



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

May 16, 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, Nick King, John Willett, Tim Fulkerson, and Deb Enderson were at the table. Adam Crites attended via Zoom.

**Absent Board Members** – n/a

**Approval of Agenda** – A **Motion** to approve the Agenda was made by Deb and seconded by Laurie. Dave **Moved** to amend the Agenda by adding Early Submission of Questions to Unfinished Business. The **Motion** to approve the amended agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by John and seconded by Tim to accept the Minutes of the April 18, 2022, general meeting. Laurie suggested updating a typo for which month would have a paper newsletter. The Amended **Motion** to approve the Minutes **passed unanimously**.

**Approval of Closed Minutes** – A **Motion** was made by Deb and seconded by Denny to accept the Minutes of the Closed Board Meeting on April 13, 2022. The **Motion** to approve the Minutes **passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Laurie reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of April 30, 2022, of \$1,050,263.71 including roads, buildings, equipment, and all other POA assets. She commented that the available cash balance is \$212K less than the balance a year ago and made the point that this does not include the impact of last year's payment from the EPA, which was received in June. She also reviewed the Monthly Check Report showing total expenditures of \$77,116.72 which included payment of \$29,117.43 for annual insurance premiums in addition to normal monthly expenses. She reviewed the Profit and Loss YTD Comparison. A **Motion** was made by Deb and seconded by Tim to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb presented the list of Correspondence received in April which included 15 ballot item ideas and several property owner suggestions, and three complaint forms from Property Owners.

### **Standing Committee Reports**

- **Administration:** Denny 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 Hailey and Brenda
- **Legal:** Dave informed us that there had been no movement on the Appeal of the Settlement Agreement. We also received a subpoena for damage to POA property, which was cancelled.
- **Architectural Control:** Nick reported that:
  - ACC business continues as usual, and
  - ACC will be requesting two items under New Business.
- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month

- The April eNewsletter was sent to 547 Property Owners and is posted on the POA website. May's newsletter will be a hard copy to comply with By-Law notice requirements. As usual, this "Spring Newsletter" will contain committee reports, and she will work with the Committee Chairs on those.
- Property Owners with Covenant and/or By-Law suggestions due date to submit is April 30. Ideas need to be clear, not vague ideas.
- She read a summary of an open meeting at the Pavilion at 3 pm Sunday, April 24 where attendees discussed possible ideas for future amenities. It was decided to do a survey with Assessments to collect Property Owner priorities and high-level census information before making any decisions.
- **Raintree Events:** Deb shared:
  - The Events Committee had no events over the past month but congratulations to the organizers of the Cruzin' Raintree event on May 7.
  - June 11 is the scheduled date for the Raintree Yard Sale. Gates will be open from 7 am to 1 pm. Nancy Gau again volunteered to chair this event. Please volunteer to help to make the process smooth.
  - July 4 events ahead are the Golf Cart Parade at 1 pm and the HOA Boat Parade at 3 pm
- **Finance:** Laurie distributed a draft budget for the fiscal year 7-1-22 through 6-30-23, and she asked Board members to review and respond by May 30.
- **Golf Carts:** Dave reported that anyone who has not registered their golf cart for 2022 should come to the POA office to get the sticker. We discussed the possibility of a June 4 Golf Cart sticker event, if needed.
- **Lakes and Beaches:** Tim reported:
  - Lakes: He is working with the lake water treatment company about their 30% increase for this year and their results in water treatment
  - Fishing: The Conservation Dept no longer provides a fish census service. Brian Fink will be managing the fishing tournaments this year on the second Saturday of each month – see the website calendar, Facebook, and the newsletter for details.
  - Beach: Golf cart parking has been striped. The porta-potty location was improved. He is getting bids for proposed enhancements but has to work with the budget.
  - Boat Patrol: Boat patrol hours will be 10-4 on weekends and holidays. We are still looking for a place to dock the Patrol Boat.
  - Food truck: Expecting them every Sunday except 2 in July. Checking on Monday holidays.
- **Maintenance:** Dave reported the crew has been busy with these projects recently:
  - Installed new sand at the beach
  - Made repairs to the bathhouse and are preparing to paint it
  - Painted golf cart parking stripes at the beach parking lot
  - Planted new shrubs in the POA's front beds
  - Installed and removed No Wake signage
  - Cut and removed fallen trees and debris from parks and roads
  - Made or had necessary repairs done to our vehicles and equipment
  - Property Owners should fill out a work order if they see something that needs attention. Property Owners should NOT dump grass and shrub cuttings in our ditches as they impede the function of the ditches and can cause flooding.
- **Roads:** Denny reported that progress on roads is as follows:
  - The Roads Committee met April 28 to finalize the list of roads to be replaced or patched up, coming up with 37 locations that need either patching or replacement. He had the list available for viewing by Property Owners or Board members.
  - The list was sent for bid to 6 asphalt companies
  - He has concern about how far the budget will stretch given the rising cost of oil/asphalt.
  - Thanks to John Willett for his help measuring and to Tom Hayes for patching Plantation Drive.
- **Rules:** John, Rules Committee Chair, reported:
  - Three new complaints were received, and a total of 5 remain unresolved and follow up will be done
  - Most complaints relate to boat stickers or boat, RV, or trailer parking. Stickers must be installed to be valid. Rules Section 10 and Covenant 2j state that vehicle and trailer parking is prohibited on grass, in empty lots, and in front of a residence.
- **Security:** Adam reported that:
  - Security hiring is in process with an interview schedule this week.
  - There were a couple of occurrences this past weekend for no stickers. Beach security needs warning papers or stickers from the office. Need a megaphone for Security Guard.

