RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Monday, May 19, 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 and David Bowden.

Absent Board Member – John Willett

Approval of Minutes - Motion to approve the minutes and the Motions of the April meeting was made by Jim McClung, seconded by David S. Motion carried unanimously.

Financial Summary – Kal stated he reviewed the financial figures thru April 30th and everything looks good. He did not receive the three-month comparison to last year. Jim stated we must have it for the June meeting and he will contract CPM to have the financial report to us no later than the day before our meeting. Kent questioned where is the monthly report, Kal said it is in the front hall folder. One should be put in all the Board folders. A Motion was made by Kal, seconded by Jim to approve the financial report. Motion carried unanimously.

ACC Report – Kent reported the committee recently approved ten new projects. They are still working through finished projects prior to making refunds to make sure any individual is due a deposit refund. He has requested a spreadsheet to track open and verified items for better accuracy. He stated even thou the board changed the fence picket guidelines last month to 1-7/8" spacing there still is a need for a variance. The individual putting up the fence in question needs the spacing to be 1-5/8". Following discussion David B. made a Motion, seconded by Scott to grant a one-time variance for 1-5/8" spacing to this individual. Motion carried unanimously

A builder requested ACC to refund his construction deposit prior to completing the home on Blue Bird. He needs the money to finish the driveway. Following discussion, no Motion was granted for this request. Also, ACC is receiving many requests for temporary gate codes from home owners for repairs they are having done and can't be home to answer their phone to let them in the gate. It was suggested giving them their cell home number.

Kent stated we need a better signage at the Front Entrance letting people know they must use the back gate only to send a message to the homeowner to let them in.

Roads Report – David S. reported there is approximately $400,000 left in roads, however he plans to spend about $175,000 in the next three or four weeks for road repairs off of the side gate, Bent Tree, Pea Ridge and Cumberland and back of Acorn. It don'ts cover all the roads just the worst spots. David S. made a Motion to use $175,000 to cover the cost to repair these roads, seconded by Scott. Motion carried unanimously. He also made a Motion to transfer $50,000 from roads to Maintenance for tree trimming and gate codes, seconded by Scott. Motion carried unanimously. There was discussion on the need for better signage for gate codes and the challenges of managing temporary gate codes.

Lakes and Beaches Report – Scott made a Motion for $6,000 to purchase fish stocking, seconded by Jim. Motion carried unanimously. Scott made a Motion for $2,700 payable to Aquatic Control for a onetime Algae treatment in all four lakes, seconded by David S. Motion carried unanimously. Scott reported the wash station, wall, French drain and ramp going down to the beach should be completed by this weekend. Therefore, we shouldn't have anyone water running on the beach. Had eight loads of sand delivered and a resident used his Bobcat to spread it out, which saved the POA $1,500 so we didn't have to rent one. Scott asked everyone, "Please do not let anyone in at the gate." We can check our security system and know who is letting people in and you are responsible. Jim mentioned we are monitoring cards that are years old being used multiple times.

Security and Technology Report – David B. discusses the development of a monthly report on security incidents and gate entries. David B. made a Motion in the amount of $16,500 to approve the budget for the Technology and Security roadmap, seconded by Jim. Motion carried unanimously.

Jim reported on the implementation of roving observation by CPM and they will forward any incident reports to the Board who will determine if a censure needs to be sent out by CPM.

Maintenance – Scott reported he and John Mosley are busy trimming trees, keeping the beach and campground clean and cleaning out culverts that are under the streets. The Campgrounds bathhouse will be open on Holiday weekends. Jim mentioned some dead trees at the bottom of Plantation that need to be cut, however some of them are hanging over the fence. He requested Scott to contact the owner of that property to get his permission for us to cut them before they fall across our road. David S. mentioned that it is the property owners responsibility to clean out culverts under there driveway. Also, had the oil and filter changed in the tractor.

Old Business – None

New Business - Ballot Items – Jim stated we have received a number of potential items for the September ballot. However, it always been my preference to turn them all in to a lawyer first to see which ones we could actually do before we vote on them. I am open to any suggestions from the Board. Kent questioned why do we only mention certain ACC projects in the Covenants and not all of them. Such as, a boat cover size states total square feet, while others are described with dimensions. His ballot item proposal was to change Covenant 2.a to refer to the ACC manual for deposit amounts and refunds for new home builds as we do for all other ACC projects. He submitted three options for consideration, stating number three is the most logical to vote on. He suggested only a single party to be responsible for all deposits and refunds, etc. Jim suggested, Kent rewrite the third option for changes to ACC which will be given to the lawyer for review.

Jim stated our Covenants are very difficult to understand, they don't cross reference to our By-Laws. CPM has offered to assist in helping rewrite them so they interact well with each other and make more sense.

Other ballot items were mentioned. Increase boat docks size, allow ATV & side by sides, increase assessments for roads, interim appointed board member to fulfill the term of the resigning board member, special assessment to replace concrete spillway on summer lake dam, some changes to the Covenants, etc., etc., etc. A board member inquired if we were going to have a special election. Jim stated no, we will wait to September. Special elections are costly. If the ballot item/s passes the POA pays for it, if the item does not pass the person who requested it pays for it.

Jim made a Motion to move forward with all the potential ballot items submitted to be given to the Attorney for legal review, seconded by Scott. Motion carried unanimously.

Adjournment – Mary Lou made a Motion, seconded by Kal to adjourn the Business Meeting at 8 pm. Motion carried unanimously.

Open Forum

- Attendee disagrees with increasing the boat dock and the ATC & sides by sides
- Attendee suggests putting a question on the ballot to approve the Board proceeding with rewriting the covenants and By-Laws.
- Attendee asks if the ballot suggestion to remove the assessment increase for the Forest would be given to the lawyer for review. Jim stated it will

- Attendee asked what is the status on the water running on Redwood. David S stated we have tried to repair it three times. We need to get the cooperation from the homeowner since it is his responsibility to fix the culvert before we do any road repairs. Will give him a few more months to get it repaired. If not, it will become a ditch again.
- Attendee questions the financial management practice, including the use of different accounts and the movement of funds. Jim explained CPM handles our financials in a different method than they were done prior. He will contact Mindy and set up a meeting with her and this attendee to answer his questions.
- Attendee raises concerns regarding debris in ditches and the need for better communication and coordination with homeowners. Scott explained we only clean out ditches and culverts that are on POA property, and do not do any that have electric and/or phone lines in them. The POA does not do any on privately owned lots.
- Attendee inquires what type of note was being put on cars at the beach. Scott explained it was a Parking Violation notice for not having a sticker and they were trespassing and the sheriff would be called if they didn't leave.
- Attendee asks how many times per week will CPM do roving observation and who pays for it. Jim replied, it will be four times per week for a few hours each time and it will be paid for out of the money we paid them.
- Attendee mentioned the grass has not been cut around the Pavilion. Scott will contact John Kozel.
- Attendee stated a few years ago everyone had to bring their Golf Cart to the office for an inspection prior to getting a sticker. It was stated that an extension had been granted during COVID-19 through written requests, however the rules are still in place. A board member notes that while guidelines exist, they are no longer being strictly enforced.
- Attendee asked about the treatment of the lakes and whether it is appropriate to use copper sulfate. Scott confirms the lakes will be treated with copper sulfate but there is some dissatisfaction with this method, however it is used to get ride of the Algie. Kent discusses the need for better solutions and the potential use of enzyme treatments, but he feels our focus on improving long term water/fish quality is through aeration. The board is looking into other chemicals to use in treating the lakes.
- Kent emphasizes the importance of responding to community questions and maintaining open communication within the board and responding to all questions that are sent in to the board.

Open Forum – Concluded at 8:30 pm.

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