

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
October 10, 2017

1. OPEN FORUM

10 Minutes total – Give your name and address before speaking.  
Karline Williams requested the Board look into guidelines for Social Media.

Jeff Sowinski read the video disclaimer:

- a. "This video is the property of the Raintree Lake Property Owners Association. You may not reproduce, copy, distribute, modify, transmit, publish, or in any way use or exploit any part of this video without the express written consent of the Raintree Lake Property Owners Association. Violators will be prosecuted to the fullest extent of the law."

AGENDA

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

- a. Jeff Sowinski called the meeting to order at 7:10 PM. Directors in attendance were: Randy Kidd, Cindy Lyon, Sharon McCann, Brenda Miller, Mark Spencer, Alan VanDeusen and Brian Williams. Also in attendance were Rachelle Vandiver and Josh Cresswell. Jess Hartter was absent.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES  
APPROVAL OF PAYMENT OF BILLS

**Sharon McCann moved to approve the minutes as corrected for September and the payment of bills. Brian Williams seconded. Motion Passed.**

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Report

FINANCIAL STATEMENT  
SEPTEMBER 2017

Budget Analysis

Income:

Dues	\$83,418.79
Other Income	8,303.20
Total	\$91,721.99

Expenses for September \$96,104.82

Bank Account Balances as of September 276,073.50  
Cash Subtotal Security Bank

Reserves 2017                      Capital Assets Reserve \$205,355

Future Projects	Facilities	7,500
	Raintree View	16,550
	Walking Trails	5,406
	Siltation Loan	(45,000)

	2017	2016
Total Outstanding Dues/Fines a/o 9/30/17:	\$57,999.03	\$54,045.35
Balance Due Liens Filed: (26)	50,892.05	47,776.73(20)
1 <sup>st</sup> Letter (34)	3,789.08	3,847.29(42)
2 <sup>nd</sup> Letter (5)	3,317.90	2,421.33(10)
3 <sup>rd</sup> Letter (0)	0.00	0.00

##Liens/Judgments plus an additional two properties that are in bankruptcy

6. LEGAL REPORT

Jeff Sowinski read the Legal Report

- 6 Judgments
- 2 Bankruptcies
- 0 Foreclosures
- 3 Payments
- 4 Demand
- 9 Court

7. UNFINISHED BUSINESS

None

8. NEW BUSINESS

A. New Daisy Troop Meeting Request

**Sharon McCann moved to approve the Daisy Troop meetings headed by Angela Gilbert for the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month from 6:00 – 7:00 PM with the following conditions, allowing committees preference, at least one resident leader in attendance and required clean up. Alan VanDeusen seconded. Unanimous. Motion Passed.**

- B. Tree lifting & removal budgeted up to \$5000 (acct#2001-000)

**Mark Spencer moved to spend up to \$5000 from Account #2001-000 for tree lifting and removal. Sharon McCann seconded. Unanimous. Motion Passed.**

- C. Raingarden for Marline/Pendant/Royale transfer of funds

Board requested an attempt at receiving 2 additional bids before approving these funds.

## 9. ANNOUNCEMENTS

- A. Girl Scout Food Drive Saturday, October 14<sup>th</sup> 10am -4pm at clubhouse  
B. Fall into Fun Adult Party Saturday, October 14<sup>th</sup> 6pm – 10pm

## 10. OPEN FORUM

- A. Tim Swann, 4900 SW Raintree Ct. Is there a schematic for the raingarden? Deleting video when minutes are posted? There should be an overlap in time before deletion.

## 11. ROUNDTABLE

**Brian Williams moved to form an executive committee to investigate an ethics violation of Board Member. No second. Motion Fails**

Mark Spencer: Was fence moved as requested? Yes;  
Has electrical contractor looked at docks? No, anticipated this week.

Jeff Sowinski asked if there was a possibility of pulling pool attendance data for the season along with the capacity of the pool.

8:30 PM

**Sharon McCann moved to enter into work session for budget presentations. Seconded by Mark Spencer. Unanimous. Motion Passes.**

Jeff Sowinski announced a 5-7 minute recess.

COMMITTEE PRESENTATION

- A. Security Committee
  - a. David Mitchell, Chair
- B. Adult Activities
  - a. Cindy Lyon, Chair
- C. Family Activities
  - a. Presented by Rachelle
- D. Lake Committee
  - a. Tim Hamilton
- E. Pool Committee
  - a. Paul Landes, Honorary Chair

EXECUTIVE SESSION: Contract & Personnel

10:22 PM Break prior to Executive Session