



## RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

### Board of Directors Meeting Minutes

August 17, 2020

**Opening** – President Dave Wooldridge called the Monthly Board meeting to order at 7:07 pm with the Pledge of Allegiance and announced a Quorum. Due to the COVID-19 crisis, only Board members attended with Derek Pryor recording and live streaming to Facebook.

**Present Board Members** – Dave Wooldridge, Dave Getty, Barb Murrill, Al Wideman, Kristen Kilman, and Deb Enderson were in the room. Chris Waller 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 Dave G. to approve the agenda. The **Motion** to approve the Agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by Al and seconded by Kristen to accept the Open Minutes of the July 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 July 31, 2020 of \$1,431,722.00 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$72,838.64 which included \$5,837.50 for legal services, \$3,326.04 for truck repairs, \$11,996.37 for bulk salt, and \$13,177.31 for updated security equipment. 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 July included one request for a hearing, one letter supporting and one letter objecting to the Country Club settlement agreement, and resumes for the Board election. The POA sent a check for \$385 to the Hillsboro Food Pantry representing the amount collected for the Yard Sale map and received a thank you for that donation.

### **Standing Committee Reports**

- **Administration:** Dave W. informed the board that the office staff continues to receive 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. They also are preparing for the Annual Election and working on the book to track voting eligibility and appearance.
- **Legal:** Dave Wooldridge reminded everyone that the Objection Hearing for those wishing to speak against the Settlement Agreement has been delayed due to COVID-19. The Judge and lawyers met via Zoom on August 14 to discuss potential reschedule dates in September. The separate David Staloch lawsuit against Board members, the POA, and Dave Tucker has a scheduled September 1 hearing date that may also be delayed. Dave also reported a text from a Property Owner who also is part of the Staloch lawsuit claiming that the Board had lied about receiving direction to settle from three different judges. Dave had responded that we got that instruction first when Judge Yates sent all parties to mediation, and then from both Judge Rathert and Judge Fagras. He denied any lying or misrepresentation and directed anyone doubting that to Casenet. He asked Property Owners to ask a Board Member if they get a letter saying otherwise.
- **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. He reminded Property Owners that 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 road cuts and drive over them carefully.

- **Communications:** Deb confirmed that the Annual Newsletter had been mailed to all Property Owners timely and posted as a PDF on the website. She confirmed that the Raintree POA Community page on Facebook is active and sharing numerous updates and reminders. The scheduling for a “COVID” version of the Meet the Candidates event was set with a tentative date of Monday, August 31, at 7 pm which will result in a recording of each candidate on the POA website. Final scheduling is dependent on Derek’s availability. Deb also discussed emails being sent to Property Owners explaining the ballot items using the new Mailchimp tool, and distributed a draft of ballot item explanations to be recorded by Board members after the Meet the Candidates and posted on the POA website.
- **Community Relations:** Deb reported that the CRC met via Zoom on August 12. Because of the numerous problems with sending and receiving hundreds of emails with gmail, the POA is moving to a tool called Mailchimp for communications purposes. She suggested Property Owners watch for a note from [RaintreePOABoard@gmail.com](mailto:RaintreePOABoard@gmail.com) with a link to opt in to the new communication tool. With this tool, the return address is set up to be [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net). The CRC is organizing a food drive during the 6 days of voting to benefit Hillsboro Food Pantry. Other projects in various stages of progress are a community skills collection, a door-to-door greeting committee, and an orientation package for new POs.
- **Finance:** Barb shared that the Synchrony Certificate of Deposit matured August 3 for approximately \$105,550. She has been collecting Certificate of Deposit rates and terms to reinvest the proceeds in a CD with a local bank along with the \$26,590 CD that matured in June. Currently the best rate is .74% with Commerce Bank.
- **Lakes and Beaches:** Al reported that a follow up herbicide treatment will be done the week of August 17. A meeting to discuss lake dredging was held August 6 at the request of a PO. A committee was formed to create a practical, economical, and feasible procedure for dredging the coves. When they have such a proposal, they will present it to the Board for discussion. Dave W. opened a discussion about wakes on Autumn and recommended that all boaters at least read the safety class material. He reminded boaters that the orange flag should be upright only when a skier is transferring on or off the boat or has fallen, not while pulling a skier.
- **Maintenance:** Dave W. reported that 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. The maintenance crew asks that everyone please do what you can to reduce the amount of loose trash on our roadsides. Also, a contract has been signed for work on Lake Ridge. Winter salt has been ordered, and a search has been initiated to replace the 2005 F-350 truck. Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Barb reported that we have submitted a Request for Proposal to five contractors for repairs to approximately 10 streets to be considered for work this year, plus at least 5 streets that will be funded by the EPA. The Road Committee met with Greg Bach of the EPA and their sub-contractor EQM. They are going to reduce the size of the trucks to single axle instead of double, and mark out truck routes, both of which should reduce the impact on our streets. There are 22 properties on their list yet to remediate, excluding several residents who have refused to allow testing (which will have to be disclosed when they eventually sell their property.) The latest conversation (August 5) with Stephen O’Connor confirms the yellow warning light is still approved, but the County is currently working on a similar situation at 110 and 21 near DeSoto.
- **Rules:** David G. reported he is still in the process of investigating the 22 trailer parking complaints submitted by the same homeowner who had submitted 52 boat sticker violations in April. Twelve of these trailers appear to be legally parked, and two violations had the same picture associated with two separate addresses, two are on gravel that needs to be cleaned up, and eight are clear violations. Once the investigation is completed, PO found to be in violation will be notified by telephone, followed by formal letters giving them fourteen days to comply prior to any censure assessment. 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. 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 expired 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.
- **Security:** Chris reported that Dan Osolinski has begun the security camera upgrades. New wiring is being run for additional cameras at the POA office. Most of the hardware for the project has been purchased. The new video

recorder equipment will be installed at the office. Low-mounted cameras will be upgraded first. The Beach, Pavilion, and associated parking areas are closed after dark. Late night parties in these areas are prohibited and subject to censure. We are collecting sticker numbers and license plate numbers of violators. As of 8/1/20, only the “Grey” vehicle stickers are valid for parking at the Beach, Pavilion, and Boat Launch. All other vehicle stickers are invalid and are considered expired. Property owners need to take responsibility to ensure that their vehicles have a “current vehicle sticker” and that their guests’ vehicle display a “valid guest placard”. Additionally, all guest 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 made a **Motion** to rescind the ballot item regarding parking on vacant lots because the wording could further complicate rule enforcement. Barb seconded, and the **Motion passed unanimously.**

#### **New Business** –

- Voting Procedure – Deb reviewed the approach toward voting with COVID-19 restrictions in place. Voters are asked to wear masks as a courtesy to poll volunteers. Room capacity will be monitored, and voters might be asked to wait outside. Volunteers were thanked in advance.
- Meet the Candidates – Deb invited Property Owners (PO) to send questions to the [RaintreePOABoard@gmail.com](mailto:RaintreePOABoard@gmail.com) or message them through Facebook. The Meet the Candidates event will be recorded and posted to the POA website along with a recording of the ballot item explanations by the Board.
- Jet ski stickers – Al made a **Motion** that jet ski stickers would be more useful if they were positioned at the front high right. Deb seconded his **Motion** for discussion. The **Motion** was tabled until September to he could confirm moving the sticker position would not violate any Missouri state rules.
- Size of letters and numbers on boat stickers – Al made a **Motion** that the character size be increased to that of golf carts. He was asked to research what is available and make a **Motion** in September.
- Investment of CD proceeds – Barb made the **Motion** to invest the approximately \$131,000 proceeds of matured CDs in two new CDs for \$50,000 and \$81,xxx at Commerce Bank at .74% for 11 month terms if that rate is still available. Dave W seconded the **Motion**, and it was **approved unanimously.**
- Maintenance Truck – Barb reported that the 2005 F350 truck has been a continuous problem and expense to keep running. Maintenance has been looking for a replacement, and she will investigate their findings.
- Bucket truck – Adam noted that his company has a bucket truck that he could make available for installation of the new security cameras.

**Adjournment** – A **Motion** to adjourn was made by Deb and seconded by Kristen, and the **Motion passed unanimously. The meeting was adjourned** at 8:08 pm.

#### **Open Forum** - Discussion from Livestream comments–

Laura Briese – Questioned why only local banks for the CD and Barb responded that working with Synchrony has been awkward.

Karin and Michael – Suggested front and back boat stickers.

Laura Briese – Commented that stickers on the front would be harder to see from the dock

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary