



**RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.**

**Board of Directors Monthly Meeting Minutes**

**January 24, 2025**

**Opening** - President Jim McClung called the meeting to order at 7 pm with the Pledge of Allegiance and announcement a Quorum.

**Present Board Members** - Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark, Kent Campbell, John Willett and David Bowden.

**Approval of Minutes—Jim Moved** to approve the minutes of the December meeting. No corrections were made, so David Bowden seconded the motion. The motion carried unanimously.

**Financial Summary** – Kallen produced a first-quarter comparison between 2023 and 2024. Financial statements were on the table and in the bin in the entrance hall. The December financial statements are also included and show no significant change from a typical spending level given no major purchases in December. He stated we are substantially ahead of last year for operations cash. Kal hopes to provide a summary of the significant changes at the February meeting. David S. requested, if possible, for John

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T. to obtain a five-year financial comparison. John will check with the office and look in QuickBooks for this information. A Motion was made by John and seconded by David S. to approve the financial report. The motion carried unanimously.

**ACC Report** – Kent discussed the ongoing review of the ACC manual, focusing on removing discrepancies and condensing the document. He mentioned a variance in the manual that states no split-level homes. He will request for a variance approval under new business regarding a boat cover.

**Roads Report and Culvert Repair**—David S. provides an update on the Rose report, which included a few minor pothole repairs and tree trimming. He requested property owners to inform the board where trees need to be trimmed. It was also stated that some repairs were made on the snow plow and salt boxes, with a cost of around \$1,000 for parts and \$800 for welding and plating. He is still getting bids for grass cutting.

**Lakes and Beaches Report** – Scott reported contacting Aqua Control for lake treatment and planning to obtain two additional bids. Her is in the process of forming a lake and beach committee to plan Spring activities. He also discussed coordinating with an engineer for dam assessments and backup engineering support.

**Security and Technology Report** – Jim reported on issues with gate arms breaking and the challenges of using lighter structures due to wiring issues. The old gate arms are lighter than the new ones. He emphasizes the importance of keeping the gates closed in colder weather to prevent mechanical issues.

David B. discussed the formation of a technology and security committee to address infrastructure and layout. He is currently working with John Willett regarding a communication strategy to increase community engagement and updates

**Communications** – Mary Lou reported she posted notices on the bulletin boards and had an Email blast sent regarding road conditions and to avoid certain streets that were covered with ice.

**Maintenance** – Scott provides an update on maintenance and the delivery of 100 tons of salt and sand. He highlights the need to replace the dump truck, model 550 Ford, within the next 12 months.

**Old Business** – David S. confirmed that the Flock Camera security system that was ordered to track all vehicles entering and exiting the community would be implemented soon.

**New Business** – The board voted electronically to change the date of this meeting, however so that it officially is in the recorded minutes Jim made a Motion to change the January board meeting from Monday, January 20 to Friday, January 24, seconded by Kal. Motion carried unanimously.

David S. made a Motion to reduce the price for an auto sticker from \$25 to \$10. Following discussion regarding beach project funding and previous reasons why it was increased to \$25 the Motion was then seconded by Jim. Motion carried by a vote of 7 in favor and 2 opposed. Motion Passed.

Kent made a Motion for a variance approval for a boat cover expansion at 9801 W. Vista explaining the need for grandfathering in previous approvals. The Motion was seconded by David S. Motion carried unanimously.

**Communication Guidelines** – Kent discusses the need for communication guidelines, including a 24-hour response time for emails and who should be included on the response. It was agreed on the importance of unified responses to all board members and understanding CPM's role in communications.

**Adjournment** – Jim made a Motion, seconded by Scott to adjourn the Business Meeting at 7:40 pm. Motion passed Unanimously

### **Open Forum**

- Attendees questions the contract for snow removal and the process of breaking contracts without board approval.
- David S. explains the need for requesting bids need to compare apples-to apples and ongoing negotiations for grass cutting.
- Attendees raises concerns about financial impact regarding the snow removal contract and reimbursement for expenses and the importance of accurate financial reporting and ongoing communication efforts.
- Attendees criticizes the decision to use volunteers for snow removal, emphasizing the need for professional services.
- Board member clarifies that volunteers were added to the auto policy and paid volunteers were covered under a 1099 contract.
- Attendee suggests the need for clear distinction between volunteers and paid employees in communication.
- It was emphasized the importance of regular communication and transparency from the board.
- There was discussion regarding the transition to a new communication system and the need for undated information.
- Attendee offered to help with a newsletter and communication efforts highlighting the benefits of AI transcription for meeting summaries.
- It was suggested having a category for immediate ongongs in board meetings to address recent community issues.
- Attendee requested that the food truck at the beach be moved to allow more parking for property owners.

**Open Forum** – Concluded at 8:20 pm.

Minutes submitted by: Mary Lou Watson, Board Secretary