



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 20, 2020

Opening – President Dave Wooldridge called the Monthly Board meeting to order at 7:00 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Dave Wooldridge, Dave Getty, Barb Murrill, Chris Waller, Kristen Kilman, Al Wideman, Helene Figueroa, and Deb Enderson.

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Helene and seconded by Dave G. to approve the agenda, and the motion to approve Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Barb and seconded by Kristen to accept the open Minutes of the December 23, 2019 meeting. The **Motion passed unanimously**. Helene made a **Motion**, seconded by Kristen, to approval of Minutes of the Closed Legal meeting on December 23. The **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report - Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets as of December 31, 2019 of \$1,062,989.24 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$245,560.24, which included \$220,977.35 to West Paving representing the last roadwork that can be done until after June. A **Motion** was made by Al and seconded by Deb to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb shared that Correspondence received for December included several holiday greetings and correspondence to and from the POA Attorney regarding judgements and collections.

Standing Committee Reports

- **Administration:** Dave W. reported that John Drouant has resigned from the POA Board. Resumes of up to 75 words introducing yourself as a candidate may be submitted by Friday, February 14 to the attention of POA Board Secretary. The office staff has spent their time welcoming new Raintree residents and new Property Owners, issuing W-2s and 1099 tax forms, selling 2020 boat and golf cart stickers, reviewing/auditing realtor, health care, contractors, and service providers' security gate code usage and identifying abuse, working with many ACC/Rules projects, and having visitors at the window sign the petition for the yellow caution light on Highway B. He also noted that an audit of our AT&T accounts by the POA staff resulted in a substantial refund.
- **Legal:** Dave W. repeated the status of the remaining legal case. The judge "asked" that all 3 parties involved, the POA Board, the Intervenors, and the Country Club continue efforts to reach an equitable agreement. The third party in this case, the Intervenor, has indicated intention to create a Class in which ALL Property Owners would be included for a resolution across Raintree. If this happens, every Property Owner will be notified and will have an opportunity to present their case to the Judge in his courtroom. The POA Board members would be part of the Class like every other Property Owner. The legal representation for all three parties will meet with Judge Michal J Fargas, appointed by the State of Mo, on January 24 to discuss the creation of the Class. The Judge will then announce a court date where every Property Owner has opportunity to respond in Court, this case will ultimately be decided by the Judge.
- **Architectural Control:** David G. reported the ACC Committee declined to approve house plans on Duffer due to insufficient documentation. He acknowledged that the ACC is discussing the use of generators 24/7 on a construction site on Vista. The ACC meets on the 1st and 3rd Tuesdays every month.
- **Communications:** No newsletters are in process. Email is being used as a cheaper alternative to postal mail, since a one-page letter would cost approximately \$1,000. Deb reported soliciting on Facebook for more PO email addresses, and sending an email to all submitted email addresses from RaintreePOABoard@gmail.com to get feedback from Property Owners about an alternate schedule for assessment payment. The question was whether POs would like to commit on a voluntary basis to pay quarterly for the upcoming year end, rather than waiting for the full assessment to be due by 7/1. Upgrading the POA website to be able to accept credit or debit payments

was discussed. Email distribution of newsletters was also discussed. The Facebook pages continues to draw questions and requests for sharing.

- **Community Relations:** Helene reported that the Committee met earlier that day. Volunteers met to discuss objectives of providing an opportunity outside of full Board meetings for Property Owners to voice their opinions and hear accurate information. Kristen will be the electronic point person. Dave W. commented that the Community Relations meetings are intended to be open forums for discussion, not complaint sessions. The next meeting for this committee is scheduled for 2/5 at 6:30 pm.
- **Finance:** Barb reported that as of 12/31 the POA has \$195,000 for six months of ongoing expenses, which average \$40,000 per month. Recent collection efforts generated recovery of \$7,000 from one delinquent Property Owner.
- **Lakes and Beaches:** Al reminded Property Owners that boat sticker prices will increase on 5/1, so buy before then to avoid higher cost. He also announced that the July 4 holiday will be No Wake all day on Autumn Lake.
- **Maintenance:** Dave W. reminded us that Tom Hayes is Salaried, and works all these snow events for zero extra compensation. The crew has been training the new crew members. Tom has also been obtaining bids for a new dump bed and spreader for the F550 and will be getting prices for a new truck to replace the 2005 F350 and its plow. Dave provided an overview of the activities of the maintenance crew. The crew has been performing routine maintenance on the equipment and vehicles, repairs on snow equipment, filling pot holes, and removing several tree limbs dangerously close to roads. The crew is also spending time picking up large amounts of trash, and Dave asked walkers to pick up trash as they go. 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. Residents are reminded to use off-street parking whenever snow is imminent.
- **Roads:** Barb reported that there will be no more roadwork in this budget year ending June 30, 2020. The Roads Committee is working with a resident expert who is with the Department of Defense on how to submit a petition to the State to improve cautionary marking around our Column Drive entrance. We'll be soliciting letters from businesses and the Fire Department, and also sending our request to local Representatives. Please sign the petition if you haven't already signed it.
- **Rules:** David G. reported that the Rules and ACC Committees continue to work toward clarifying Raintree rules.
- **Security:** Barb and Dave W. reported that John had initiated collection of bids for Security equipment needed, and one has been received from Dan Osolinski. The committee will meet with Dan to review status and priorities for the gate and security system.

