



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

February 21, 2022

Opening – President Dave Wooldridge called the meeting to order at 7:00 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, Denny Schwantner, David Getty, Barbara Murrill, Tammy Ponzar, Adam Crites, Al Wideman, Chris Waller, and Deb Enderson were at the table.

Absent Board Members – n/a

Approval of Agenda – A **Motion** to approve the Agenda was made by Denny and seconded by Deb. The **Motion carried unanimously**.

Approval of Closed Minutes – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the January 17, 2022, Closed meeting. The **Motion** to approve the Minutes **passed unanimously**.

Approval of Minutes – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the January 17, 2022, general meeting amended by removal of the Sunshine Law references, as requested by Chris. The **Motion** to approve amended 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 January 31, 2022, of \$1,354,932.20 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$39,854.15 which included normal monthly expenses. A **Motion** was made by Deb and seconded by Dave G. to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb presented the Correspondence received in January which included providing responses to Property Owners requesting information, six complaints from Property Owners about tailgaters, unlicensed vehicles parked on lots, and trailers on vacant lots. In addition, a request was received from the Hillsboro fire chief requesting opportunity to speak at the February Board meeting.

Standing Committee Reports

- **Administration:** Dave W. advised that the office staff:
 - Working with Jefferson County for gate violations
 - Working on 2022 Assessment increases in the database,
 - Finalizing reports for 2021 Boat, Golf Cart, and Nonmotorized Boat stickers,
 - Updating Rules to be put on the website,
 - Welcoming new residents and property owners,
 - Recording new boundary line adjustments,
 - Website training
 - Billing prorated assessments on properties acquired from those owned by Jefferson County, and
 - Working with ACC and Rules violations.
 - Seeking a part time office team member (not a Property Owner)
- **Legal:** Dave W. informed us that the next step in the Appeal of the Settlement Agreement is verbal arguments scheduled by the Court for April 5. He believes this is open to the public.
- **Architectural Control:** David G reported that:
 - ACC meetings continue to be held via email with the entire Committee and the builder/Property Owner included.
 - Proposing changes to the Guidelines for New Residence in New Business.

- The ACC can grant variances under certain circumstances, but it is the Property Owner’s responsibility to notify Jefferson County P&Z of any variance.
- Chris added that the Jefferson County setback requirements must be met or Property Owner/Builder must get a variance from Jefferson County. There was discussion of how Property Owners and prospective Property Owners should reach out to Jefferson County to confirm access to sewer hookup from their property.
- **Communications:** The communication report provided by Deb included the following:
 - Numerous emails and Facebook postings were provided through the month
 - The January Newsletter was sent to all Property Owners and is posted on the POA website. February is scheduled to be an eNewsletter.
 - Property Owners with Covenant and/or By-Law suggestions for the September ballot should connect with a Board member to develop them. The due date to submit is April 30. It takes too long to process the suggestions to try to do it in less time. Ideas need to be clear, not vague ideas.
 - Notices about weather issues have generated many kind comments about our road crew.
 - Suggestions for Question of the Month should be sent to RaintreePOABoard@gmail.com.
- **Raintree Events:** Deb noted:
 - The Events Committee will begin working on the Volunteer Appreciation event soon. She discussed resuming the September picnic at the pavilion for Volunteers also. The golf cart parade was tentatively scheduled for April 17 (which turns out to be Easter, so this date won’t be valid.)
 - June 11 is the target date for the Raintree Yard Sale. Nancy Gau will again chair this event. Please volunteers help again to make the process smooth.
- **Finance:** Barb shared that work is beginning on the budget for the 2022-23 year. She provided budget handouts for Roads and Security feedback.
- **Golf Carts:** Dave W. reported that:
 - Golf Cart stickers for 2022 are available with proof of liability insurance and a pre-scheduled appointment required with Tammy. Cost will be \$20 through March 31, and \$25 from April 1 through December 31. Dave W. will be the back up to issue the stickers.
- **Lakes and Beaches:** Tammy and Dave W. reported:
 - The 2022 watercraft stickers need to be applied to be valid.
 - Planning is in process for sand, buoys, and the swim rope.
 - Discussion about issues making stickers stay on boat trailers. Suggested applying them anywhere on the trailer they will stick – anywhere smooth and visible.
 - Al is doing the jet ski inspections.
- **Maintenance:** Barb reported the crew has been busy with these projects recently:
 - Worked several snow events working through the night
 - Ordered and replaced missing street signs requiring replacement
 - Cut back ornamental grasses and filled in some road edges with dirt
 - Cleared blockages from culverts
 - Performed routine maintenance and made multiple repairs on vehicles and snow equipment
 - Replaced bad heaters in Mega Towers (gate arm boxes)
 - Cut and removed fallen trees and debris from parks and roads
 - Filled potholes
 - Picked up large amounts of trash and various items dumped on the road sides
 - 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.
 - Residents should use “off street parking” whenever snow or ice is imminent.
- **Roads:** Denny reported that progress on roads is as follows:
 - Road Committee will meet Thursday, 2/24, at 6:30 pm.
 - The goal is to establish the list of road work early and get the bids request sent out for work in late spring or early summer. There are 3 streets already on the list.
 - The warning lights which are to be installed at Highway B and Column Drive are underway.
- **Rules:** Adam reported:
 - There have been ten complaints received since January 21, and verbal warnings have been conveyed.
 - Rules Committee meetings are being restructured to include one bi-monthly meeting for the Committee and one bi-monthly meeting for Community participation. He plans to include community surveys.

