



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes  
June 20, 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 John. The **Motion** to approve the agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by Lauri and seconded by Keith to accept the Minutes of the May 16, 2022, general meeting. The **Motion** to approve the Minutes **passed unanimously**.

**Approval of Special Board Meeting Minutes** – A **Motion** was made by Denny and seconded by Tim to accept the Minutes of the Special Board Meeting on May 19, 2022, to review Covenant and By-Law suggested changes. 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 May 31, 2022, of \$1,083,545.39 including roads, buildings, equipment, and all other POA assets. She commented that the total assets are \$142K less than the balance a year ago and made the point that this still 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 \$54,649.33 which included normal monthly expenses. She reviewed the Profit and Loss YTD Comparison. A **Motion** was made by Denny 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 list of Correspondence received in May including a request that dog owners keep their pets on a leash or within a fence and not loose to have access to the road. An email request for retraction of the rule against wake surfing was discussed. Tim, Chair of Lakes & Beaches, stated that he considered that request an appeal to be discussed and voted at the next Lakes & Beaches meeting. Deb also addressed an email question about allegations being spread, as follows:

- 1) Construction of a pavilion: The ACC denied the property owner's request, but a lawsuit was filed that the insurance lawyer and the POA lawyer both advised we had little chance of winning. The pavilion should be dealt with through the Board and separate of the ACC as it was litigation that came through the ACC originally. The Board collectively decided to settle the lawsuit due to our Covenants not supporting a counter argument and similar structures around the lake and created parameters for the construction of this and future pavilions which will be added to ACC Rules.
- 2) Wooldridge retaining wall: This property owner asked the POA and was advised that his project was a flower box and not a retaining wall. No permit or deposit were required.
- 3) Crites culvert: This property owner installed a culvert to stop water coming into his house. There is no deposit stated for a culvert in ACC rules, which he interpreted to mean no permit was required. After discussion it was determined that a Miscellaneous Building Permit should be required. The property owner will comply.

### **Standing Committee Reports**

- **Administration:** Denny advised the office staff activities:
  - Scheduling and processing all campground and pavilion reservations and dash passes,

- Managing increased property owners in the office paying assessments and getting stickers, registering and updating all registered vehicles for 2022-23,
- Managing escalated conversations about the Country Club,
- Addressing questions from non-property owners,
- Validating and making single-day passes requested by property owners.
- Working with Jefferson County for gate violations,
- Welcoming new residents and property owners, which requires creating new customer files in accounting software, updating property information, and creating ongoing files with required documentation,
- 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.

He advised also that the office is again open every Saturday from 9 to 1 after some necessary training to staff those hours. Also, the POA is again looking for a part-time office employee.

