



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes  
March 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, Adam Crites, Al Wideman, Chris Waller, and Deb Enderson were at the table. Tammy Ponzar attended via Zoom.

**Absent Board Members** – n/a

**Approval of Agenda** – A **Motion** to approve the Agenda was made Barb and seconded by Denny. Chris Waller asked to address the Beach Parking Hours to after the Fire Chief's presentation. The **Motion** to approve the amended agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the February 21, 2022, general meeting. Chris Waller asked to remove the notes about a discussion during the meeting from the Minutes. The **Motion** to approve the changed 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 February 28, 2022, of \$1,342,363.40 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$43,927.31 which included normal monthly expenses. She noted that about \$200,000 has been disbursed since February 28 for road repairs, so the cash on hand is that much less that it appears. A **Motion** was made by Dave W. and seconded by Deb. to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb presented the Correspondence received in February which include a request from a Property Owners to consider allowing additional sporting vehicles and five complaints from Property Owners about tailgaters, junk piles and unlicensed vehicles parked on lots, and trailers on vacant lots.

### **Standing Committee Reports**

- **Administration:** Dave W. advised that the office staff:
  - Preparing for “busy season” so be prepared to wait while others are served,
  - Working with Jefferson County for gate violations,
  - Updating Rules to be put on the website,
  - Welcoming new residents and property owners,
  - Recording new boundary line adjustments,
  - Has the updated Rules manual posted online,
  - Billing prorated assessments on properties acquired from those owned by Jefferson County, and
  - Working with ACC projects.
- **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. There is also a new lawsuit pending by a Property Owner regarding a pavilion which is with our insurance company's attorney.
- **Architectural Control:** David G reported that:
  - ACC meetings continue to be held via email with the entire Committee and the builder/Property Owner included.
  - There are 14 houses under construction with several more under review.
  - He went on to read a lengthy report thanking various contributors.
  - Chris Waller added that boat houses are built in setbacks all around Raintree.

- **Not on the Agenda:** Hillsboro School Superintendent showed up unexpectedly to address us about the upcoming ballot items.
- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month
  - The February eNewsletter was sent to 532 Property Owners and is posted on the POA website. March is also 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.
  - Suggestions for Question of the Month should be sent to RaintreePOABoard@gmail.com.
- **Raintree Events:** Deb shared:
  - The Events Committee planned the Volunteer Appreciation event for Sunday, April 10.
  - June 11 is the scheduled date for the Raintree Yard Sale. Nancy Gau will again chair this event. Please volunteer help again to make the process smooth.
- **Finance:** Barb had no report.
- **Golf Carts:** Dave W. reported that:
  - Golf Cart stickers for 2022 are available with proof of liability insurance and a pre-scheduled appointment for inspection. Cost will be \$20 through March 31, and \$25 from April 1 through December 31.
- **Lakes and Beaches:** Al reported:
  - The water treatment contract with Solitude automatically renewed.
- **Maintenance:** Barb reported the crew has been busy with these projects recently:
  - Worked several snow/ice events
  - Worked on security lights, replacing bulbs with LEDs to test for effectiveness
  - Cleared blockages from ditches
  - Performed routine maintenance and made multiple repairs on vehicles and snow equipment
  - Repaired lights on golf cart
  - Cut and removed fallen trees and debris from parks and roads
  - Filled potholes
  - Replaced and repaired multiple road signs
  - Checked out mowers and small engine tools getting ready for summer growing season
  - 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 meeting was rescheduled to Thursday, 3/3.
  - Committee members were asked to inspect the roads in their respective zones and submit their suggestions in the next meeting, scheduled for 3/31 at 6:30 pm.
  - The warning lights which are to be installed at Highway B and Column Drive are still in process.
- **Rules:** Adam reported:
  - There have been complaints received focusing on speeding and trash.
  - The Rules Committee met 2/28 and voted 7 to 5 to extend the Beach Parking Hours, which will be reviewed in Unfinished Business.
- **Security:** Chris provided his report that:
  - Bids are being sought from three security companies for the 2022 season, May 1 to October 31. He had no update.
  - The Ridgecrest gate was broken 3/20 and needed to be replaced.
  - He provided updates with regard to several security cameras:
    - The 5G back gate Guest Controller is on backorder
    - The panoramic camera planned for the beach will cost \$1,250 for the hardware and \$250 for the labor.
    - The camera currently at the beach will be moved to monitor the maintenance shed and the back side of the Autumn Lake dam. No update.
    - The front gate wireless camera is being hardwired going under the road. No update

## Unfinished Business –

- **Investigative Committee** – Dave W. reviewed that the original committee had not been aware of the precise rules, so their process and findings are considered invalid. New committee members have been chosen, and Dave W asked the community to disregard any rumors they hear about this.
- **Tennis Court Design** – Dave W. acknowledged receipt of numerous responses from Property Owners and concern by Mr. Tucker. Denny informed us all that there is potentially a conflict coming from a need being brought to the Board by the Sewer District that would cause that area to be needed as an entrance to a new maintenance shed. He promised to connect with the Sewer District. This concept is in early, early planning stage.
- **Food Truck** – Dave W. updated us that Lutes will be here as our first food truck on April 23, which could work out well with other community activities planned that day. He had spoken with Brian Lutes about a contract requiring \$50 rent. He made a **Motion** to approve the arrangement. Deb seconded, and the **Motion passed**, with Dave G. abstaining.

#### New Business –

- **Hillsboro Fire Chief Community Awareness Q&A for Upcoming Ballot Items** - Chief Brian Gaudet addressed the group about the proposed tax increase for the Fire Department.
- **Beach Parking Hours** – Adam relayed a Rules Committee **Motion** to approve extending the beach parking lot hours to 10 pm seven days a week. After discussion, the vote was 3 Ayes (Adam, Denny, and Deb) and 5 Abstentions (Barb, Tammy, Dave G., Al, and Chris.) The **Motion** was Tabled to be readdressed by the Rules Committee.
- **Statements from Board Members** – Chris read a very lengthy statement. He disputed a discussion with the Board’s attorney after the 1/17 meeting as lacking required notice; he disputed acceptance of the former Rules Chair’s resignation, given twice in meetings and in email because the Board didn’t vote to accept it, invoking requirements not previously practiced. Discussion ensued. He submitted proposed ballot items to remove Board members.

**Adjournment** – A **Motion** to adjourn was made by Dave W. and seconded by Deb. The **Motion passed unanimously**. The meeting was adjourned at 9:23 pm.

#### **Open Forum** –

Chris Waller – Submitted resignation signed by himself, Barb Murrill, Tammy Ponzar, David Getty, and Al Wideman. They left.

Dave Wooldridge – They did good work. Their resignations are accepted. Our attorney told us repeatedly not to pursue where they wanted to go. Resumes of no more than 75 words are invited from Property Owners who would like to serve as Interim Board members.

Sharon Wingron – Respect for all 9 Board members. Processes must be broken.

John Gaertner – Who will look at the ground eroding that Getty was supposed to work on. Adam volunteered.

Desiree Rodriguez – Would love to be involved in some kind of community forum

John Irvin – Will the locks be changed? They should not be allowed back in.

Kent Jarus – Resignations should not have been applauded.

Linda Camden – Kudos to those who stay. By-Laws and Covenants need to be clearer.

Charlie Schaeffer – Wake boarding should be a ballot item.

Steve Haller – Committee should not allow voting by both husband and wife.

Kathy Billy – Sending boat slip information to Deb after she connects with JeffCo Sewer District

Joe Hettel – Quits ACC and Rules

Nick King – Staying on both

Kent Jarus – Staying on both

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary

