



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

October 18, 2021

Opening – President Dave Wooldridge called the meeting to order at 7:05 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting in person.

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

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Deb and seconded by Barb to approve an amended Agenda, adding Cove Dredging to New Business. The **Motion** to approve the amended Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Al and seconded by Denny S. to accept the Minutes of the September 19, 2021, Special meeting assigning Board positions. 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 September 19, 2021, meeting. The **Motion** to approve the Minutes **passed unanimously but with abstention by Denny Schwantner**.

Treasurer's Report & Monthly Check Report – Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of September 30, 2021, of \$1,573,572.84 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$97,708.23 which included normal monthly expenses plus the annual deposit into the Infrastructure Crisis Fund of \$31,576.29 representing 5% of assessments collected, as required by the By-Laws. A **Motion** was made by Deb and seconded by Al to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb shared that Correspondence received in September included a homeowner letter complimenting the work of the maintenance, security, and office staff. Five censure payments were received. Correspondence sent included eleven violation letters. Unpaid 2021 assessments were sent to Collection for 230 property owners along with 4 unpaid censure assessments.

Standing Committee Report.

- Dave W. began the Committee Reports with a thank you to all Committee members for their work on behalf of Raintree. He stated his support for each and every Volunteer with respect to their duties.
- **Administration:** Dave W. advised that the office staff is busy:
 - Winding down the season for 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,
 - Finalizing the list of unpaid assessments for Collections.
- **Legal:** Dave W. informed us we are still waiting for resolution of the Property Owner appeal of the Court's approval of the Settlement Agreement.
- **Architectural Control:** David G reported that:
 - The ACC approved two houses, a boat house, a sea wall/boat slip, and a driveway addition in September.
 - A vote appealing denial of a pavilion narrowly missed approval, but the ACC did approve a **Motion** to develop guidelines for pavilions.

- **Communications:** Deb provided the communication report, which included the following:
 - A Raintree Roundup eNewsletter was sent to 517 recipients at the end of September.
 - Numerous emails and Facebook postings were provided.
 - There are currently 522 email subscribers
 - The October newsletter will be in paper, as agreed in July. The schedule for paper newsletters to all Property Owners is May, July (Annual Newsletter), October, and January.
- **Raintree Events:** Deb announced that:
 - John Moseley volunteered to organize a golf cart Trunk or Treat event at the boat ramp parking area on Halloween night to extend no later than 9 pm.
 - There will be no blockage of Vista, and all Raintree golf cart rules apply.
 - As usual on Halloween, Vista traffic will be one-way, counter-clockwise. Tammy volunteered to be in charge of getting the one-way signage put up and taken down.
- **Finance:** Barb reported that the annual tax return was filed, and the annual ICF deposit was completed. The By-Laws stipulate that a deposit of 5% of Assessments collected must be deposited into an emergency fund which can be used only for certain types of urgent needs with the approval of at least 8 Board members.
- **Golf Cart:** Tammy reported that:
 - To date, 260 Golf Cart owners have updated their property file for 2021
 - 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:
 - Lake Treatment
 - Take responsibility for your leaves to keep them out of the water.
 - Our lake treatment company determined that a floating green substance on Autumn Lake was caused by a high concentration of lawn fertilizer dispensed into the lake.
 - Coves are treated with a zig-zag coverage due to the shallow water. The high levels of leaf and lawn debris increase the phosphorous levels in the water.
 - Low Water Level
 - All boats should be operating under caution.
 - Boaters should avoid making any unnecessary wake and stay away from the shoreline when making any wake
 - The shallow water exposes the lake bottom to more sunlight, and the plant life is temporarily responding
 - Fishery - 2021 is an odd year. Walleye are stocked only in even years.
 - Patrol Boat - A patrol boat has been purchased for next season's use. She and Al are working on a training manual, regulations, and code of ethics.
 - Infractions of Rules
 - Security handles Security infractions, and Rules handles Rules infractions
 - L&B oversees or assists with maintenance, vendors, and DNR
 - Main tasks are budget, monitoring water level and quality, sand replacement, coordination with fishery, DNR dam inspection and fish oversight, water treatment, portable toilet coordination, jet ski stickers, swim rope and buoy placement, and food truck management.
 - Rentals
 - Campgrounds and Pavilion rentals end October 31 and will reopen May 1
 - Portable toilets will be removed November 1 until the spring season
- **Maintenance:** Dave W. reported the crew has been busy with these projects recently:
 - Finishing grass and weed control for the season
 - Tested snow equipment and awaiting delivery of replacement snow plow for the dump truck
 - Performed routine maintenance and repairs of vehicles and equipment.
 - Filled pot holes
 - Painted speed bumps
 - Used mini-excavator to clean out several ditches
 - Repaired the golf cart brakes
 - Cut and removed fallen trees and debris from parks and roads
 - Assisted Monster Tree Service with removal of several large and dangerous trees
 - Trimmed tree limbs overhanging roads and vegetation causing "line of sight" problems for drivers
 - Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Denny Schwantner, Roads Chair, reported that progress on roads is as follows:

- After 3 years of efforts, the warning lights are to be installed on each side of Column Drive on Highway B, with the work to begin sometime after October 25.
- The road repairs list was sent out for bid to 5 companies, 3 showed up to review the work, and only 1, West Paving, submitted a bid.
- This year's budget for road work is \$220,000 and the bid was for \$187,888.75.
- Work on Magnolia is being delayed because of remediation work scheduled there.
- Two locations (Acorn Drive and Bent Tree) have repairs needed for work under warranty.
- Denny made a **Motion** and Barb seconded to accept the bid from West Paving for \$187,888.75. The **Motion was approved unanimously.**
- **Rules:** Dave G. reported:
 - 48 censures have been sent so far this year, mostly parking violations submitted through Security. Vehicles parked in the beach area must have a current Raintree sticker properly affixed, and offenders will be censured or may be towed.
 - Several of the censures were for unauthorized trailer parking, such as in empty lots or beside houses.
 - Tailgating often results in gate damage and comes with a \$100 censure plus an additional \$250 if the gate is damaged plus the cost of repairs.
 - Rules will next meet October 19th
- **Security:** Chris provided his report that:
 - Bids are being requested from 3 security companies for the 2022 season
 - Parking is prohibited on all community dams and spillways, and that includes golf carts.
 - Use of common areas for fishing on Spring Lake requires that all vehicles, golf carts, and boats must have updated stickers. Guest vehicles must display a guest placard and the Property Owner must also be present.

Unfinished Business –

- n/a

New Business –

- Raise Capitalization Amount – Dave W. made a **Resolution** and Barb seconded to raise the limit between expensing and capitalizing/depreciating from \$1,000 to \$2,500, which was suggested by our accountant. The **Resolution was approved unanimously.**
- Pay Off Truck Loan – Dave W. made a **Resolution** and Barb seconded to pay off the current truck loan for \$29,909 with 3.5 years of payments remaining. The loan interest rate is 4.5% and the Certificate of Deposit is earning only .05%. The **Resolution was approved unanimously.**
- Establishment of a Dredging Fund - Dave W. made a **Resolution** and Barb seconded to establish a Lake Dredging Fund to be used for any lake on Raintree property effective with the June 30, 2022 year end. Deposit 2% of assessments collected for the previous fiscal year no later than September 30, 2022, and repeat the calculation and deposit each year after. The time to accumulate funds would give the Board time to investigate and determine an exact approach. The **Resolution was approved unanimously.**

Adjournment – A **Motion** to adjourn was made by Denny and seconded by Dave G. The **Motion passed unanimously.** The meeting was adjourned at 8:12 pm.

Open Forum –

Kent Jarus – Autumn Lake is so low but the “red rock” marker to trigger a No Wake status is not showing. Should we consider changing the method to determine No Wake? After discussion of how that method was determined, Tammy suggested we just publicize the need for no wake.

Betsy Harlan – Asked the depth of Winter and Summer Lakes, which is in some places only 5 feet. Discussion of watershed phosphorous level from tree foliage.

Joe Hettel – Wants a tornado siren. Denny promised to investigate.

Frank Calcaterra – Asked if adding sand to private property requires Board approval. His shoreline collects too much sand from private beaches near him. He suggested a need to investigate this.

Minutes submitted by: Deb Enderson, Board Secretary