



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

July 20, 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, and Deb Enderson were in the room. Chris Waller, Kristen Kilman, and Adam Crites joined and participated via Zoom communication software.

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Barb and seconded by Kristen 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 June 15, 2020 meeting. The amended **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 June 30, 2020 of \$948,722.47 including roads, buildings, equipment, and all other POA assets. Of that amount \$338,533.03 was held in the Pre-Paid Assessment Account representing assessments that were due July 1, 2020. Barb also reviewed the Monthly Check Report showing total expenditures of \$47,447.74 which included \$4,725.00 for legal services, \$2,200 for tree removals, and \$1,866 for an installment on the lake treatment contract. A **Motion** was made by Dave W 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 June included two objections to censures, two objections to the Country Club settlement agreement, and resumes for the Board election. The Board sent a letter agreeing to a proposed boat/RV storage facility across Hwy. B. General correspondence include emails from Property Owners about rain, a letter about seawall damage caused by wake boats and boats with ballasts, proposed ballot items, and 23 complaints about trailers parked on lots submitted by one Property Owner.

Standing Committee Reports

- **Administration:** The office staff has been accepting 2020 assessments, selling 2020 vehicle, boat, and golf cart stickers, welcoming new Raintree residents and new Property Owners, working through challenges caused by COVID-19, and working with ACC and Rules projects. There have been verbal threats to the office staff as well as vehicle damage in the parking lot. This poor behavior is not acceptable. When you are in the office, you are on camera, and censures will be issued for abusing our office team.
- **Legal:** Dave Wooldridge reminded everyone that the Objection Hearing for those wishing to speak against the Settlement Agreement has been scheduled to take place on August 3, 2020 at 9 am at the Jefferson County Division 2 Courthouse unless a delay is announced due to COVID-19. To object, a response as detailed by the letter from the Court was 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 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 separate Staloch lawsuit against Board members, the POA, and Dave Tucker has already been delayed from the July 21st hearing date.
- **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. There are currently 12 homes in various stages of construction within Raintree, and deposits were returned for three completed homes. Plans to add a deck were approved this month. All building projects require a building permit, a deposit, and an assigned inspector. Road cuts need time to settle, so Dave reminded us all to watch for them and drive over them carefully.

Thefts of tools and other items from construction sites have been reported. Perpetrators caught stealing or vandalizing in Raintree will be prosecuted.

- **Communications:** Deb distributed a copy of the drafted newsletter to Board members. She also read from a list of the 15 Raintree POA Community Facebook posts from the past month informing and reminding Property Owners of current Raintree news and due dates. Names of the 9 candidates running for the Board's 4 open positions were announced. A Meet the Candidates opportunity was discussed with a tentative date of August 29, although another idea discussed was posting a recording of each candidate on the POA website.
- **Community Relations:** Deb reported that the CRC met via Zoom on July 15. Leads were identified for several projects including a food drive and a community skills list.
- **Finance:** Barb shared that the existing Synchrony Certificate of Deposit matures August 3 for approximately \$105,550. It is being cashed out with the intent to reinvest the proceeds in a CD with a local bank along with the \$26,590 CD that matured in June.
- **Lakes and Beaches:** Al reported that a follow up herbicide treatment was done on June 26. A new weed called Elodia has been identified in one Autumn Lake cove which was most likely introduced from a fish tank or decorative pond. Our lake treatment provider is addressing it. This particular weed is killed by winter temperatures. He reported that a Lincoln Navigator ran off the Spring Lake Dam road and rolled end over end down the embankment away from the water. The police were called, and the driver was taken for medical treatment.
- **Maintenance:** Dave W. reported that the crew has had a resignation of one employee and another with a family health emergency. Interviews are in process, but the work load is especially high, so Property Owners are asked to exercise patience. The crew has cut grass when weather permits, removed tree limbs overhanging roads, removed dead trees on common ground, cleared "line of sight" blockages due to vegetation growth, made repairs to mowers and vehicles, as needed, maintained the campground and pavilion for rentals, and cleaned up large amounts of trash including off-duty extra pickups necessitated by the food trucks. They painted over obscene graffiti on Spring Lake spillway, helped Lakes and Beaches with swim rope repairs, and made up new gate arms to replace ones that got damaged. 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. Due to the hilly Raintree terrain, a lot of rain in a short time will overwhelm the ditches and culverts and run across people's property on its way to the lake. This is unavoidable. She reminded everyone that keeping their ditches and culverts clean is their responsibility. Ditches or culverts on common ground or under streets are the POA responsibility. She reported that we have contracted with Meramec Paving to do the repairs on Lake Ridge for \$13,650, and the work is scheduled 3-4 weeks out. She reported that she has a meeting with Greg Bach of the EPA to discuss the status of road repairs reported to them. After continuing to call the county monthly regarding the request for a blinking light at our entrance Barb has been told that our request has been approved, but due to county budget issues, there is no date set for the installation of the light at this time.
- **Rules:** David G. reported he received 27 violation complaints in the month of June, including 22 from the same homeowner who had submitted 52 boat sticker violations in April. We are in the process of investigating these violations as some of these trailers appear to be legally parked, and two violations had the same picture associated with two separate addresses. Persons who habitually make rule violations reports which are not substantiated or are found to be false may incur a Censure Assessment after two (2) false reports. The POA 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 properly affixed or be subject to censures or may be towed. The red 2019-20 stickers expire August 1. 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. Disruptive behavior/fighting shall not be permitted in any POA structure or on POA property and carries a \$50 censure for the first offense. Language of a vulgar or obscene nature shall not be permitted in any POA structure or on POA properties and carries a \$75 censure for the first offense. He reminded everyone that golf cart drivers are expected to be able to produce their driver's license in their wallet or on their phone.
- **Security:** Chris reported that Dan Osolinski provided an updated quote and will be ordering hardware to start the security camera upgrades. The POA was able to have a tow truck available on-site on July 4th for 4 hours in the

afternoon to help with parking enforcement. Over the last month we have had 5 vehicles towed or almost towed. Tailgating through the security gates is strictly prohibited for residents, lot owners, and guests. Tailgating is when one vehicle follows closely behind another vehicle to gain entry into the subdivision. When someone tailgates, they risk not getting through the gate in time and clipping the security gate which can knock the gate down and potential damage the gate lift mechanism. There is a \$100 censure for purposely tailgating another vehicle through the security gate. If the gate system is damaged by the attempt to tailgate, there is a \$225 censure plus the cost of repairs. There are at least 5 ways to allow a guest through the security gate that DO NOT involve tailgating:

1. On holiday weekends, call ahead to the office to get a holiday gate code.
2. Ask your guest to use the guest system at the back gate.
3. Purchase an additional gate card and meet your guest at the gate and allow them to temporarily use your spare access card.
4. Go through a gate ahead of your guest, park, and get out and use your gate card to let your guest in.
5. Park before going through a gate and get out and use your gate card to let your guest in.

Parking at the Beach, Pavilion, and Boat Launch is restricted to vehicles with a Raintree “current vehicle sticker” or a “valid guest placard”, this includes the parking on the hill. The parking lot at the beach steps is restricted to Property Owner vehicles only with a “current vehicle sticker”. Property Owners need to take responsibility to ensure that their vehicles have a “current vehicle sticker” and that their guests’ vehicles display a “valid guest placard”. Additionally, all guests must be accompanied by a property owner when at the Beach, Pavilion, or Boat Launch. All violators of these parking restrictions are subject to having their vehicle towed at the owner’s expense and Property Owners are subject to a censure for violating established Raintree Rules.

Old Business –

- Ballot items – Deb read the list of items approved to be included on the Annual Election ballot.
- Contact form - Deb distributed the Contact Form drafted by the CRC, and Board members commented on it. The list of emails collected for RaintreePOABoard@gmail.com was discussed, and the fact that the email list must be controlled by the POA Board using Mailchimp as a tool to keep it from be distributed.
- Food truck – Dave W. summarized the food truck schedule for summer weekends and invited anyone with other food truck suggestions to contact him.
- Raintree Garage Sale - Deb recapped the Raintree Garage Sale and thanked Nancy Gau for all her work to organize it in spite of two organizations backing out of helping.

New Business –

- Variance – Dave G. made a Motion and Barb seconded, for a retaining wall variance. To follow established procedure the **motion** was tabled until the August meeting.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Barb, and the **Motion passed unanimously**. **The meeting was adjourned** at 8:36 pm.

Open Forum - Discussion from Livestream comments–

Mark Hopkins – asked about a No Wake Buoy

Laura Briese - A Property Owner owns a food truck. Contact Dave W.

Aaron Cizek – Suggested the Contact Form be posted on Google.

Linda Camden – Suggested use of Mailchimp tags for email addresses

Laura Briese – She did a survey on Nextdoor about how people prefer to be informed

Dave Wooldridge – Considering that food trucks should pay \$75/day for extra trash cans to reimburse the POA

Dave Wooldridge – Saw a suggestion on Nextdoor that the POA should buy a sand rake equipment, which is very expensive and would be at risk due to the rock at the beach.

Minutes submitted by: Deb Enderson, Board Secretary