



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

November 16, 2020

Opening – President Dave Wooldridge called the Annual Board meeting to order at 7:10 pm with the Pledge of Allegiance and announced a Quorum. Only Board members attended with the meeting livestreamed on Zoom communications software.

Present Board Members – Dave Wooldridge, David Getty, Barb Murrill, Al Wideman, Michael Hinkle, and Deb Enderson were in the room. Chris Waller, Tammy Ponzar, and Adam Crites joined and participated via Zoom communication software.

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Deb and seconded by Barb to approve the agenda. The **Motion** to approve the Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Barb and seconded by Michael to accept the open Minutes of the October 19, 2020 meeting. 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 October 31, 2020 of \$1,590,261.86 including roads, buildings, equipment, and all other POA assets. It includes \$132,464.05 representing the two matured Certificates of Deposit which will be reinvested when interest rates increase. Barb explained that she and Wendi are working with our accountant to clean up some unnecessary subaccounts. Barb also reviewed the Monthly Check Report showing total expenditures of \$64,669.56 which included \$3,400 for one-third of the cost of annual accountant services, \$13,650 for Lake Ridge road repairs, \$7,000 to Cost Cutter for the previously-approved snow plow, \$3,010 for legal expenses, and \$2,200 to Monster Tree Service for removal of several trees. A **Motion** was made by Deb and seconded by Adam to approve the Balance Sheet, P&L Statement, and Monthly Check Report with the suggestion that Barb talk with Dan Osolinski about what services the POA still receives from Bays High Speed Wireless now that the new cameras are installed. The **Motion passed unanimously**.

Correspondence Report – Deb shared that Correspondence received for October, which included a thank you from Paster Bob Ehlen, who helped with the Annual Election, for the \$100 donation to his church and also an anonymous letter of opinion about the Country Club and the Missouri Courts shutdown. Correspondence sent included letters regarding road bids as well as 2,303 Special Assessment invoices. We also received 3 resumes for the open maintenance position.

Standing Committee Report.

- **Administration:** Dave W informed the Board that the office staff is processing Special Assessment payments, continuing to issue vehicle, boat, and golf cart stickers, welcoming new Raintree residents and new Property Owners, working through challenges caused by COVID-19, and working with ACC and Rules projects. He informed the Board that the Covenant changes approved in the Annual Election have been filed with the County and are posted on the POA website. He also noted that the POA has received comments complaining that the Special Assessment applies to each lot owned regardless of whether it is legally adjoined to another lot. He noted that all reference to assessments in the Covenants applies to each lot, regardless of whether adjoined. He apologized to anyone who was confused.
- **Legal:** Dave W. informed the Board that the Objection Hearing scheduled for November 23 has been postponed and not yet rescheduled due to the Court closing due to COVID. Each legal action and required response causes additional legal expense for the POA and Property Owners.
- **Architectural Control:** David G reported that the ACC has continued their method of holding meetings via emails to comply with social distancing but allow all inspectors to participate. He reported that the Building

Policy has been updated to reflect changes including prohibiting approval of any additional split level or split foyer homes as well as changes to deposits and refunds as approved in the Annual Election. (Total bond required is \$5,000 from the Property Owner with a \$2,000 maximum refund and \$3,500 from the Builder with a maximum \$2,000 refund)

