



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

August 15, 2022

**Opening** – President Dave Wooldridge called the meeting to order at 7:00 pm with the Pledge of Allegiance and announced a Quorum.

**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 joined via Zoom.

**Absent Board Members** – n/a

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

**Approval of Minutes** – A **Motion** was made by Keith seconded by Laurie to accept the Minutes of the July 18, 2022, general meeting. 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 July 31, 2022, of \$1,737,663.67 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$60,327.74 which included Check 2720 for \$3,500 of the retainer for our CPA plus normal monthly expenses. A **Motion** was made by Dave 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 July including a note from a Property Owner asking if we can limit the size/weight of trucks permitted on Raintree roads, to which Nick responded that we already require that builders pay a Bond because of the road damage resulting from their trucks and equipment. Another inquiry was received from an anonymous real estate agent pointing out a mobile home parked on Lake Hill, which the Board agreed to investigate. Another letter challenged why exact suggested wording wasn't used on a ballot item, to which the answer is that several ballot item suggestions around that topic were submitted, including an equal number requesting the opposite initiative, and we went with the ballot approach suggested by our attorney. Another request made was for release of an "Investigative Report" by a Committee formed of uninvolved Property Owners. Dave read the Summary statement submitted by the Committee. Robert's Rules clearly says that the Report itself is confidential.

### **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,
  - Training new employees, and

- Validating and making single-day passes requested by Property Owners.
- **Legal:** Dave informed us that we have no open legal cases.
- **Architectural Control:** Nick reported that:
  - ACC business will be reviewed at two monthly in-person meetings. Property owners should notify us if the timing of their request is urgent.
  - New construction often changes water drainage routes, and that is a fact of our downhill terrain. He encouraged Property Owners to talk to their neighbors to work together on solutions to water drainage issues. The ACC is ready to help, but water drainage is an issue between Property Owners.
- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month, and we have 574 subscribers to the email updates.
  - The end of July newsletter was a hard copy to comply with By-Law notice requirements. This will contain the Annual Election information and ballot items.
  - She recommended Property Owners subscribe to the Facebook pages on which Tim posts frequent L&B updates.
- **Raintree Events:** Deb had no updates for this Committee.
- **Finance:** Laurie explained an agreement she signed with the Bank to keep \$100,000 in the checking account with any additional balance in a separate account
- **Golf Carts:** There was no report for this month.
- **Lakes and Beaches:** Tim reported:
  - Lakes: Aqui-Service began water treatments two weeks ago. He is planning to coordinate getting measurements to get an estimated cost for future lake dredging, so help us estimate how long it will take to build the fund before action can be taken.
  - Beach: The estimated date for building the food truck pad is September 12. This is also estimated timing for the 8x10 pad at Tara and W. Vista to provide a picnic table for walkers and kayakers.
  - Boat Patrol: He is working on getting the boat repaired. He discussed where it should be docked and the idea of selling the old inoperable patrol boat.
- **Maintenance:** Dave reported.
  - The crew has been busy with these projects recently:
    - Cut grass and trimmed shrubs
    - Replaced stolen road signs
    - Removed limbs overhanging roads and crowding pavement and dead trees and cleared “line of sight” blockages due to vegetation growth
    - Cleaned up fallen trees and branches from roads after storms
    - Responded to multiple work orders
    - Made necessary repairs to our vehicles and equipment
    - Property Owners should fill out a work order if they see something that needs attention.
    - The maintenance crew asks that everyone do what you can to reduce loose trash on roadsides, parking lots, and the beach.
- **Roads:** Denny reported:
  - Concrete work on Plantation was completed August 5 and consumed about 35% of our Roads budget. The Road Crew supervisor threatened to pull his workers and leave due to abusive behaviour by some Raintree drivers. Detour signs were posted through Raintree streets to bypass Plantation.
  - Asphalt work will be done next. We have no date yet. Expect that roads may be closed for hours or sometimes days to accomplish the repairs. Gates may be left open during work hours as in the past.
  - Last month there were questions about the standards expected with our road repairs, so he provided the following information.
    - Thickness – base rock areas are dug out to approximately 10 inches and filled with 6 inches of 2” clean stone, 4 inches of 1” minus base rock, and 3 inches of asphalt.
    - Old concrete is hauled out of Raintree. Old asphalt is milled and taken to some of our roads that aren’t paved to start giving them a base.
    - Upon completion the locations are reviewed by the Roads Chair and the Treasurer.
  - The warning light for our entrance should be operation in October, assuming the part the highway department been waiting for arrives as expected.
- **Rules:** John reported:

- Complaints received in July have all have been sent warning letters or censures. The 30 new complaints received in August are in process.
- For most gate violations we don't have information to identify
- August 19 is the cutoff for payment of assessments to qualify to vote in the Annual Election
- Three volunteers are needed for the Ad Hoc hearing panel to hear appeals of rule violations
- **Security:** Adam reported that:
  - He is getting bids for replacing our security gates with metal gates that have to be quicker than the ones in place 20 years ago
  - His goal is to find gates that open with license plates or vehicle stickers

#### Unfinished Business –

- **Sewer District Information** – Denny informed the Board he had spoken with Dough Bjournstadt of the Water District regarding the proposed expansion of the waste management plant. A director in Farmington is reviewing the plans prior to requesting a loan for the project. They are estimating six months before they obtain the permits. They suggested we get the cost of what we want them to build to replace our maintenance shed that currently sits where they want to build.

#### New Business –

- **Above ground propane tanks when underground tanks fail and need replaced** – Nick discussed with the Board and determined that county and gas company rules determine how close to the house and require any 250 gallon or larger propane tank be buried
- **ACC variance for a fence by the pavilion** – Nick presented a request by Abigail Neeters, next to the pavilion parking lot. Nick **Motioned** and Keith seconded to allow the Property Owner to build a 6-foot privacy fence separating their property from the gravel parking lot. The **Motion was approved unanimously.**
- **Censure Appeal** –Denise Thacker argued that they were not properly notified that they were storing items on POA property. A Board member had verbally warned them but no letter was sent except the censure. After discussion, Dave **Motioned** and Adam seconded to void the \$150 censure because the Board member warning them was a family member and they didn't consider it official. Keith and John abstained, and the remaining Board members all **approved the Motion.**

**Adjournment** – A **Motion** to adjourn was made by Dave and seconded by Keith. The **Motion passed unanimously.** The meeting was adjourned at 8:12 pm

#### Open Forum –

Desiree Rodriguez – Introduced herself as a Board candidate

Rick Dains – Stated he was censured for operating a boat within 100 feet of shore and doesn't believe it happened.

Dave Getty – Demanded to see the Investigative Report produced by a volunteer committee. Dave read the Summary and said he would ask the committee members if the full report could be released. Robert's Rules makes the report confidential. He handed the Board material intended to show conflict of interest but that was immediately proven incorrect.

Joe Conte – Protested getting a censure because his son was fishing/dragging a fishing pole around the beach. A volunteer had warned his son and his wife. Dave said he would follow up.

Joe Hettel – Found a 2-inch fish hook underwater in the sand at the beach. He also asked for clarification of the timing of porta potty bills

Mike Camden – Saw a boat speeding at 9 pm when there should be no wake. He also asked about the status of the amenity survey. Deb summarized and advised the last submissions had just been received.

John Gaertner – Asked about the debris in the lake in Cove 5 that he feels was caused by a defective culvert. Commented that he would like to have nice gates, does not think we need a Boat Patrol, and feels booting of vehicles at the beach is unfair.

Tillie Winchester – Asked about treatment of Spring Lake, and Tim said he is discussing it with Matt, owner of Aqi-Service. He commented that homeowners' use of lawn treatments does escalate the weed and algae problem.

Open Forum concluded at 9:20 pm.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary