



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 20, 2019

Opening – Vice-President Dave Wooldridge called the Board meeting to order at 7 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Laurie Haller, Dave Getty, Dave Wooldridge, John Drouant, Al Wideman, and Deb Enderson.

Absent Board Members – n/a

Approval of Agenda – Dave W. made a **Motion** to approve the agenda, seconded by Dave G., and the **motion carried unanimously**.

Opening Statement – Dave W announced the resignation of Dennis Stein and his impending move to Florida, and he thanked him for his service to Raintree. He further announced that the Board had elected him to serve in the role of President and Dave Getty to the role of Vice President until Annual Election changes.

Introduction of New Board Members – Dave W. announced the selection of Barb Murrill and Chris Waller for Board positions from their submission of Resumes for the open positions. They joined the Board table for the duration of the meeting.

Designation of President and Vice-President – Dave G. made a **Motion** to nominate Dave W. to serve as President, seconded by John D., and the **motion carried unanimously**. Dave W. made a **Motion** to nominate Dave G to serve as Vice-President, seconded by Barb M., and the **motion carried unanimously**.

Approval of Minutes – John D. made a **Motion** to accept the open minutes of the April 15, 2019 meeting, seconded by Al, and the **motion passed unanimously**.

Approval of Minutes of Closed Meetings – Dave G. made a **Motion** to accept the open minutes of the closed meeting of May 9, seconded by Laurie. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Laurie reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$630,351.02 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset loss in April 2019 was \$46,421.11 and the January-April asset loss was \$96,177.85. Laurie also reviewed the Monthly Check Report showing total expenditures of \$67,861.80, which included \$26,181.30 for insurance, \$6,166.45 for February and March legal fees, \$2,250.00 for installation of a new guard rail, and approximately \$2,000 for landscaping rock. Dave W made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Dave G. The **motion passed unanimously**.

Correspondence Report – Deb reported correspondence received including a couple letters from homeowners, ACC letters of approval of house plans and a variance, and denial of a garage plan, yard sale correspondence, 10 violation letters, a request for a hearing, and assorted other correspondence.

Standing Committee Reports

- **Administration:** Laurie reported the staff has been busy still with the rear gate security, annual assessment invoices, welcoming new property owners, managing foot traffic requests, and working with many ACC projects. Laurie announced that office manager, April Weis, has given her notice, and several resumes have been received for the position.
- **Legal** – Dave W reported the status of the legal committee with the departure of Dennis Stein to be himself, Laurie Haller, and Jane Geiler.
- **Architectural Control:** Dave W. reported that plans for a house were approved as well as a swing set playground. Plans for a garage were denied due to a missing plot plan.
- **Communications:** Deb reported continued questions and comments on Facebook. The spring POA Newsletter was mailed and received by Property Owners in early May. It will be posted on the POA website.

- **Finance:** Laurie informed the Board that \$1,800 was received from Collections efforts this past month.
- **Lakes and Beach:** Al reported that the sand has been spread on the beach. All lakes have been retreated for weed/algae control, and more volunteers for lake patrol are needed. Al requested ideas (in writing with your name, phone number, and email address) for the beach shower rinse area to get better perspective of what property owners are expecting. He reported that a boat slip for the Patrol Boat has been offered by the property owner of a lot that is currently for sale.
- **Maintenance:** Dave W. reported the maintenance crew has cut grass as weather permitted, removed several tree limbs dangerously close to roads, made multiple repairs to gates, power washed the POA and Pavilion, installed and removed No Wake signage, performed preventative maintenance on trucks, made multiple repairs to mowers, cleared debris from ditches and culverts, and installed new street signs and signs at the beaches. Property Owners should fill out a work order if they see something that needs attention, and remember that off street parking is required whenever snow is possible.
- **Roads:** No report.
- **Rules:** Dave Getty reported complaints for trailers and campers on lots and roadsides, speeding, and a Port-a-potty on an undeveloped lot.
- **Security:** John reported that this season's security will begin the upcoming weekend.

Old Business –

- Laurie recommended that after obtaining and comparing bids, Raintree will renew the contract for trash collection by Republic Service. Dave W. made a **motion** to renew with Republic Service for five (5) years, seconded by John D. The **motion passed unanimously**.
- One Board position remains open, and the Board will continue to accept Resumes (75-word maximum) until 6/14.

New Business –

- Dave W. made a **motion** for a variance request for a house plan, seconded by Dave G. The **motion passed unanimously**.
- Al commented that there are lots of old or missing stickers being seen, and the POA is not a police force. It is everybody's job to go to the website or the lobby for a complaint form and turn it in to help Rules be enforced. You can be anonymous and should not view it as "snitching."
- Dave Getty made the **motion** that \$650 be approved for the purchase of portable speed bumps and warning signs to try to control the speeding that so many complaints are being received about. Deb seconded the **motion**, and it **passed unanimously**.
- Margaret Wideman put together a spreadsheet comparing Raintree to other lake communities.

Adjournment – Dave W made the **Motion** to adjourn, seconded by John D, and the **motion passed unanimously**.

Open Forum –

- Long term (2-year) plan
- Donation of volley ball net
- Issues with the back gate
- Budget planning and expenses making that difficult
- Request for prior notice before lake treatment
- Inquiry if trash collection cost will increase with the new contract (\$2-3/month)
- Requests for categorization of expenses
- Right to fish on private vs. common ground
- No wake measurement
- Condition of patrol boat
- Rules issues; suggestion that property owners kindly approach someone breaking a rule before getting confrontational
- Country Club
- Disagreement that Board members should respond on Next Door; stick with Facebook
- Desire to settle "Black Hole" and be done with it

Minutes submitted by: Deb Enderson, Board Secretary