

# RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

November 14, 2017

7:00pm

1. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking.

### AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER
  - a. Jeff Sowinski called the meeting to order at 7:05 PM. Directors in attendance were: Randy Kidd, Cindy Lyon, Sharon McCann, Brenda Miller, Mark Spencer, Alan VanDeusen, and Brian Williams, Also in in attendance were Rachelle Vandiver and Josh Cresswell.
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
  - APPROVAL OF OCTOBER MINUTES
  - APPROVAL OF PAYMENT OF BILLS
    - a. **Sharon McCann moved to approve the October Board Meeting minutes, as amended, and to the payment of bills. Alan VanDeusen seconded. Motion Passed.**
5. TREASURER'S FINANCIAL REPOR
  - a. Sharon McCann read the Financial Report.

## FINANCIAL STATEMENT OCTOBER 2017

### Budget Analysis

#### Income:

|              |             |
|--------------|-------------|
| Dues         | \$85,797.02 |
| Other Income | \$5,046.73  |
| Total        | \$90,843.75 |

Expenses for October \$ 66,672.43

Bank Account Balances as of October 284,069.67  
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 10/31/17: | \$74,640.45 | \$78,148.72       |
| Balance Due Liens Filed: (24)              | \$49,165.20 | \$48,343.84 (26)  |
| 1st Letter (140)                           | \$16,674.39 | \$20,574.72 (178) |
| 2nd Letter (20)                            | \$ 5,242.40 | \$6,497.39 (26)   |
| 3rd Letter (4)                             | \$ 3,558.46 | \$2,732.77 (7)    |

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

6. LEGAL REPORT

- a. Jeff Sowinski read the legal report.
  - For October 2017:
  - Judgments 6
  - Bankruptcies 2
  - Foreclosures 0
  - Payments 2
  - Demand 9
  - Court 6
  - Delinquencies paid \$8,387.89

7. UNFINISHED BUSINESS

- A. None

8. NEW BUSINESS

- A. Appeal ARB disapproval #110617-1034
  - i. Board requested resident get approval from city and present more detailed plans to the Board at the next Work Session. Board requested a discussion of potential rule changes to be added to the Work Session agenda.
- B. Direction on kayaks #020117-1281
  - i. Board informed resident that the covenants do not allow outdoor boat storage of any type and directed the resident to remove the kayaks within two days, per the initial letter sent to resident.
- C. 2018 Annual Assessments for Class A, B & Commercial
  - i. **Sharon McCann moved to increase the 2018 assessments for a maximum increase of 1.7% for Class A, B, and Commercial. Cindy Lyon seconded. Motion passed.**
- D. 2018 Clubhouse rental fees
  - i. **Sharon McCann moved to increase the 2018 Clubhouse rental fee to \$425.00 for full day rentals Friday through Sunday and holidays and to \$150.00 for a half-day rental Monday through Thursday, excluding holidays, with all other Clubhouse rental fees remaining the same. Brenda Miller seconded. Motion passed.**
- E. 2018 Duck Pond Activity Center rental fees
  - i. **Sharon McCann moved to increase the 2018 Duck Pond Activity**

**Center rental fee to \$150.00 for Friday through Sunday and holidays, with all other Duck Pond Activity Center rental fees remaining the same. Cindy Lyon seconded. Motion passed.**

- F. 2018 Other Revenue Categories (Boat Slip, Boat permits, Advertising, Mowing, Pontoon Rental, Babysitter/Caregiver Pass)
  - i. **Sharon McCann moved to leave all other revenue categories the same for 2018. Alan VanDeusen seconded. Motion passed.**
- G. Board of Director replacement
  - i. Board announced the opening of a Board of Director position. Board discussed delaying the fulfillment of the position until January.
- H. Officer position
  - i. Board voted Brian Williams to fulfill the Secretary position on the Board of Directors.

9. ANNOUNCEMENTS

- A. Happy Thanksgiving! Office will be closed from Thursday November 23<sup>rd</sup> to Sunday November 26<sup>th</sup> for the holiday.
- B. Visit with Santa Saturday, December 2<sup>nd</sup> 8:30am-11:00am at the clubhouse
- C. Photo Contest Deadline December 1<sup>st</sup>
- D. Naming Tract B Contest Deadline December 8th

END OF BUSINESS

10. OPEN FORUM

11. ROUNDTABLE

- a. Cindy Lyon requested a map or chart of dock locations and names
- b. Sharon McCann discussed the purchase vs. lease option on John Deere and how each one would effect the budget.
- c. Mark Spencer discussed electricity issues on B and J docks. Additionally discussed progress and requested an update from the Community Development Committee on Cheddington and Hidden Cove projects.
- d. Jeff Sowinski discussed growing security concerns amongst residents and requested it be discussed at the Work Session.

12. ADJOURNMENT

EXEC SESSION: