



## **RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

### **Board of Directors Meeting Minutes**

December 21, 2020

**Opening** – President Dave Wooldridge called the Board meeting to order at 7:00 pm with the Pledge of Allegiance and announced a Quorum. Only Board members attended with the meeting livestreamed on communications software.

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

**Absent Board Members** – n/a

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

**Approval of Minutes** – A **Motion** was made by Barb and seconded by Al to accept the open Minutes of the November 16, 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 November 30, 2020 of \$1,567,984.25 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 also reviewed the Monthly Check Report showing total expenditures of \$40,125.31 which included \$3,300 for the final one-third of the cost of annual accountant services, \$1,300 to Curryville Fisheries for 500 Walleyes, and \$1,798.25 for legal expenses. A **Motion** was made by Deb and seconded by Dave W. to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb shared that Correspondence received for November, which included two violation/censure notes sent and one thank you note received by the staff and Board.

### **Standing Committee Report.**

- **Administration:** Dave W informed the Board that the office staff is processing Special Assessment payments, working through challenges caused by COVID-19, welcoming new residents and property owners, issuing Holiday gate codes for Thanksgiving, and working with ACC and Rules projects. He reminded everyone that the upcoming holidays of Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day were days for which Holiday gate codes could be issued.
- **Legal:** Dave W. informed the Board that he has heard nothing more about rescheduling the Objection Hearing scheduled for November 23 or the lawsuit against the POA and the individual Board members. Each legal action and required responses cause 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 again 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.) As of December 17 10 homes are under construction and 22 miscellaneous projects are in process.
- **Communications:** Deb reported the communication activity included the following:
  - The Communications Committee delivered the first e-newsletter, Raintree Roundup at the end of November. The next issue will be sent before the end of December to all Property Owners who have signed up their email addresses to the "Mailchimp" email service.

- Numerous emails, Facebook postings, and Nextdoor postings have been released this past month. Emails from Mailchimp show a return address of [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net). Check your spam folder if you aren't seeing them.
- So far 285 email addresses have been loaded to the Mailchimp tool by Property Owners. See the [www.RaintreePOA.net](http://www.RaintreePOA.net) site for the link to Mailchimp signup. If anyone has trouble, contact Deb and she will help.
- The HOA is sponsoring a Christmas Lights contest open to all Raintree homes, and all residents can vote, with a deadline of December 31. The HOA and volunteers have also coordinated drive-by visits with Santa on several days this month.
- **Community Relations:** Deb reported recent CRC activity, as follows:
  - Committee meets at 7 pm via Zoom on the Wednesday prior to the monthly Board meeting
  - CRC is discussing several projects
  - CRC is sponsoring a Food Drive in January. Bring a nonperishable food item with you when you visit the office to get your Boat or Golf Cart stickers.
  - This month's challenge is to wave as you meet other traffic – keep our streets friendly as well as safe.
- **Finance:** Barb distributed copies of the July '20 – June '21 Profit & Loss statement including budget and variance from budget for review by the Board. The Special Assessment was to be divided between Maintenance and Security. Currently there is discussion about using some of the Maintenance income to purchase a mini excavator because that is a frequent need and would avoid having to schedule and rent one.
- **Lakes and Beaches:** Michael provided a report including:
  - Working on getting representatives from all four lakes on the L&B Committee
  - 500 walleye were stocked in Autumn Lake on November 21
  - Continuing to investigate potential solutions for the Lake Patrol boat
  - Expecting bids by the January meeting for a concrete pad for the food truck parking
  - Investigated a brownish substance floating in a couple coves, which was sent to the Missouri Dept. of Conservation for analysis.
- **Maintenance:** Dave W's report. The crew has
  - Prepared for the Spring Lake Dam inspection, met with the DNR engineer, and accompanied him through the inspection
  - Made multiple repairs on vehicles and snow equipment
  - Renewed license plates on the 2011 F-550
  - Repaired security equipment at entrances
  - Filled pot holes
  - Installed Christmas lights and decorations
  - Trained a new employee
  - 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
  - Has secured approximately 130 tons of salt in storage with our supplier, ready for delivery when needed, as well as a full storage bin on site
  - 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
  - Had a good meeting with Greg Bach of the EPA on December 9. We are still waiting but expect to get the \$156,000 for road repairs attributable to the EPA trucks although the EPA is busy and behind schedule.
  - The EPA identified 40-45 Raintree properties that have not been sampled for soil lead content and will be notifying those Property Owners by letter. The EPA would like to remind everyone that this is a voluntary program, which is at no cost to the Property Owner, but HUD requires disclosure of a soil test at the time a property is sold. All new construction in Raintree will now require a satisfactory soil test on any soil brought into Raintree.
  - Work on Acorn Dr, West Vista, and concrete repairs on Plantation at Ridgecrest and on Column Dr. near the "guard shack" was completed. Sealing and striping the POA parking lot is expected to delay resurfacing that area by 3 years.
  - We had No Passing stripes painted on Plantation and installed no passing signs due to numerous complaints about speeding on Plantation. The speed limit is 20.
- **Rules:** Dave G presented the monthly Rules report, which focused on:

