



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

April 18, 2022

Opening – President Dave Wooldridge called the meeting to order at 7:02 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, Keith Bohnenkamper, Laurie Haller, John Willet, Tim Fulkerson, and Deb Enderson were at the table. Adam Crites and Nick King attended via Zoom.

Absent Board Members – n/a

Approval of Agenda – A **Motion** to approve the Agenda was made by Denny and seconded by John. Denny moved to amend the Agenda by adding Sewer and Water District to Unfinished Business, and ?? seconded. The motion to approve the amended agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Deb and seconded by Denny. to accept the Minutes of the March 21, 2022, general meeting. The motion to approve the Minutes **passed unanimously**.

Approval of Minutes – A **Motion** was made by Deb and seconded by Tim to accept the Minutes of the Emergency Board Meeting on April 3, 2022. The motion to approve the Minutes **passed unanimously** after which Dave introduced the new Board members and thanked all fourteen who submitted resumes for the interim term.

Treasurer's Report & Monthly Check Report – Laurie reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of March 31, 2022, of \$1,098,363.27 including roads, buildings, equipment, and all other POA assets. She commented that this balance is \$174K less than the balance a year ago. She also reviewed the Monthly Check Report showing total expenditures of \$266,063.95 which included a check for road repairs to West Contracting for \$208,667.50 in addition to normal monthly expenses. She noted that the past several years our road repairs have been supplemented by the EPA, but that is over. She reviewed the Profit and Loss YTD Comparison and commented that it also shows the impact of the loss of the EPA money. A motion was made by Deb and seconded by Keith to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb presented the lengthy list of Correspondence received in March which included an ACC report, resignations from five Board members, Board resumes from fourteen Property Owners, numerous ballot items and property owner opinions, two staff resignations, and three complaint forms from Property Owners. Three censures were sent to Collections.

Standing Committee Reports

- **Administration:** Dave advised the office staff activities:
 - Working with Jefferson County for gate violations,
 - Welcoming new residents and property owners,
 - Recording new boundary line adjustments and assisting Property Owners to provide correct documents,
 - Billing prorated assessments on properties acquired from those owned by Jefferson County,
 - Working with ACC projects, and
 - Training new employees
- **Legal:** Dave informed us that the Appeal of the Settlement Agreement verbal arguments were conducted by the Court on April 5. We also received a subpoena for damage to POA property, with testimony set for May 3.
- **Architectural Control:** Keith provided Nick's report that:
 - ACC meetings continue to be held via email with the entire Committee and the builder/Property Owner included. Formal month.ly meetings will be held to obtain signatures and formalize decision
 - He stressed the need for all building projects to obtain building permits and that the ACC is there to help.
 - He also stressed that when clearing property, the corners need to be clearly marked with a surveyor's iron

- ACC will be requesting a variance under New Business for a retaining wall.
- **Communications:** The communication report provided by Deb included the following:
 - Numerous emails and Facebook postings were provided through the month
 - The March eNewsletter was sent to 538 Property Owners and is posted on the POA website. She noted that although April is scheduled as a hard copy newsletter, it will be an eNewsletter. May's newsletter will be a hard copy to comply with By-Law notice requirements.
 - 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. Ideas need to be clear, not vague ideas.
 - There will be an open meeting at the Pavilion at 3 pm Sunday, April 24 to discuss possible ideas for future amenities.
- **Raintree Events:** Deb shared:
 - The Events Committee planned and executed the Volunteer Appreciation event on Sunday, April 10. We had a group of no more than 12 carts, but we made our presence know around Spring and Autumn Lakes and did score some candy. Thanks to Tim and Keith for putting out markers for the turns. We are trying to establish a consistent route around Spring and Autumn Lake for all Golf Cart parades.
 - Raintree Cleanup Day is April 23, sponsored by the HOA and the POA. We need volunteers, and this is a great way to teach children not to litter.
 - Loots Food Truck will debut the season on April 23 starting at 1:30.
 - A Raintree Scavenger Hunt is also scheduled for the 23rd.
 - 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:** Laurie informed us that she is working on a draft budget for the next Board meeting.
- **Golf Carts:** Dave W. reported that:
 - The Golf Cart sticker event to help Property Owners get the early discount for 2022 was a great success. Thanks to Wendi and Hallie for working with us and for the half dozen volunteers who assisted. Approximately 70 Golf Cart Stickers were issued on April 9. Stickers are still available for anyone who missed the early deadline for \$25 each.
- **Lakes and Beaches:** Tim reported:
 - He has thirteen volunteers for the Committee and Lake Patrol
 - The L&B Committee will meet April 27 at 6 pm.
 - The Patrol Boat is currently docked at the Geilers', and we need to look into borrowing or purchasing a trailer to allow transportation for the spring maintenance on the pontoon.
 - He will be working with Laurie on the purchase of new sand for the beach.
 - Adam commented that he walked the beach with Tim and discussed ideas for extending the beach area, improving parking for the food trucks, and golf cart parking.
- **Maintenance:** Dave reported the crew has been busy with these projects recently:
 - Preparing the campgrounds, Pavilion, bathhouse and beach area for summer traffic.
 - Made masonry and plumbing repairs to the bathhouse
 - Replaced light fixtures at the Highway B entrance
 - Replaced hose spigot at the POA
 - Managed installation of porta potties for the season
 - Cut and removed fallen trees and debris from parks and roads
 - Filled potholes
 - Replaced two stolen road signs
 - Cleaned up washouts from heavy rains and removed trees down on roads from high winds
 - Made or had necessary repairs done to our vehicles and equipment
 - Started transition to spring grass cutting when weather conditions permit
 - Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Denny reported that progress on roads is as follows:
 - Road Committee is completing the inspection of all subdivision roads to finalize the list of roads to be replaced or patched up
 - The list will be sent for bid to 6-8 asphalt companies
 - The goal is for the work to be completed by summer
 - The next Committee meeting will be April 28 at 6:30 pm

- **Rules:** John, our new Rules Committee Chair, reported:
 - He and Keith, Co-Chair, met with the office staff to get a sense of the operations related to Rules
 - They are working with the office to review current and outstanding violations
- **Security:** Nick and Adam reported that:
 - Gates were knocked down a couple times.
 - Jim Guthrie fixed it. He and Kent Jarus showed Dave and Keith how to fix it. They commented that it's usually a 2-person job to repair a gate.
 - The POA website has a new button on the home page for creating an incident report that will be texted and emailed to gate volunteers. The email address is no longer being used.

Unfinished Business –

- **Sewer and Water District Request** – Denny informed the Board that he had a discussion with officials from our Sewer and Water district and learned that they are applying for a loan to expand our sewer treatment plant here in Raintree by 25% starting in late 2022 or early 2023. They want to use the space where our maintenance shed sits for this expansion. Denny suggested that the Board form a committee to recommend a new location for them to build us a replacement maintenance shed. Nick volunteered to lead the committee with Denny.

New Business –

- **ACC Variance for a Retaining Wall** – Keith made a Motion to approve a variance for the height of a retaining wall being installed at 9393 E Vista. Our standard is 48 inches, Jefferson County's is 72 inches, and the request is for up to 64 inches due to the grading of the land. Tim seconded, and the **Motion passed unanimously.**
- **Beach Parking Hours** – Adam relayed a Rules Committee motion to approve extending the beach parking lot hours to 10 pm seven days a week which complies with Jefferson County Quiet Time. Keith seconded, and the **Motion passed unanimously.**

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Tim. The **Motion passed unanimously.** The meeting was adjourned at 7:45 pm.

Open Forum –

Nancy Gau – Asked for a schedule for lake treatment to be posted

Kent Jarus – Discussed expansion of sewer plant and placement of potential amenities and Dave responded

Joe Hettel – Suggested easement for use of field to get access and mentioned an old dried up pond

Laura Briese – Should coordinate with Condo Assn

Carrie Templeton – Would prefer access somewhere other than Ridgecrest

Tillie Winchester – What is the schedule for adding fish to Spring Lake. Seems like three years. Kent J said he assisted with adding fish to Spring Lake a year ago

Kristen Ray – Asked about Investigative Committee. Dave said it is in motion but cautioned that this is a private issue and not a public issue. She then asked how to complain about what she thinks the Board is doing wrong, and Dave told her to send a note to the office

Nancy Gau – Are the fishing tournaments conducted as “catch and release?” Nick told her the fish are released after weighing.

Deb reminded everyone that ballot items are due by April 30.

Dave explained that there will be special meetings to review proposed ballot items and the submitter is required to attend. He also stated that there will be 5 Board positions open

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary

