



## RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

### Board of Directors Meeting Minutes

July 17, 2017

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

**Moment of silence** – in memory of Toni Burst.

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

**Board Members Absent** – Douglas Wells.

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

**Approval of Minutes** – Jim made a **Motion** to accept the open minutes of the June 19, 2017 meeting, seconded by Deb, **Motion carried**.

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

**Treasurer's Report** – Jerry reported a net income of \$253,960.66 (Jan.-June 2017).

**Monthly Bills Report** – Total amount paid out this month in bills \$35,937.94. Jim made a **Motion** to approve the monthly bills report, seconded by Cherie, **Motion passed unanimously**.

**Correspondence Report** – Lori reported we have received 20; Collection Lawyer, property changes, and country club fees – sent 3, Jeff County Code Enforcement, MCA collections, and 1 violation letter.

Lori reported four (4) resumes have been received; Melissa Rebmann, Dennis Stein, Jim McClung, Jerry Radake. Doug Wells resigned from board tonight.

### **Standing Committee Reports**

#### • **Administration/Legal:**

**Admin:** Jim reported on the internet issues in the office. We are looking into separating the office internet and the gate internet. New residents and property owners, daily visitors, assessment and resume mailing, pavilion and camping reservations, interviewing for a IT company for the office, annual budget, ballot items, and working on second round of the assessment mailings.

• **Architectural Control** –Dennis reported an ACC meeting is scheduled for July 20<sup>th</sup> at 10:30 a.m. We have 2 house plans to go over at that time.

• **Communications** –Deb reported on the new “Next door Neighbor” site that has a special “rumour” section set up for Raintree. There are a lot of questions and opinions on that site and we are not able to monitor it constantly. We are also working on the next newsletter – would like to have chairperson articles by next Monday – if you would like us to draft your article, please get the information turned in by Friday. Still working on that test email – we have about 290 email addresses collected.

• **Finance** –Jerry reported a meeting with the collections lawyer, we are going after one individual’s home. It’s a large amount of money owed. Will begin to pursue vehicles or property.

• **Lakes and Beach** –Lori reported on a few issues with the patrol boat. We have been working with security and have been towing – it seems the message has been sent that we have zero tolerance. Still looking for volunteers, please contact the office. The dock is in. Next will be to get a dusk/dawn light up by the dock.

• **Maintenance** –Jim reported the maintenance crew has delivered ropes, hardware and buoys for lakes & beach volunteers to put in place, assisted security with July 4<sup>th</sup> holiday celebration, have been busy trimming tree limbs overhanging on roads, never-ending grass cuttings, dug out area around boat ramp for bulk head and courtesy dock installation, dug long ditch along Jefferson Davis Drive, repaired center island irrigation, worked with security on the inoperative and damaged gates equipment, routine maintenance on mowers and equipment. Have been busy picking up large volumes of trash along roads.

- **Roads** –Dennis reported there are 11 roads/locations to be repaired. We are preparing to request for bids on road work. Extensive repairs needed on East Vista and Plantation Drive. We plan to request more money from EPA (about \$200,000.00). Grant Court and Jerry’s Way, roadwork needed, most homes have been remediated, so we are asking for 100% for road repair. In addition to road repairs, we have 4 speed bumps, culverts, and wash-outs needing attention.
- **Rules** –Cherie reported rules committee still working on the website cleaned up. Recently we have been receiving complaints about “good neighbor” issues. If they are not violations as stated in covenants or by-laws, or have fines associated with them, we are not addressing them. Parking still an issue – need to tell all guests that parking in the yards is prohibited. There are fines associated with parking on the yards.
- **Security** –John reported starting making arrangements for the August 21 security. Seems worked well and was well received on July 1<sup>st</sup>. Won’t be going to that extreme for the 21<sup>st</sup> of August, mostly because we don’t have the manpower or the budget for it. A big problem is with residents/property owners who do not put the window stickers on windshield. Biggest problem are personal family codes. No takers from local police department to sign up for security details here. Issue at the condo, we have an access from back condo parking lot past driving range right into the property – it’s a service road for the sewer district and vehicles are traveling it like a highway. Planning to work with maintenance and put some boulders up there. Several codes have been identified and removed from misuse. Our own database is out of date. We do have a nice working relationship with a towing company and that is working well.

**Old Business** – Ballot items – they have been prepared and need to be looked over. We cannot change the intent of the ballot item, but we can update the wording.

Introduction of those (if in attendance) who have submitted a resume to run for the board; Melissa Rebmann, Dennis Stein, Jim McClung, Jerry Radake. There are 5 openings now that Doug Wells has resigned. Two of these openings can be board appointed to fill the 2 vacant seats for 1 year.

**New Business** – Vehicle stickers are for the benefit for residents and property owners, they are free.

Grounds Committee – Jerry reported the committee has planted several plants around front, side of POA building and around other areas. They come out and weed, water and tend to gardens. Still need some work. We have made up a small budget for them and try to have a meeting scheduled soon. We will post it at the gate when date/time is set.

Columns – nice to look at – but they are deteriorating.

Volunteers –all committees are open for volunteers.

Lori made a **motion** to rescind the motion made in May to make Autumn Lake a 2-hour “no wake” on August 21, seconded by Jerry, - discussion, **and motion passed unanimously.**

Lori made a motion to make Autumn Lake “no wake” all day on August 21<sup>st</sup>, seconded by Jim, - discussion, **and motion passed unanimously.** It will be posted at the boards, advertised on social media, upcoming newsletter and the Raintree website. Will treat this like other special holidays – will need to submit guest lists to office prior to the event.

**Adjournment** – Jim called for a motion to adjourn, Deb made the motion to adjourn, Denny seconded. **Motion passed.**

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

Board positions up for election

POA not involved for July 4<sup>th</sup>

Security budget

Board not be forced into contracts

Thank you from resident for 4<sup>th</sup> of July security

Speed Bumps – painted

Assessments

No Wake – for safety – congratulations

What is the law suit? Declaratory Judgement

Put a copy of Declaratory Judgement on the website or copy in lobby

Minutes submitted by: Sue Crowden, Office Staff