- **Security:** Chris provided his report that:
 - Bids are being sought from three security companies for the 2022 season, May 1 to October 31. A fourth responded that they do not provide part-time security engagements, and one of the remaining three said Raintree is outside of their area. He followed up with the other two companies.
 - The front gate was put back up at least twice in the past month.
 - He provided updates with regard to several security cameras:
 - The back gate Guest Controller is being upgraded from 3G to 5G
 - The beach will be upgraded to a panoramic camera like the one at the office parking lot
 - The camera currently at the beach will be moved to monitor the maintenance shed and the back side of the Autumn Lake dam.
 - The front gate wireless camera is being hardwired going under the road.

Unfinished Business –

- n/a.

New Business –

- **Dumpster for HOA/POA Raintree Clean up** – Dave W. **Motioned** to provide the dumpster for this annual clean up of Raintree streets and to put it in the parking lot behind the boat ramp in camera view. Deb seconded, and the **Motion was unanimously approved**. It was clarified that this is specifically for Property Owners to pick up trash from streets, and not for cleaning out your basement or garage. The date is Saturday, April 23.
- **Tennis Court Design** – Dave W. introduced a discussion of a suggestion to convert the old tennis court to a pickle ball court. A **Motion** was made, and seconded. The Board unanimously agreed to table the idea pending research by Dave W. and submission of ideas from the community.
- **Food Truck Planning** - Dave W. shared the progress he has made working with Loot's and Roxy's for the coming season. No **Motion** was made. Loots is planning on being present on Sundays, and Roxy's wants to do Fridays plus some holidays including July 4. He's looking for other Food Trucks to add to the schedule.
- **New Residents' Policy for Obtaining a Building Permit to Construct a New Residence** – Dave G. shared the proposed revised policy, and Dave W. **Motioned** to add text to 1) #11 to say it is the Property Owners; responsibility to determine the sewer main hook up location, 2) E 16 to say all contractors must provide a Certificate of Liability insurance, and 3) Q to state that Raintree POA will pave a road not previously paved within one year after completion of a new home. Barb seconded, and the **Motion was unanimously approved**.
- **December 20, 2021 Allegation of Foul Play** – Dave W. announced that the report produced by the committee assigned to review would not be read due to failure to follow the Roberts Rules process. (He read the section from Roberts Rules.) A new committee will be assigned.
- **Beach Hours** – Removed from the agenda because the Rules Committee didn't meet to make the recommendation to the Board.
- **Revote of ACC Appeal** – Chris made a **Motion** to add the Board member votes from the December 20 ACC appeal to the minutes of this meeting, seconded by Dave G. to be conducted by roll call. Vote was to either reverse the ACC decision or to uphold the ACC decision to deny the building of a pavilion. By roll call vote, those voting to approve the ACC decision were Chris, Barb, Dave G., Tammy, and Al. Voting to reverse the ACC decision were Adam, Denny, and Deb. Dave W. did not vote, as President. Dave W. made a **Motion** to accept the secret ballot votes of December 20 regarding the Sophie's request to build a pavilion. Denny seconded, and the **Motion passed unanimously**. Chris made a statement about voice and roll call voting requirements according his research.
- **Statement regarding Complaint** – Barb stated she has issue with how the December accusation was made, and any future complaint should be made in private, and preferably in writing for investigation. Adam responded. Dave G. insisted that he read an email from Adam dated October 14 out loud, which Dave W. gave to Adam to read, and Dave W. asked be added to the minutes. (See Attachment.) Dave W. ended the discussion which had become quite adversarial.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Dave G. The **Motion passed unanimously**. The meeting was adjourned at 8:15 pm.

Open Forum –

Derek Pryor – Spoke about his concern about how rules and ballot items are approved. Stated he believes significant rules passed at meetings should be voided if the agenda wasn't posted for the public.

Rick Dains – Is on the Rules Committee and feels the vote was not stacked and that Rules supports the community

Sharon Wingron – Why are all Board members on the ACC? This is how rumors start. Too much power. Sees Board members being rude to each other and to Property Owners. (Huge applause)

Kent Jarus – The Dec. 20 Rules meeting was changed to 12/13 to get the boat registration approved at the Dec. Board meeting. Wake boating has been discussed since June. Beach hours were removed because the L&B Committee didn't meet.

