

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

10/24/2017

7:05pm

In attendance: Jeff Sowinski, Mark Spencer, Alan VanDeusen, Sharon McCann, Randy Kidd, Brian Williams, Randy Kidd, Brenda Miller, and Jess Hartter. Absent Cindy Lyon. Rachelle Vandiver and Josh Cresswell were also in attendance.

WORK SESSION:

1. Committee Presentations on 2018 Budget Requests
 - A. Finance Committee Recommendations:
Recommendations to the RLPOA Board of Directors on Revenue for 2018
 - a. Assessments – CPI = Recommend increasing assessments by 1.7% to net \$14,990.16.
Class A = \$520.44 for an increase of 7.44 annually
Class B = \$346.80 for an increase of 5.40 annually
Commercial = \$463.20 for an increase of 7.20 annually
 - b. 2018 Clubhouse fees to increase by 6% for a rental at \$425, ½ day rental 16% at \$150, deposit \$300 and cleaning \$150 to remain the same.
 - c. 2018 Duck Pond Activity Center fees to increase by 16% for a rental at \$150, half day rental \$35, deposit \$250 and cleaning \$75 to remain the same.
 - B. Security
 - a. Requesting doubled budget for 2018 from \$3,000 to \$6,000
 - C. Common Ground
 - a. Request - add three light kits to duck pond aerators - \$7,830
 - b. Request - Replace past life landscaping on 2 Regatta entrance islands - \$52,046
 - c. Request - Adopt-A-Tree - \$7,000
 - d. Request - New pond walking trail - \$23,200
 - e. Request - \$1,500 for bench and trashcan
 - f. Request - Annual planting - \$2,500
 - D. Community Development
 - a. Request - Reserve \$10,000 for possible improvements the city does not include in the Ward Road improvements.
 - E. Duck Pond Activity Center
 - a. Request - Install electric lights to spotlight the DPAC sign - \$589.46
 - b. Request - New tile - 55 tiles before it is discontinued - \$631.43
 - c. Request - Replace wood chairs with heavy duty commercial chairs - 60 chairs @ \$49.00 each - \$2,940
 - d. Replace all wood tables with 15 commercial heavy duty 42" pedestal laminate/steel - 15 tables @ \$514 each - \$7,710
 - e. Replace/forecast new carpeting with industrial grade carpet - 229.67 sq yds - \$6196.62
 - F. Facilities
 - a. Request - Clubhouse cement edging to be replaced by the clubhouse - \$600

- b. Request - Holiday decor replacement - \$300
 - c. Request - Decorative Plastic trash containers for clubhouse - \$150
 - d. Request - Clubhouse area landscaping - Replace overgrown outdated bushes with maintenance free bushes on the north area of the clubhouse entrance Includes water drainage issue mitigation - \$4,987
 - e. Request - Capital improvement fund for future pavilion - 5 year plan - \$15,000
 - f. Request - Ongoing repairs follow up to replacement of piers for internal - \$5,000
 - g. Combine a,b and c as 1,2 & 3 for budget approval.
- G. Maintenance
- a. Request - John Deere 3046R Tractor - 72" belly mower - \$32,100 - 5% increase possible at new years
 - b. Request - John Deere TX Gator - \$8,800 - 5% increase possible at new years
 - c. Request - Grounds truck - \$12,000
- H. Pond
- a. Request - Preventative Maintenance on Siltation ponds - Competitive bid
 - b. Request - Aerator purchased with 2017 funds installed with 2018 funds recommended in Fox Run Pond - \$3,000 estimation for installation of electrical connection
 - c. Request - Aerator purchase - \$3,200
 - d. Request - Stock ponds - Fishing/carp - \$500
- I. Raintree View
- a. Request - Future shade structure - \$10,000
 - b. Request - Trees for tree farm - \$1,500
- J. Siltation
- a. Funds to desilt south end of lake into reserves - \$50,000
 - b. Funds to desilt north end of duck pond into reserves - \$30,000
 - c. Request - Turbidity barrier replacements - \$5,000
- K. Special Projects:
- a. Request - Hidden cove storm water issues - tear out and replace flumes and grout rip rap - \$60,000
- L. Facebook social media -
- a. Discussion around changing FaceBook policy.
- M. Board Member Ethics Discussion -
- a. Discussion around whether a Director had committed an ethics violation under Section 7, Paragraph b(5) of the Bylaws of the Raintree Lake Property Owners Association.

Adjournment: Adjourn to executive session for personnel & contract 11:03PM