



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 17, 2017

Opening – Dennis called board meeting to order at 7:00 p.m. with the Pledge of Allegiance and announced a Quorum.

Present Board Members –Dennis Schwantner, Jerry Radake, Lori Bundstein, Cherie Buijk, Toni Burst, John Drouant, Deb Enderson and Douglas Wells were present.

Board Members Absent – Jim McClung was absent.

Approval of Agenda – Toni made a **Motion** to approve the agenda, seconded by Lori, **motion passed unanimously**.

Approval of Minutes – Deb made a **Motion** to accept the minutes of the March 20, 2017 meeting, seconded by Doug, **Motion carried**. Lori Abstained.

Approval of Closed Minutes (March) – Toni made a **Motion** to accept the closed minutes seconded by John, **motion passed unanimously**.

Treasurer's Report – Jerry reported on the Profit & Loss Report and the Balance Sheet Report. (Unable to approve due to glitch – Reported the Accountants will be coming in to work with office to get data glitch repaired).

Monthly Bills Report – Total amount paid out this month is: \$85,990.60.

Deb made a **Motion** to approve the monthly bills report, seconded by Doug, **Motion passed unanimously**. Jerry also made mention about the Profit & Loss Report and the Balance Sheet being condensed at the recommendations of the accountant.

Correspondence Report – Lori reported 12 violation letters sent, 5 faxes received, 7 letters received from the County Collectors Office, 3 letters received from the bankruptcy courts, and 1 letter regarding the 2015 Truck from Commerce Bank. Deb made a **Motion** to accept the Correspondence Report, seconded by Jerry, **Motion passed unanimously**.

Standing Committee Reports

- **Administration/Legal:**

Admin: Dennis reported that we are receiving resume's for the full time maintenance position. We have hired someone but are looking to add a full time position.

Legal: Dennis reported that Board President Jim McClung has inquired with our attorney, S. Schnaare in reference to the Missouri "Sunshine Law". Mr. Schnaare said that "The Sunshine Law does apply to the operations and meetings of the POA, even committees where the business of the POA is conducted. We apologize for the error in our interpretation of the MO Sunshine Law, in that we took it that since the committees did not make decisions, only suggestions to present to the board for any decision making – and that those meetings did not need to be posted. We will from this point forward post all committee meetings.

- **Architectural Control** –Toni reported from the March 23rd meeting, approved 1 house (RTF/Lot 11), and we did not approve plans for lot 16, section10, as plot plans had no seal. They found a house to purchase and would not be building. From the April 6th meeting, we approved a home on #20 Rhett Butler, and approved a home on section 15, lot 55 – that's where the foundation is so we should be seeing some activity there soon.

- **Communications** –Deb reported a lot of activity on Facebook. Deb asked all committees to let her know when all meetings are scheduled so she can also post them to the Facebook page. Deb reported that the HOA has let their website expire. We have an HOA link on our website that doesn't go anywhere and needs to be removed. A newsletter will be coming out soon. All committees need to get their information to me by Monday, April 24th to be included in this newsletter. Would like to get the newsletter out the first week of May. Dennis asked Deb to read aloud the post made on Facebook regarding the rumour of shutting down the lake.

- **Finance** –Jerry reported that the issues on the Profit & Loss, and the Balance Sheet were to be straightened out within the week. Looking to purchase a new lawn mower. Raintree now has 3 year, 2 year, and yearly CD – the yearly is the ICF. Since the 2014 Annual Election, old debts collected in the first 10 months were just above

\$66,000.00 – this past year collected was around \$44,000.00. The big corporations (Tier I, Tier II, and Consolidated) that hold large amounts of properties have received their paperwork from our collections lawyers and also a few individuals. We are doing relatively well. So far this month, we have collected approximately \$10,000.00. The total figures we will have at the annual meeting. If we collect from those big companies, (Tier I, Tier II, and Consolidated) that could be roughly \$50,000.00. We have been able to purchase equipment, road work, and culverts.

