



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 16, 2021

Opening – President Dave Wooldridge called the Board meeting to order at 7:04 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting in person. The meeting was also livestreamed.

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

Absent Board Members – Barb Murrill

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

Approval of Minutes – A **Motion** was made by Al and seconded by Dave G to accept the open Minutes of the July 19, 2021, meeting. The **Motion** to approve the **Minutes passed unanimously**.

Treasurer's Report & Monthly Check Report – Dave W. reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of July 31, 2021, of \$1,658,191.62 including roads, buildings, equipment, and all other POA assets. He also reviewed the Monthly Check Report showing total expenditures of \$44,660.72 which included normal monthly expenses. A **Motion** was made by Dave W. and seconded by Dave G. to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Dave W. shared that Correspondence received in July included a thank you note from the Hillsboro Food Pantry for the yard sale donation and one resume for a Board position. Correspondence sent included past due assessment notices and the donation to the Hillsboro Food Pantry generated from the Property Owner registrations to participate in the annual garage sale.

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,
 - Increased foot traffic purchasing stickers and paying assessments, and
 - Sent out 433 second notices of past due assessments.
- **Legal:** Dave W. informed us we are now waiting as the transcripts and correspondence related to the Settlement Agreement and the 2015 lawsuit were requested by the attorney for the party appealing the Court's approval of the Settlement Agreement.
- **Architectural Control:** David G reported that:
 - The ACC suggests we remind Property Owners that there is no storage allowed in vacant lots. Complaints have been received for gravel driveways to vacant lots, no trespassing signs, bot trailers, rope gate, etc. on vacant lots. None of these are permitted. Censure letters will be sent.
 - The next meeting will be the first Tuesday of September.
- **Communications:** With Deb on Zoom, Dave W. read the communication report, which included the following:
 - The Annual Newsletter was mailed July 29th
 - There will be a Raintree Roundup eNewsletter produced at the end of August
 - There are currently 468 email subscribers

- There are currently over a dozen lots listed for sale by owners on the Raintree Property page of the website
- We plan to again record a ballot items discussion and Meet the Candidates recordings to be posted on the POA website.
- **Raintree Events:** Dave W. read the report:
 - There is currently nothing in progress.
- **Finance:** Dave W. read Barb's report, which discussed the ballot item requesting an increase in assessments phased over five years. The average Cost of Living increase over the past 12 years was only 1.3%.
- **Golf Cart:** Tammy reported that:
 - To date, 252 Golf Cart owners have updated their property file for 2021
- **Lakes and Beaches:** Tammy shared the following information about L&B topics:
 - Dusk to dawn is No Wake. Boaters should go around fishermen
 - Boat Stickers:
 - To date, 528 boat stickers have been issued compared to 517 last year, and there are 25 registered jet skis.
 - Food Truck
 - Roxies was a big hit. The Saturday food truck will continue as long as their supply allows.
- **Maintenance:** Barb reported the crew has been busy with these projects:
 - Mow grass and weeds
 - Busy with campground, pavilion rentals land large amount of traffic at the beach
 - Responded to multiple work orders
 - Performed routine maintenance and repairs on mowers and equipment
 - 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:** Dave W. read Barb's report that progress on roads is as follows:
 - Roads volunteers attended a Committee meeting on August 5 to prioritize road repairs. Road work will be limited to the worst cases only due to the budget reduction for roads.
 - To make a request for road repairs, contact the office.
- **Rules:** Dave G. gave the heads up to everyone that the Rules Committee is presenting several Rules changes tonight in New Business.
- **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 has an intermittent short causing it to remain open. We have asked a gate company to look at repairing the sensor wire that is buried.
 - We recently had to let our beach security person go and are looking for replacement security.

Unfinished Business –

- n/a

New Business –

- Potential Purchase of a Replacement Patrol Boat – Tammy reported that Al and Tom inspected the 2005 pontoon boat, and it was approved by a mechanic. It includes use of a boat dock for some time, still to be finalized. Al made the **Motion** and Dave G. seconded approval to purchase the boat. Barb noted that the price was achievable across budgets. The **Motion was approved unanimously**.
- Variance for Elliot House - Dave G. made the **Motion** to approve this variance because the lot is shallow and a 10-foot variance is needed from the back setback. Chris seconded, and the **Motion passed unanimously**.
- Rules Changes Recommended by the Rules Committee – Dave G. made the **Motions** on each of the following:
 - A one-time \$10 non-motorized watercraft sticker be implemented for new watercraft or watercraft passed to a different Raintree owner. Al seconded, and the **Motion passed unanimously**.
 - To clarify vagueness, a second violation of any Rule occurs if the violation is repeated within 12 months of the first violation. Each violation will have a rolling 12-month period after which a new violation would be considered and handled as a first violation, also with a rolling 12-month period. Al seconded, and the **Motion passed unanimously**.
 - Parking violation censures will be \$100, \$200, and \$300 for first, second, and third violations, each with 15 days to correct. Starting on day 16 \$50 will apply the censure for each day the issue is not corrected up to a maximum of \$1,000. Al seconded, and the **Motion passed** with Chris voting Nay.

- Parking by the Beach – Chris discussed wording on signage across from the beach. Currently the No Parking sign is not being honored by golf carts, and specific wording is needed to make the rule enforceable. Chris also discussed that the only way a security guard or volunteer at the beach can know assessments have been paid is for the yellow sticker to be properly affixed to the windshield. Several Property Owners are trying to talk their way out of that, but there is no other way to enforce that only POs with assessments paid are allowed to park.

Adjournment – A **Motion** to adjourn was made by Dave G. and seconded by Al, and the **Motion passed unanimously**. The meeting was adjourned at 7:54 pm.

Open Forum –

Linda Camden – Could Chris introduce himself?

Laura Briese – Asked Dave G. to again clarify the 14-day periods for definition of second violation, and he did

Brandon – Requested additional hours for voting. Dave W. explained that hours are set by By-Laws, not the Board. He noted that extending normal office hours would require us to hire another office employee.

Linda Camden – Questioned whether the COLA will be sufficient. Dave W. responded that once we get past 3-5 years of recovery, funds should be adequate if we can avoid more loss of funds to legal spending. Important to VOTE.

Mike Camden – Asked about the Settlement Agreement, and Dave W. summarized that approval of an Appeal is usually because of something fraudulent in the proceedings. Currently we are not spending anything on the Appeal. Three judges must review the material, and it could easily take 6 months for that. If the Appeal is accepted, the judgment might be modified, or the case could have to be retried.

Couldn't hear name – Why are cars not being towed? Why don't we have security at the beach? The gates are not adequate. Dave W. explained that many times the tow truck was not available when we tried to get them. We need onsite security personnel, but that requires ongoing assessment funding. He responded that there is never a good time to fire an employee, but he had seen the evidence and the decision was warranted. Nothing more can be said. Don't trust what you read on Next Door because it's full of inaccuracy and intention untruth. The Board is interviewing for a security company to provide the coverage we need on summer weekends.

Angela, Sherry and Ray Graf – Security is needed all week. True, but that is currently beyond our means.

John Ervin – Wasn't the Special Assessment for Security? Answer: Half of the Special Assessment was for Security and the other half was for Maintenance. New security equipment was purchased for all three gates. Ballot items are as transparent as they can get.

Minutes submitted by: Deb Enderson, Board Secretary