



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

### Board of Directors Meeting Minutes

July 19, 2021

**Opening** – President Dave Wooldridge called the Board meeting to order at 7:02 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting in person. Our livestream was not available to record the meeting.

**Present Board Members** – Dave Wooldridge, Barb Murrill, David Getty, Tammy Ponzar, Chris Waller, Al Wideman, Adam Crites, and Deb Enderson were in the room.

**Absent Board Members** – n/a

**Approval of Agenda** – A **Motion** was made by Barb and seconded by Dave G. to approve the amended Agenda and the **Motion** to approve the amended Agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by Barb and seconded by Dave G to accept the open Minutes of the June 21, 2021, meeting. The **Motion** to approve the **Minutes passed unanimously**. A **Motion** was made by Barb and seconded by Dave G to accept the open Minutes of the June 28, 2021, meeting. The **Motion** to approve the **Minutes passed unanimously**.

**Treasurer's Report & Monthly Check Report** - Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of June 30, 2021, of \$1,019,020.41 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$379,177.03 which included normal monthly expenses and \$338,369.89 for West Contracting for roadwork. A **Motion** was made by Deb and seconded by Adam to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb shared that Correspondence received in June included three resumes for Board positions, a letter regarding the Country Club membership invoice, and a letter regarding an incident at the gate.

#### **Standing Committee Report.**

- **Administration:** Dave W advised that the office staff is busy:
  - Handling pavilion and camping rentals as well as day passes,
  - Welcoming new residents and property owners,
  - Recording new boundary line adjustments,
  - Billing prorated assessments on properties acquired from those owned by Jefferson County,
  - Working with ACC and Rules violations,
  - Receiving and recording 2021 Assessment Invoices, and
  - Increased foot traffic purchasing stickers and paying assessments.
- **Legal:** Dave W. reminded the Board that Case #20JE-CC00241 personal lawsuit filed against the individual Board members, the POA, and the Country Club by David Staloch has been dropped. An Notice of Intent to Appeal has been filed at the last hour for the Settlement Agreement. We are waiting for clarification of whether the Notice satisfies the deadline to file an Appeal.
- **Architectural Control:** David G reported that:
  - The ACC has resumed holding in-person meetings as of June 1 but still disburses and shares information about the projects via emails, which will probably continue due to how effective it is for efficient discussion and approval of projects. Meetings will be held monthly on the first Tuesday. The July meeting was cancelled for lack of requests.
  - Please beware of roadcuts as they require time to settle or they will sink in the future.
  - As of July 1 we have 9 homes under construction and 20 miscellaneous projects in process.

- Property Owners want to be aware that all construction must be reviewed by ACC including maintenance or to decks, retaining walls, flatwork and other miscellaneous projects. The updated ACC rules will be on the new website when it goes live.
- **Communications:** Deb reported the communication activity included the following:
  - The June e-newsletter was sent at month end to 465 Property Owners who have signed up their email addresses to the “Mailchimp” email service.
  - The redesigned website went live on Saturday, June 26. Comments have been positive. Be sure to check out all the new features.
  - There will be four printed newsletters each year, and the Raintree Roundup will be sent in months when there is not a printed newsletter.
  - We plan to again record an explanation of the ballot items to be posted on the POA website.
- **Raintree Events:** Deb reported recent REC activity, as follows:
  - The Raintree July 4<sup>th</sup> Golf Cart Parade included over 80 golf carts and circled both Spring and Autumn Lake on an announced route and schedule.
  - The Yard Sale wrap up is that a check for \$393 was sent to the Hillsboro Food Pantry, representing the proceeds of the yard sale registration minus advertising expenses.
- **Finance:** Barb discussed the ballot item requesting an increase in assessments phased over five years. Raintree has had to make cuts in security, office hours, and roads, to name a few. She said there are only three reasons a Property Owner might vote against the increase, which are 1) you believe we don’t need the additional money, which means you can’t be listening, 2) you can’t afford an \$18 increase, but a little bit from everyone would make such a big difference in what can be done, and 3) you are mad at us and are cutting off your nose to spite your face. She asked Property Owners who understand the situation to talk to others and encourage them to vote Yes.
- **Golf Cart:** Tammy reported that:
  - To date, 246 Golf Cart owners have updated their property file for 2021
  - Three golf cart stickers have been paid for but the rest of the process has not been completed.
- **Lakes and Beaches:** Tammy shared the following information about L&B topics:
  - Boat Stickers:
    - To date, 494 boat stickers have been issued compared to 517 last year
  - Food Truck
    - We continue to try to get additional food truck vendors
- **Maintenance:** Barb reported the crew has been busy with these projects:
  - Mow grass and weeds
  - Remove tree limbs overhanging the roads and causing “line of sight” issues
  - Maintenance of the campground, pavilion rentals, and large amount of traffic at the beach
  - Minor electrical and plumbing repairs to the bathhouse and campgrounds
  - Response to multiple work orders
  - Raintree has an opening for a full-time maintenance person and also a part-time person for weekend duties
  - Property Owners should fill out a work order if they see something that needs attention. Property Owners are reminded NOT to dump yard waste in ditches or on undeveloped lots. It’s a rules violation and is very harmful to the function of the ditches and to the health of the lakes. Also, please do what you can to reduce the amount of loose trash on our roadsides.
- **Roads:** Barb reported that progress on roads is as follows:
  - Roads volunteers attended a Committee meeting on June 30 at 7 pm to start the process to identify and prioritize road repairs.
  - To make a request for road repairs, contact the office.
- **Rules:** Dave G. reminded everyone that:
  - Speeding generates many complaints, along with passing and other reckless driving issues. The speed limit in Raintree is 20 mph without exception, and there is no passing of other moving vehicles allowed.
  - Tailing, gate crashing, tampering with the gate all carry a minimum censure of \$250. Any unauthorized entry carries a minimum of \$100 censure.
  - Boats must have a current sticker properly affixed even in slips and on boatlifts.
  - All golf cart drivers must have a driver’s license, and younger drivers may be stopped and asked to produce their drivers license by Security or a Board member. A photo of their valid license on their phone will suffice.
  - Quiet time in Raintree begins at 10 pm and ends at 6 am. (Construction times are 7 am to sunset on weekdays and 8 am on weekends.)

- ATVs and dirt bikes operated by anyone in Raintree will cause a \$500 censure, even on your own property.
- **Security:** Chris provided his report that:
  - The Security committee is researching license plate readers as a way to identify Property Owners.
  - The back gate bracket is down because the pedestal collapsed. The gate will be open for the next couple days.

**Unfinished Business** –

- n/a

**New Business** –

- Website Maintenance Contract – Deb provided a copy of the maintenance contract proposed by our Website developer and answered questions about it. Due to the annual cost being less than \$2,500, no vote was needed.
- Discussion with Spectrum – Dave W. reported that he talked with Spectrum about offering service for Raintree. They suggested that we try another petition, and Dave proposed that we have one available for signature during election days.
- Ballot Suggestion Timeline – Deb proposed that ballot items be solicited a month sooner to give the Board an extra month to review, ask questions, and make decisions. Thanks to the number of suggestions received, there were two full Board meetings required in each of the last couple years to arrive at decisions.

**Adjournment** – A **Motion** to adjourn was made by Dave G and seconded by Deb, and the **Motion passed unanimously**. The meeting was adjourned at 7:52 pm.

**Open Forum** –

Morgann Wideman – Requested clarification of legal situation, and Dave W. reviewed the appeal timing

Tiffany Feely – Raintree Church requested permission to stand at the gate and hand out flyers for vacation Bible school. She was asked to coordinate with Deb.

Minutes submitted by: Deb Enderson, Board Secretary