reported from the February 23rd meeting – approved 1 house (Sect.16/Lot 10), approved specifications for detached garage, guidelines in board packet. We had a fence built on Cotton Blossom, needed an inspector – Kurt volunteered for that and the fence has been approved. Report from the March 9th meeting, on Autumn Lake, we approved two (2) boat houses and a sea wall. We have a meeting scheduled for March 23rd to look at two (2) houses.
- **Communications** – Deb reported on an issue that has come up this month that a realtor has been “tagging” homes listed for sale on our Facebook page. Deb made a **Motion** to amend the tagging on our Facebook page, seconded by Dennis - Discussion followed. Deb then **Amended the Motion** to place a statement on the Facebook page stating we will not permit advertising of any kind and will not accept being tagged for advertising purposes, and we will evaluate placing a tab on our Web Page for Real Estate purposes - seconded by Jim – **Motion passed unanimously.**
- **Finance** – Jerry reported on the procedure questions about collections. In 2009, a **Motion** was made to have an annual audit – to date; there has been no audit – only an annual review. Jerry made a **Motion** to amend that 2009 Motion to state “Annual Review” rather than Audit, seconded by Toni – Discussion. Jim made a **Motion** to **modify the motion** of 2009 to read Annual Review instead of Audit until such item is placed as a ballot item for such election, seconded by Deb – Discussion – **Motion Passed Unanimous.**
- **Lakes and Beach** –Doug reported that spillway repairs on the 2 small lakes are completed. Have been talking with McGruder about some erosion control on the big lake. Doug made a **Motion** to define the high water level on Autumn Lake as when the water is continually flowing over the entire length of the concrete spillway lip, not

due to wave action, seconded by Deb – Discussion. Doug **amended the motion** to add that the Lake & Beach Chairman or delegate has the final decision-making authority to declare when the lake has reached high water level, seconded by Jim – **Motion Passed Unanimous**. Doug made a **motion** to make No Wake time on Autumn Lake when it is dark enough to require navigation lights be on in the boat; (No Wake at Night), seconded by John – Discussion – **Motion Passed Unanimous**. Doug made a **Motion** to evaluate the bids for Lake Treatment, Contract, and select an awardee, seconded by Cherie – Discussion – Doug **amended his Motion** to accept the bid for lake treatment by Aqui-Service Consultants (Matt Redman) for the amount of \$4,400.00 for Autumn Lake and the optional prices listed for the other three lakes, seconded by Jim – **Motion Passed Unanimous**.

- **Maintenance** – Jim reported the maintenance crew worked the one snow event we had, new carpet on the front porch of the POA building. Cutting and clearing of down trees from the high wind/tornado. Routine maintenance and repairs on vehicles. Re-installed guard rail on Lake Hill Trail. Installed locking mechanism on the rear entrance swing gate so the motorcycles can't come through it. Filled potholes, repairs on the F350, filled and seeded ruts on Autumn Lake dam created by individual driving up the back of the dam. Installed new Yield sign on E. Vista & Swanee. Worked with Ameren to clear trees from maintenance area power supply lines. Cleared culverts and ditches, continue to monitor Spring Lake, and prepared mowers. One of our maintenance individuals is out having shoulder surgery and will be out several weeks. We have placed an ad in the paper looking for a temporary help – if you happen to know someone looking, please send them our way.
- **Roads** – Dennis reported as of today we are still waiting to hear from the EPA regarding our additional funding request of \$181,000.00. The new administration in Washington has asked congress to reduce the EPA budget by 25%. Mr. Bach is working on this for us. So with the funding from the EPA we expect, and our local funding through assessments, we will have spent in excess of \$320,000.00 this fiscal year. Planning on developing a new list of road damage. It's been over a year since the last list was compiled. Planning on future requests from the EPA, there are more locations they worked on and more damaged roads. Next week I am going to call a meeting of the road committee – very fortunate that several former members have volunteered to help. Jim thanked Dennis for his work with the government and the EPA.
- **Rules** – Cherie reported that Rules committee met on March 6th. Abandoned vehicles still remain to be a problem, parked in yards, on the roads, not in garages. Censures will be sent out. One other thing that is still coming up quite a bit is dogs barking (pets) and running loose in general. It is now posted on the boards that if you see dogs running loose, please call Jefferson County right away. We are still working to get the Rules Manual cleaned up. On the web page, there is an Addendum that is 36-42 pages long – mostly of forms not rules. We are planning to move those forms into the form tab in the website and have the rules stated next to the censure and where in the covenants or by-laws it can be referenced.
- **Security** – John reported we have purchased two (2) tablets that will be used by our officers this summer down at the beach area. They are MS compatible and the officers will have information from the office. He has a meeting next week with the new personnel at Jefferson County Sheriff Department to try and develop a Neighbourhood Watch by summer. Reaching out to other area police departments for services. Security starts ramping up the first warm day and escalates until almost the first snowfall. Last day of school is usually big. Security cameras by Autumn Lake have been researched and we are waiting to see the cost within the next week or two.

Old Business – None

New Business – None

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

Open Forum – The following issues were discussed:

Oct. 8 – HOA Fall Event at the Pavilion
Annual Review vs. Audit
Lake & Beach – Lake Treatment Explanation
Lake & Beach – Rule for No Wake
Boat Dock
POA Monthly E-mail updates