



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes
June 15, 2020 and Continued June 18, 2020

Opening – President Dave Wooldridge called the Monthly Board meeting to order at 7:05 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, Kristen Kilman, Helene Figueroa, and Deb Enderson were in the room. Chris Waller joined and participated via Zoom communication software. Adam attended by Zoom until Old Business, Budget, when he joined the physical meeting.

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Barb and seconded by Deb to approve the agenda. The following items were added to Old Business: Garage Sale and Budget. The following item was added to New Business: Camera Upgrade. The **motion** to approve the amended Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Deb and seconded by Kristen to accept the open Minutes of the May 18, 2020 meeting. Helene corrected the date of the next Community Relations Committee meeting to be June 10th. The amended **Motion passed unanimously**.

Approval of Closed Minutes – A **Motion** was made by Helene and seconded by Al to accept the Closed Minutes of the May 19, 2020 meeting. The amended **Motion passed**. Chris abstained.

Treasurer's Report & Monthly Check Report - Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets as of May 31, 2020 of \$953,031.50 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$29,413.37, which included \$4,765.00 for legal services, which is higher than normal. A **Motion** was made by Helene 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 May included a copy for past budgets, newsletter questions, violation issues, a thank you to the Board for performance during all the current negativity, the Class Action Settlement Agreement, and a Petition for Class Release. Correspondence sent included the requested budgets and the Petition for Class Release, as well as 2,196 Annual Assessment invoices.

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 Wooldridge announced that the Settlement Agreement has been approved by all three parties - the Intervenors, the Country Club, and the POA, and has also been approved by the Judge. The Objection Hearing has been scheduled to take place on August 3, 2020 at 9 am at the Jefferson County Division 2 Courthouse. To object, a response as detailed by the letter from the Court is required to be submitted by July 11, 2020 including the list of items required to be included. The letter and all documents related to this are posted on the POA website. Chris Waller has redesigned the look of the POA website to make accessing the documentation easy from several points including red text at the top of the home page, the Property Owner Information tab, and the search at the right side of the home page. The Court's Notice was mailed to all Property Owners by First Class mail postmarked June 11, 2020. The envelope postmark and barcode are proof of the mailing date. The separate Staloch lawsuit against Board members, the POA, and Dave Tucker was assigned by the Supreme Court to Judge David Holden of Franklin County after all Jefferson County Judges recused themselves.

- **Architectural Control:** David G. reported that the ACC has continued their method of holding meetings to emails to comply with social distancing but allow all inspectors to participate. There are currently 15 homes in various stages of construction within Raintree, including one approved in May and one approved June 2. There were 8 additional miscellaneous construction projects approved including some replacing existing structures.
- **Communications:** Deb reminded the Board that the Annual Newsletter will be created in July after the July 10 resume deadline.
- **Community Relations:** Helene reported that the Community Relations Committee (CRC) met July 10 and agreed to create a form for collecting contact information from Property Owners. She noted that Linda Camden is the Communications chair for the CRC.
- **Finance:** Barb discussed the proposed 2020-21 Budget that she had built from previous budgets and estimates of future expenses. She added equipment purchases of \$21,000 for the mower and snow plow and added approximately \$25,000 to update security cameras and equipment. The legal budget was increased to \$125,000, with the hope it would not be spent. The Budget will be voted on later in the meeting.
- **Lakes and Beaches:** Al reminded Property Owners that the July 4 holiday will be No Wake all day on Autumn Lake. He confirmed that sand was added to the beach, and that a meeting was held to discuss chipping rock from the beach to increase its size. The latter will be revisited after Labor Day when the swimming season is over including someone with more expertise in that area. He noted that the Lake Patrol is on duty each weekend. He informed the Board that the heavy rains in late May caused severe damage to the spillway between Winter and Summer Lakes. An emergency installation of 36 tons of rock was completed with the assistance of Dave Tucker's offer to use his skid loader and an operator for the urgent repair. Lake treatment was initiated in mid-May for Autumn, Winter, and Summer Lakes. (Spring Lake again does not need treatment.) We are watching and waiting for confirmation of the success of the introduction of Grass Carp to the smaller lakes. Dave W. suggested digging a trench to divert water coming off the wall at the beach to avoid it moving sand into the lake. There was discussion of situations at the beach that our Security (Ed and Nelson) handled well and appreciation of their dedication. Dave W. also commented that the issues caused by rain water were "99% water coming from the hills, not from the culverts" although a couple culverts are being reviewed.
- **Maintenance:** Dave W. reported recent Maintenance crew activities. The crew has responded to spring storm damage, washouts, trees down, blocked culverts, etc., requested bids for storm damage on Lake Ridge, removed a large tree washed into the Summer/Winter Lake spillway, made emergency repairs to the Summer/Winter Lake spillway, added sand to the beach, reinstalled or replaced security gate arms numerous times and filled out incident reports, precleaned the beach area and removed trash daily, assisted Lakes and Beaches with getting the patrol boat in service, cut grass when weather permits, removed tree limbs overhanging roads and causing "line of sight" issues, made repairs to mowers and vehicles, as needed, prepped the bath house and pavilion for rentals, and cleaned debris washed into ditches. Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Barb reported that we have had numerous reports of road and property damage from recent downpours. Maintenance has been working on repairs to the spill way between Winter and Summer Lakes. Other areas are being evaluated for damage and if they are the POA's responsibility, those jobs will be prioritized. Many ditches and culverts were overwhelmed by a downpour of 6 inches in two hours onto already-saturated ground, causing water to go over streets and people's property on its way to the lakes. We ask for patience as we deal with these issues and remind Property Owners that keeping their ditches and culverts clean is their responsibility. Anyone who has a request for other repairs should complete a work order so we can review it. She also shared that new signs haven't been installed reminding drivers to slow down and observe the 20-mile-per-hour speed limit. She reported that she has continued to call the county monthly regarding the request for a blinking light at our entrance and does not have an answer at this time.
- **Rules:** David G. reported that he continues to receive complaints about tailgating, for which a \$100 censure will be assessed, and no longer just a warning because too often the gate is damaged by tailgating. Also, all watercraft are required to have an updated boat sticker to be on any Raintree Lake, including boats in slips and on lifts. Failure to have current calendar year Raintree sticker on watercraft carries a \$100 censure. Golf Carts are also required to show a current calendar year sticker. Vehicle stickers are not on a calendar year basis and must be renewed after assessments are paid by July 1 of each year. Vehicles parked in the beach area must have a current Raintree sticker or be subject to censures or may be towed. The Rules, Security, and Lakes and Beaches Committees are working together to provide the best possible beach experience for Property Owners. He reminded us that Property Owners are responsible for their guests, and recent experiences with some guests caused him to alert us all that disrespectful or disruptive guests will be ejected from the beach and the subdivision. Please be courteous to our (your) code enforcement officers.

- **Security:** Chris reported that first Security meeting was held June 11 - during which the Committee witnessed a golf cart push down the front gate barrier, and a censure and damage to the gate will be collected. The three quotes for equipment updates were reviewed and will be discussed in New Business. Security personnel Ed and Nelson have been required as part-time code enforcement for the Summer. He reported several incidents over Memorial Day weekend at the beach and boat launch area, and that several vehicles have been towed at the owner's expense. Chris reminded everyone that parking at the beach, pavilion, and boat launch, including the hill, is restricted to vehicles with a current Raintree vehicle sticker or a valid guest placard. Additionally, all guests must be accompanied by a Property Owner when at the beach, pavilion, or boat launch. Violators of these parking restrictions are subject to being towed at their own expense and Property Owners are subject to a censure for violating established Raintree Rules. He noted that he will be requesting large signs for the top of the beach hill and the boat launch stating that parking is restricted and violators will be towed.