- Every complaint is investigated to ensure there is really a violation. In most cases, violations are corrected without censure. There were 32 Violation letters sent out in 2020.
- Security logged 33 tailgating or gate damage incidents
- A Property Owner tried to challenge a gate damage violation censure in court, but it was dismissed by the judge.
- No passing stripes were painted on Plantation due to numerous passing, speeding, and reckless driving complaints on Plantation
- A **Motion** will be made to re-establish a Raintree Golf Cart Committee
- **Security:** Chris provided his report that
  - Several reports of suspicious behavior have been received. If you witness suspicious behavior or characters, call the POLICE. Posting your observations on Nextdoor or Facebook do not solve the problem.
  - An additional repair at the back gate is pending receipt of a software update

#### **Old Business** –

- Purchase of Golf Cart for Security - Michael reported the purchase was completed last week, and the cart is in the lower garage
- Services Provided by Bays Wireless – Barb is still checking into this
- New POA Website – Deb reported that the Communications Committee is reviewing various formats and will meet next Monday to discuss. Chris asked to be part of that meeting.

#### **New Business** –

- Speed Limit on Plantation – Due to numerous complaints about speeding and reckless driving such as passing on Plantation Drive, Barb obtained and handed out copies of a brochure created by the U.S. Department of Transportation called “Methods and Practices for Setting Speed Limits: An Informational Report” to Board members. This initiated a rousing discussion by the Board including acknowledgement that steep hills on Plantation require drivers to ride their breaks to keep speed of a vehicle at 20 mph, Property Owners who live on Plantation have a right to be able to safely enter and exit their driveway, passing on Plantation should always be subject to a censure fine, and whether raising the speed limit to 25 or 30 from Ridgecrest to Column would make it more likely that drivers will adhere to that limit. The topic was tabled for review of materials during the next month.
- Golf Cart Committee – Dave G. made a **Motion** to recreate the Golf Cart Committee mentioned in the Covenants but apparently absorbed into Rules at some point in the past, and Barb seconded. Another rousing discussion followed questioning what the purpose would be and why it is necessary. Creation of the Golf Card Committee **Motion passed**, with Dave W. objecting. Tammy will Chair, and Michael will Co-Chair the new committee.

**Adjournment** – A **Motion** to adjourn was made by Dave W. and seconded by Barb, and the **Motion passed unanimously. The meeting was adjourned** at 8:24 pm.

#### **Open Forum** – Livestream comments:

Laura Briese asked that the DOT document distributed by Barb be posted  
Nancy Gau stated that the previous Chair of the Golf Cart Committee was the late Joyce Frey.

Thank you to Derek Pryor for livestreaming and posting the meeting.

Minutes submitted by: Deb Enderson, Board Secretary