



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Annual Meeting Minutes

September 20, 2020

Opening – Treasurer Barbara Murrill called the Annual Board meeting to order at 12:30 pm with the Pledge of Allegiance and announced a Quorum. Only Board members attended with the meeting livestreamed on Zoom communications software.

Present Board Members – Barb Murrill, Al Wideman, Kristen Kilman, and Deb Enderson were in the room. Dave Wooldridge, Chris Waller, and Adam Crites joined and participated via Zoom communication software.

Absent Board Members – Dave Getty

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

Approval of Minutes – A **Motion** was made by Kristen and seconded by Al to accept the open Minutes of the August 17, 2020 meeting. The **Motion passed unanimously**.

Approval of Closed Minutes – A **Motion** was made by Al and seconded by Kristen to accept the Closed Minutes of the August 17, 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 August 31, 2020 of \$1,472,637.66 including roads, buildings, equipment, and all other POA assets. It includes \$132,464.05 representing the two matured Certificates of Deposit which will be discussed in the Finance Report. Barb also reviewed the Monthly Check Report showing total expenditures of \$32,740.19 which included \$4,877.75 for legal services. 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 August included a notice of a rescheduled date for a hearing regarding a censure, an eviction notice for a resident, a request for a \$25/month increase in cleaning services, and inquiries regarding building requirements and approval of building plans. Past due 2020 assessment statements were sent to 393 Property Owners, and one thank you card was received by the office staff.

Standing Committee Report.

- **Administration:** Deb shared 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 spent time and effort preparing for the Annual Election and working on the book to track voting eligibility and appearance.
- **Legal:** As a summary of the last year, Barb reminded everyone that the Board, the Intervenor, and the Country Club were instructed in October 2019 to work on a Settlement Agreement. In April 2020 the POA, Dave Tucker and the Country Club, and individual Board members were sued by David Staloch, Larry Lott, and Scott Clark, and the facts are posted on Casenet. Judge Fargras has rescheduled the Objection Hearing for those wishing to speak against the Settlement Agreement for 9 am, October 20 in the St. Charles County Court. The judge apologized but said it is time to get this case resolved.
- **Architectural Control:** Barb relayed David G's report. The ACC has continued their method of holding meetings via emails to comply with social distancing but allow all inspectors to participate. There were two projects completed this month, a deck and an extended garage. 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 reported the last year's communication activity included

- The Spring and Annual Election newsletters, which are provided in paper form and also posted on the website as a printable PDF
- The POA Community Facebook page delivers continuous reminders, information, and updates, as well as private messaging for questions
- RaintreePOA.net website updates, links to all current and historical legal documents to provide actual facts, and announcements. Thanks to Chris Waller for making this information tool more useful.
- Email address collection for the RaintreePOABoard gmail account, which has been clumsy and problematic.
- Transition to the Mailchimp account to replace the gmail account. Frustrating that we have so many email addresses that were provided but that are not working with the gmail account. Link to sign up for the Mailchimp was emailed out to all email addresses, posted on Facebook multiple times, and is now posted on the POA website under Connect with Us
- Mailchimp was used to send those who subscribed explanations of the ballot items to help PO understand them
- Meet the Candidates was recorded and posted on the POA website and feedback was positive
- Explanations of the ballot items by Board members were recorded and posted on the website and feedback was positive
- **Community Relations:** Deb reported that the CRC was formed to assist in bringing the Board and the community closer by eliminating the perception that the Board isn't being transparent. The Committee initially launched meetings to initiate discussions but stalled out with the interference of COVID-19
 - From the perspective of Communication, CRC –
 - Suggested the introduction of an email tool called Mail chimp to replace the very problematic Gmail. As of now we have 260 subscribers. Noted that a review of the list shows that many of the loudest complainers that the Board isn't transparent did not submit their emails
 - Intention of creating e-newsletters to provide non-urgent news dissemination to Property Owners without the expense of paper and postage
 - Promoting Mailchimp opt in. Emails sent and posted multiple reminders on Facebook. Link to Mailchimp has been posted on the RaintreePOA.net website down under Connect with Us.
 - Sent emails describing and explaining the ballot items and the voting process
- Other CRC projects - this summer has seen plans begun for several connections to the Raintree community
 - Food drive – sponsored the food drive that led to the collection of at least a dozen boxes of food placed in POA office through the Annual Meeting/Election to benefit Hillsboro Food Pantry. Reminder flyers distributed at gates. Thank you to all who contributed.
 - Handout during voting – The Contact form, Community Skills form, and a page explaining the purpose and guiding principles of the CRC distributed to voters
 - Door to Door greeting committee – still in planning stage
 - Orientation package for new Property Owners – still in planning stage
- **Finance:** Barb reported that \$300,000 was transferred from the Operating account to the Excess Checking account. This is a “sweep account” to hold funds so our Operating account doesn't exceed the amount insured by the FDIC. The funds from the two matured CDs have not yet been reinvested because while initiating that investment, the rates fell to .1% at Commerce and .44% at Midwest Bank.
- **Lakes and Beaches:** Al provided a report of the accomplishments of the past year, including:
 - Sand was put on the beach
 - Lakes were treated repeatedly with herbicide for weed control
 - Lake Patrol was in effect from Memorial Day through Labor Day, and thanks to those volunteers
 - Damage to the Dam between Winter and Summer Lakes was repaired by our Maintenance crew.
 - New boats were inspected for approval to use on Raintree lakes
 - Delivered jet ski stickers to owners
 - Resent swim rope which had drifted inland, and repaired rope buoy that had broken
- **Maintenance:** Barb read Dave W's report. The crew has
 - cut grass,
 - maintained the campground and pavilion for rentals, and
 - cleaned up large amounts of trash including off-duty extra pickups necessitated by the food trucks.

- upgraded our maintenance equipment with a new dump bed and salt spreader for the 2011 F-550 dump truck
- working to replace the 2005 F-350 with a 2020 Chevy 3500 HD and a new snow plow for it.
- preparing for the next dam inspection by the Department of Natural Resources
- responded to severe spring storm damage, washouts, trees down, blocked culverts, etc. and there is still damage needing attention.
- replaced several detection loops for the gate system,
- assisted various committees with their daily tasks,
- rented a track loader and added 6 loads of sand to the beach,
- rented a bucket lift and repaired security lights, and
- helped Dan Osolinski with upgrading the security camera system.

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 paid for and stored. Property Owners should fill out a work order if they see something that needs attention. Property Owners are reminded NOT to dump yard waste in ditches or on undeveloped lots.

- **Roads:** Barb reported a lot of water issues resulted from excessive spring rain and she and the Roads Committee have worked to identify ditches and/or culverts that the POA has a responsibility to repair. In general, if the ditch or culvert is on your property, you as the Property Owner are responsible.
- **Rules:** Deb read Dave G's Rules report, which focused on:
 - Speed – Please respect and follow the 20-mph speed limit. There are continuous complaints, including even passing other vehicles. The first offense for this carries a \$100 censure for reckless driving due to how dangerous it is for all involved.
 - Underage golf cart drivers – Youthful drivers must carry their physical license or a photo of their current license on their phone.
 - Improper storage of trailers – 22 complaints were submitted, and while validating those, we found many additional violations. Please note Section 2j of the Raintree POA Covenants: ...Trailers, boats, personal watercraft, RV's 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 RV's 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, personal watercraft, and RV's 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, licensed or unlicensed, shall not be parked on lawns.
- **Security:** Chris provided his report that
 - Between Memorial Day and Labor Day, the POA employed two part-time code enforcement officers to monitor the weekend activities at the beach, pavilion, and boat launch. Their added presence provided extra security and control ensuring that Property Owners and guests abided by the established rules and could safely enjoy these summer amenities.
 - The security camera upgrade project is almost complete. The new video recorder is installed, and 17 of 18 cameras have been replaced and/or reconfigured to work with the new video recorder. The last camera will be installed after repair of wire damage inflicted by some unwanted critters. Overall, this project has been a great success and will enhance Raintree's security for many years.

Old Business –

- Voting Procedure – Deb reviewed the approach toward voting procedures, as posted on Facebook and emailed. Both the Annual Meeting and the Ballot Counting will be livestreamed using Zoom on links posted previously and multiple times on Facebook and on the POA website.
 - The POA accountant will unlock the ballot box after voting closes a 2:10 pm
 - The POA attorney and an independent non-Property Owner will oversee the reading of the ballots
 - Four Property Owners will separately tally the votes as they are read
 - Results will be posted tonight on Facebook and on the POA website
- Boat Sticker Placement – Tabled for future meeting

New Business –

- ACC Requested Variances – Barb proposed variances for a deck on W Vista and a retaining wall on E Vista. Both were unanimously approved.

- Security System Spare Parts – Chris informed the Board that extra units of several critical parts for the security system were ordered. Having them on hand will prevent outages and problems at the gates. Cost was under \$2,500 to have these parts ready and available.
- Road Bids - The Roads Committee has been working with five contractors regarding repairs to the worse roads, and the selection has been narrowed to three: Jokerest at \$350K, Spencer at \$428K, and West at \$315K. The EPA will pay approximately half. The Roads Committee recommends going with the West bid because their bid includes a 10-inch base and gravel bed under the asphalt, and the others were only a 6-inch base. Barb made the **Motion**, Al seconded and the **Motion** to go with West was **approved unanimously**.
- Appreciation – Dave W. expressed his thanks to Adam and Barb, who are up for reelection and to Kristen, who is officially departing the Board as the meeting ends. He stated that this 8-member Board has been extremely effective and productive, and thanked Dave G. for all his work on Rules and all the other Board members.

Adjournment – A **Motion** to adjourn was made by Barb and seconded by Kristen, and the **Motion passed unanimously**. **The meeting was adjourned** at 1:10 pm.

Open Forum – There were no Zoom livestream comments–

Minutes submitted by: Deb Enderson, Board Secretary