



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes
March 23, 2020 (delayed from March 16, 2020)

Opening – President Dave Wooldridge called the Monthly Board meeting to order at 7:06 pm with the Pledge of Allegiance and announced a Quorum. Due to the COVID-19 crisis, only Board members attended with Derek Prior recording and live streaming to Facebook.

Present Board Members – Dave Wooldridge, Dave Getty, Barb Murrill, Chris Waller, Al Wideman, Adam Crites, and Deb Enderson were in the room. Kristen Kilman and Helene Figueroa joined and participated via Zoom communication software.

Absent Board Members – n/a

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

Approval of Minutes – A **Motion** was made by Dave Wooldridge and seconded by Barb to accept the open Minutes of the February 17, 2020 meeting with one correction to the New Business section. The agency contacted by Al regarding livewell checking was the Dept. of Conservation rather than the Dept. of Natural Resources. The **Motion passed unanimously**. Dave W. also made a **Motion**, seconded by Barb, to approval of Minutes of the Closed Legal meeting on February 16. 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 February 29, 2020 of \$1,025,663.37 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$27,508.42, which included \$1,640.00 for legal fees and \$2,101.95 for additional rock salt, but really nothing outside of normal monthly 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 February included notice of Property Owner bankruptcy, four new PO prorated assessments, and 3 emails about rear gate access system issues.

Standing Committee Reports

- **Administration:** 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, dealing with a glitch occurring at the rear gate phone system, and working with many ACC/Rules projects.
- **Legal:** Dave W. read the following legal report regarding the remaining legal case: While we have been working to come to an agreed settlement between the three parties involved with these lawsuits, we still have some work to do. With the COVID-19 pandemic shutting down the courts, the chance of an agreed settlement occurring prior to May is unlikely. We will continue to strive for a settlement agreement this summer that will be finalized by the judge, and go through the objection and appeal phases, hopefully by the end of summer. Will Country Club invoices go out as in previous years? Yes. The timeframe for the objection and appeal phase won't occur in time to affect CC billing this year. We are still negotiating a settlement. Dave also advised that a Property Owner volunteered to donate his lot near the Autumn Lake spillway, but the POA is not accepting his offer based on previous experiences with that issue.
- **Architectural Control:** David G. reported that a prominent Raintree Contractor, Bart McKinney, passed away recently with several projects in process, so those Property Owners will be looking for new Contractors. With the current social distancing rules imposed due to the COVID-19 pandemic, he will be exploring how to hold a valid ACC meeting. The ACC normally meets on the 1st and 3rd Tuesdays every month.
- **Communications:** Deb reported that the Facebook pages continues to draw questions and requests for sharing. The monthly articles she writes for the HOA Gazette are regularly shared on Facebook. At least a couple dozen of the email sent from RaintreePOABoard@gmail.com the previous week regarding the delay of the monthly meeting were returned undeliverable, so she asked anyone who had submitted their email address but didn't get that email to resend their address. Deb reminded the Board Members/Committee Chairs to read the email she sent

the previous week with the May 2019 mid-year newsletter. Drafts or lists of desired contents for the upcoming newsletter are due April 15. The newsletter is budgeted for and costs about \$2,000 to produce and mail.