Old Business –

- Barb Motioned that a Locking Chain Barrier be installed between two concrete posts at the POA parking lot ramp to prevent use of the parking lot as a short cut to Highway B. Kristen seconded; Chris confirmed that there would be reflective material. The **Motion was approved unanimously.**
- Dave W. introduced a discussion about the number of Gate Cards per property owner, which is currently a maximum of 10 (the form needs to be corrected) and what applies when there are multiple Property Owners on the Deed. Further consideration will be needed by either Rules or Security.

New Business –

- Barb made a **Motion** to eliminate the annual allocation from general funds to the Lake Dredging Fund due to budget constraints. Kristen seconded. Helene protested that this item was not on the agenda. Dave W. offered the points that 1) at the rate of \$10,000/ year there would probably never be enough in this fund to dredge a cove, 2) the original decision was made in anticipation of an assessment increase that was not approved, and 3) Current funds don't include \$10,000 to be transferred to the Lake Dredging Fund. Helene stated that this is an example of the need for strategic planning as we are "now" hearing that new snow equipment is needed (beginning in November meetings.) Voting in favor of the **Motion** were Kristen, Al, Barb, and Deb. Opposed were Chris, Helene, and Dave G. **Motion passed.**
- Barb made a second **Motion** to move the funds currently in the Lake Dredging Fund (Account 1010.8) to the Asset Improvement Fund (1010.4) to be available for priority needs, and Deb seconded. Voting in favor of the **Motion** were Kristen, Chris, Al, Barb, and Deb. Opposed: Helene. Abstained: Dave G. **Motion passed.**
- Dave W. made a **Motion** that all committee reports be due by the close of business the Friday before the monthly Board meeting. Helene/Kristen seconded. The **Motion passed.**
- Dave G. distributed the updated Rules already approved by the combined Rules/Architectural Control Committees. Dave G. made a **Motion** and Barb seconded, to approve the Rules updated so far so that they can be reposted onto the POA website. The **Motion passed.**

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

Open Forum –

- John Irvin – thinks we could have made more money available by funding the extra \$10k. (The \$10k is not available to fund the Lake Dredging Fund.) Also asked when suggestions are accepted for new ballot items (May- before June meeting.).
- Tillie Winchester – asked how we will/are going to pay for lake dredging, which she feels should be a priority. Thought we should purchase a machine available for \$14k. Dave W explained the Lake Dredging is not being eliminated but it's more complex than just getting it out of the lake. The next hurdle is legal restrictions on what we can do with the sludge removed. Barb explained that such a large expenditure can't come out of the Operating Budget; it will require a Special Assessment to fund it due to the annual increases in the cost of basic needs.
- Jeremy Greil – how do Property Owners get a “say so”, to which Kristen suggested the Community Relations Committee meetings. Helene followed with her thought that the Open Forum might precede the Board meeting.
- Linda Camden – would find a Strategic Plan helpful and asked when the Board might present a 3-5-year plan. Dave W. responded that there is no money for planning enhancements. Helene suggested that learning what Property Owners want might help justify the necessary assessment.
- Margaret Ann Wideman – other communities use managers to help with strategic planning (Tishomingo, Sherwood Forest) Dave W. explained that we did talk to a potential manager but the intricacies of our needs caused him to acknowledge that he couldn't do the job we need done. Margaret Ann also suggested the mailing of newsletters could be announced on the Entry boards to encourage POs to notice them.
- Dave Staloch - believes a strategic plan is needed due to the amount of Raintree annual assessments. Asked if the Country Club settlement info has been mailed (No, waiting for info from the judge.)
- Bob Harlan – suggested raising cost of boat stickers to increase revenue
- Tillie Winchester – POs know we need more money for Raintree but didn't like the Cost of Living increase.
- Jeremy Greil – could funds be obtained from Petty Cash? Also suggested raising cost of boat stickers.
- Betsy Harlan – could gate repair costs be paid by our insurance company? Dave explained that we don't have power over the insurance company; Raintree is hard to obtain insurance for.

Minutes submitted by: Deb Enderson, Board Secretary