



## RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

### Board of Directors Meeting Minutes

August 28, 2017

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

**Moment of silence** – In Memory of past board members, Sam Rauls and Joe Sojka.

**Present Board Members** – Jim McClung, Dennis Schwantner, Lori Bundstein, John Drouant, and Deb Enderson.

**Board Members Absent** – Jerry Radake, and Cherie Buijk.

**Approval of Agenda** – Deb made a **Motion** to approve the agenda, seconded by Dennis, **motion carried.**

**Approval of Minutes** – Dennis made a **Motion** to accept the open minutes of the July 17, 2017 meeting, seconded by Jim, **Motion carried.**

**Approval of Closed Minutes (July)** – Jim made a **Motion** to accept the closed minutes seconded by Deb, **motion carried.**

**Treasurer's Report** – Jim reported a net income of \$256,516.20 (Jan.-July 2017).

**Monthly Bills Report** – Total amount paid out this month in bills \$101,331.01. Dennis made a **Motion** to approve the monthly bills report, seconded by Deb, **Motion passed unanimously.**

**Correspondence Report** – Lori reported we have received 6; thank you security & staff, Board resignation from Doug Wells, 1 regarding past due balances. – Sent 4, MCA collections, collection lawyer, road proposal bid requests and past due assessment statements. Lori asked if correspondence report be eliminated, Jim asked for an audience show of hands, many did think the correspondence is a good thing, Jim said it would continue.

### **Standing Committee Reports**

#### • **Administration/Legal:**

**Admin:** Jim reported still working on the internet issues in the office. New residents and property owners, daily visitors, past due assessment mailing, pavilion and camping reservations, road proposals for bids mailed, filling volunteer list for annual meeting polls, gate codes being removed.

• **Legal:** Jim read the definition of “declaratory judgement”.

• **Architectural Control** –Dennis reported ACC meetings were held on July 20<sup>th</sup> and August 3<sup>rd</sup>. We looked at 4 house plans, approved 3 and 1 needs additional clarification. Approved 1 boat house, 1 retaining wall and driveway. Progress is being made at the house on Pea Ridge.

• **Communications** –Deb reported the annual meeting newsletter has gone out, and is also posted on our website and facebook page.

• **Finance** –Jim reported that a more detailed report will be available at the annual meeting.

• **Lakes and Beach** –Lori reported that the lake was treated again on August 11<sup>th</sup>. Dredging completed on both sides of the boat dock. Lake is low. Speed limit on Autumn Lake is 35 mph. Thank you to Dennis Stein for stepping up and helping out the Lakes/Beach committee.

• **Maintenance** –Jim reported the maintenance crew has been busy with regular summer duties, grass & vegetation control, campground/pavilion upkeep, equipment maintenance. Winter prep; salt ordered, and equipment check-up. POA A/C repaired, new toilet in POA office. Painted speed bumps, sprayed weeds along Autumn Dam with Aquatic Herbicide. Had Bates Electric check keypads at each gate, having received complaints that people were being shocked while entering codes. Electrician confirmed there “is not” any voltages in the cases or problems that could cause someone to be shocked. Large trees on common ground removed with help from Whites Tree Service.

• **Roads** –Dennis reported that on August 16<sup>th</sup>, he took a road tour with 3 contractors in prep for the Aug. 28<sup>th</sup> deadline for submitting bids for road work. 2 of the 3 contractors have submitted bids. We will be reviewing the bids. We will be asking the EPA again this year for funding. We asked for \$310,000.00 last year and this year we will be requesting more. We also will be asking ADB for reimbursement funding, subcontractor for Ameren.

• **Rules** –Jim reported that the rules committee have been reviewing the rules book.

- **Security** –John reported the August 21<sup>st</sup> Eclipse Event went well, better than July 1<sup>st</sup>. Making plans for the Labor Day weekend security. We currently have an ad in the Leader for security help. Waiting for applicants, there has been some interest from local off duty officers. Thank you to the Maintenance for assistance during special security events. Situation on Saturday (8/26) a construction crew had parked a BobCat across the road and placed traffic cones closing the road. Tow truck was called and hauled the equipment away.

**New Business** – A resident has been harassing maintenance crew, preventing them from doing their work. This is a safety issue for both the resident and the maintenance crew. Please give them space to perform their job. DNR can't do anything about the net fishing that has been reported. Will contact the MO Conservation. Will have security for the Labor Day weekend, Guest List will be necessary.

**Old Business** – Dennis reported an update on the grounds/beautification committee; weed control, flower beds, entrance, front of POA building, mulch, dead-heading roses, watering, deer repellent, new gravel for the Forest Entrance (side gate area).

**Adjournment** – Deb made the motion to adjourn, John seconded. **Motion** passed.

**Open Forum** – The following issues were discussed:

- Hearing the Board during meetings – perhaps sound system
- Hats off to Security
- Thanks for painting speed bumps
- Road kill – who do we call?
- Hats off to Board for all their work
- Columns – when coming down?
- Using the Leader or social media for public bids
- Cameras at beach & boat ramp – Night Vision?
- Official hi/low water mark (red cap at boat ramp)
- Realtor Signs
- Contractors / Roofers signs, door-to-door contractor solicitations
- Declaratory Judgement
- Ballot Item # 14
- 4c & Contract
- Country Club Reward for damages

Minutes submitted by: Sue Crowden, Office Staff