Old Business –

- Burn Barrels - Dave G. requested a review and clarification of whether burn barrels are permitted in Raintree due to a discrepancy in records of the spring Rules Committee discussion. Dave W. asked that he have the Rules Committee review that.
- Accountant's Advice regarding Voluntary Raintree Betterment Committee – Barb reported that she addressed this with our accountant and he recommended against it because of rules by which HOAs must comply. Dave W. questioned the accuracy of that, and Barb noted that she asked and is waiting for a response as to whether a Covenant change would make voluntary assessments feasible. (Adam arrived at the office to attend the meeting in person.)
- 2020-21 Budget - Barb motioned for approval of the proposed budget for the upcoming year. Deb seconded, and the **motion passed unanimously**.
- Raintree Garage Sale - Deb stated that the Raintree Garage Sale has been rescheduled for June 20. Nancy Gau has been organizing the event, and had offers of help to hand out maps fall through. Property Owners were asked to please contact Nancy if they could help put up signs or hand out maps for the garage sale (contact info provided.) Dave W and Dave G offered to assist with signs if other volunteers didn't step up.

New Business –

- Food Truck – Dave W reported that he had made a trial arrangement with a food truck operated by Cheese Shack for the previous weekend, and he was happy with the customer turnout. Dave anticipated that Cheese Shack will return most Saturdays. He also discussed having Lootz Lunch Cart also come out on other days. Dave made a **motion** to allow food trucks to be scheduled for Saturdays and Sundays, and Barb seconded. The **motion passed unanimously**. A Property Owner wanting to suggest a specific food truck provider should contact Dave W.
- Security Camera Equipment – Chris discussed the three bids he had received from Dan Osolinski, Creative Audio & Video, and Secure One Cell. Pricing in all three was similar. The equipment being sought includes replacement of 3 licensed cameras, 9 outdoor cameras, a new video recorder, replacement pan tilt zoom at the beach (will reuse the pan tilt at the boat launch and inside and outside the POA office.) Chris made a **motion** to approve the \$14,695 bid by Dan Osolinski, which includes labor and configuration. Deb seconded, Adam asked several clarifying questions about non-compatibility and warranties. The **motion passed unanimously**.
- Community Service – Chris suggested that we create Raintree Community Service for teens who have incurred a censure to work it off. After some discussion, Dave W. said he would check with our Legal Counsel, and Barb will check with our insurance company.
- Helene's Resignation – Helene read a statement she had prepared in which she resigned effective at midnight that night. She asked that her statement be attached to the Minutes, but upon review by the Board it contains several misleading statements such as that a Committee can "demand" anything from the Board. She also referenced the 2009 study by Robert Klages that was commissioned by the Board be shared in the spirit of future planning. Excerpts from that study were published in the 2019 August POA newsletter sharing the recommendation that Property Owners be encouraged to combine lots to reduce the total number of Property Owners to a level that community amenities and roads can support.
- Proposed Ballot Items – Deb distributed copies of the ballot items submitted by Property Owners for consideration for the September Annual Election. All items reviewed are summarized in the subsequent meeting minutes.

Adjournment – A **Motion** to temporarily adjourn the June Board meeting and regroup later this week was made by Al and seconded by Adam, and the **Motion passed unanimously**. **The meeting was adjourned** at 10:24 pm.

Open Forum - Discussion from Livestream comments–

Dave Staloch – Will the Settlement reviewed by the Judge be revised? No

Linda Camden – The form proposed by the CRC is intended to collect info for any committee. Will work with Board Secretary on e-newsletters. Thanks for the food truck.

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)

Board meeting reconvened at 7 pm on Thursday, June 18 by President Dave Wooldridge.

Present Board Members – Dave Wooldridge, Dave Getty, Barb Murrill, Al Wideman, Adam Crites, and Deb Enderson were in the room. Chris Waller and Kristen Kilman joined and participated via Zoom communication software. The Zoom meeting was opened to the public and recorded. The meeting was not otherwise livestreamed.

8. New Business (continued from Monday, 6/15/2020 meeting)

- Proposed Ballet Items - These are the proposed ballot items submitted by Property Owners and reviewed by the Board. Included are the Covenant changes (all proposed changes bolded) that will be sent for Legal review.

1. Increase maximum censure - DG/KK **Approved unanimously**

Covenant 3a(3)(i) Levy a Censure Assessment (Censure Assessment as used in this section shall mean an assessment subject to lien against the Owner's land, directly related to violation of covenants, restrictions or rules and regulations), after notice and opportunity to be heard, for a violation of the Governing Documents in such amount as the Board deems reasonable and in keeping with its predetermined published violation grid, taking into account the nature, duration, and other circumstances of the violation, but not to exceed ~~\$500~~ **\$1,000** for the violation and not to exceed \$50.00 per day or per incident that the violation continues after notice and opportunity to be heard. Any unpaid Censure Assessment shall be additive to annual assessments and be enforceable in the same manner as other assessments under these Covenants and Restrictions.

2. Give discount to more than one legally adjoined lot – DE/KK **Approved. Chris abstained.**

Covenant 3f - The Raintree Plantation Property Owners Association, Inc on July 1, 2001 and annually thereafter, shall have the right to assess the owner of each lot such some as it shall deem proper. The funds raised by said assessment she'll be used for the Improvement, betterment, upkeep and maintenance of the development, including the amenities, lakes, dams, roads, park or other properties which are of used to the property owners in Raintree subdivision. Such funds can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing any kind of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation. No assessment on any lot in excess of \$205 per year per platted lot in sections 1 through 25 (\$365 per year per lot for residents) and \$300 per year per platted lot (\$475 per year per lot for Residents) in Raintree Forest, condominium owners shall pay \$102 50 per unit; shall be made unless it shall be approved by a majority vote as a lot owners voting as hereinafter set forth and set assessment, and provided further that the assessment is levied each year shall be and become a lien without filing or suit or legal procedure to establish such lean on said lot if not paid within 30 days after July 1 of the year in which the assessment is made.

In the event that a lot owner has two or more adjacent lot and is granite a boundary line adjustment by Jefferson County government, effectively combining the original lights into an adjusted lot, and upon submission of the governmental approval to the Raintree Plantation Property Owners Association, Inc. business office, **the owner shall be entitled to a single reduction of \$95 of the assessment of one each of those lots adjoined to the first lot with the remaining originally platted Lots being assessed as set out in these restrictions.**

3. Parking on vacant lots only if adjoined to the Property Owner's home lot – DE/DG **Passed. Approved by KK, CW, DG, and DE. Nay votes by DW and BM.**

2j. No residence shall be wholly or partly covered with tar paper or canvas, and no tent house or shack shall be permitted on any lot. No unpainted wooden houses shall be on any lot unless of log or imitation log construction as approved by the Architectural Control Committee. No Auto trailer, movable house or manufactured housing as defined by the Jefferson County zoning code shall be allowed on any lot in the subdivision. All foundation walls and footings must be of continuously poured concrete on the building site. Trailers, boats, personal watercraft, RVs or the like, shall not be parked or stored in front of a residence or on Raintree Plantation Property Owners Association, Inc roads or property, aside from the following exceptions: trailers, boats, personal watercraft and RVs or the like may be parked on the driveway of a residential lot that being the most direct paved connection between the public road and the dwelling as nearly as practical to the dwelling. Trailers, boats, a personal watercraft, and RVs or the like may also be parked in specifically designated areas of Raintree Plantation Property Owners Association roads or property. In no event shall such items be stored in any way that creates a nuisance, Hazard or eyesore, as determined by the board of directors. Any unlicensed vehicle must be inside the owner's garage and shall not be permitted to remain on any part of the lot. Vehicles, license or unlicensed, shall not be parked on lawns **or stored on any nonresidential lot for an extended period of time.**

4. No RV parking in front of the house (see above) DE/KK – Failed. Approved by BM, Nay by others.

5. Allow small Real Estate signs on vacant lots – DE/DW **Approved unanimously**

1b. No signs of any nature, business or otherwise, except the identifying name of the home or owner may be displayed. In addition to identifying signs, real estate sale signs shall be permitted to be placed on the front side of lots with homes no more than 15 feet from the front of the house. Signs must be standard size and contain both company logo and agent name. **In addition, lots without homes may post real estate signs not to exceed 24”x24”.** Property may have not more than one sign placed in the yard unless that property is lake front or directly on the golf course, and may be displayed only during the time the property is listed on the market.

6. Add Protections and Censures for threats or harm to POA Board, Committee, Security, or employees or damage to property – DW/AW – Rescinded without a vote but will put in Rules Section 11

Append 3a(3)(i) shown in Item 1 above with this: **Any person or persons threatening physical harm or property damage to any Raintree Property Owners Association, Inc. Board member, Volunteer, Committee member, or employee shall be subject to a fine of \$100.00, which applies per incident. Any person or persons causing physical harm to any Raintree Property Owners Association, Inc. Board member, Volunteer, Committee member, or employee shall be subject to a minimum fine of \$250 and charges will be reported to the Jefferson County Sheriff Department. The collection of any fines and cost of any repairs shall be the responsibility of the owner of the property which the culprit was visiting or residing.**

7. Allow some types of home-based businesses – HF/DW – Not approved by any Board members but will research for next year’s ballot

1a. All lots in the subdivision shall be used for residence purposes only; and no business of any nature shall be permitted, maintained or conducted thereon **with the exception of home-based offices with no signage what-so-ever and which do not create traffic in or out of the subdivision. No more than one business vehicle per Property Owner at that residence may be parked at the residence.**

8. Special assessment earmarked for Security Purposes - **Approved unanimously** for the ballot

For reference: 3g. The Board may submit a proposal for a Special Assessment to the Owners when there is a need for additional funds to preserve common property or to protect the interests of the community which shall be voted on pursuant to the methods set forth in Paragraph 4b. Voting may be at the annual meeting or a special meeting.

The proposed Special Assessment shall identify the dollar amount, period of time and use of the proposed Special Assessment. Any and all Special Assessment funds shall be held in a separate designated account and shall only be used for the specific purpose.

Upon approval by the membership, the Special Assessment shall be due no later than 90 days after written notice of said Special Assessment. Collection and penalties enforcement for non-payment of special assessments shall be the same as those for annual assessments under these Covenants and Restrictions.

Proposal: A Special Assessment of \$50 per Property Owner specifically (earmarked) to pay for security within the community, such as off-duty officers, a paid security company, or security equipment improvements.

9. Absentee Voting – Failed unanimously due to lack of information about comparable requirements, but will be researched for Jefferson County absentee ballot requirements and other lake community rules for consideration in 2021.

Covenant 4b. All of the owners of a fee interests in a lot in these subdivisions or in any other subdivisions or condominium development created in the vicinity thereof or adjacent thereto by the Grantor herein, or its assign, shall upon becoming a record owner of such a fee interest become a member of the Property Owners' Association and have only one (1) collective vote irrespective of the number of lots held by the member, to be cast in all matters requiring a vote. **All votes must be cast in person.** If lots are held by a legal entity only the designated representative of the entity may cast its vote. To vote a member must be in good standing as of 30 days before the date for the election. "Good standing" shall mean the member is current in all P.O.A. assessments. The vote may be cast among other things on such matters as assessments, amending, altering or deleting the restrictions, or electing trustees or Board of Directors of the Property Owners Association and approving and amending By-Laws of any such Property Owners Association. **All such voting must be done in person, and no proxy voting will be permitted,** and if more than one individual owns any lot, only one vote may be cast. ...

By-Laws Section 7: Voting procedure: **All votes must be cast in person.** If lots are held by a legal entity, the representative of the entity may cast its votes. **In addition to exercising their voting rights at membership meetings, qualified members may exercise their voting rights for five (5) days prior to any membership meeting during regular office hours at the Raintree Plantation Property Owners Association, Inc. office.**

Proposal: Requesting absentee voting by mail and requesting absentee ballots by calling the POA office. Replace 5-day voting with absentee ballots to more closely mirror government voting?

10. Allow recounts after elections with cost paid by POA but have Accounting firm handle and count all votes - AW/DG – Failed unanimously

Currently completed ballots are held with no access by the POA Board and counted publicly with 4 separate tallies being kept.

11. Add requirement for builder funding of road cut construction permits – DE/DW **Passed. Approved by BM, DW, AW, and DE. Nay by CW, KK, DG.**

Covenant 2a. (paragraph 2) All building and construction in Raintree Plantation shall require a building permit issued by the Raintree Plantation Property Owners Association, Inc. The Board of Directors my, at their

discretion, establish a regulatory policy to set the fee for the permit but same shall not exceed **\$8,500** per individual home, **divided between a maximum of \$5,000 from the Property Owner and \$3,500 to be paid by the Builder for the road cut repairs.** The fee must be submitted in cash or equivalent to the Raintree Plantation Property Owners Association, Inc.'s business office prior to the start of construction on any lot and **if the RPOA shall retain a portion of the such bond permit, not to exceed \$3,000 for the Property Owner portion,** to be placed in the general revenue funds for the purposes of assisting in the funding of capital improvements for the infrastructure such as roads, culverts, bridges, etc., affected by construction and refund the balance of such \$5,000 bond. **In addition, the RPOA shall retain a portion of the builder portion of the bond permit, not to exceed \$1,000 if the road cut is done satisfactorily or \$3,500 if the RPOA has to fix it, to be placed in the Roads fund for the purposes of repair of road crossing cuts and other damage to Raintree roads.**

12. Allow new jet skis – DW/BM Failed Unanimously

Covenant 1h. (paragraph 2) Effective January 1, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. Effective January 1, 2016, personal watercraft must be continuously and consecutively annually registered with Raintree POA. A failure to continuously and consecutively register that watercraft with Raintree Subdivision shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future. No airboats, fan boats or similar propeller-type vessels of any kind are permitted on any lake in Raintree Subdivision.

Boats/vessels that are registered with the Raintree Plantation Property Owners Association, Inc. shall not exceed 24' (feet) in length. Pontoon boats are excluded from the length limit. Previously approved and registered boats over 24' (feet) in length, which are currently registered prior to September 15, 2013 with the Raintree Plantation Property Owners Associate, Inc. will be allowed to continue to operate on all lakes in Raintree.

13. Maximum horsepower for any motor on Autumn Lake shall not exceed 100 – AW/DE – Failed.

Approved by AW and Nay by all others

Covenant 1h (see above)

Proposal: Insert: **Effective January 1, 2021 the maximum horsepower for any motor on Autumn Lake shall be no more than 100 horsepower. Any boat currently registered with horsepower greater than 100 shall be allowed to remain, but ownership may not be transferred to another Raintree owner upon selling that boat/motor. Boats with horsepower greater than 100 must be registered continuously and consecutively annually. Failure to do so shall cause a forfeiture of the right to register the boat for use on Raintree lakes.**

14. Prohibit wake boats – DW/DE – Failed. Approved by AW, DG, and DE and Nay by DW, CW, KK, and BM

Covenant 1h (see above)

Proposal: Insert: **Effective January 1, 2021 wake boats or any vessel containing ballasts will not be allowed to operate the ballasts on Raintree Lakes. Any wake boat currently registered with shall be allowed to remain, but the ballast may not be used and ownership may not be transferred to another Raintree owner upon selling that boat/motor.**

15. Limit boats allowed on Raintree Lakes to specific list – AW/DW **Approved unanimously**

Covenant 1h (see below)

Proposal: **Effective November 1, 2020 these types of boats will be allowed to register on Raintree Autumn Lake:**

Pontoon boats

Bass boats

Ski boats with direct drive

Deck boats with outboard motors or inboard motors with direct drives

Bowrider boats with outboard motors or inboard motors with direct drives

Runabout boats with outboard motors or inboard motors with direct drives

Jon boats

Other types of boats including but not limited to those with stern drives, v-drives and/or ballast tanks and/or a wake wedges or using jet propulsion will not be permitted on any of the Raintree Lakes unless they have been previously registered and subsequently grandfathered. Ability to purchase boats with stern drives, v-drives and/or ballast tanks and/or a wake wedges or using jet propulsion already in use from the original Raintree owner and put them on Autumn Lake is not transferrable to other Raintree current or prospective residents.

Covenant 1h. (starting with paragraph 2) Effective January 1, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. Effective January 1, 2016, personal watercraft must be continuously and consecutively annually registered with Raintree POA. A failure to continuously and consecutively register that watercraft with Raintree Subdivision shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future. No airboats, fan boats or similar propeller-type vessels of any kind are permitted on any lake in Raintree Subdivision.

Boats/vessels that are registered with the Raintree Plantation Property Owners Association, Inc. shall not exceed 24' (feet) in length. Pontoon boats are excluded from the length limit. Previously approved and registered boats over 24' (feet) in length, which are currently registered prior to September 15, 2013 with the Raintree Plantation Property Owners Associate, Inc. will be allowed to continue to operate on all lakes in Raintree.

Effective November 1, 2020 these types of boats will be allowed to register on Raintree Lakes: Pontoon boats, Bass boats, Ski boats with direct drive, Deck boats with outboard motors or inboard motors with direct drives, Bowrider boats with outboard motors or inboard motors with direct drives, Runabout boats with outboard motors or inboard motors with direct drives, and Jon boats. Canoes and kayaks are permitted.

However, other types of boats including but not limited to those with stern drives, v-drives and/or ballast tanks and/or wake wedges or using jet propulsion will not be permitted on any of the Raintree Lakes unless they have been previously registered and are herein grandfathered.

Not reviewed for ballot – consider for Rules - (In support of this proposal it is recommended that the Boat Sticker Permit be changed to include a boat category selection section and also a request for a picture of the boat being registered with the Missouri registration number clearly visible. Additionally, accompanying any new boat sticker requests, we require an official letter on dealer letterhead stating that the boat in question is not a stern drive, v-drive and/or does not have ballast tanks or a wake wedge. If the boat is purchased second hand a dealer/expert acceptable to the Raintree POA must verify that the boat is not a stern drive, v-drive and/or does not have ballast tanks or a wake wedge. Recall all new boats being put on the lakes of Raintree are subject to inspection by the Head of Lakes and Beaches before launching.)

16. Prohibit jet boats – Tabled with no Motion to Approve

Covenant 1h (see above)

Proposal: Insert: Effective November 1, 2020 no additional previously unregistered jet boats* will be allowed to be registered or operated in Raintree subdivision. Jet boats registered by October 31st 2020 will be allowed to continue to operate on Autumn Lake. Effective November 1, 2020 jet boats must be continuously and consecutively annually registered with the Raintree POA. Failure to continuously and consecutively register jet boats with Raintree POA shall cause a forfeiture of the right to obtain a permit on the jet boat in the future. Ability to purchase these jet boats already in use from the original Raintree owner and put them on Autumn lake is not transferrable to other Raintree current or prospective residents.

17. Boat sticker placement – Rules manual, not Covenants

18. Allow Porta Potties on a lot – Tabled with no Motion to Approve

All approved items will be sent for legal review of proposed language.

Meeting adjourned 9:30 pm.

Minutes submitted by: Deb Enderson, Board Secretary