



Board of Directors Monthly Meeting **Summary**  
June 17, 2024

**NOTE: The Recording and the Motions are the Official Record of the POA Board Meeting. This summary is an AI (Artificial Intelligence) generated supplement for Property Owners use.**

**All Board Members present, Kent via Zoom.**

## **Summary**

- **Approval of agenda, motions, and announcement of a quorum.**
  - Motion to move new business item on agenda about the hiring of property management company before old business due to assessment ballot dependent on decision.
- **New assessment for Raintree Property Owners Association.**
  - Discussion of hiring management company.
  - New assessment for Raintree Plantation property owners starts July 1, 2025.
  - Explanation of pricing for lots and homes in a development.
- **New assessment for ballot item, and financial reports.**
  - POA board must follow five-year plan for roads, lake and security expenses.
  - Explanation of the financial changes in the April.
- **Lake and beach maintenance, trapping of varmints, and security access for property owners.**
  - Discussion of updates on the website, including categorization of content and improved user friendliness.
  - Out of Cycle Motions made and seconded regarding algae testing and trapping of beavers and muskrats.
  - Report on maintenance work done on the small lake's spillway and beach.
- **Road repair and security violations.**
  - Improvement of roads, repairs of 6 locations, and deals with unexpected damage.
  - Company contracted with EPA for remediation at 5 locations.
  - Excavators, dump trucks, and trailers to be brought in next couple of months.

- **Seawall construction and stop work order.**
  - There is a concern about construction on Autumn Lake, specifically the lack of a coffer dam to contain debris.
  - Discussion of a seawall repair project, expressing concerns about the contractor's methods and materials.
  - It was suggested to stopping the project until proper permits and materials are used, while questions of the contractor's qualifications were discussed.
- **Property assessments and amenities fees in a community association.**
  - Feedback on Raintree for property management on financial savings through town hall meetings.
  - Discussion of scheduling a Town Hall meeting.
- **Snow removal costs and management company contract.**
  - Proposed bid for snow removal.
  - Discussion of property management company's costs and effectiveness.
- **Transitioning to a property management company.**
  - Discussion on contract details, bids, and performance expectations.
  - The company discussed hiring an external firm for tax preparation and bookkeeping services, with potential cost savings of \$7,000.
  - A mindset shift towards streamlining tasks and leveraging technology for efficiency.
  - Discussion on the importance of professionals handling intricate work like QuickBooks and tax returns, citing cost savings and priceless value.
- **Board member turnover and social media impact.**
  - There have been 18 resignations from the board in the past 6 years, with an average of 3 per year.
  - There was a suggestion that the board's lack of continuity may be due to negative comments and social media activity, which may discourage qualified people from running for the board.
- **Hiring a new management company for Raintree POA.**
  - Management company savings are part of financial analysis for ballot item.
- **Property management company, costs, and maintenance.**
  - Questions about the property management company's features and how they will impact community.
  - The different software and portals are used by property managers were discussed.
  - Discussion of potential vendors for office management and maintenance with the group.
  - Discussion of potential maintenance and landscaping tasks for a community through the volunteer network.