



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

October 21, 2019

Opening – President Dave Wooldridge called the Annual Board meeting to order at 7:03 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Dave Getty, Dave Wooldridge, Barb Murrill, Al Wideman, Chris Waller, John Drouant, and Helene Figueroa.

Absent Board Members – Kristen Kilman and Deb Enderson

Approval of Agenda – A **Motion** was made and seconded to approve the agenda, and the **Motion carried unanimously**. (Due to the Secretary's absence, record was not kept of who made and seconded some motions.)

Approval of Minutes – A **Motion** was made and seconded to accept the open minutes of the September 15, 2019 Annual Meeting, the initial Board meeting following the election to determine roles, and a Closed Board meeting on September 22. The **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$1,045,843.05. Of this amount, \$400,000 is available for operating expenses. Barb also reviewed the Monthly Check Report showing total expenditures of \$80,432.58, which included \$9,987.42 for a bulk salt delivery for winter snow and \$34,700.00 for road repairs. We will soon need to move \$30,000 into the ICF (Emergency Fund) as per our Covenants. A **Motion** was made and seconded to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**. Barb shared that our accountant conducted an annual review of our books, which confirms that the POA records are in keeping with Generally Accepted Accounting Practices (GAAP). She also referenced a study that the Board authorized ten years ago regarding the financial viability of our subdivision. The picture that was painted was bleak, magnified by the failure of the badly-needed assessment increase and some extraordinary expenses. She cautioned that we have to get serious about our finances and Property Owners should expect cuts in services. Barb reported that the deposit to the IC Fund was made, as required by ByLaws, in the amount of \$30,394.61, resulting in a balance of \$150,429.11 in that account.

Correspondence Report – In Deb's absence, Dave W. read the report of correspondence received in September including certified mail from several parties regarding Tax Sale of Land, a sealed confidential letter to David Wooldridge, a copy of a letter to the Attorney General regarding Republic Services and a copy of the letter to Republic Services. Correspondence sent included a certified letter to a resident regarding requirements for an election vote recount. The POA also received 137 notices of properties transferred to Jefferson County.

Standing Committee Reports

- **Administration:** Dave W. reported that the staff is to be commended for the excellent job they did with finalizing the voting book and organizing volunteers for working the poll. He reported the staff has been busy organizing and processing 210 past due accounts which were sent to MCA collections, welcoming new property owners, working with many ACC and Rules projects, troubleshooting rear gate access issues, working with legal and collections, working with Security Issues with the Jeff Co Sheriff's Department, and working on transferring properties over to the Jefferson County Trustee (3rd tax sale), among other responsibilities.
- **Legal:** Dave W. reported that all formerly Black Hole lots have been either sold or surrendered to Jefferson Country.
- **Architectural Control:** David G. reported the ACC Committee approved some fencing, and a sea wall, and asked for better drawings in another matter. He also said that they are very busy, as there are 10 houses going up throughout the subdivision at this time. The ACC meets on the 1st and 3rd Tuesdays every month. He tabled two issues that would require a motion and vote to New Business.
- **Communications:** No report due to Deb's absence.
- **Community Relations:** Dave W. announced that he had established a new committee to assist with making the Board more accessible to property owners and to provide opportunities for property owners to come together in smaller groups to discuss issues facing the subdivision. Helene Figueroa and Kristen Kilman have agreed to chair and co-chair this committee.