- **Lakes and Beach** –Doug reported that we had our first lake treatment last week on Autumn Lake. Should notice some improvement in the coves soon. If you don't (after a little time) go ahead and call the office or fill out a form, so we know which coves to retreat. Spring Lake wasn't treated yet – so if you have a cove that is looking bad, let the office know, and they will contact Aqui-Services to treat it. At this time, Autumn Lake is the only lake we have treated. We also have had our latest fish stock delivered. We received 50 grass carp put in Autumn Lake, 600 channel cat in Spring Lake, and 210 lbs. of golden shiners in the two small lakes. The Autumn Lake dam has had an erosion problem since 2012. The rip rap project bid for Autumn Lake states \$6500.00 for a review of repairs needed – and \$195.00 per linear foot for rip rap - a test of 100 foot comes to \$19,500.00, totalling \$26,000.00. The entire dam is about 1300 foot. Hoping to get 3 bids. These prices do include contractors supplying the geo-tech material. We have Lakes/Beach meeting scheduled for tomorrow night (4/18/2017) at 7:00 p.m. at POA office.
- **Maintenance** –Dennis reported the maintenance crew have been removing large amounts of leaves and limbs that were pushed into ditches by the heavy spring rains, there is a lot of work still to be done cleaning out the ditches and that will continue. Rented an excavator for clearing four dump truck loads of limbs and leaves that had washed off lots on Lake Ridge during heavy rain and into culvert head. Cleared accumulated fine rock in front of Autumn Lake spillway, per DNR inspection report. Cut and removed large amount of tree debris on Eagles Nest and Forest Drive, brought down by the March 7th tornado. Prepared mowers for summer and begin transitioning over to spring grass cutting when conditions permit and beautification projects. Installed edging in front and side POA beds and mulched. Preparing campground, bathhouse and Beach area for summer traffic. Responded to several work orders.
- **Roads** –Dennis reported that all the preliminary agreements and approvals with the EPA have been completed and we will receive \$181,000.00 from the EPA for roadwork. Funds should be transferred into our account any day now. The EPA will be working with a different budget beginning in May. Road work was set to begin in June, but West had some open days and wanted to get some roads completed as soon as possible. We have 6 locations that were completed last week and we still have 12 locations to be completed in June. We are beginning a new list of road repairs that is slated for fiscal year 2017 & 2018; hopefully we can get that started this fall.
- **Rules** –Cherie reported there was no Rules committee meeting last month. We were off schedule by a week, so we gathered to meet and an individual arrived and said that we were in violation of the MO sunshine law. I must say that I didn't believe we were in violation as we don't make decisions. On the side of caution, we stopped the meeting and as we have learned from our attorney, we will be posting all meetings at the boards. No new business from the Rules committee.
- **Security** –John reported he has been working on this camera deal quite a while, and looks like we are finally getting somewhere. We have chosen one that will serve us best. They will supply the cameras, the network equipment the security boxes– We are putting the cameras on an elevator pole (telescoping), making it easier to access the cameras in case of issues. 2 cameras, 2 elevator poles, estimated about \$11,400.00, AT&T cost. Initial \$200 connection fee then its \$55.00/month. They are going to work this in with the system that we have in here. We have a 13 terabytes system with 4 open ports, we only need 2 ports and we will be able to monitor those cameras just like we do the others in the office. The cameras have full night vision. Cameras will be on 24 hours. The thing that is holding us up at this point is licensed electricians. Will need to trench to lay conduit, electricians will pull wiring then Ameren comes in to install meter. This cost may run around \$8800.00. Also looking at security companies – Sentry Security has been here for years, Emails and phone calls have been made to other security companies to see about getting a better price. Tablets for Lake/Beach security are up and running and “goof-proof”. Office can download a small database onto tablets – security can check on auto stickers and boat stickers. Also have an automatic populated report forms (with spell check) so they just pull up a report fill it in, and it saves and goes away, they can pull up another blank report. At end of day, they can transfer to thumb drive – bring to office and print off or save to file. Received today a copy of Jeff County Sheriffs' office contract for services — 2 officers May 18 – July 30 on the weekends – 5 days' notice for termination of contract. The officers will be here to only enforce Missouri and Jefferson County laws. Question about possibility of officers being called off of duty here, or shortage of officers, to respond to other calls, and was told if they are assigned here – this was their duty. May be occasions that on a weekend we may only have 1 officer rather than 2. One change to contract – that the invoices be sent to Raintree POA and not John Drouant.

Old Business – Cherie spoke about Rules to clarify the ATV vs. Golf Cart question. Not a rule that Raintree makes up, it is Missouri statute. Also questions about the change to the covenants in regards to the boaters required liability insurance. It was voted on this past September that boats on the lakes are required to have liability insurance.

New Business – Jerry stated that he needs information from each committee about items to be included in the budget. He would like this information by May 1st. One item that was brought up was a beautification committee. We are getting a new roof on the POA building. The insurance company covered a portion of it. We do have 3 bids on this project. Table the new roof discussion until speaking with Tom. Discussions at the last meeting about the columns at the entrance, those columns are filled with concrete that is beginning to deteriorate. It was recommended by Hayden Wrecking that they be removed and they have submitted their bid for \$12,500.00. We would like to get a few more bids on this project and further input if we would want to replace with fiberglass or other type columns or something else – suggestion to address to the beautification committee. This new committee will post signs regarding upcoming meeting so anyone with suggestions, please attend. Signs in the yards – it's in the rules/covenants that real estate signs only be placed in windows not in yards. Perhaps change it to permit them in the yard close to the house. Cherie mentioned that the rules committee needs to be involved as they receive the complaints of real estate signs and send letters – there currently is a fine involved if not removed.

Adjournment – Dennis moved to adjourn, Cherie seconded. **Motion passed.**

Open Forum – The following issues were discussed:

- Sewer/Water District obligations
- Mud going into the lake
- May 28th meetings/bylaws
- Security Cameras
- Home for Sale signs
- Beach – Sand
- MO law – boating course
- Columns
- Beautification Committee
- Buoys – laying flat in water