



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 18, 2020

Opening – President Dave Wooldridge called the Monthly Board meeting to order at 7:02 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 Adam to accept the open Minutes of the April 20, 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 April 30, 2020 of \$967,549.57 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$82,689.63, which included \$32,450 for insurance premiums and \$12,251.86 for the dump bed and spreader. A **Motion** was made by Deb and seconded by Helene to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed with Chris abstaining**.

Correspondence Report – Deb shared that Correspondence received for April included a notice from the Jefferson County Health Dept ordering Beach Restrictions be posted regarding social distancing guidelines and a notice served to the POA for the Staloch lawsuit. Four violation letters were sent, and phone calls and letters were made regarding 51 violations reported by one Property Owner. An email was received regarding the recent POA newsletter, which Dave W. addressed in the Legal report.

Standing Committee Reports

- **Administration:** The office staff has been working through the COVID-19 challenges with the lobby closed, to their credit, creatively meeting the needs of the community. They have been meeting by appointment only to welcome new Raintree residents and new Property Owners, sell 2020 boat and golf cart stickers (due January 1 of each year), and work with ACC and Rules projects.
- **Legal:** Dave W. announced that
 - the Judge ruled that the second group of Intervenor filed too late to participate in the settlement with the original Intervenor and the Country Club. A Legal meeting to work toward settlement is scheduled for Tuesday, May 19.
 - All Division 3 Judges recused themselves from the lawsuit 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.
 - He reviewed the email received accusing errors in the POA newsletter and confirmed the newsletter facts, item by item:
 - Yes, Raintree ACC permits are required for replacement of existing structures based on the Rules revisions approved and posted in April to confirm that the replacement follows the plans that were originally approved, and an inspector is assigned.
 - Guest parking was specifically addressed intentionally because guest parking is most often the issue.
 - Although our Covenants do not specifically require proof of insurance for vehicle registration, our Covenants do require compliance with State rules, and the State does require proof of insurance.

- Payment of assessments is due by July 1, not due July 31. Covenants clearly state assessments are due July 1 and overdue with penalties applicable if not paid within 31 days. As every year, Property Owners who are not able to pay on time should contact the office to make payment arrangements.
 - Notices at the gates are often ineffective because Property Owners don't stop to read them – agreed, which is why meeting notices are posted on “Blinky” (the sign with rotating messages), on Facebook, on the POA website, and on the office door, all of which meet the requirement of “reasonable effort to communicate.”
- **Architectural Control:** David G. reported that the ACC has revised their method of holding meetings to emails to comply with social distancing but allow all inspectors to participate. There are currently 13 homes in various stages of construction within Raintree, four for which building has not yet started. Plans and a deposit have been received for replacement of existing structures, as required by the rules update. This was proposed by members of the ACC because these construction projects often require heavy trucks, which contribute to increased wear and tear on roads (hence, the \$250 deposit) Inspectors are volunteers who have been trained by seasoned inspectors, including Kurt Locke, who has been inspecting construction in Raintree since 1987. There are several road cuts that have not yet been filled with asphalt due to the need for them to sit for several weeks or even months to settle. Drivers should proceed carefully and watch speed through construction sites. The ACC normally meets on the 1st and 3rd Tuesdays every month.
- **Communications:** Deb reported that the newsletter was mailed to all Property Owners in early May and also posted on the POA website as a printable PDF. She responded to a comment made in the CRC meeting that the Legal reports are buried in the POA website by walking through the website structure. The website was redesigned about 5 years ago, and was built to be viewed by computer. The home page contains tabs for Board identification, Property Owner information (which includes Covenants, By-Laws, Rules, ..) ... Down the right side of the home page are links to the Legal documents and summaries, newsletters, and Minutes of 2019 and 2020 monthly meetings. There was further discussion about the Board's plans to redesign the POA site to a more modern and functional display.
- **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. She said 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 to CRCRaintree@gmail.com. The next CRC community meeting is scheduled for June 10.
- **Finance:** Barb informed the Board that the proceeds from the Synchrony Bank CD matured 4/19/2020 in cash and are being held in a separate cash account to reinvest in July unless cash is needed before assessments come in. She has been working on the 2020-21 budget, which will require cuts to be made due to declining resources and increasing legal expenses, and will distribute it to Board members for review prior to the June Board meeting. Deb shared that she had asked Property Owners through the RaintreePOABoard@gmail.com contact list to comment on whether they were interested in breaking down the annual assessments into smaller instalments and that results showed that about 20% of Property Owners are interested. She explained that this can be accomplished without causing any extra expense to the POA by individual Property Owners setting up automatic payments through their personal bank account. The amount and timing would be determined by the PO in the bank set up process, and the PO's bank would automatically cut checks as instructed and send them to the POA office. The POA office team will apply each check received toward the total due for the upcoming July 1. A number of PO already do this successfully. When invoices are produced for the upcoming assessment due, pre-paid amounts will be deducted. Deb explained that she tested this herself and found it simple to do, and offered to help anyone needing more explanation. There is no POA service charge, and if a PO owns more than one property, the payments would apply toward one until paid, and then proceed to apply to another, etc. This type of instalment can only be paid toward the next year end, and not after the due date of the assessments.
- **Lakes and Beaches:** Al reminded Property Owners 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 this Thursday (5/21) now that the appropriate water temperature has been reached. He reminded POs that rules do not allow parking on the dam, and that county and state regulations of social distancing are in effect on the beach. Sand will be added to the beach late May or after beach restrictions can be removed. A covered boat slip is still needed to park the Patrol Boat. Schedules have been distributed to Lake Patrol Volunteers. Adam raised the question whether the beach can be expanded, and the work required to achieve that was discussed with the hope of being able to do that with the help of PO who own the necessary equipment to work with the rocks that make it currently unusable. POs were reminded of the new rule requiring popups to be at least 20 feet from the waterline and no blocking the steps to allow others access to the water. Helene suggested requiring POs to sign up for beach time, but that was determined to be unmanageable. Dave Getty will look into a sign to post those rules. POs were asked to always be courteous and use common sense.