- **Finance:** Barb reported that our operating accounts are low. For example, after taking the hit of \$100,000 for Black Hole LLC, the Roads budget was cut by \$50,000. The subdivision in general is working off a bare bones budget and still needs to find an additional \$40,000 to make ends meet this year. She asked the members of the Board to consider two possible short-term solutions. 1) To forego the payment of \$10,000 into a special dredging fund as was voted on in 2018 and perhaps also use the \$10,000 that is currently in that fund to offset critical expenses. The rationale being that with the cost of dredging, it would take many years before we have enough money to even begin dredging. 2) To plan for a special assessment, common to many subdivisions, specifically for roads and/or dredging. The Board agreed to take a closer look at the budget and each of these proposals in particular.
- **Lakes and Beaches:** Al thanked the homeowner, Eric Wilson, who went out of his way to study up on a simple pontoon-type dredging machine that is apparently used for small applications such as Raintree. He discussed the pros and cons, which were added to by several others, and it was agreed that, while premature for a decision on the machinery that was researched, Al would look more broadly into what other lake communities have done and talk with others who have used the machine over several years. He also reported that he has been in touch with professional dredgers to get quotes for all lakes so that we know roughly what the sticker shock would be. The grass carp previously ordered for Winter and Summer Lakes have been delivered, now that the water temperature is right.
- **Maintenance:** Dave W. provided an overview of the activities of the maintenance crew. They included finishing the grass cutting for the season, performing routine maintenance on the equipment and vehicles, renting a bucket lift to repair the light at the side gate entrance, laying landscape fabric and mulched the POA and center median beds, testing and repairing snow equipment, and removing several tree limbs dangerously close to roads. Property Owners should fill out a work order if they see something that needs attention. The crew appreciates the residents' patience as work orders are prioritized as well as kind words from folks just passing by as they work.
- **Roads:** Barb reported that the repairs for Cedar and Plantation Drives had been completed. She again thanked Denny Schwantner for his diligence in obtaining funds from the EPA to repair damage done by them during remediation. The \$103,809.89 that we received this year will be spent on Bent Tree, Magnolia, Stonewall and Parkview due to the damage done by the remediation trucks. This money cannot be used for regular road maintenance. Out of our operating budget, we will tackle Walnut, Pea Ridge, Turkey Trail and Jefferson Davis. Some minor repairs will also be done to Jerry's Point, West Vista and Shenandoah. It was requested that the maintenance crew look at filling the pothole on Shiloh.
- **Rules:** David G. reported that reckless driving of cars and golf carts continue to be major complaint issues as well as gate violations and parking in the road. Sue from the office has been especially helpful in helping him keep track of it all. In addition, he announced that an extended group of property owners and some Board Members have met twice to begin the process of reviewing all the Rules vis-à-vis the Covenants and By-Laws. He invited anyone who wishes to be a part of this review process to join the group at the next meeting on Monday, November 4th at 7:00 pm.
- **Security:** John announced that a slightly revised Security Policy would be reviewed for approval and posting as soon as he gets feedback from other Board Members. This Security Policy reissue is meant to clarify and expand on information distributed, not to change existing policies.

Old Business –

- n/a

New Business –

- **Properties owned by LLCs:** David G. made a point of clarification on the rules governing the purchase of property by LLCs, when there are multiple names on the property deed. Only the first two (2) people named on the deed have rights to all benefits and amenities afforded Raintree Property Owners including but not limited to the beach and boat ramp.
- **Stickers:** Al reported that the L&B Committee had voted on a change in policy for watercraft and golf cart stickers, in order to incent property owners to pay these fees early in the year to avoid a major crunch in the office around May 1st. A **Motion was made** by Al and seconded to keep the sticker prices the same as last year (Boats - \$80, Jet ski's- \$100, golf carts - \$10) until April 30, 2020. Thereafter, the price will go up for the remainder of the year as follows: Boats - \$100, Jet ski's- \$125, golf carts - \$15. Chris Waller was a dissenting vote, but the **Motion passed**.
- **Halloween Traffic Reversal:** Dave W. brought up a request made by a Property Owner on West Vista to this year reverse the direction of the flow of traffic from West Vista to East Vista, as opposed to the other way around. Tom from the maintenance staff said that would require all new signs, which ended the discussion given our fiscal constraints.
- **Variance for 9591 E Vista:** David G. **made a Motion**, that was seconded, to allow the placement of a deck within the ten-foot easement of the street. The **Motion passed unanimously**.

Adjournment – A **Motion** was made and seconded, and the **Motion passed unanimously** to adjourn the meeting.

Open Forum –

- Comments about the Balance Sheet
- Reference to the Governor signing Bill 1887 in August 2018 permitting political signage in all Missouri subdivisions. This has been accommodated for a couple years already in Rules and should be added to the ballot for a Covenant change in our next annual election. Note that Raintree complies in operation.
- Golf carts, ATV's, dirt bikes, speeding in general
- Pulling the dollars earmarked for dredging would cause mistrust in the Board.
- What to do when someone jumps the gate behind you.
- Smelly tap water

Minutes submitted by: Deb Enderson, Board Secretary, with assistance by Helene Figueroa