- **Legal:** Dave informed us that
  - The Appeal of the Settlement Agreement was denied by the Appellate Judges on May 16, and their written legal response was that no further appeal is merited. The Country Club will probably send out invoices to all property owners who haven't already paid for 2022-23 membership in the next few weeks.
  - The Board through legal counsel from the liability insurance lawyer has settled a lawsuit regarding denial of a request for approval for construction of a pavilion. As part of the settlement parameters were established for the construction of this and future pavilions which will be added to ACC Rules.
- **Architectural Control:** Nick's report that:
  - ACC official perspective on the three projects discussed on Next Door is reflected above.
  - ACC has been conducting business via email for some time now, but participation has become sporadic. Effective immediately ACC business will be reviewed at two monthly in-person meetings. Property owners should notify us if the timing of their request is urgent.
  - Inspection of ACC projects is crucial for the ACC. All Committee members should be inspectors. Due to resignations, he invited property owners to join the ACC.
  - The ACC will be requesting approval of a variance in New Business.
- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month, and we have 557 subscribers to the email updates.
  - The May newsletter was a hard copy to comply with By-Law notice requirements. As usual, this "Spring Newsletter" contains Committee reports. The June newsletter will again be electronic, distributed by email and posted on the website.
  - After a year of quarterly paper newsletters, she has not received feedback on the value of the extra two paper newsletters. She will be proposing a reduction from 4 to 3 paper newsletters.
  - Resumes for property owners in good standing who wish to run for the 5 Board positions on the September ballot should submit their "resume" introducing themselves in no more than 75 words to the attention of the Board Secretary at the POA office no later than 3 pm on July 15.
  - Surveys received to date ranking a dozen proposed amenities are tabulated to indicate the top 5 most-valued would be a dog park, miniature golf course, playground, pickleball court, and (#1) a shower at the beach.
- **Raintree Events:** Deb shared:
  - The Raintree Yard Sale was a huge success. There were 42 yard sales registered, and 422 maps were distributed. Thank you to Nancy Gau for managing and to the volunteers who put out and picked up signs, directed traffic, and handed out maps at the entrance.
  - The 4<sup>th</sup> annual Fourth of July golf cart parade will depart from Autumn Lake Dam at 1 pm on 7/4 and circle Spring and Autumn Lake. See your newsletter and emailed map for the route and what time to come out and cheer. Decorations are encouraged!
  - The HOA Boat Parade will depart Autumn Lake Dam at 3 pm also on 7/4.
- **Finance:** Laurie advised that the draft budget for the fiscal year 7-1-22 through 6-30-23 is considered final. Deb **Motioned** and Tim seconded. The **Motion passed unanimously.**
- **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. Almost all carts registered for last year have updated their sticker.
- **Lakes and Beaches:** Tim reported:

- Lakes: He is working with the lake water treatment company but also getting bids from other companies. Lake treatment is scheduled for 8:30 am tomorrow (6/21.) Buoys are being moved back to correct positions and the missing one is being replaced.
- Beach: The parking lot has been restriped. Cars with no passes or stickers will be towed or censured.
- Boat Patrol: We are still looking for a place to dock the Patrol Boat. Kent Jarus volunteered to clean up the boat, and we do have volunteers for boat patrol duty.
- Food truck: Bids for the pads have been received, and the decision is pending availability of funds.
- The Lakes & Beaches Committee will meet June 29<sup>th</sup> at 6 pm.
- **Maintenance:** Dave reported the crew has been busy with these projects recently:
  - Cut and removed fallen trees that fell across roads from vacant lots
  - Repaired and reinstalled the gate arm multiple times
  - Trying to keep up with grass and weeds
  - Made a temporary repair to a large sinkhole on West Vista
  - Painted the exterior of the bathhouse
  - Removed limbs overhanging roads and crowding pavement
  - Responded to multiple work orders
  - Assisted Lakes and Beaches with striping the parking lots at the beach and boat ramp
  - 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.
- **Roads:** Denny reported that progress on roads is as follows:
  - The Roads Committee list of roads needing repair was sent for bid to 6 asphalt companies. Only two provided bids, and those came in at \$485,953.71 and \$508,803.16, both of which far exceed the Roads budget. Asphalt increased from \$18 per square yard in 2020 to \$29 in 2022.
  - He will meet again to determine which few of the identified problem areas can be fixed this year.
- **Rules:** John, Rules Committee Chair, reported:
  - Nine new complaints we received, and all have been sent warning letters or censures
  - Subjects of those complaints were as follows:
    - Dog off owners' property
    - Underage golf cart drivers
    - Out of date boat sticker
    - Wake on Spring Lake and boating in the wrong direction
    - Property unkept
    - Boat parking on grass/POA property
    - Noise after 10 pm
  - Process in place for gate damage:
    - Incident report
    - Camera review
    - Plate search
    - Card swipe search
  - He is researching plate identification search services
  - Owners are responsible for their guests
  - Police reports are filed for non-owners for vandalism or trespassing
- **Security:** Adam reported that:
  - Security guard was terminated.
  - He is meeting and investigating services to ID license plates
  - Jefferson County officers may be available for part-time roving security

#### Unfinished Business –

- **RTPOA vs Raintree CC Settlement** – Dave confirmed that the Settlement is now final. The Settlement does specify that legally joined lots will be billed as one. All questions should be taken to the Country Club.
- **Ballot Items** – Deferred to after New Business.

