



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 19, 2017

Opening – Jim called board meeting to order at 7:00 p.m. with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Jim McClung, Jerry Radake, Lori Bundstein, Cherie Buijk, John Drouant, Deb Enderson and Douglas Wells were present.

Board Members Absent – Dennis Schwantner and Toni Burst were absent.

Approval of Agenda – Deb made a **Motion** to approve the agenda, seconded by Jim, **motion passed unanimously**.

Approval of Minutes – John made a **Motion** to accept the open minutes of the May 15, 2017 meeting, seconded by Deb, **Motion carried**. Jim, Jerry and Doug abstained.

Treasurer's Report – Jerry reported a net income of -\$263,858.16.

Monthly Bills Report – Total amount paid out this month in bills - \$46,499.40 – construction bond refund of \$2,500.00 and roadwork done \$222,085.00. Jim made a **Motion** to approve the monthly bills report, seconded by Cherie, **Motion passed unanimously**

Correspondence Report – Lori reported 8 received, bankruptcy and country club invoices – sent out 5 to collections.

Standing Committee Reports

• **Administration/Legal:**

- **Admin:** Jim dealing with internet issues/internet provider, new residence and owners, workman's comp audit, daily visitors, assessment and resume being sent out, new folding machine is working great for freeing up time for office staff. July 1st guest lists and passes have been initiated. Camping reservations are picking up. ACC issues with construction vehicles blocking roads. Security issues at the beach, and parking at the beach. Annual budget has been prepared and ballot items.
- **Architectural Control** –Jim reported the June 15 meeting. Lot 14/36 on E. Vista will need a variance (about 6' 6") on lake side. Jim **Motioned** to grant the variance, Lori seconded. **Motion passes**. Retaining wall presented, Boat House was approved, out building not approved.
- **Communications** –Deb reported she has started thinking about the next newsletter. A large number of friends on our Facebook page. Would like to send out a test email from those sent in email addresses. We will put it on Facebook that we are doing this and maybe more will turn in their email addresses.
- **Finance** –Jerry reported that since the end of 2015 through now we have collected approximately \$150,000.00 in bad debt. Hope to collect more. We have created a Beautification committee that I will be overseeing.
- **Lakes and Beach** –Doug reported that the last lake treatment was on June 7th and came back on June 15th to do spot treatments on bad areas. The boat dock bulkhead has been installed. Lake patrol has not been active, we don't have volunteers. Boat is working well. July 1st will remain a "No Wake" day. Doug made a **motion** to make July 1st a "No Wake" all day on Autumn Lake – discussion - seconded by Deb, **motion passed unanimously**. Doug made a **motion** to make Autumn Lake a "No Wake" for solar eclipse from 11:00 a.m. – 2:00 p.m., seconded by Lori, – discussion - with one (1) opposed vote, **motion passed 5-1**. Scheduling a day to reposition and perform maintenance on Autumn Lake buoys.
- **Maintenance** –Jim reported the maintenance crew has been busy removed tree limbs, wash outs, cleaning ditches. Perpetual grass cuttings, responding to numerous work orders. Repaired the office HVAC. Repaired damage at pavilion from vandalism/property damages, beach rules sign repaired from vandalism. Gate issues, Slow Children at Play sign installed on Magnolia. Columns are deteriorating – and need to be taken down. Unable to be repaired. We have 1 bid for around \$12,000.00. Jim made a **motion** to remove the columns, seconded by Doug, **motion passed unanimously**.
- **Roads** –Jerry reported that numerous calls about road repairs from damage from heavy equipment. We are going to request more money from EPA (about \$200,000.00).
- **Rules** –Cherie reported rules committee has been working to get the website cleaned up. The letters sent by the office are being effective– not as many violations coming in. Parking at the beach, parking in general by non-property owners is a problem. Jim talked about the greatly misuse of family codes, looking into reissuing family codes – all to be taken out then with the paid assessments, a new code to be given out. Discussion about codes.
- **Security** –John reported that the neighbourhood watch program with Jefferson County Sherriff department is on hold, and there are many online informative plans from national crime bureau to getting a watch program started, and we will be looking into this. We have been in contact with tow truck companies about being available. Starting this week, we will be putting flyers on illegally parked cars. At the end of the week, we will call in the tow trucks. Contract has been signed with the Jefferson County Sherriff's department. Other communities like ours are having the same security issues. Beach/Boat Ramp camera project is moving right along. Cameras on the beach should be up and running by Friday.

Old Business – Beautification committee

New Business – Jerry had an item from ACC meeting – needing a 6’6” variance at the back of the house. It’s a lake lot – Section 14, lot 36. Jerry made a ***motion*** to grant a variance of 6’6” to back of house, Section 14, lot 36, seconded by Deb, discussion, 1 opposed - ***motion passed 5-1.***

Budget – Take a look at it and we’ll discuss/vote next week.

Ballot items Discussed- (Jerry)

- New residents notification to office (Rental/Lease)
- Descriptions of golf cart – current MO statutes
- Jeff Co Bldg. permit prior to coming to ACC
- Use of sump pumps must not be discharged into sewage treatment system
- Owners in “GOOD Standing” to have right to amenities
- Should be able to tow any non-registered vehicles, (cars, trucks) golf carts and boat trailers.
- Office collection administration fee of \$75.00
- Recyclable material
- Early voting to 5 days
- By-Laws – Description of Exec. Board Members (2 signatures needed on checks)
- 1% changed to 2% compounded on finance charge
- POA members cannot force contracts on the BOD by Special Election or other means.

Jim made a ***motion*** to accept Jerry’s amended changes for Ballot items, seconded by Cherie, ***motion passed unanimous.***

Ballot items Discussed- (Cherie)

- For Sale/Real Estate signs
- Residents/Property Owners are responsible for their guests

Cherie made a ***motion*** to potential changes for Ballot items, seconded by Jim, ***motion passed unanimous.***

Ballot items Discussed- (presented by Jerry)

- Large trucks / construction vehicles – damage to roads – amount of time parked on streets Jim made a ***motion*** for potential changes for Ballot items, seconded by Cherie, - discussion - ***motion passed unanimous.***
- Cherie make a ***motion*** to define description of durably paved roads – concrete or asphalt, seconded by Jim - discussion, ***motion defeated unanimous.***
- Cherie make a ***motion*** to include rules/safety issue about driving golf carts from Raintree across the highway – Jim seconded – discussion, ***motion defeated unanimous.***

Ballot items Discussed- (presented by Jim)

- To add “No Wake” on Autumn Lake to be effective ½ hour after sunset to ½ hour before sunrise Jim made a ***motion*** to add this to rules/covenants, seconded by Cherie, ***motion defeated unanimous.***

Ballot items Discussed- (presented by Lori)

- To eliminate Personal Watercrafts, jet skis, wave runners, and sea-doo’s from operating on Autumn Lake. Lori made the ***motion*** to remove all Personal Watercrafts, jet skis, wave runners, and sea-doo’s completely, Seconded by Jim – discussion – ***motion failed, 4-2.***

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

Open Forum – The following issues were discussed:

- Country Club (bulletin board advertising)
- Signs
- No Wake on Eclipse Day
- Culverts/Wash-outs
- Large pile of rock & dirt on golf course property #3
- E. Vista closed for fireworks – letter
- Large trucks (charter bucket truck)
- Signs directing to golf course
- Next Door social media
- Charter vs. ATT

Minutes submitted by: Sue Crowden, Office Staff