



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Annual/Monthly Meeting Minutes
September 18, 2022

Opening – President Dave Wooldridge called the meeting to order at 12:34 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Dave Wooldridge, Denny Schwantner, Laurie Haller, Nick King, John Willett, Tim Fulkerson, and Deb Enderson were at the table. Adam Crites joined via Zoom

Absent Board Members – . Keith Bohnenkamper was absent for the first part of the meeting.

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

Approval of Minutes – A **Motion** was made by Deb seconded by John to accept the Minutes of the August 15, 2022, general meeting. The **Motion** to approve the Minutes **passed unanimously**.

Approval of Closed Meeting Minutes – A **Motion** was made by Laurie seconded by Tim to accept the Minutes of the August 14, 2022, closed Board meeting. The **Motion** to approve the Minutes **passed unanimously**.

Approval of Closed Meeting Minutes – A **Motion** was made by Tim seconded by Nick to accept the Minutes of the August 29, 2022, closed Board 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 August 31, 2022, of \$1,583,201 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$161,381 which included Checks for roads repair and winter sand..... plus normal monthly expenses. A **Motion** was made by Deb and seconded by John 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 August which included complaints about vehicles parked on turns and curves, overnight parking in the street, vehicles parked overnight facing the wrong direction. Also received was a suggestion to purchase a grass rake/underwater weed mower that could be rented by Property Owners. Second notices of delinquent assessments were sent to over 560 Property Owners.

Standing Committee Reports

- **Administration:** Denny advised the office staff activities included:
- Following up on unpaid assessments,
- Increased foot traffic for payment of assessments,
- Scheduling and processing all campground and pavilion reservations and dash passes,
- Managing increased property owners in the office pay getting stickers, registering and updating all registered vehicles for 2022-23,
- Managing escalated conversations about the Country Club,
- Addressing questions from non-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
- 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:
- 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. Nick and Keith are ready to help, but water drainage is an issue between Property Owners.
- ACC business will be reviewed at two monthly in-person meetings. Property owners should notify us if the timing of their request is urgent.
- **Communications:** The communication report provided by Deb included the following:
- Numerous emails and Facebook postings were provided through the month, and we have 582 subscribers to the email updates.
- We will do three paper newsletter next year, as voted by the Board in July.
- The Board is planning Town Halls for gathering Property Owner ideas and public discussions
- **Raintree Events:** Deb shared that
- The Labor Day breakfast was attended by approximately three dozen people who contributed lots of good food. It was a successful opportunity to meet candidates and ask questions about ballot items.
- The Trunk or Treat at the Autumn Lake boat ramp will be held again in conjunction with the Golf Cart Community in Raintree.
- The results of the Amenity Survey showed the top three amenities appearing the most as choices 1 through 5 were the shower at the beach, a playground, and a miniature golf course. Further meetings will be held to discuss how funding for any of these can be raised.
- **Finance:** Laurie shared updates regarding:
- Transfer to the Infrastructure Crisis Fund (ICF) – the required annual transfer from General funds based on assessments collected was \$31,339.60.
- Transfer to the Dredging Fund – The 2022 deposit of 2% of assessments is \$12,535.84, which will be spread across five years.
- Prior Special Assessment Income – Laurie found items incorrectly categorized to Security and is moving the correct remaining amount to this year's budget for Security upgrades after she gets the CPA's adjusting entries. Maintenance has only about \$1,400 left of that Special Assessment.
- **Golf Carts:** There was no report for this month.
- **Lakes and Beaches:** Tim reported:
- He is planning to coordinate getting measurements to get an estimated cost for future lake dredging to help us estimate how long it will take to build the fund before action can be taken.
- Our attorney is reading out to the old water treatment company regarding their missed treatments and overcharging.
- **Maintenance:** Dave provided a yearly overview by Tom Hayes, our Maintenance Manager.
- Several new pieces of equipment were obtained with the Special Assessment including a Billie Goat brand truck loader for dealing with leaves and also a new snowplow for the F-550 Dump Truck
- Winter included extended cold and multiple ice/snow events, and spring brought heavy rains and storms bringing down a lot of trees and limbs.
- Summer seems to be extending the growing season, but they hope to have a chance to push the woods back from the roads.
- They assisted Lakes and Beaches and Security with routine and also special projects including changing over gate lighting to LED and running a new data line across Column Drive for future upgrades.
- Vandalism and theft continue to be a problem.
- **Roads:** Denny reported:
- Road work will begin in late October or early November
- Many locations will not be addressed this year due to the 61% increase in the cost of asphalt.
- The highway department timing for the warning light for our entrance is still that it should be operation in October.
- **Rules:** John reported his observations for priorities for the Rules Committee, some of which included:
- Review of rules and conflicts with other documents
- Clarification that the Rules Manual calls for immediate censure and not warnings for many offenses. The Board should either confirm it or change it.
- Administrative functions of Rules should be returned to the office.
- Beach parking should be simplified,
- Owners are responsible for knowing the rules and for informing their guests of the rules, and
- Rules changes should have community input.

- **Security:** Adam reported that:
- He has one and is getting two more 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 –

- **N/A for Annual Meeting** –.

New Business –

- **Clarification by Dave** – Board members are being elected for three 3-year terms, one 2-year term, and one 1-year term.
- **Cigarette butts** – John warned that cigarette butts thrown out car windows are a fire hazard and are considered littering with a \$75 censure.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by John. The **Motion passed unanimously**. The meeting was adjourned at 1:26 pm.

Open Forum –

Nancy Gau – Attendance here is TEN. Really sad.

John W – Sign up on the website or ask to be added to the email list to get quick updates and information

Linda Camden – CRC suggested a new owner orientation to learn how special Raintree is. Does our website include a record of issues to alert other residents. Can we organize a Neighborhood Watch? Can the Incident Report on the website be upgraded to allow uploading pictures?

Nancy Gau – Likes the ideas of both Town Halls and Orientation.

Shari ??, Property Owner – Bought in 1980 and came often to use the lake. Would reserve a camp site for a key to the bathroom. So impressed with the progress of the community. Disappointed that the restaurant is closed.

Keith B. arrived.

John Gaertner – Asked if we can collect money for certain improvements. Have to be able to trust how it would be spent.

Sheri Clark – Moved here 11 months ago. Would have loved an orientation.

Open Forum concluded at 2:06 pm.

Minutes submitted by: Deb Enderson, Former Board Secretary