



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Annual Meeting Minutes

September 19, 2021

Opening – President Dave Wooldridge called the Annual Board meeting to order at 12:33 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 via Zoom.

Present Board Members – Dave Wooldridge, David Getty, Barbara Murrill, Tammy Ponzar, Al Wideman, Adam Crites, Chris Waller, and Deb Enderson were at the table.

Absent Board Members – n/a

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

Approval of Minutes – A **Motion** was made by Barb and seconded by Dave G to accept the open Minutes of the August 13, 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 August 16, 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 August 31, 2021, of \$1,611,188.65 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$53,479.47 which included normal monthly expenses plus purchase of a pontoon boat for future patrol boat purposes for \$5,000 and our first delivery of winter road salt for \$12,882. 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 – Deb shared that Correspondence received in August included questions about listing lots on the new website and comments supporting the assessment increase. Correspondence sent included parking violation letters.

Standing Committee Report.

- **Administration:** Dave W advised that the office staff is busy:
 - Handling pavilion and camping rentals and 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 Assessments,
 - New Security/Rules procedures for censures,
 - Continued increased foot traffic purchasing stickers and paying assessments, and
 - Website training.
 - Dave also requested that all Board members and office staff submit job descriptions.
- **Legal:** Dave W. informed us we are still 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 approved four new houses in August and early September.
 - All projects, even replacements, require ACC approval.
 - The next meeting will be the first Tuesday of October.
- **Communications:** Deb provided the communication report, which included the following:

- The Annual Newsletter v2 was mailed in early August with ballot item removals.
- A Raintree Roundup eNewsletter was produced at the end of August.
- Numerous emails and Facebook postings were provided.
- There are currently 514 email subscribers
- We provided ballot items discussion and Meet the Candidates recordings on the POA website, recording by Derek Pryor.
- We worked with Derek to get the Security video reposted to the website showing step-by-step how to use the guest access kiosk.
- We upgraded the Raintree Property section on the website to allow lot owners to list, edit, and delete their own sale postings.
- **Raintree Events:** Deb announced that:
 - John Moseley volunteered to work with the Board and the Golf Cart Community on a Trunk or Treat event at the boat ramp parking area on Halloween night.
 - There was also discussion of a possible bonfire/movie night event at the camp grounds on Halloween night.
- **Finance:** Barb 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, 258 Golf Cart owners have updated their property file for 2021
 - There have been three accidents in the past month involving golf carts. Remember to use lights in dusk/darkness, and always stay toward the outside of the road.
- **Lakes and Beaches:** Tammy shared the following information about L&B topics:
 - Boat Stickers:
 - To date, 552 boat stickers have been issued compared to 517 last year.
 - Counter-clockwise travel only
 - All watercraft, motorized or not, must have a light starting at sunset
 - No wake restriction starts at sunset, not dark
 - Maintain a 100-foot distance from shoreline if making a wake
 - Watch for and avoid seawalls and slips that are under repair
 - Food Truck
 - Loots and Roxies are no longer on a regular schedule. Both will reach out to the POA when they have availability for a “pop up” visit.
 - Insurance
 - As your insurance policies renew, feel free to email a copy of the new policy page for your yearly boat and golf cart renewals.
 - Patrol Boat
 - A patrol boat has been purchased for next season’s use.
- **Maintenance:** Barb reported the crew has been busy with these projects over the past year:
 - Mow grass and weeds
 - Upgraded maintenance equipment with a mini excavator and trailer, a new mower, and have ordered a new snow plow
 - Worked to keep roads open during snow/ice events
 - Autumn and Spring Lakes both passed their semi-annual DNR dam inspections
 - Worked with Lakes and Beaches Committee to replace the old swim rope and help with buoy repair/replacement
 - Placed boulders close to the Condo buildings to prevent trespassing
 - Worked with Security Committee to repair and upgrade equipment
 - Secured 150 tons of salt in storage for this winter
 - Responded to storm damage, washouts, trees down, blocked culverts, etc.
 - Rented a track loader and added 8 loads of sand to the beach
 - Removed dead shrubs and added mulch to landscaped beds.
 - 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 asked not to dump grease down the sewer. We had a sewer blocked in August caused by grease.
 - Also, the open maintenance position has been filled.

- **Roads:** Barb's reported that progress on roads is as follows:
 - Roads volunteers met to prioritize road repairs. Road work will be limited to the worst cases only due to the budget reduction for roads. The list has been sent out for bid by three companies
 - Thanks to volunteers Lance Kent, John Willett, Randy and Tracy Williams, Matt Siems, John Eirvin, and Morgann Wideman.
 - To make a request for road repairs, contact the office.
 - The EPA is back to complete remediation on the final 23 Raintree properties, intending to finish by year end. There will be trucks on our roads, so be careful. The office has a list of the properties but any questions should be addressed directly with the EPA.
- **Rules:** Dave G. told everyone that the Rules Committee will again review Rules starting in October. He reviewed the Rules changes approved in August.
- **Security:** Chris provided his report that:
 - The Security committee met August 30th to review Security Procedures, discuss hiring Chase Security, and researching license plate readers as a way to identify Property Owners.
 - The guest kiosk at the back gate bracket had a bad battery that was replaced with the spare. More spares are being ordered so we can react quickly.
 - A Parking Violation form was created to simplify relaying violations to vehicle owners.
 - We hired Chase Security to provide one officer to patrol the subdivision on Fridays, Saturdays, and Sundays for four weeks. We will evaluate need at the end of that period.
 - The Rules Manual is explicit that parking at the beach and boat ramp is allowed only between 7 am and dusk, and is not allowed between dusk and 7 am. The Pavilion rental extends to 10 pm.

Unfinished Business –

- n/a

New Business –

- Movie night at the campground – Deb. Volunteers requested approval of a Halloween movie night/ bonfire on Halloween. There was hearty discussion of all three items, including delay of closing the bathroom until after Halloween. Deb made a **Motion** and Dave G seconded approval of all three events. Chase Security will be on site and Tammy will notify the Fire Department. The **Motion passed unanimously**.
- Trunk or treat at the campground on Halloween – see above
- Loots Food Truck possibly available for these events – see above

Adjournment – A **Motion** to adjourn was made by Dave G. and seconded by Deb. The **Motion passed unanimously**. The meeting was adjourned at 1:54 pm.

Open Forum –

John Moseley – Reminded the Board that the Golf Cart Community has 340 members. He suggested a Rule change to allow beach parking until 10 pm even though in the fall darkness comes early.

Nikki and Tim Fulkerson added their thoughts, and a rousing discussion ensued. Chris W. weighed in that his Security experience was that people wanting to stay late were not nice. It turned into a discussion of unhappiness with Chase Security compared to our previous security officer. Chris committed to look into allegations that the Chase Security person never left the car to enforce most rules.

Minutes submitted by: Deb Enderson, Board Secretary