



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Summary **May 20, 2024**

NOTE: The Recording and the Motions are the Official Record of the POA Board Meeting. This summary is an AI (Artificial Intelligence) generated supplement for Property Owners use.

***Note Ballot items are not listed due to length of discussion. Go to website and listen to recording for detailed information. We are currently in the review process from the attorney.**

All Board Members Present

Summary

- **Taxes and government spending in Jefferson County.**
 - Colin Rumpsa spoke to the community. He is running for Jefferson County Sheriff.
- **Board member candidates' qualifications and goals.**
 - Discussion of resumes and vote for the vacancy.
 - Dave Getty was elected to the Board of Directors for an interim position, until September 2024.
- **Evaluating software for community association management.**
 - Property Owner presented a list of different software applications to meet the needs of our community in an efficient, effective way.
 - Discussion of how Raintree could benefit from these processes.
- **Increasing community fees to maintain roads, lakes, and security.**
 - Discussion of changes to the community's covenants and bylaws through the ballot items that have been presented to be voted on in September.
 - Some ballot items are still in review by the attorney.
 - Residents express support for increased community funding, for the maintenance of our roads, lakes, security.
 - Discussion on the set amount for the monthly assessment.

- Through two townhall meetings and feedback from the audience, it was tabled to do further research on set amount that would be acceptable and can address the needs the community has at the present time and for the future of our community.
- **Budget for road repairs.**
 - Discussion on the budget for road repairs, with a focus on finding a sustainable amount to spend each year.
 - Discussion of possible security improvements.
 - Concerns about overflowing sewer plant due to heavy rainfall.
 - Explanation of how the POA has replaced same roads multiple times due to base.
 - Some areas may need the base replaced, while others may just need the top layer replaced. The amount of money needed depends on how much base replacement is needed.
- **Legal issues related to a community's country club fees.**
 - Explanation how the original bylaws were written and revised over time.
 - How the country club lawsuit came about.
 - Suggestion on creating a Q&A to address misconceptions on the website.
 - Suggestion to provide a link to the Country Club website for detailed explanation of the lawsuit and judgement.
- **Town Hall meeting and potential solutions for a local community.**
 - Financial information, including past, present, and future projections, and identification of areas of concern such as road repairs and emergency spending.
 - Explanation of the purpose of the townhall meetings: to raise awareness and gather feedback from property owners on possible solutions for the maintenance of our roads, lakes and security.
 - Findings about the meetings, the need for transparency and accountability in the financial planning process.
 - It was noted the disparity in property taxes between city and non-city residents in Hillsboro, with city residents paying \$1,720.25 more on a \$350,000 house per the 2023 municipal tax table, than one who lives in Raintree.
- **Budgeting for road repairs in a community.**
 - Discussion on budgeting for infrastructure projects in a strategic, five-year plan.
 - Roads Committee is receiving pictures of the worst roads from property owners and is compiling a list of needs.
- **Repairing roads and gates in a neighborhood association.**
 - Communications team struggles to get people to open mail. We've added 14 more email addresses and hope that residents will look to emails from POA as their source of accurate information.
 - The group debates the best way to handle the RFP process.
 - A motion to replace gate loops after learning of safety concerns was approved.
- **Community association finances and assessments per ballot item.**
 - Changes to the annual assessment on proposed ballot item, including adding "monthly" instead of "annually" in the covenants to match the assessment verbiage for the ballot item.
 - The effective date of the assessment changes, with July 1, 2025, being mentioned as a potential date.
 - Presentation of updated financial statements.

- **Budget, expenses, and bills for the community association.**
 - Discussion of lake treatment costs.
 - Detailed breakdown of monthly expenses explained.
- **QR code, easements, property rights, and fishing in a lake community.**
 - Explanation of how to use QR code to fill out forms for stickers. The QR code is displayed in the office.
 - Shout out to Julie Shaeffer, Becky Maxwell, and Nancy Gau for their involvement in a successful garage sale. Donated \$440 to Hillsboro Food Pantry.
 - Explanation of lake easements around the lakes. Use of easement is for getting to access points and fishing from those points. These easements vary from lot to lot. Seawall, dock, boathouse, boats and patios are private property.
 - The deed owner was given permission to build on POA property.
 - The deed owner is liable for the belongings even though built on POA property.
- **Stormwater management and lake maintenance.**
 - Lakes & Beach committee had a presentation from the Jefferson County Stormwater Management Division, that was quite informative. Recording of the meeting will be up on website soon.
 - Erosion at the beach is a concern, and a better design for a rinse station is being considered.
- **Road repairs and funding issues.**
 - Reports on road repairs and funding issues.
 - Discussion of roads in poor condition that need immediate attention to avoid costly repairs later, the Board approved \$74,234 for repairs this year. The list of repairs will be on the website under the Committee Roads, then click on committee updates.
- **Posting pictures of minors for community safety.**
 - Discussion of vehicle sticker issues and teen mischief in the community.
 - Suggestion of posting pictures of kids who are misbehaving or vandalizing to property owners to gather information using our community email addresses on Mailchimp.