



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 20, 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, Al Wideman, Adam Crites, and Deb Enderson were in the room. Kristen Kilman, Chris Waller, and Helene Figueroa joined and participated via Zoom communication software.

Absent Board Members – n/a

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

Approval of Minutes – A **Motion** was made by Barb and seconded by Al to accept the open Minutes of the March 23, 2020 meeting with one change to show the Board members attending by Zoom to be “present”. The **Motion passed unanimously**. Barb also made a **Motion**, seconded by Al, to approval of Minutes of the Closed Legal meeting on March 23, 2020 with the same change. 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 March 31, 2020 of \$1,017,142.83 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$27,053.68, which included \$2,705 for legal fees. A **Motion** was made by Deb and seconded by Al to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb shared that Correspondence received for March included two Notices of Property Owner bankruptcy, a refund from AT&T for \$2,039.61 for overbilling (achieved by Sue following up for a year), and a signed contract with our trapper.

Standing Committee Reports

- **Administration:** The office staff has been working through the COVID-19 challenges with the lobby closed, but welcoming new Raintree residents and new Property Owners, selling 2020 boat and golf cart stickers (due January 1 of each year), working with many ACC/Rules projects, and working through multiple security gate issues.
- **Legal:** Dave W. announced that a second group of Intervenors filed to participate in the settlement agreement we were instructed by the Judge to negotiate with the original Intervenors and the Country Club. The Judge is determining whether they have a valid case to enter the negotiations at this time, and the Judge has 177 pages of documentation to review. The POA is not objecting to their entry, but documentation addressing numerous incorrect statements made in their filing has been provided, including the actual Sections where Board members reside, evidence of the many communications from the Board on the numerous electronic sites as well as in Board meetings and in newsletters. A lawsuit has also been filed against the POA (which includes all Property Owners by definition) and each individual Board member, and also restraining orders. Property Owners can monitor case number [20JE-CC00241](#) - DAVID STALOCH ET AL V DAVID TUCKER ET AL through the Missouri Judiciary's Case.net.
- **Architectural Control:** David G. reported that the ACC has reviewed plans for a house, a garage, and a fence. With the current social distancing rules imposed due to the COVID-19 pandemic, the team has worked through email to facilitate a valid ACC meeting. Plans and a deposit have been received for replacement of existing structures, as required by the rules update. The ACC normally meets on the 1st and 3rd Tuesdays every month.
- **Communications:** Deb reported that the newsletter draft is underway and will be sent to Board members for review. The newsletter is budgeted for and costs about \$2,000 to produce and mail.
- **Community Relations:** Helene reported that the Community Relations Committee (CRC) had discussed the possibility of calling residents to determine if there are any unmet needs in our community but due to legal restrictions preventing the POA from providing volunteers with telephone numbers for all residents CRC was not able to personally reach out. Many people follow the POA Facebook page and the website, others follow

NextDoor, but sending postal mail is the only way to reach everyone, and that is expensive. CRC is asking Property Owners to voluntarily submit personal contact info with permission that it can be distributed to community volunteers. The next CRC community meeting is scheduled for May 13.

- **Finance:** Barb informed the Board that the proceeds from the Synchrony Bank CD matured 4/19/2020 in cash and is being moved to a separate cash account to reinvest in July, after being kept available in case cash is needed before assessments come in. She has started preliminary work on the 2020-21 budget, which will require cuts to be made due to declining resources and increasing legal expenses. We had hoped we were close to resolving the final lawsuit, but two legal actions have been filed that require legal representation, so there will be more resources directed towards legal expense than originally planned. She also reported that our accountant is in ICU with COVID-19, the flu, and pneumonia. Helene commented that assessment receipt may be delayed due to job losses, and Barb responded that we have always worked with Property Owners who contact the office to make arrangements, and we will continue to do that.
- **Lakes and Beaches:** 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 advised the spring algae turnover is underway on all lakes and will settle back down, as it does every year. Lake treatment will begin at the appropriate water temperature. Remember that county and state regulations of social distancing are in effect on the beach. Also, the beach and pavilion close from sunset to sunrise. Sand will be added to the beach the later of late May or after beach restrictions can be removed. Another six Boat patrol volunteers are still needed. Contact Al by email, phone, or text to volunteer. A boat slip is also needed to park the Patrol Boat. (Thanks to the Property Owner to offered the boat slip, but the water is too shallow there.)
- **Maintenance:** Dave W. reported recent Maintenance crew activities. The crew has performed routine maintenance on the equipment and vehicles, replaced more street signs that were damaged or stolen by vandals, found and exposed a buried culvert pipe at the intersection of Jason's Way and Timberhill, made repairs to the POA and maintenance garage buildings, made up buoy and anchor set for Lakes & Beaches to set in cleaned up washouts from heavy rains and removed downed trees by high winds, are transitioning to spring grass cutting, and preparing the campgrounds, pavilion, bathhouse and beach area for summer traffic. Porta Potties are installed. Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Barb reported still waiting for Greg Bach from the EPA to meet with Denny Schwantner and herself regarding roads needing repair work due to EPA truck use. She reported that two portable speed bumps have been ordered which can be moved around to different locations that are experiencing problems with speeders. Until our budget is in place for the 2020-21 year, no new road repairs will be done. The Roads budget will experience cuts this year along with other areas of the budget.
- **Rules:** David G. reported that the newly approved version of the Rules are now posted on the POA website on the Property Owner Information tab. He noted that a few calls have come in from Property Owners regarding their boat stickers because the County website advises them that they can't register online and must wait for DMV offices to open. He commented that Raintree has burn rules that should be referred to, even though Jefferson County has lifted theirs. He's received several calls about reckless drivers, inconsiderate parking on the street, and illegal 4-wheelers and dirt bikes, for which violation letters have been sent.
- **Security:** Chris reported that trespassers had been entering Raintree by cutting through a property on Plantation, and the Property Owner has now blocked the path. Anyone who encounters a guest not accompanied by a Property Owner should either ask them to kindly leave and/or get their license plate number and report them to the police for trespassing. The beach remains open but residents are reminded to observe social distancing and limit the number of people on the beach to less than ten to avoid a shut down by the Jefferson County Health Department. Because of several complaints of speeders throughout Raintree, we are reviewing placement of speed bumps. He reminded us all that the POA Board does not have the authority nor the desire to engage in a high-speed chase to confront these law breakers and is not a police force. If a Property Owner observes someone breaking the law they should call the police and give them a description of the vehicle and the license plate number (if you have it.) He updated us that two of the three quotes for upgraded security cameras and video recorder have been received, and the third requested an onsite visit.

Old Business –

- 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 decided tentatively to reschedule the annual event to Saturday, June 20th.

New Business –

- Barb raised the question of whether we should delay implementing the increase in boat sticker cost scheduled for May first, which lead to a conversation about different ways to remind Property Owners that the new annual stickers are due January 1 of each year. Forms need to make due dates prominent.

- Kristen suggested that an updated web portal could potentially allow stickers to be purchased online. Dave W., Kristen, and Chris will meet and explore enhancement to our website.

Adjournment – A **Motion** was made by Adam and seconded by Al, and the **Motion passed unanimously. The meeting was adjourned** at 8:15 pm.

Open Forum - Discussion from Livestream comments–

Agreement on delay of the yard sale

Comment that it's hard to remember boat stickers in the winter

Thanks to Derek Pryor for livestreaming and posting the meeting and to Kristen and Chris for the Zoom setup (which is also available for committee use)

Minutes submitted by: Deb Enderson, Board Secretary