Kathy Porter – Clarified that beach hours were "till dusk" without the extension of hours. Why late penalty for golf carts that become operational after 3/31. (Dave W. clarified that the early discount ends 3/31 but there is no late penalty.)

Nikki Fulkerson – Thanked Derek. Is 2/28 the meeting where beach hours will be discussed? (Dave W. promised to post proper notice of the meeting.)

Danielle Bentley – Had offered volleyball equipment

John Gerndner – Has rocks near his boat ramp that he would like looked at. Says the easement is Raintree property.

Kathy Porter – Money was raised for a playground never implemented because of liability/insurance concerns - \$18,000-ish?? (Deb clarified \$1,500-ish.)

Danielle Bentley – Get Release of Risk from users

Marilyn Nelson – 25 years of experience in liability insurance. A Release of Risk won't hold up in court.

Laurie Getty - It's the parent's job to give our children something to do. Clean up the tennis court, set up volleyball?

Danielle Bentley – You always play the insurance card. (Dave W. – give me your broker's contact information.)

John Willett – Can't the Board extend the beach hours tonight?

Betsy Harlan – Found a sewer pipe in their yard during construction of their house in the Forest. Jeff. Sewer District told her they had no idea where the sewer connection is.

Joe Hettel – Need parking at the beach to maximize spaces for golf carts. Carts need to be in view of Property Owners so they can be more protected from theft.

John Moseley – Golf carts normally park 4 per marked space.

Marilyn Nelson – Appreciates every minute Board members spend. Was on HOA Board for 9 years, and it's impossible to get volunteers. 25 years in Insurance and the first question asked for a community "Is there a playground there?"

Betsy Harlan – Insurance career for 30 years. Agrees with Marilyn.

Laurie Getty – Are the Food Trucks paying rent to park at the beach? Last year rent was discussed by the Board. (Dave W told Loots they would be billed \$25, and Brian agreed to pay.)

John Eirvin – Do all committees have a budget? Why can't the Board vote on beach hours? (Chris – still with the committee. Takes 250 signatures to get a Special Election. Directors can be voted off in a Special Election.)

Tim Fulkerson – Why doesn't each Property Owner get a vote? (Explanation of how voting evolved from a vote per lot, when spec. builders controlled, to a single vote per property owner.)

Nancy Gau – What Board members terms end in September 2022? (Al, Barb, Chris)

Nancy Gau - What Board members terms end in September 2023? (Denny, Adam, Deb)

Frank Calcaterra – A house divided cannot stand

John Gerdner – Called Dave G four times and he hasn't come to look at the rocks near his property. Asked Adam to also come look.

Sharon Wingron – What happened to rewriting the Covenants? (Dave W explained that it was a lot more work to organize than expected. Deb shared that she had researched Covenants of many similar communities and found several others in our area using the same template as Raintree's were started with.) Sharon suggested the Board work from an Action list with status. (DW offered to meet with Sharon and Deb to discuss.)

Danielle Bentley – Feels \$25 is too little rent for a Food Truck

Garry Umfleet – Was on the HOA Board for many years. The insurance issue is real – there are a lot more lawsuits over liability in Raintree's history than you think.

Sharon Wingron – AT&T rep told her they have a grant to redo Raintree fiberoptics. Wants community focus meetings.

Derek Pryor – Wants commitment to void and rescind the wake boating restriction. (Dave W. will do due diligence.)

John Moseley – Suggested a golf cart show, which the crowd appreciated

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary

Attachment - regarding New Business

Email written by Adam Crites and read out loud at Dave Getty's request

- #1. I am on vacation
- #2. I don't know what your referring to as a " friends pet project". I don't know Frank Sophie outside of the ACC issue. Unlike many of you I actually I went to his house to look at the project. I picked up the issue for one reason. And that reason is because Getty, Waller, Murrill and Ponzar already made up their mind prior to the board meeting and ACC hearing! You all rejected everything before the hearing, and You three said he would NEVER get it.
- What's really sad is Sophie never had a fair shot before or after the hearing. And I think the process has been emotionally and logically corrupted by Getty. ,
- But I'm glad you sent this email. It proves both of my thoughts are correct.
- #1. Your only concerned for what you want Dave G, and you can't allow common sense to guide your thoughts.
- #2. You packed the vote in your favor. It's interesting how you packed the committee with people you know would vote nay. It's interesting that you asked two people to abstain but allowed them to participate on other functions that night because you assumed they would vote yes . If those two couldn't vote because they weren't involved originally then why did Hettel or myself get to vote? You cant just pick and choose who gets to vote, GETTY!
- Your right it is really frustrating when all these people come out of the wood work to vote something down but won't participate in other ACC functions. It's almost like some people only vote when Getty tells them to... interesting.
- I'm really glad Dave G and Chris W said to the property owners "it's not about your feelings". I can't wait to bring these things up on record at the next board meeting.
- PS. I think if Sophie hires and Attorney the POA will lose. Not only for reasons I stated above but for Precedents that have already been set by this board and previous boards.