

**BOARD OF DIRECTORS MEETING
JANUARY 14, 1997**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 14, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Roger Miller, John Godfrey, Nancy Ohmes and Bob Rowland, Carl Cage appeared after the meeting had started. Absent: Shirley Thomas.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the December 10, 1996, Board of Directors meeting, Bob seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of December 31, 1996

| | |
|--------------------|-------------|
| Checking | \$ 378.66 |
| MM General Fund | \$78,737.46 |
| MM Special Fund | \$ 4,966.29 |
| Boat/Lake Account | \$14,248.25 |
| Builder's Account | \$23,752.17 |
| Activity Committee | \$ 998.38 |
| | |
| Disaster Fund | \$7,161.00 |

Income during December

Dues: \$23,982.94
Assessment: \$4,876.00

BOARD ANNOUNCEMENTS

There were no Board announcements.

NEW BUSINESS

MAX MARSHALL

Max Marshall did not appear at the meeting due to an illness in the family.

BUILDER'S CONTRACT

Roland opened discussion concerning the new builder's contract. Joe Willerth expressed concern that the builder would not be given the opportunity to make any correction and would be fined immediately. It was explained that the immediate fines only for paragraph 11. The builder would still have the ability to appeal the fine to the Board. A change was made in Paragraph 11, to read "if this paragraph is not adhered to, fines will be assessed immediately upon discovery. Notification of infraction will be sent to the builder/owner. The Board told Geri that the letter of infraction must be mailed the day the fine starts. The amount of the new deposit was discussed but remained as the contract read at \$1,200. Roger made a motion to accept the builder's agreement as amended. John seconded. Nancy voted against, all others voted in favor and the motion carried.

OLD BUSINESS

RULES AND REGULATIONS

Copies of the Rules and Regulations were passed out to the audience. Roland read the Rules and then opened discussion. Joe Willerth questioned Section 5B; and recommended that it read, "if no appeals hearing is requested, all sanctions specified in the notice shall be effective upon the expiration of the ten day period". Joe also recommended that a specific amount be set for a specific violations. Dave Wasson agreed with Joe indicating that it should be spelled out much the fine would be for a particular violation. Roland suggested that it be less specific and be listed as an architectural violation is so much and a safety violation is so much, instead of listing every type of architecture and safety violation. Roland said that the rules and covenants are and always have been in place, they are trying to put some teeth into enforcing the rules that are already in place. The Board asked Joe to work up and submit to the Board a fine structure. Bob made a motion to publicize the rule and regulations in the Shore Lines as amended and be placed on the agenda for the February Board meeting. Carl seconded and the motion carried.

APPOINT APPEALS COMMITTEE

Roland explained that when, and if, the rules and regulations were passed an Appeals Committee will be needed. The Board had thought that the Appeals Committee be made up of one person from each of the other committees. Joe suggested that the Chairperson of the committee be one of the attorneys that live at Raintree to uphold parliamentary procedures. The Board asked Joe to contact those attorneys and ask for a volunteers. The Board would like to Committee made up of five people with three alternates. The Committee members would have to be available to meet with a short notice. The people on the Committee must be in good standing with the Association. John made a motion to create an Appeals Committee, made up of five members with an alternate of three, and to solicit an attorney to the Chairman. Notice should be put in the Shore Lines asking for volunteers. Members will serve on the Committee for one year. Bob seconded and the motion carried.

OLD BUSINESS

Bob Rowland

Bob Rowland asked the status of the "No Parking" signs on the dam and the color of the gate at the dam. Geri stated that Blue Valley said that they would change the color we wished, however, the color would be needed for safety reasons. The Board discussed color and asked for yellow with black reflective markings. Geri stated that Blue Valley would not paint until weather warms up.

Roland Thibault

Roland asked if the annual meeting was set for Lake Winnebago. Joe asked about the proclamation being presented at the annual meeting. The Board asked to see the proclamation at the work session.

OPEN FORUM

Ty Cooper

Ty Cooper announced to the Board that there was going to be an Open House on the 291 Highway project on February 5th at Aldersgate Church from 4 to 7 PM.

There would be no formal presentation but anyone could attend and ask questions and view the drawings.

Dick Greiner

Dick explained to the Board that the Lake Committee had originally ask for and received approval to replace the dock at Kingfisher and to move the old Kingfisher dock to the Averio location. Dick stated that the Lake Committee has now decided to keep the dock at Kingfisher and to replace the Averio dock. Dick explained that the policy had been to replace a dock every ten years and he would like to see that changed to on a "need to basis". John made a motion not to replace the Kingfisher dock and to replace the Averio dock and to change the dock replacement policy to on a "need to basis". Bob seconded and the motion carried.

John Whyte

John stated that he was elected from his neighborhood to come to the Board. His neighborhood wanted to know why the dues were increased. The neighborhood was concerned that the Board raises the dues simply because the can. John answered by stating that when he sat down to do the budget, he wanted to have a 5 percent cushion. The 5 percent wasn't there without an increase. He had considered less than the consumer price index but it was explained to him that if the full increase wasn't taken now, we couldn't go back and increase it more later. John stated that the audience at the Board meeting that night was in complete favor of increasing the dues the full amount. The 5 percent cushion that John wanted to have in the budget was for the unexpected expenditures that happen during a year.

Bob Rowland

Bob announced to the audience that Raintree was a member of the Metropolitan Lake Association which is holding a meeting on February 10th regarding security. The meeting is going to be held at the Ararat Shrine with a dinner before the meeting. Reservations for dinner are needed by January 25th. In March the meeting will be regarding water run-off.

Greg Andrews

Greg asked about the boat slip waiting list and if it was moving. Dick Geiner answered that it was moving but slowly and that there is a special committee looking into the waiting list and boat docks but that they hadn't met recently. He continued that with the changes the Board had made, that Greg should check his location on the list, that it had probably gone up.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming.

**BOARD OF DIRECTORS MEETING
FEBRUARY 11, 1997**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 11, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Marilyn Burasco, Nancy Ohmes, Shirley Thomas, Greg Andrews and Roger Miller. Absent: Carl Cage.

APPROVAL OF MINUTES

Shirley stated the minutes from the last Board meeting required the following corrections: when discussing the builder's contract; in the fourth line down the word "were" is missing. On the second page, in the sixth line down, the word "how" was left out. When discussing the Appeals Committee, the correct wording should be "the Committee", instead of to Committee. On the last page, the minutes should read that "Dick Greiner asked", instead of ask the Board. Shirley made a motion to approve the minutes of the January 14, 1997, Board of Directors meeting as amended. Bob seconded and the motion carried.

BOARD ANNOUNCEMENTS

Roland reminded the audience of the Annual meeting on March 27th at Lake Winnebago City Hall.

Bob told the audience about the Metropolitan Lake Association's meeting at Ararat Shine. Bob stated that the meeting discussed security and was very informing. Shirley explained several highlights of the meeting. The most important was that associations need to enforce their rules. The possibility of nonenforcement could open the association to a law suit. The use of no trespassing signs and the use of a camera for the lake patrol was recommended. Bob stated the next meeting of the Metropolitan Lake Association would be on March 3, 1997 at Park Plaza Hotel regarding water run-off.

Shirley reported on the 291 highway meeting at Aldersgate. She stated that the meeting was just a simplified presentation with pictures and charts. People were on hand to answer questions but no official presentation was made. Bob stated he was concerned with the safety of Raintree residents. He explained that Raintree will have no access to 291. Residents must exit onto 150 Highway with no signal light. Discussion opened with the audience. Charlie Sandman suggested that Raintree push for an access road onto southbound 291 and signal lights onto 150. The Board distributed response sheets to the audience and asked them to return the sheets to the Highway Department. Due to the shortage of response time, it was recommended that a petition be signed by as many Raintree members and mailed to the Highway Department.

NEW BUSINESS

Jeff Edwards - Fine Appeal

Jeff Edwards appeared before the Board. Jeff explained to the Board that it was his understanding that siltation barriers were needed only at the back of the lot. Jr.

Enke, chairman of the ARB, explained that the plot plan that was returned to Jeff Edwards shows an arrow pointing to the rear of the property, however, the arrow indicated the location of the sump pump not siltation barrier. He understands Jeff's confusion and recommends that Jeff put up barriers on the front of the lot and Jeff's fine be lifted. Jeff said that after receiving the first letter he had put up 2 X 4s. When he received the second letter, he reviewed the plot plan and thought that he only needed barriers at the rear of the lot. Shirley said that there had been dirt piles at the front of the lot which is right by a street drain and that the letters indicate the seriousness of siltation. Jeff said that his subs were responsible for the dirt piles. Shirley made a motion for the fine to stay and the appeal to be denied. Bob seconded the motion. John stated that after Junior's comments and that Jeff took action after the first letter, he did not agree with the motion. Shirley asked for Art's comments. Art replied that the pictures and letters speak for themselves. Roland called for a vote. Voting in favor of the motion were: Marilyn, Bob, Shirley and Greg. Voting against were: John and Nancy. Roger abstained.

Facilities Committee - Ross Cowan

Ross Cowan appeared before the Board. Ross asked the Board for approval on temporary lights for the parking lot. MoPub is offering a lease for 2 lights for a period of 3 years at a cost of \$426 per year. Bob motioned to accept the lease for lighting for \$1,280 for three years for both lights. Shirley seconded and the motion carried.

Ross Cowan asked the Board to approve funds to replace the nine clubhouse windows. Several bids were received and the best bids was from Box Construction. Bob recommended that a beginning and completion date be specified in the contract. Bob made a motion to accept the bid to replace nine clubhouse windows with double-hung windows, not to exceed \$3,000. Roger seconded and the motion carried.

Ross asked the Board to allocate money to replace the carpet in the kitchen area. The Committee plans to replace the kitchen carpet and take the carpet in the old office to replace the stairs where it is worn. John made a motion to approve an \$1,100 expenditure for carpet, for the Committee to receive three bids to be submitted at the February work session. Bob seconded and the motion carried.

Insurance Renewal

The Board discussed insurance renewal for the Association. Twin Lakes had submitted a proposal at the January work session. Johnston Insurance had submitted a proposal a few days prior to the Board meeting. The Board discussed the differences between the two proposal. Bob made a motion to accept Twin Lakes Insurance coverage for \$15,373 for one year. Roger seconded and the motion carried. The Board asked that the insurance bids for next year be received in December in order for a proper review.

Lake Committee

Dick Greiner appeared before the Board. Dick asked the Board to approve the reimbursement from the Siltation Committee for the extra water testing which was done in 1996. Dick explained that the Lake Committee takes responsibility for one

weekly water testing during the summer months. The Siltation Committee had requested additional tests totalling \$665. Bob made a motion to reimburse the Lake Committee the entire cost of water testing during 1996 in the amount of \$1,000, charging back to the Siltation Committee's budget and from this point forward, water testing will be the responsibility of the Siltation Committee. John seconded and the motion carried.

Dick Greiner asked the Board for funds to cover Lake Committee obligations for new docks and boat stickers. Dick explained that the Committee did not have enough funds on hand to pay for current obligations. Dick explained that the Lake account would need an additional \$4,350 to pay Kribbs for the new docks and money would be needed to pay for the printing of boat stickers. Dick said he was caught short when the Board changed the policy regarding long term leases. Dick said he would need to come back for an additional \$15,000 for operating expenses. John wanted it clarified that the money was a loan and would be paid back to the general fund. Marilyn made a motion to allocate a \$5,000 loan to the Lake Committee to be paid back to the general fund as soon as possible with a monthly budget sheet given to the Treasurer and the Lake Committee Chairman. John seconded. Bill Flamm voiced his objection to the loan. Bill objected to the loan because he believed that if the Lake Account should support itself. He did not believe that money should come from people who don't have a dock to support those few who do have docks. The Board explained to Bill that the money was a loan which would be paid back. Roland asked for a vote on the motion and the motion carried unanimously.

Bob Rowland

Bob stated that his topic: 291 Highway had already been discussed.

Shirley Thomas

Shirley stated that Dave had submitted a letter to the Board regarding being the pool manager. Also, she was concerned that the pool bottom has not yet been painted. Roland answered that Joe had sent a letter to KC Gunite regarding the painting of the pool. After discussion, the Board asked Joe to send another letter to KC Gunite stating that if the pool is not painted by May 1st, the Association would hire another company to perform the work. The Board tabled the decision on the pool manager to the work session. They requested that Dave and Jeff, from PSI, attend the work session to discuss managing the pool.

OLD BUSINESS

Rules and Regulations

The Board opened discussion regarding the Rules and Regulations. Roland stated that the Rules and Regulations had been published in the Shore Lines. Roger made a motion to approve the Rules and Regulations as published. Bob seconded. Joe Willerth stated that John Smith had contacted him and he had expressed concern that under Section C, the maximum fine of \$1,000 was too high. The Board answered that not every fine would be \$1,000, that would be the maximum. Charlie Sandman expressed concern that these rules are not enforceable. The Board assured Charlie

that Associations do have the authority to pass and enforce the rules. Roland called for a vote on the motion and the motion carried.

OPEN FORUM

Jack Volz

Jack volunteered for the Appeals Committee. He expressed his appreciation for the new dam at Ward Road and 150 Highway. He asked the Board to consider cleaning out Ward Road Cove. He stated that the silt is very bad in the cove. The Board answered that the Siltation Committee is aware of the problem and that the cove is scheduled to be addressed for 1998.

Bob Burasco

Bob asked the Board if funds were being set aside for siltation problems. The Board answered that there was not a special fund for siltation but planning is being done for siltation problems.

Joe Willerth

Joe told the Board that Paul Mudd had volunteered to be Chairman of the Appeals Committee.

Ty Cooper

Ty asked the Board for approval of funds for a camcorder for the Siltation Committee. Ty stated that the camcorder would show more accurately the siltation problems at Raintree. The Board asked Ty to get prices on the camcorder.

APPROVAL OF BILLS

Shirley made a motion to approve the bills as submitted. Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of January 31, 1997

| | |
|--------------------|-------------|
| Checking | \$ 56.01 |
| MM General Fund | \$83,741.18 |
| MM Special Fund | \$ 9,889.13 |
| Boat/Lake Account | \$25,088.75 |
| Builder's Account | \$25,137.74 |
| Activity Committee | \$ 941.95 |
| Disaster Fund | \$7,161.00 |

Income during January

Dues: \$41,081.19
Assessment: \$7,986.00

John stated that there is a meeting schedule on February 22nd for discussion regarding distribution of the Disaster Fund.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming.

**BOARD OF DIRECTORS MEETING
MARCH 11, 1997**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 11, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Marilyn Burasco, Shirley Thomas, Carl Cage, Greg Andrews and Roger Miller. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the February 11, 1997, Board of Directors meeting. Carl seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of February 28, 1997

| | |
|--------------------|-------------|
| Checking | \$ 1,099.88 |
| MM General Fund | \$96,878.25 |
| MM Special Fund | \$ 2,875.13 |
| Boat/Lake Account | \$25,155.37 |
| Builder's Account | \$24,137.74 |
| Activity Committee | \$ 2,731.40 |

| | |
|---------------|------------|
| Disaster Fund | \$7,161.00 |
|---------------|------------|

Income during February

Dues: 31,928.47

Assessment: \$6,138.00

John announced that a committee, formed of three Board of Directors and three victims of the Microburst, met to decide the disbursement of the Disaster Fund. 17 letters asking for assistance were received and each received \$200. A note will be placed in the Shore Lines notifying other victims to apply if they have not done so. The funds will be distributed until it is depleted or until June 1st, at that time the balance, if any, will be given to the Salvation Army.

BOARD ANNOUNCEMENTS

Work Session

Roland announced that the date of the March work session needed to be changed due to the date conflicting with the annual meeting. The date of the work session will be Wednesday, March 19th.

Annual Meeting

Roland reminded everyone that the annual meeting is scheduled for March 27th at Lake Winnebago City Hall. Roland read the proposed change of the by-laws for the date of the annual meeting. The by-law change will be voted on at the annual meeting.