- **Communications:** Deb reported the last year's communication activity included the following:
 - The Communications Committee is working on the first e-newsletter with the expectation that it will be sent before the end of November to all Property Owners who have signed up their email addresses to the "Mailchimp" email service.
 - Numerous emails and Facebook postings have been released this past month. Emails from Mailchimp show a return address of Office@RaintreePOA.net. Check your spam folder if you aren't seeing them.
 - So far 277 email addresses have been loaded. See the www.RaintreePOA.net site for the link to Mailchimp signup.
- **Community Relations:** Deb reported that the CRC has accomplished the following:
 - As discussed last month to eliminate crossover efforts and confusion, the "Communication Team" on CRC has been moved to the Communications Committee. CRC will continue in various means of interacting with the community
 - CRC continues to be limited by the COVID restrictions, but potential events are being discussed.
 - Property owners requesting to join the CRC are added to the monthly Zoom meeting invitation. The committee meets the Wed. prior to each monthly Board meeting. Zoom instructions are posted on Facebook and Nextdoor. Membership in the CRC implies you are volunteering to lead or assist with committee projects.
- **Finance:** Barb reported again that the office team and the accountant are in the process of cleaning up and simplifying our balance sheet to eliminate duplicate accounts and make it easier to read. As a reminder, the financial reports for each month are available in the POA lobby. She reminded us that amounts over the FDIC-insured limit are swept into a POA excess checking account to protect them. The matured CD designated for Capital Improvement is held in a sub account under this excess checking account until an interest rate worth tying up the money for is available.
- **Lakes and Beaches:** Michael provided a report including:
 - Had a buoy break loose from Cove 4 and it is in the Maintenance Shop currently
 - Working on getting representatives from all four lakes on the L&B Committee
 - 500 walleye for Autumn Lake will be delivered when the water temperature drops to 55 degrees
 - Continuing to investigate potential solutions for the greatly deficient Lake Patrol boat
 - Getting bids for a concrete pad for the food truck parking and for a rinse station at the beach
- **Maintenance:** Dave W's report. The crew has
 - Made multiple repairs on vehicles. Prepared trucks and equipment for winter duties
 - Winterized bath house, visitor center, and column Dr. irrigation system
 - Power washed visitor Center building and steps
 - Made multiple repairs on vehicles and blue tractor
 - Made multiple repairs on gate Mega Towers and control systems
 - Filled pot holes
 - Trimmed and chipped limbs overhanging roads and blocking lines of sight.
 - Cleaned ditch lines, culverts, trees, leaves, and debris from ditches and roads
 - Asks residents to please use off street parking when any winter weather is eminent
 - Dave requested residents DO NOT blow leaves into ditches. They clog drains. We should CLEAN the ditches, not clog them.
 - Property Owners should fill out a work order if they see something that needs attention. Property Owners are reminded NOT to dump yard waste in ditches or on undeveloped lots.
- **Roads:** Barb reported that
 - After several attempts she got a response from Greg Bach at the EPA who thinks we will get the \$156,000 for road repairs attributable to the EPA trucks although the EPA is busy and behind schedule.
 - We are proceeding with work on Acorn Dr, West Vista, and concrete repairs on Plantation at Ridgecrest and on Column Dr. near the "guard shack."
 - We are getting a bid from West Contracting to seal and stripe the upper POA parking lot, which would extend the life of it by 2-3 years.
 - We are getting a bid from West Contracting to paint No Passing stripes on Plantation and install no passing signs due to numerous complaints about speeding on Plantation. The speed limit is 20.

- Work on Lake Ridge is deficient and must be redone.
- **Rules:** Dave G presented the monthly Rules report, which focused on:
 - The speed limit on all Raintree roads is 20. There are small children living throughout Raintree, including on Plantation. Videos of reckless driving will result in \$100 censures.
 - Every complaint is investigated to ensure there is really a violation. In most cases, violations are corrected without censure.
- **Security:** Chris provided his report that
 - Gates were repaired several times including twice on 10/31/2020.
 - There is a proposal to purchase a golf cart for security to be sued for code enforcement.

Old Business –

- Required Motorized Stickers – Barb made a **Motion** for rescission of the **Motion** passed in October to relieve trolling motors from the Motorized Sticker requirement to be tabled for more information in light of how difficult it would be to monitor. Deb seconded. The **Motion passed** with Al opposed.
- Speed Limit on Plantation – Dave W. suggested we consider raising the speed limit on Plantation Dr. to 30 mph between Column Dr. and Ridgecrest. The idea was passed to Barb for research on how speed limits are established.

New Business –

- False Violation Reporting - Dave G made a **Motion**, seconded by Deb, that persons who habitually make rule violation reports that are not substantiated or that are found to be false may incur a \$200 Censure after two (2) false reports within a year. After much discussion the **Motion passed** with Chris opposed.
- Jens Variance Request due to Shallow Lot – Dave G made a **Motion**, seconded by Adam, to allow a variance of the 30-foot back easement for an uncovered deck at 10228 Lake Ridge Dr. The **Motion** passed unanimously.
- Golf Cart for Security Purposes – Michael made a **Motion** and Adam seconded looking for and purchasing a golf cart for up to \$6,000 for code enforcement. Cost of annual maintenance was discussed. The Board **approved the Motion unanimously**.
- POA Website Update – Deb made a **Motion**, seconded by Michael, that a contractor be hired to create a new website to replace our outdated site for an investment of \$1000 to get a functioning site established (proposal distributed). Chris opposed on the basis that we would be allowing an outsider to create our site. Dave W abstained because he hires the same contractor, Nicole Larmie, for his business site. The **Motion passed**.

Adjournment – A **Motion** to adjourn was made by Dave W. and seconded by Michael, and the **Motion passed unanimously. The meeting was adjourned** at 9:02 pm.

Open Forum – Zoom livestream comments–

Shawn Hurst asked why the Board was not wearing masks.

Laura Briese asked why the Patrol Boat was described as a Security expense. Apology for misspeaking.

Duston Shaver asked how a fishing fee could be implemented when he already pays to live here

Nancy Gau thanked Barb for her work to obtain the yellow blinking light for Highway B.

Laura Briese asked if an off-the-shelf website was considered. Yes, but more expensive and we are stuck with the provider. Working with a contractor gives us more flexibility and avoids being trapped with ongoing costs.

Minutes submitted by: Deb Enderson, Board Secretary