- **Maintenance:** Dave W. reported recent Maintenance crew activities. The crew has cut grass when weather permits, installed a temporary speed bump and signs on Peachtree Dr, made multiple repairs to gates, installed directional signs to the rear entrance guest entry and signs asking drivers to slow down, cleaned debris from common grounds, installed and removed “No Wake” signage, performed 6-month preventative maintenance checks on trucks, removed tree limbs overhanging roads and causing “line of sight” issues, picked up the dump truck after installation of the new bed, ordered a new bucket for the tractor, and cleaned debris washed into ditches. A ditch repair project is being planned including coordination with POs cleaning out their culverts and ditches. Property Owners should fill out a work order if they see something that needs attention. Barb commented that there is a need for a new mower as we have 2 more than 10 years old operating with obsolete parts.
- **Roads:** Barb reported that new signs have been installed at the front gate and side gate directing guests and deliveries to the back gate, and additional speed limit signs are being installed. Roads that we expected the EPA to repair have been reclassified as “eligible” and we are waiting to hear if they will be doing any work in Raintree this year. We are preparing a list of roads to get bids for repair that current includes Acorn, Greenwood Dr, Lake Hill, Greenview Ct, W Vista by the beach, as well as some other touch up work. Anyone who has a request for other repairs should complete a work order so we can review it. There has been no progress with our effort to get a blinking light at the entrance of Raintree.
- **Rules:** David G. reported that he continues to receive complaints about unlicensed golf cart drivers, tailgating (for which a \$100 fine will apply because too often the gate is damaged by tailgating), gate vandals, improper street parking, and 51 missing boat stickers turned in by one Property Owner (33 of whom had already purchased stickers). Effective Memorial Day, missing boat stickers will be issued a \$100 fine with no phone or letter warning. Once the new security cameras are purchased and installed, censures will be issued consistently.
- **Security:** Chris reported that third of the three quotes for upgraded security cameras and video recorder has been received, and a Security Committee meeting will be set up to review the bids. He clarified that in order to receive a new car sticker you will be required to provide license, registration, and proof of insurance, as mentioned in the recent POA newsletter and in the published and approved security policy.

Old Business –

- Deb stated that the Raintree Garage Sale has been rescheduled for June 20. 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. Dave G offered to call the Jefferson County Dept of Health to make sure they have no concerns. Attendees will be asked to wear masks. Chris commented that Facebook’s Hillsboro Buy Sell & Trade group can be used to sell large items.

New Business –

- Helene discussed the Salute to 2020 Graduates being coordinated by John Mosely and the HOA and POA Communications Chairs. The format will be cars and golf carts lined up at the boat launch area to drive past the graduates spaced out along the dam. Dave W will lead and hand Certificates of Recognition to the graduates (being created by Laura Briese, HOA Communications Chair.) Graduates are asked to call John Mosely to register for the event to help make sure we have enough Certificates. Helene made a **Motion** that Vista be one-way starting at 6 for the safety of the graduates, seconded by Deb, and the **Motion passed unanimously**. There will be signs at the gates and postings on Facebook, the Website, and “Blinky.”
- Dave G asked for clarification about burn barrels in Raintree. It will be further discussed.
- Dave W discussed an offer received from Michael Hinkle to form a Raintree Betterment Committee of 3-4 POs including an appointed Treasurer to collect and track donations for special projects around Raintree. There were concerns raised by Chris and Helene that this might unintentionally create a “Shadow Board” and would invite problems. Barb will research with our accountant whether than creates any tax issues for the POA. Dave W and Al retracted the **motion** to proceed and agreed to table the idea for this meeting.
- Dave W raised the idea of having a food truck at the beach. He was approached by Brian Luffe with the proposition. Kristen considered parking implications. Liability was discussed. Deb mentioned that we have long had a Schwan’s truck delivering in Raintree, so would this be different? The issue was tabled for further review.

Adjournment – A **Motion** was made by Deb and seconded by Barb, and the **Motion passed unanimously**. **The meeting was adjourned** at 9:45 pm.

Open Forum - Discussion from Livestream comments–

Dennis Alexander asked if a dock could be built out into Summer or Winter Lake. More information is needed about his request, but docks cannot be built out into those lakes

Laura Briese asked if a boundary adjustment completed by July 1 would be effective for the year starting 7/1

Nancy Gau commented that historically questions asked in Open Forum would be answered at the next Board meeting.

Laura Briese asked for another Open Forum prior to the Board meeting.

Danielle Bentley commented that additional sand on the beach would help with social distancing.

Linda Camden like the idea of extending the beach by fixing the rocky area to the side.

Laura Briese agree that sand encourages social distancing.

Nancy Gau commented that wearing masks at the Raintree Garage Sale was a great idea and that she can email signs for those willing to post them on their vehicle.

Laura Briese offered to ask the HOA to fund gift cards or using HOA resources to advertise the Graduate Celebration.

Linda Camden commented on earmarking donations outside the general POA assets.

John Drouant suggested an impact study would be appropriate

Numerous comments were made about the food truck suggestion.

Clarification of the 10 people on the beach sign was requested.

Derek asked if Raintree might allow a sign celebrating the Class 3A State Championship. We agreed to discuss at the next Board meeting.

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