- **Community Relations:** Helene reported that the Community Relations Committee (CRC) met February 26 and had about 30 guests and 8 committee members in attendance. She thanked the CRC team for conducting the meeting in her absence. Themes ranged from the desire for a united Raintree to unhappiness with the rear gate access system. The CRC goal is to continue to sponsor gatherings for all sections with an intention to provide childcare during the meetings.
- **Finance:** Barb informed the Board she would be making a **motion** in New Business to hold the proceeds from the Synchrony Bank CD maturing 4/19/2020 in cash. The \$26,512.87 can be held in case the approximately \$136,000 left in the operating account is insufficient for daily needs before assessment revenue is received. She is especially concerned because of a \$30,000-\$35,000 insurance bill that is due in April. If the funds are not needed, they can be reinvested in a new Certificate of Deposit. She has two additional **motions** to make in the New Business section.
- **Lakes and Beaches:** Al reported that the No Wake rule was honored the past weekend. There have been a few Lake Patrol volunteers but only half the needed number. He has two potential parking locations for the Patrol Boat this season. The contract with the trapper to preserve the lakes by trapping beavers has been renewed. He reminded Property Owners that boat sticker prices will increase on 5/1, and that the July 4 holiday will be No Wake all day on Autumn Lake. He commented that improvements and maintenance will be prioritized based on budget availability.
- **Maintenance:** Dave W. thanked Tom Hayes and the crew for their work on the last snow/ice event. 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 performed routine maintenance on the equipment and vehicles, made repairs on the back of the dam caused by a truck doing donuts, replaced the Moonshine and E. Vista sign that was stolen, responded to ponding water during a heavy downpour, fabricated a storm drain grate for Waterford culvert to help with water runoff, cleared blockages from culverts and cleaned ditch lines, filled pot holes, and removed several tree limbs dangerously close to roads that caused line-of-sight issues for drivers. Property Owners should fill out a work order if they see something that needs attention. Dave G. commented that several drainage ditches need attention for lots owned by Jefferson County. The POA's portion would be \$850 if the same contractor does all three lots, reduced by \$150 if our dump truck is operable. He is currently assembling a list of all culverts not functioning.
- **Roads:** Barb reported that Greg Bach from the EPA will be meeting with Denny Schwantner and herself regarding roads needing repair work due to EPA truck use. She reported there are 9 areas scheduled for remediation and 13 additional areas eligible for remediation. 31 properties have not been sampled for which the EPA would like POA assistance, and 14 sampled areas not needing remediation. She also updated the Board that she spoke with Mr. O'Connor with the Festus MODOT office for an update on the study for our requested for a light. He indicated to her that he hopes for a response soon.
- **Rules:** David G. reported that the Rules and ACC Committees have finalized the review of the Rules and approval will be requested in New Business. He noted there are several changes including censures for speeding (big complaint generator) and tailgating (which often damages the gate) and requirement of a permit for rebuilding existing construction. He noted that the joint committee work had good input and participation by Property Owners, volunteer Inspectors, and some Board members, not just the Board. Censures were generally increased. Adam expressed interest in stopping gate intrusions, and he will work with Chris on summer Security planning.
- **Security:** Chris, new POA Security Chairman, is working with Dan Osolinski on an updated bid for the gate and security system as well as seeking two additional bids. He noted that the rear gate guest access system recently lost data, and he found we weren't backing up the database, so the lost data had to be reentered. He and the office team are looking for a way to back up that data. He is also looking at other gated community systems.

Old Business –

- Al reported that he had contacted the Department of Conservation about the possibility of Raintree designating a livewell checker, based on our Rules Section 5 indicating that Lake Patrol has authority to check livewells. His first contact said Raintree has no legal right to designate a livewell checker, but Dave W suggested that he revisit the question clarifying that our Rules have given Lake Patrol that right for years.
- Deb raised the issue about the Raintree Garage Sale currently scheduled to be May 16th. Nancy Gau is organizing the event, and created signs for vehicles of those of us willing to help promote it out of Raintree as well as gate signs. The Board decide to delay the decision of whether to delay the yard sale based on COVID-19 issues at the time of the April Board meeting.
- Al reported that he had a good discussion with Muck Miners about dredging approaches and cost, but will table the idea for now due to budget constraints.

New Business –

- Barb raised the issue of whether the POA office should remain open to the public in this time when Social Distancing requirements are closing down most businesses. Several ideas were discussed. Dave G. volunteered to check with Jefferson County for our status related to a government office and to talk with the office and maintenance teams for their comfort with staying open. Chris volunteered to talk with Hughes Net regarding a way the office team could work from home and access Raintree data, which is not currently an option. Will make decision after collecting facts.
- Barb made a **Motion** to hold the proceeds from the Synchrony Bank CD maturing 4/19/2020 in cash. The \$26,512.87 can be held in case the approximately \$136,000 left in the operating account is insufficient for daily needs before assessment revenue is received. She is especially concerned because of a \$30,000-\$35,000 insurance bill that is due in April. If the funds are not needed, they can be reinvested in a new Certificate of Deposit. The **Motion** was seconded by Adam, and the **Motion passed unanimously**.
- Barb referred Board members to the bids for replacement of the dump truck bed and salt spreader noting that the existing equipment is too damaged by salt to finish this fiscal year. She made a **Motion** to spend approximately \$12,000 to purchase the dump bed (\$5,500) and the spreader (\$6,650) from Cost Cutter, and Adam seconded. Voting in favour of the motion were Dave G, Kristen, Chris, Al, Barb, Adam, and Deb. Opposed: Helene. **Motion passed**. Discussion followed about potential road work needed for new homes on unfinished streets.
- Dave G. referred Board members to the Rules/Censures packet. He made a **Motion**, and Barb seconded, to approve the new Rules/Censures. The **Motion passed unanimously**. There is some clean up being done by the office staff to get it organized to post on the Website where it can be available to Property Owners.
- Dave W. noted Next Door complaints that the POA office hours (9-3 Tuesday-Friday, and 9-1 on Saturdays) are too early for Property Owners who work through the day. That introduced a discussion of ideas to extend hours, which was tabled for consideration of options. Also discussed were options for a live streaming system to show from the website.
- Dave W. introduced the idea of proposing a 5-year staggered assessment increase, possibly with earmarking of funds, and with a Cost of Living Adjustment to assure that infrastructure does not need to decay again to the current state.
- Adam suggested that he might be able to get security cameras at a good price through his work contacts. The Board discussed property that used to be the CC driving range for RV and boat trailer storage.
- Helene expressed her concern that “Sunshine Laws” require New Business items to be on the agenda and distributed before the meeting. Below are guidelines for handling New and Old Business items in a Meeting, according to **Roberts Rules**. *Specifically, New Business can be on the agenda or it can be spontaneously mentioned. Any unfinished, or old, business can be added to the agenda by the secretary if a decision on that business is pending and further discussion is warranted. The Board should feel free to bring up items for discussion to accommodate the conduction of business. Also, how a Board has customarily conducted meetings is largely accepted as their norm, barring any flagrant violation.* Sunshine Laws refer to adequate notice of upcoming meetings.

Adjournment – A **Motion** was made by Dave W. and seconded by Barb, and the **Motion passed unanimously**. **The meeting was adjourned at 9:26 pm.**

Open Forum - Discussion from Livestream comments–

Dave Staloch – Requested amendment of February meeting minutes Open Forum comments to reflect his opinion of the audience sentiment. A biased opinion of what others are thinking has no bearing on the minutes.

Aaron Cizek – Asked if limits to keeping fish would change if we don’t stock the lake. That would be TBD

John Eirvin – Could both new and old versions of the Rules be loaded to the website? Suggested he get a copy of old Rules/Censures from the POA office. Want to avoid version confusion.

Laura Briese – Stated her opinion that the POA office should be closed.

Jerri Hicks – Stated she emailed the Jefferson Country stay home statement to Dave W and Deb

Nancy Gau – Will need a decision on whether the Raintree Garage Sale date will be delayed by first of May for newspaper notice purposes

CDM Powell – Stated believes the City of Arnold closed offices

Kevin H – How can POA ignore rules? Depends on status as a governing entity.

Laura Briese – Offered to work for free in the office

Aaron C – If \$10k were earmarked for Security, that amount could be freed from general budget.

CDM Powell – Timing of Club dues if CC isn’t finalized? Not in our control.

Derek Pryor – Chance of no sand on the beach? Cost of sand and installation would be evaluated but unlikely we wouldn’t, if more sand is needed.

Tobin Hafeli – Works for County

Deb E – Reminded all that the HOA Raintree Clean Up Day is currently scheduled for 4/25 for volunteers to walk roads and pick up trash. If cancelled, please pick up track as you walk so our streets do get picked up.

Minutes submitted by: Deb Enderson, Board Secretary