



PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Monday, April 21, 2025

Opening – Jim McClung called the meeting to order at 7 p.m. with the Pledge of Allegiance and announced 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 - Motion to approve the minutes and the Motions of the March meeting was made by David S. seconded by Kallen. Motion carried unanimously.

Motion Guidelines – Jim explains the need to withdraw and re-propose Motions to avoid complications. Any Motion needs to be withdrawn before a new Motion can be made. Therefore, he requested Mary Lou and John to withdraw their Motions regarding an ACC fence variance which was made by email. Each of them withdrew their previous Motions. There was discussion regarding the importance of making Motions at a board meeting and then having discussions before voting on them. Jim then made a Motion to accept the valance by this individual to have a 1-3/4" slat fence and the results would not set any precedence at all which is coincident with Robert's Rules of Order. Motion seconded by Scott. Further discussion followed debating the legal implications of setting precedents and the specifics of the fence project and its compliance with ACC rules. It was suggested that variances should be considered on an individual project basis to avoid setting precedents.

John suggests changing the ACC rules to allow for a smaller slat size in fences. Discussion regarding the pros and cons of changing the rules versus fences. Kent highlights past instances where variances were granted for specific projects. The board decides to have Jim remove his Motion and Scot's second to approve the variance and instead consider changing the ACC rules. John made a Motion to change the ACC fence guidelines from 3" slat spacing to 1-7/8" slat spacing, seconded by Jim. Motion passed with eight in favor and one opposed.

Financial Summary – Kal stated on the financial status, including total assets and upcoming expenses. All the figures look good. He was having email problems and didn't get the three-month comparison to last year until this evening; however, he will have one next month. A Motion was made by Jim, seconded by Scott to approve the financial report. Motion carried unanimously.

John stated there have been some changes to the previous approved budget. He explained the new budget adjustments, including changes to assessment revenue and hang tag income including the budget had no expenses for trash pickup. The board discusses the revised budget including adjustments regarding the need for a new spending policy and the process for updating it. John will rewrite the spending policy for the board to review. A Motion was made by John to approve the changes to the budget, seconded by Jim. Motion carried unanimously. It was mentioned we are still getting billed for the POA cell phone. Jim will check into this with CPM.

ACC Report – Kent reported they are clearing up all old completed projects and paying back deposit to people what we owe them in order to balance our books. Most have been completed except some road cuts which have a waiting period of one year before the deposit is returned. David S. requested ACC to inspect the builder working on Union and Lincoln to make sure the ditches are cleared down to the street prior to finishing the project due to water and mud running on the road. Jim asked Kent to expedite the approval for the individual regarding the fence project.

Roads Report – There are six road spots on Ridgecrest that need to be addressed and Althoff Construction is very busy, therefore he is getting another bid from St. Louis Paving to have them repaired as soon as possible. There are also three or four bad spots on W. Vista that need to be cut out and 2 more on the way back to the beach.

Lakes and Beaches Report – Scott reported the Porta Potties were delivered at the beach and the boat ramp. One will be delivered to the Pavilion next week; we have the Pavilion reserved for 22 times. He stated the cost to have regular toilets at the beach would cost \$45,000 to install, it's on a wish list. The drainage ditch and the rinse station are completed. Lake water will be used to rinse your feet. Additional sand will be delivered next week. Scott made a Motion for \$1,000 to Althoff Construction for the draining ditch and \$7,000 to John Kozel for the rinse station seconded by Kal. Motion carried unanimously. Scott made a Motion to approve the increase of \$800 for the Porta Potties, seconded by David S. Motion carried unanimously.

Security & Technology Report – David B. provides an update on the first technology and security meeting, including a list of prioritized projects. They discussed the need for security standard operating procedures and data points for incident tracking. Reported that CPM sent out letters requesting all owners to register with them to receive all communications and general information. They are also looking into the over use of enter codes at various hours and the sharing of entrance codes.

Jim requested when someone is putting up a broken gate arm, if a car is waiting to get in, they would wait until the person repairing the arm is finished. This would avoid any injury to that person.

David mentions the potential for Sherry to take on beach security duties and discusses the budget allocation for this project. Following discussion, David B. made a Motion to hire Sherry for beach security at \$25.00 per hour and work 24 hours per week. She will rotate her hours on various days through Labor Day, seconded by Scott. Motion carried unanimously. This expense will be paid through the Lake & Beach budget.

Maintenance – Scott reported they have been busy, with all the rain the Beach rest rooms flooded, had to clean mud off the floors, etc. If anyone knows of trees that need to be trimmed, please fill out a work order and we will get to it as soon as possible. The board discusses the importance of maintaining common areas and emphasized the need for proper maintenance to prevent long term damage to roads and other infrastructure.

David S. reported to hire One L Lawn Care with John Kozel for mowing common ground areas and dams bi weekly and once a month per other areas as noted on a colored map. Contract price would be \$7,480 monthly for the year of 2025. Due to weather some areas will not be cut as often. They will only cut POA owed property which includes both sides of Plantation and Column Drive. A Motion was made by David. S. to accept the contract, seconded by Jim. Motion carried unanimously.

Jim reported the Raintree clean-up day went very well. It was a good clean-up.

Old Business – John made a Motion to amend the budget to include the cost of One L Lawn Care, which will be included in the roads budget, seconded by Scott. Motion carried unanimously.

New Business – Discussion regarding installing lights at the Autumn Lake boat ramp. Some suggestions were putting up a solar panel, or placing a few buoys lights at the ramp. Jim will look into other options.

Mary Lou mentioned the annual Raintree garage sale will be on Saturday, May 3rd. The gates will be opened from 7 A.M. to 1 P.M.

Sunshine Law Policy – Jim states the Sunshine Law Policy which the POA will follow. Our community is going to implement the Sunshine Law. As a community we do not have too legally. We have voted that it be a part of our overall Covenants. In reviewing the Sunshine Policy, we need to have a written policy on how our community is going to implement our Sunshine Law. All meetings having a vote must be posted in conjunction with the Sunshine Law at least 24 hours in advance. Meetings that are limited to discussion and planning that will not include a vote will not necessity follow the posting requirements. However, if they want additional individuals to attend a notice should be posted. All decisions that will result in rules, approval of projects and proposals will fall under the posting requirements of our Sunshine Law.

Jim has scheduled a general meeting to discuss Potential Projects on May 10 from 10 A.M. to 12 noon at the POA office. He would like to have more lots owners attend to give their input into what they consider needed to make Raintree more assessable and profitable to them. Motion made by Jim for this meeting, seconded by Scott, Motion carried unanimously.

Kent mentioned everyone should promote the Four Lakes Restaurant, which having it along with the golf club, lakes and beach increases our property values. Jim suggested Kent to get together with some other liked minded people and present a proposal to the board on how they want to do it. The board needs a proposal before moving forward.

Adjournment – Kallen made a Motion, seconded by Jim to adjourn the Business Meeting at 8 pm. Motion passed unanimously

Open Forum

- Attendees raise questions regarding road conditions and the use of asphalt bags for quick fixes. Board members respond, providing explanations and updates on on going projects and better maintenances.
- Attendee raises question regarding fence variances. Board explains the importance of proper documentation and communication with homeowners and builders.
- A board member inquires about checks from March 11 to flat chimp services. A member apologizes for the confusion. There was a discussion regarding admin services and the involvement of MailChimp questioning the connection to the internet. John explains the issue with resignations and leaves in the office.
- Attendee raises concerns regarding security and gate codes being overused specifically at two different gates simultaneously. Board members explain the use of digital codes versus physical cards and the ease of duplicating older cards.
- Attendee asks about who has access to gates codes. Board states various entities including medical supplies and home builders have access to gate codes and notes that some are very old. Board member inquiries about the times when gate codes are being used. Kent mentions weekends and holidays when construction workers are active. He stated that this issue is being addressed.
- The conversation highlights the need for better monitoring and control of gate code usage to prevent abuse and the urgency of addressing security concerns.

Open Forum – Concluded at 8:30 pm

Minutes submitted by: *Mary Lou Watson, Board Secretary*