

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**SPECIAL MEETING/WORK SESSION MEETING**  
**September 25, 2008**

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held September 25, 2008, at 7:00 PM. Members in attendance: Tony Jose, Brian West, Judy Schmoeger, Brenda Miller, Robert Dye and Bob Christian who arrived at 7:35pm. Also attending was Rachelle Vandiver. Not present for this meeting were Board Members Tom Tucek, Brian Whitley and Tim Nydegger

Tony Jose called the work session to order at 7:05pm.

**Richard McMillin Appeal of Builders Fines**

The Board Members and Richard McMillin discussed at length the problems and delays involved with the completion of construction on a home Mr. McMillin has built at 5036 SW Kingfisher, Lot 817, Raintree Lake and the fines being imposed as a result of all the delay.

Judy Schmoeger made a motion to move the meeting to an Executive Session. Brian West seconded the motion and it was approved by all members present. The meeting moved to Executive Session.

Tony Jose reopened to the Special Meeting at 7:21pm.

Judy Schmoeger reported to Mr. McMillin the Board Members approval to accept his \$2,000 offer in settlement of his fines for construction delays and the general feeling of the Board about the case.

**Simon Garlich – ARB Disapproval of Steel Siding Application**

A review of the steel siding proposal by Simon Garlich was held by the Board Members including personal inspection for the product. Mr. Garlich was appealing the ARB disapproval of siding to be used on property at 5128 SW Surf Scooter, Lot 885, Raintree Lake. It was stated that Raintree ARB had accepted steel siding previously.

Judy Schmoeger made a motion to accept the steel siding proposal of Simon Garlich if the specifications for the steel siding to be used equal or exceed those specifications presently used by the ARB. Tim Nydegger is to obtain the required information for comparison and approval. This is to be a one time exception. Bob Christian seconded the motion and it was approved by all. 5 to 0.

Bob Christian made a motion requiring the Raintree ARB to propose standards and guidelines for the approval of steel siding projects for the Board of Directors to review at the October 23 work session. The motion was seconded by Judy Schmoeger and all members approved the motion. 5 to 0.

### **Preferred Vendors List**

Rachelle Vandiver brought up the subject of establishing a list of preferred vendors for frequently reoccurring expenditures. The Board Members encouraged this procedure and indicated the General Manager should be given some leeway in making those decisions.

### **Muskrat Trapping**

There was a general discussion regarding muskrat trapping at Raintree Lake with the primary conclusion being that the present muskrat program was working. All Board Members expressed their approval. The program will consist of \$175 per week and \$20 per head with replacement traps costing \$30. Bob Whitworth was directed to use colony traps only with the program running from November to March 31, 2009.

### **Watercraft Measurement Guide**

Standard measurement guides for measuring boats at Raintree Lake for the purpose of issuing permits to use the boats at Raintree Lake were reviewed. Three illustrations showing how the measurements are taken for boats with no swim platform, for boats with bolted on swim platforms and for boats with molded swim platforms will be the accepted measurement procedures with each measurement to be 21' or less. All Board Members agreed to these standards which the General Manager will enforce.

There will be a motion presented to the Board for formal approval at the next Board meeting in October.

### **Seawall Repair**

The General Manager was requested to obtain additional bids for repair of the seawall east of the clubhouse.

### **Dragline Proposals**

The General Manager requested to confirm the drag line contractor of choice for siltation removal at Sunset Cove.

### **Budget Review – Income for 2009**

Revenue issues were discussed for the coming year by the Board Members. Adjustments in various income categories approved by the Board Members are as follows:

400-000 Dues – Class A, B and Commercial 4% increase across the board.

401-000 Boat Slips - Increase to \$275

402-000 Boat Stickers

402-100 w/Safety Meeting – increase to \$55

402-300 No Motor – increase to \$16.50

404-000 Clubhouse – increase to \$330 rental fee

406-000 Shoreline Ads – No change

450-000 Pontoon Rental – Increase to \$100 half day \$160 full day. No change on Early Bird Special

Rachelle Vandiver brought up the question concerning the clubhouse renovation proposal and the need to start working on the downstairs office space. Bob Christian commented on the need to put together a plan and start getting bids. Rachelle commented that much of the work could be done by our present maintenance staff over the winter.

Rachelle is to have Nolan review what needs to be done on the lower level of the clubhouse and get estimates of materials needed.

Bob Christian moved to adjourn to Executive Session. Seconded by Brian West and approve by all. The Work Session was adjourned at 9:41pm.