- He stressed that the square in front of the boat ramp is for backing up to the ramp, not for parking.
- Denny is reaching out to ADP about their trucks parked in our parking lot.

#### Unfinished Business –

- **Sewer and Water District Request** – Denny updated the Board that he had attended a public meeting with officials from our Sewer and Water district and learned that they are applying for a loan to expand the capacity of 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. He said it may be necessary to purchase property from the Jefferson County Trustee and to get bids for the project. Denny suggested that the Board **form a temporary Maintenance Shed Committee** to recommend a new location for the Sewer and Water district to build Raintree a replacement maintenance shed. Nick and Keith volunteered to join the committee with Denny.
- **Early Submission of Questions** – Dave made a **Motion** and Deb seconded to implement a new process to avoid such lengthy Open Forum sessions. Property Owners who have questions should send them to Deb at **RaintreePOABoard@gmail.com** at least a week before the meeting. Board members will have a chance to research the issue and respond during the Correspondence Report (as a one-way answer, not a discussion). The **Motion passed unanimously**.

#### New Business –

- **No Wake on Autumn Lake July 4th** – Deb **Moved** that we again implement No Wake for the entire day of July 4. Dave seconded, and the **Motion passed unanimously**.
- **ACC Variance** – Nick **Motioned** that the Board approve a 17-foot variance allowing a house on Section 12, Lot 23 to be closer to the lake because of the shape of the lot. Keith seconded, and the **Motion passed unanimously**.
- **Shed Position on Adjoined Lot** – Nick requested Board and community input on positioning of a shed on a double lot. He suggested language to require the shed to be on the same original lot as the house.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by John. The **Motion passed unanimously**. The meeting was adjourned at 8:32 pm.

#### Open Forum –

John Eirvin – Appreciated that meetings are so much more pleasant now. Asked what “Boundary Line Adjustment” means. Discussion explained the calculation of assessment and parsing between new and previous Property Owner.

Linda Camden – Discussed golf cart parking spaces. Tim explained they are closer to the beach than the vehicle spaces because golf carts are open and contents are vulnerable.

Joe Hettel – Can we get Blinky fixed? Dave said he is trying to get a quote from Pyro Signs but maybe for a bigger version.

Kristen Ray – Complained about audience chatter that she thought she overheard. Also asked for status of Investigation, which Dave explained is confidential per Roberts Rules and will not be shared with the public. She then questioned if a minimum-wage part-time employee of the Country Club should be eligible to serve on the Board. Wants him to abstain if any vote is conducted.

Nancy Gau – Saw a social media statement that the Board had received money from the Girls Scouts proceeds targeted for building a handicap fishing ramp. She had worked with a Girl Scout leader, but no money was ever provided to the POA for the project. It died within the Girl Scout structure.

Dave Wooldridge – Reminded everyone that the Board will meet May 19 at 7 pm to begin the review of Ballot items at an open meeting.

Chris Mayers – Asked for explanation of how ballot items are distinguished from Rules changes.

Forum concluded at 9:13

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary