

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 11, 2010

A board meeting of the RLPOA was held on May 11th, 2010. Members in attendance were Brian West, Judy Schmoeger, Bruce Kusgen, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Tom Tucek, and Bob Christian. Also present Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00p.m.

- 1. Open Forum:** none
- 2. Consent Agenda:** Approval of April minutes – Approved
Approval of payment of bills – Fishing Derby Budget was approved for \$1250.00
Teen Swim(s)/Luau/Family Swim Budget was approved for \$2800.00
- 3. Financial Statement:** Treasurer’s Financial Report was read by David Mitchell. A motion was made to approve all budget items as written and was seconded. There was a majority vote to accept.

Income	Dues	\$ 62,385.45
	Other Income	\$ 15,406.09
	Subtotal	\$ 77,791.54
Transfers from Reserves:		0.00
Total Revenue for April		\$ 77,791.54
Expenses for April		\$127,084.16
Bank Account Balance as of April 30, 2010		\$406,313.18
Reserve Accounts for 2010:		
Operations		\$ 80,000.00
Dock Self Insurance		\$ 32,000.00
Dam and Valve		\$ 30,000.00
Raintree View		\$ 55,000.00
Regatta Island		\$ 6,600.00
Insurance Reserve (Deductible)		\$ 3,000.00
Siltation Loan		(\$ 45,000.00)
2009 Roll Over Dollars		\$ 29,561.00
(Postage and Turbidity Testing)		
Outstanding Dues/Fines as of 4/30/2010		\$ 82,981.41
Balance Due Liens Filed		\$ 53,351.62
1st Letter (30 Days)		\$ 15,694.08

2 nd Letter (60 Days)	\$ 6,104.02
3 rd Letter (90 Days)	\$ 7,831.69

4. Presentation by Police Officer/Captain Taylor:

He welcomed the new board members and explained that he is our “Go to Guy” if and when we have anything that would call for his assistance. His opinion is that things are looking pretty good. We did have one problem over on Sapelo. There was a search warrant served; he couldn’t really say much about the incident, but did mention that the home was in need of repairs and that RLPOA might want to look into that.

Since February we have had 6 “stealings” in our neighborhood and about 4-5 property damages. “Make sure garage doors are kept shut”. We are a target due to lake and walking trails that attract people to our community. Rachelle Vandiver mentioned that she would like to see more officers on bikes so that they could keep an eye on the swim/boat docks and walking trails. Bob Christian asked about the suspicious death that we had recently. Captain Taylor responded by saying that the paper might have exaggerated that a little bit insinuating that it was a mysterious death and that there was nothing that raised any concern at this time other than the age of the deceased. A good Q and A followed and Captain Taylor was thanked for coming to our meeting.

5. **Fishing Derby:** Volunteers are needed for Memorial Day /Monday May 31st, 2010.
6. **Legal:** Joe/Attorney is moving forward on suits against 3-4 accounts right now.
7. **Neighborhood Crime Report:** David Mitchell read report. April = 8 incidents.
3 property damage reports, 3 stealing reports, and two others. There were 8 auto accidents in the Raintree area. Lots of problems in area of construction on Ward and 150 hwy. Brian West added that there will be several lane changes and speed changes due to construction and that people should pay close attention to the those areas along 150hwy.
David Mitchell reminded us that everyone needs to keep their garage doors shut.
8. **Larkin fence:** Larkin’s wanted to know if there could be an extension added on their case. A round-robin vote was asked for by Brian West and it was decided that we would not allow anymore extensions and that the board would vote on the issue in executive session.
9. **Swim Meet Spectators Insurance:** Brian West informed the board about the policy that the swim team was asked to carry. It was decided that we need more clarification on what is covered.
10. **Trash Rule:** It was discussed and no changes were made to the present rule.
11. **Commercial sign policy:** Tim Nydegger made a motion to approve the sign policy as written and was seconded by Tim Kirkpatrick. There were a number of questions posed about whether or not to allow signs on the lake side and also time frames for removal. Tim Nydegger then added an amendment to the new rule to allow signs on the lake side and was seconded by Tim Kirkpatrick. The amendment failed with Tim Nydegger, Tim

Kirkpatrick, and Bob Christian voting for. Bruce Kusgen, David Mitchell, Judy Schmoeger, Jeanne Smith, and Tom Tucek voted against. Amendment failed 3-5. The original motion was then voted on and Tim Nydegger and Tim Kirkpatrick were for and Bruce Kusgen, David Mitchell, Jeanne Smith, Tom Tucek, Judy Schmoeger, and Bob Christian voted against. Motion failed 2-6. It was discussed and no changes were made to the present rule at this time. We will work on any possible changes in work session.

- 12. Vandalism rule:** Bob Christian made a motion to accept the new rule as written. It was seconded by Judy Schmoeger. Bruce Kusgen pointed out that the rule Bob was referring to was the old rule from work session and it had not been updated to what was agreed upon. Both the motion and the second were retracted. Brian West then read the new rule that was agreed upon in work session:

“Vandalism, Theft, and Destruction of Property”.

Lot owner(s) are deemed responsible for the actions of their children, family members, guests, tenants, or licensees. Violations include acts of vandalism, theft, or intent to deface or destroy any part of the association’s property, watercraft stored or moored in association boat slips, common ground, or storage and maintenance areas. Violations will result in the following: criminal prosecution, cost to repair damages, legal costs, suspension of privileges of membership to include the rights to vote and the use of lake and pool for a period not to exceed 90 days for each violation; along with the members in his/her family and guests. This will occur after the individual is found/pleads guilty in court of law.

Discussion followed. It was moved by Judy Schmoeger to accept this new rule as written and was seconded by Tim Nydegger. Bruce Kusgen made a motion to amend the rule to read “...for a minimum period of 30 days and not to exceed 90 days...” There was a second by Tim Kirkpatrick. There was a discussion and then a vote on the amendment was called for by Brian West. Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, and Bruce Kusgen voted for the amendment. Tom Tucek and David Mitchell voted against. Judy Schmoeger and Bob Christian abstained. Amendment passed. Then motion with amendment was voted on and David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Judy Schmoeger, and Bob Christian voted for. Tom Tucek voted against. Motion passed 7-1.

- 13. Extra meetings for boat safety:** Brian West explained that there had been some problems with residents not being able to attend the regular boat safety meetings. Some had their boats already on the water and the board was made aware that there might be some future appeals. Rachele Vandiver said she thought that we need to punish the residents that are not following the rules. Judy Schmoeger disagreed with that and said that we need to be as accommodating as possible to the residents that we serve. Tom Tucek explained that the rule says that you must have your sticker on your boat “by May 1st” not “on May 1st”. Tom

also called for a point of order since it was not on the agenda for this meeting. It was tabled for a later date.

14. Thomas Notestine Appeal of ARB Disapproval on dog pen.

Pictures were shown and Thomas gave his interpretation of the rule and explained that he did not know he was in violation and that he had not seen the first several letters that were sent from the office to inform him of such. He was also appealing the fines for the violation which have added up and are now quite high. He discussed other dog pens that were grandfathered in before the rule took place back in 1994. Questions were asked by the board and it was decided that we would work on this in executive session.

15. Fireworks: It was discussed whether or not we should have fireworks this year, because the time to act was about passed. The board discussed what happened last year with Ira Roberts (Developer of Raintree) and how things got to the point that they did.

A vote was taken on whether we should try to find out if we could have a conversation with the developer and David Mitchell, Tom Tucek, Judy Schmoeger, Jeanne Smith, and Bob Christian voted against any further discussions. Bruce Kusgen, Tim Nydegger, and Tim Kirkpatrick voted to keep the possibility open. It failed 3 yes – 5 no.

Meeting was adjourned at 9:06pm to go to executive.