



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 17, 2019

Opening – President Dave Wooldridge called the Board meeting to order at 7 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Dave Getty, Dave Wooldridge, Barb Murrill, John Drouant, Al Wideman, Chris Waller, and Deb Enderson.

Absent Board Members – Laurie Haller and Dave Getty

Approval of Agenda – Dave W. made a **Motion** to approve the agenda, seconded by Barb, and the **motion carried unanimously**.

Opening Statement – Dave W announced the resignation of Laurie Haller and he thanked her for her service to Raintree. The Board unanimously elected Barb to fill the role of Treasurer until Annual Election changes.

Introduction of New Board Member – Dave W. announced the selection of Kristen Kilman for Board position from her submission of her Resume for an open position. Kristen joined the Board table for the duration of the meeting. One Board position remains open, and the Board will not attempt to fill it this close to the Annual Election.

Approval of Minutes – John D. made a **Motion** to accept the open minutes of the May 20, 2019 meeting, seconded by Barb, and **the motion passed unanimously**.

Approval of Minutes of Closed Meetings – Barb made a **Motion** to accept the minutes of the closed meeting of May 20 and June 4, seconded by John. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$613,348.25 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset loss in May 2019 was \$21,685.22 and the January-May asset loss was \$116,342.37. Barb also reviewed the Monthly Check Report showing total expenditures of \$47,048.27, which included \$4,500 toward our first instalment to the accountant and \$5,655.00 for legal fees toward collections, the Country Club, and the Black Hole.. Dave W. made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Deb. **The motion passed unanimously**.

Correspondence Report – Deb reported correspondence received including the office manager's resignation and 7 resumes to fill that position, ballot item suggestions, mailing of 2019 assessment bills, and 2 violation letters.

Standing Committee Reports

- **Administration:** Dave W. introduced our new POA office manager, Wendi Rose. He reported the staff has been busy processing annual assessment payments, welcoming new property owners, managing foot traffic requests, working with many ACC projects, booking camping reservations, and booking pavilion rentals.
- **Legal** – Dave W reported the settlement offer to dissolve the Black Hole and accept back the lots still within it. He clarified that the Declaratory Judgment is still ongoing. He also announced that effective 7/1/2019 collections would be paid on a contingency basis which eliminates expense for uncollectables.
- **Architectural Control:** Dave W. reported that plans were approved for a swing set, a house on Duffer, and a boat cover. Plans for another boat house were not approved due to noncompliance with rules. He announced openings for two building inspectors.
- **Communications:** Deb reported continued questions and comments on Facebook, and initial preparations for the POA Annual Election Newsletter to be mailed at the end of July with all ballot items and resumes.
- **Finance:** Barb informed the Board that \$930 was received from Collections efforts this past month. The budget will be adjusted to accommodate the Black Hole settlement.
- **Lakes and Beach:** Al reported he had received no suggestions or ideas for the beach shower rinse area which he had requested to get better perspective of what property owners are expecting. He reminded us that Autumn Lake would be No Wake all day on Thursday, July 4, as in past years. Weather permitting, it will return to usual

boating for the rest of the weekend. He noted that he had received a request for a dusk-to-dawn light at the boat ramp on Spring Lake and was considering the impacts.

- **Maintenance:** Dave W. reported the maintenance crew has responded to spring storm damage, cut grass as weather permitted, installed a storm drain on Waterford, repaired and opened up irrigation system on the center island, removed several tree limbs dangerously close to roads, reinstalled/replaced gate arms, cleared debris from ditches and culverts, assisted Lakes and Beaches with getting the patrol boat in service, prepped bath house and pavilion for rentals, and cleaned the beach area and removed trash on a daily basis. Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Deb read a report from Roads Committee member Denny Schwantner. Three road repair companies attended our meeting on 6/5 to discuss and view locations on our Road Repair list. They have until 7/9 to submit their respective bids. Locations were separated into two groups defined by which would be the POA responsibility to fund and which we would request funding from the EPA.
- **Rules:** Dave W. noted that some violation letters had been sent.
- **Security:** John reported that he is working with the Jefferson County Sheriff's Department on the concept of bicycle police working random hours on E and W Vista, Easy St, and the beach. Some off-duty Hillsboro policeman are also interested in patrolling the beach area.

Old Business –

- Dave W opened a discussion of requests for Gate Codes for large parties. The Board also discussed tailgaters and the suggestion to stop immediately past the gate to refuse to allow a tailgater in.
- A 5-year contract was signed with Republic for trash services at a slight increase in rates – 80 cents/month plus 2.5% per year of the contract and \$2.25/month for recycling.
- He reported research with accountants on a potential contract with the Country Club.
- He reported a discussion with the Dept. of Natural Resources about Raintree's definition of "full pool" with more to come on that.
- He commented that he'd reviewed records after hearing concerns about the stability and safety of the Patrol Boat and found that a considerable amount had been spent to put the boat in good working order in 2018.
- He asked Property Owners to gently approach someone they see violating rules and explain the issue instead of jumping immediately to a complaint.
- He discussed a change in how the sewer company calculates average rates to avoid charging a sewer expense for water used on a lawn.

New Business –

- The Board reviewed potential ballot items submitted by Property Owners. The Board declined to pursue
 - A proposal to increase assessments minimally for existing property owners but more drastically for new owners;
 - A proposal to change the "Lake Water Level" from "No wake after sundown" to "No wake from 7 pm to 7 am."
 - A proposal that all routinely used flood lights facing the lakes be motion activated.
- The Board declined to pursue/discuss further one of a pair of modest special assessment suggestions, for security but not for roads (because the cost of roads is monumental compared to what would be generated by the proposal.)

Adjournment – Deb made the **Motion** to adjourn, seconded by Kristen, and the **motion passed unanimously**.

Open Forum –

- Why we do not give out Gate Codes anymore
- Accountability of gate system provider toward challenges we have experienced
- Desire for return to use of the guard shack
- Suggestion to add a \$1,000 fee from home sales proceeds for the road fund (as done in past communities)
- Suggestion to park RVs at the dam, countered by the rights of Property Owners to use the camp grounds
- Concern that a back up could impede emergency vehicles and suggestion of a sign to yield to emergency vehicles
- Inquiry about finishing a dirt road for winter home construction
- Idea to use cell phones to open gate instead of gate access system
- Response to all to use common sense and stop making the situation seem worse than it is
- Reminder that Raintree when it was much smaller had a phone system where each family had a code to punch in
- Complaint about rules violations not resolved
- Request to again allow distribution of 24-hour codes (convenient but office staffing issue)
- Girl Scouts commitment to raising money for handicapped fishing dock by selling cookies this spring, working at Culvers and Saucy's for tips, selling pretzels, giving up camping trip at \$250/cabin if allowed to camp in Raintree.

Minutes submitted by: Deb Enderson, Board Secretary