



## **RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.**

### **Board of Directors Meeting Minutes**

January 18, 2021

**Opening** – President Dave Wooldridge called the Board meeting to order at 7:13 pm with the Pledge of Allegiance and announced a Quorum. Only Board members attended with the meeting livestreamed on communications software.

**Present Board Members** – Dave Wooldridge, David Getty, Barb Murrill, Tammy Ponzar, Al Wideman, Michael Hinkle, Adam Crites, and Deb Enderson were in the room. Chris Waller joined and participated via Zoom communication software. Adam later joined the meeting in the POA office.

**Absent Board Members** – n/a

**Approval of Agenda** – A **Motion** was made by Deb and seconded by Dave G. 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 December 21, 2020 meeting. The **Motion passed unanimously**.

**Treasurer's Report & Monthly Check Report** - Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of December 31, 2020 of \$1,536,880.94 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$34,689.66 which included nothing outside of normal monthly expenses. A **Motion** was made by Deb and seconded by Tammy to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb shared that Correspondence received and sent for December, which included only a violation letter for tailgating and six holiday cards received.

#### **Standing Committee Report.**

- **Administration:** Dave W informed the Board that the office staff is still processing Special Assessment payments, which are now overdue and overdue statements will be sent mid-February. They also continue working through challenges caused by COVID-19, welcoming new residents and property owners, issuing Holiday gate codes for Christmas and New Year's, preparing for year end, updating new boundary line adjustments billing prorated assessments on properties acquired from those owned by Jefferson County, and working with ACC and Rules projects. He reminded everyone that the upcoming holidays of Christmas Eve, Christmas Day, New Year's Eve, and New Year's Day were days for which Holiday gate codes could be issued.
- **Legal:** Dave W. described the January 13 Country Club Settlement Agreement Objection Hearing, which took place over 8 hours in Jefferson County Court and allowed objections by the six of the seven objectors remaining. Each was questioned by the other attorneys, and the Country Club presented one witness, who spoke for ten minutes. The Judge gave the attorneys until 5 pm on February 1 to file any additional orders, after which he will consider and make his decision. The Judge in the Dave Staloch lawsuit against the POA and the individual Board members has requested dates to meet from the attorneys involved. Each legal action and required responses cause additional legal expense for the POA and Property Owners.
- **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. As of January 13, 2021 we have 13 homes are under construction and 22 miscellaneous projects are in process.
- **Communications:** Deb reported the communication activity included the following:
  - The Communications Committee delivered the second e-newsletter Raintree Roundup at the end of December. Subsequent issues will be sent monthly to all Property Owners who have signed up their email addresses to the "Mailchimp" email service.
  - Numerous emails, Facebook postings, and Nextdoor postings have been released this past month. Emails from Mailchimp show a return address of [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net). Check your spam folder if you

aren't seeing them. Reports available by Mailchimp show a range of 62% to 72% of recipients are opening the emails.