#### New Business –

- **Resolution to defer the First Year Deposit to the Dredging Fund.-** John **Motioned** to defer the first year's deposit of \$14,000 to five annual installments of \$2,800, beginning in September 2022. Deb seconded, and the **Motion passed unanimously.**

- **ACC Variance for a Boat Cover** – Nick **Motioned** that the Board approve a variance allowing a boat house on Section 14, Lot 36 to measure 38’ by 31’8” instead of the stated 30’ by 40’. Keith seconded, and the **Motion passed unanimously**.
- **Reduce Paper Newsletters from 4 to 3** – Deb **Motioned** saving the cost of mailing one paper newsletter to approximately 2,100 property owners. Dave seconded, and the **Motion passed unanimously**.
- **Discuss Volunteer Picnic in September** – Deb suggested we don’t have the money to pay for a picnic for roughly 100 people although we’ve discussed it with the assumption we would resume this year. The Board agreed to revisit with no Motion or vote.

### Unfinished Business –

#### **Ballot Items** – Deferred from before New Business.

- Suggestion 4, Covenants 1h: *For the period of January 1, 2023, through December 31, 2023, jet skis and other personal watercraft not previously licensed in Raintree Plantation will be permitted to be registered, and thereafter grandfathered as permissible jet skis on Autumn Lake as long as they are continuously current with Raintree jet ski stickers.* After much discussion, this item was tabled without a Motion.
- Suggestion 5, Covenants 2j regarding boat and trailer parking: John proposed a change to the language agreed to at the earlier meeting leading to a robust discussion. Deb **Moved**, Denny seconded that the ballot item be reworded to the following: *No vehicles including boat trailers, cars, RVs, utility trailers, etc. may be parked on any vacant unimproved lot within Raintree Plantation. In addition, no driveways of any sort are allowed on any vacant unimproved lot. No cars, trailer, boat trailers may be parked on the grass or dirt anywhere within the boundaries of Raintree Plantation.* The **Motion passed unanimously**.
- Suggestion 3, By-Laws Section 1: *Increase the number of Directors from 9 to 11 due to the scope of responsibilities in our growing community.* After discussion of pros and cons of the concept, there was no Motion made.

**Adjournment** – A **Motion** to adjourn was made by Denny and seconded by Deb. The **Motion passed unanimously**. The meeting was adjourned at 9:20 pm.

### **Open Forum** –

Nancy Gau – The patrol boat was parked next to their house on POA Common Ground one year. That could again be an option.

Dave Getty – Has the investigation and report been completed? (Dave W: Yes, and the report was shared with the Board.) Is a deposit being required on the pavilion? (Yes.)

Joe Hettel – Trespassers have been removing the entry gates and tossing them in the woods. A rock on the dam was rolled down to the water at Beach parking. Suggests parking passes say on them where the pass permits the vehicle to park.

Chris Waller – Was the closed legal meeting to review the pavilion settlement announced? (Yes, posted the previous day.)

Kent Jarus – The Board years ago intended to eliminate the jet skis, not just to reduce their numbers. To the Board: saying “no” doesn’t make you a bad guy. Accepts that installing culvert without a permit was a mistake. ACC Rules could be more accessible and not just on the website. (Nick: ACC is a service, not the enemy. Bring questions to the ACC.) Rules for pavilion should be very specific. (Nick: The rules are specific.)

Kurt Locke – Disagrees that pavilion should be allowed on easement.

Tillie Winchester – Thought the idea was to eliminate jet skis. Feels ACC is overreaching to require a deposit to replace boards in a deck.

Kurt Locke – Deposit is to ensure the project is limited to that.

Tillie Winchester – Suggests recycling collection trucks come less frequently to limit heavy truck damage to roads.

Charlie Gau – Our recycle dumpsters are filled by construction trash, and residents don't get to use them. Suggests we move them inside the gates.

Betsy Harlan – There are recycling services in Hillsboro, too.

Forum concluded at 10:04.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary