



**RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.**

**Board of Directors Monthly Meeting Minutes**

**Monday, July 21, 2025**

**CORRECTIONS TO THE PREVIOUS MINUTES AS OF THURSDAY,  
AUGUST 14<sup>th</sup> AT 3:15 P.M.**

**Opening** – Jim McClung called the meeting to order at 7 p.m. with the Pledge of Allegiance and announced a Quorum.

**Present Board Members** – Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark, Kent Campbell, John Willett and David Bowden.

**Approval of Minutes** - Motion to approve the minutes and the Motions of the June meeting was made by Jim and seconded by Scott. Prior to approving the minutes, **Kent mentioned at the June meeting he stated that wakeboarding was strictly prohibited per our Covenants. This was an error on his part, wakeboarding is permitted. He requested this correction be made regarding the June minutes. This confirms the error, therefore Motion carried unanimously.** He also mentioned when the **RED FLAG** is up it means **NO WAKE** on the lake. However, there is **NO WAKE** zone at any time within 100 feet of the shore and the Dam.

**Financial Summary** – Kal reported the financial comparison for the third quarter (April, May, June). Operating cash and Accounts Receivables showed improvements in June compared to May. May was \$325,629 and for June was \$749,346. Currently we are doing much better than last year. Owners are paying their assessments and we are spending less. John mentioned some of the excess money was left over from the previous board who had planned to do a special lake treatment which never got done. A Motion was made by Dave S., seconded by Kal to approve the financial report. Motion carried unanimously.

**ACC Report** – Kent reports significant numbers of project requests and positive feedback regarding the electronic submission system. The system allows applicants to upload all their papers, making it easier to manage records. He asked David B. to put the Project Request Form back on the website for easier access. David agreed and will show Kent how to use it. Kent asked the board about the cost and benefits regarding boring versus

road cuts for construction projects? Following discussion, it was determined boring is much better and reduces damage to the roads. There are no specific rules against it. The major concern would be to know where all the electric lines are under the road, etc. A person would also need to have the right equipment. Jim stated the preferred method would be boring.

**Roads Report and Culvert Repair** – David S. reported the asphalt team is working on various areas of Ridgecrest and other roads off of the side gate. The culvert repair on Peachtree is underway. Weather permitting next week they will start on replacing the culvert on Plantation Drive using concrete. It was mentioned the challenges of traffic during this repair. They will be closing one lane at a time. It was suggested for everyone to use the front gate especially if you are in a hurry. We have no options for anyone who must use the back gate.

**Lakes and Beaches Report** – Scott reported all is well at the beach. People are picking up their own trash. Our security person, Sherry hasn't had to have anyone towed. The water station is almost completed, just waiting for the hand pump at the ramp. Had fish put in all the lakes in June. Had a second Porta Potty delivered for the month of July for the summer rush. The kids are enjoying the borrow bin box at the lake.

**Security and Technology Report** – David B. provides updates on technology projects, including conferencing solutions and infrastructure setup. Scott reports on a serious golf cart accident on Gettysburg.

Jim mentioned fewer gates are down recently than in the past, however we have a person on video doing weight lifting at the back gate to lift the gate up to drive his car through. It was explained if someone is putting in a code at the back gate and they get a busy signal; they need to call the office to have the Kiosk reset. Jim mentions a person can't be on their cell phone when they are putting in a code. Also, iPhone" don't work very well when a person is pressing the number 9 to let someone in and that Dan Osolinski is our gate technician. He assists us with problems that we can't handle.

**Maintenance** – David S. reported we have trimmed all the trees and bushes on Column Drive. Scott reported he has received 40 calls to trim trees and they have completed 28 of them so far. He has contacted a tree company to remove all our dead trees, needs more bids. He has also received a bid for the cost and benefits of a new tree trimming attachment called a Sabor for our tractor at a cost of \$2,300. It would fit on the front of our tractor and would be more efficient. The chain link fence on Autumn Lake spillway needs to be replaced due to safety concerns. Scott received three bids to replace it with a 75-foot Guard Rail on both sides of bridge. Scott made a motion to accept the bid from D & S Fencing Co., Inc. to replace it in the amount of \$7,958, seconded by Jim. Motion carried unanimously.

**Old Business** – It was decided to add to Covenants 1f that the 20mph speed limit applies to all Raintree approved vehicles driven on Raintree roads. Jim mentioned there is some empty space in the election newsletter, therefore if any board member wants to add an

article it needs to be submitted no later than Wednesday, July 23<sup>rd</sup> by 5 P.M. The board members need to review and vote electrically on the final configuration of all ballot items.

**New Business** – Kent discusses what the consequences should be for someone who has completed a list of projects without submitting any plans to ACC for approval. If it is just ignored you are setting a precedence. He explained the need for a permit for all projects and the potential fines for non-compliance. Jim stated ACC could have CPM send them a censure notice along with a fine to get a permit. If that doesn't work contact the county to see if they submitted plans to them for a permit. Jim told Kent he should decide what he wants to do and present it to the board for approval.

David S. raises concerns about additional fees charged by CPM during real estate transactions. He stated that someone he knows was selling their lot and CPM charged the seller a fee of \$400. It was mentioned that CPM has the authority to charge additional fees for certain expenses above the annual fee we pay them. Jim will contact CPM to obtain a list of all additional charges that could occur and it needs to be advertised to everyone so there's no surprises. Karen mentioned her opinion that before hiring CPM it should have been put to a vote of all owners and not just the board. A board member provides positive feedback about CPM and the improvements in the office operations.

Mary Lou stated there are four open positions on the Board of Directors. Three (3) will be elected for a three-year term, and one (1) will be elected for a one-year term. There are ten (10) candidates running. They are, Amie Ham, Joseph Kellett, Ryan Ochoa, Tammy Tindall, Michael Vaughn, Michael Martin, Dennis Schwantner, Deb Enderson, Elaine Hayes and Juan Lopez. Jim mentioned there will be a date set for Meet the Candidates that will be held in the Pavilion.

Kent asked for clarification regarding the addition to Covenants 2a charging an extra \$10,000 when a builder builds a speculative home. There total fee will be \$18,500.

**Adjournment** – Kal made a Motion, seconded by Scott to adjourn the Business Meeting at 7:55 pm. Motion carried unanimously.

### **Open Forum**

- Attendee asked what the \$400 charge paid to CPM was for, David S. said he didn't know.
- Attendee requested to have the candidates names repeated.
- Attendee mentioned the coves are getting bad again from water run-off, etc. due to a lot of building projects. Jim stated we need to look into waste water management which the board will look into next year.
- Attendee requested if CPM could show more detail in the financial report, such as a breakdown of all the credit card expense, etc. Jim will ask them if they could print additional information.
- Attendee stated she volunteer in the office a few times and since CPM took over the office is in much better shape
- Attendee gave Jim pictures of the dam at Twin Lakes and spillway to show what needs to be corrected.

- Attendee asked what does the POA pay CPM per month? Answer \$14,000. Then why do I have to mail my assessment check to Arizona? Why can't I pay it in the POA office? Reply, it's the way it is in our contract.
- Attendee asked why Karen always gets to leave the meeting early? Reply, she has to leave at a given time.
- Attendee asked when the Buoys are going to be put in Autumn Lake and offered to help. Scott explained they need to be placed in correct spots. Attendee also offered to paint the front columns.
- Attendee stated the best way to place the Buoys in the correct location is by using a GPS.
- Attendee asked when the brick wall at the front entrance is going to be repaired. Reply, the company doing the repair is running six weeks behind schedule and the insurance company of the person that damaged it will pay to have it fixed.
- Attendee stated at times there is a parking issue on Plantation and Column Drive. Cars are parked on the shoulder and partially blocking the road. David will look into this matter.
- Attendee asked when we are going to dredge Autumn Lake? Jim explained we are developing a stormwater process which will have to be in place before you do dredging. If you don't maintain your stormwater system the dredging is not going to do any good. We are looking into this matter; however, we don't have a plan in place at this time.
- Attendee stated there are pot holes on Forest Drive. Reply, you need to fill out a request work order form.
- A few attendees stated they are not in favor of some of the items on the ballot. Reply, if you're not in favor of them just vote no.
- Attendee asked how are we going to enforce the speed limit on ATVs. They suggested we get CPM roving patrol to enforce it.
- Attendee ask Scott how much has he collected for fines from persons for knocking down gates? Reply, \$750.00.
- Attendee inquiries about receiving three bids for the guard rail at the dam. Scott explained one company came and looked at the problem and did not issue a bid, second company requested \$5,000 up front to issue an additional bid of \$20,000. The board voted to accept the bid from D & F Fencing bid for \$7,958.
- A few Attendees questioned why the board did not vote on each ballot item separately before agreeing to place them on the ballot. If the majority of the board members were not in favor of an item it shouldn't have been put on the ballot. Attendee stated that the board should use good judgement in deciding what to put on the ballot, as they are elected to make informed decisions.
- John Willett clarifies that the board's role is to evaluate items for legality and potential conflicts, not to vote on personal opinions.

**Open Forum** – Concluded at 8:30 pm.

**Minutes submitted by:** *Mary Lou Watson, Board Secretary*