- So far 316 email addresses have been loaded to the Mailchimp tool by Property Owners. See the [www.RaintreePOA.net](http://www.RaintreePOA.net) site for the link to Mailchimp signup. If anyone has trouble, contact Deb and she will help.
- The website redesign project is still developing.
- **Community Relations:** Deb reported recent CRC activity, as follows:
  - Committee meets at 7 pm via Zoom on the Wednesday prior to the monthly Board meeting
  - CRC is discussing several projects
  - CRC is sponsoring a Food Drive in January. Bring a nonperishable food item with you when you visit the office to get your Boat or Golf Cart stickers.
  - The CRC is making plans for a Zoom Community Conversation at 7 pm on February 11.
- **Finance:** Barb reported that between 75% and 80% of the Special Assessment has been received. The Special Assessment was approved in the September Annual Election to be divided between Maintenance and Security.
- **Lakes and Beaches:** Michael relayed that the Missouri Dept of Conservation responded to our concern about a brownish substance floating in a couple coves, which was sent to the Missouri Dept. of Conservation for analysis. Our contact at MDC believes it is a species of planktonic algae which comes in a variety of colors and will eventually disappear. It is only a problem if it grows to much more than we are seeing before it fades away. Michael will have further conversation with him on January 24<sup>th</sup>. Michael is still looking for Lakes and Beaches volunteers from Winter and Summer lakes.
- **Maintenance:** Dave W's report. The crew has
  - Worked several minor ice events
  - Repaired damage to Autumn Lake Dam from an ATV
  - Worked on campgrounds to trim back the woods line and repair a barbecue pit
  - Worked with Wil-Build Construction to place boulders at the top of the old driving range across from the Country Club to block unauthorized access into Raintree
  - Filled pot holes and shored up road edges
  - Cleaned ditch lines, culverts, trees, leaves, trash, and debris from ditches and roads
  - Asks residents to please use off street parking when any winter weather is eminent and to help with picking up trash when out walking
  - 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 that
  - No additional road work is eminent.
  - We continue to receive complaints about speeding and reckless driving, especially on Plantation Drive and installed two new speed bumps to try to reduce the problem. Reviewing a security recording of traffic at the lower Plantation stop sign before installation of the speed bump shows that between 8:20 am and 8:51 am, only 1 of 30 vehicles stopped at the stop sign – 29 vehicles ran the stop sign. In fact, there were multiple incidents of vehicles speeding up to get ahead of cars coming through from Column.
  - We did not make the speed bump decision lightly. Plantation is a residential street, and there are small children there, as in other Raintree roads. The speed limit is 20.
  - For every complaint that the speed bump is annoying, there are three requests to install speed bumps.
- **Rules:** Dave G presented the monthly Rules report, telling us there were 32 violation letters sent in 2020 with a follow up for a potential second offense sent in January. Security logged over 33 tailgating or gate damage incidents, and a Polaris ATV caused damage at the beach and around the gate.
- **Golf Cart:** Tammy reported that:
  - The second Golf Cart Committee meeting was held January 12 and meetings will be the second Monday of each month via Zoom. Golf cart inspection procedures have been distributed to volunteer inspectors.
  - The deadline for getting a 2021 golf cart sticker has been extended to April 1.
  - Details on how to schedule golf cart inspections will be disseminated.
  - Golf cart stickers for street use in Raintree increased from 54 in 2015 to 228 in 2020, and 40 of those have incomplete documentation on file with the POA
  - Goal is to identify and sticker the 228 carts and non-traditional carts we have as well as new carts. No new rules changes have been developed.
- **Security:** Chris provided his report that
  - The guest access had to be taken down and repaired at Christmas.

- ATVs are never allowed in Raintree. There is a \$500 censure for the first offense.
- Residents and guests should note that all security cameras have been upgraded. Security can now identify vehicles of reckless drivers and rule violators, and we will follow up on those incidents.

**Old Business** –

- New Maintenance Equipment – Barb informed the Board that bids are being requested to use some of the Maintenance income to purchase a mini excavator because that is a frequent need and would avoid having to schedule and rent one. Three bids are needed for a purchase to be approved.
- Extension of Sticker Deadline for Golf Carts – Tammy made a **Motion**, seconded by Deb, to extend the deadline for the golf cart inspections/stickers until April 1, with penalties to apply May 1. The **Motion passed unanimously**.
- Concrete Pad for Food Trucks – Michael informed the Board that he has received the three bids for a concrete pad for Food Truck parking. They ranged from \$9,400 to \$14,400. After discussion, no **Motion** was made as the Board consensus was that the money could be better spent on beach expansion and/or improvements. Michael and Al are waiting for bids on beach improvements. Michael also reported that he found when talking to Food Truck owners that they are normally charged about \$50 per day or sometimes 1-2% of sales to park. He has received requests to have Food Trucks on Fridays as well as Saturdays and Sundays.

**New Business** –

- There were no New Business items.

**Adjournment** – A **Motion** to adjourn was made by Dave W. and seconded by Michael, and the **Motion passed unanimously. The meeting was adjourned** at 8:25 pm.

**Open Forum** – Livestream comments:

Laura Briese challenged whether charging food trucks to park would violate applicable tax limitations.  
Linda Camden commented on funds generated by food trucks.

Thank you to Derek Pryor for livestreaming and posting the meeting.

Minutes submitted by: Deb Enderson, Board Secretary