



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

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

March 15, 2021

**Opening** – President Dave Wooldridge called the Board meeting to order at 7:02 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, Barb Murrill, David Getty, Tammy Ponzar, Al Wideman, Michael Hinkle, Adam Crites, and Deb Enderson were in the room. Chris Waller joined and participated via Zoom communication software due to weather and road conditions.

**Absent Board Members** – n/a

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

**Approval of Minutes** – A **Motion** was made by Barb and seconded by Michael to accept the open Minutes of the February 15, 2021 meeting. The **Motion** to approve the **Minutes passed unanimously**.

**Treasurer's Report & Monthly Check Report** - Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of February 28, 2021 of \$1,365,132.46 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$43,908.18 which included normal monthly expenses. 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 sent for February included 356 delinquent Special Assessments sent to Collections and a response to a Property Owner letter about water runoff. Correspondence received included a letter from a Property Owner about water runoff, emails with Jefferson County and our attorney about an invalid transfer of property, a judgment payoff transmitted by Hillsboro Title Company, and an order from Jefferson County Circuit Court regarding the Country Club settlement. General correspondence received included a request to create an underwater brush pile and a request for “mail-in ballots and notices on the taxes.”

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

- **Administration:** Dave W informed the Board that the office staff is:
  - Processing Special Assessment payments,
  - Working through challenges caused by COVID-19,
  - Welcoming new residents and property owners,
  - Recording new boundary line adjustments billing prorated assessments on properties acquired from those owned by Jefferson County,
  - Filing 356 delinquent Special Assessment with Collections,
  - Assisting with golf cart inspections, and
  - Working with ACC and Rules violations.
- **Legal:** Dave W. reminded the Board that at this time we are waiting for the Judge to make his decision.
- **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. Currently an average of 3-4 projects are approved each week.
  - At this time 11 homes are under construction and 24 miscellaneous projects are in process.
  - Please beware of roadcuts as they require time to settle or they will sink in the future.
  - Property Owners want to be aware that all construction must be reviewed by ACC including maintenance or to decks, retaining walls, flatwork and other miscellaneous projects. The updated ACC rules will be on the new website when it goes live.
  - Quiet times applicable to building are from 7 am to sunset on weekdays and 8 am to sunset on Sat.-Sun.

- **Communications:** Deb reported the communication activity included the following:
  - The e-newsletter was sent at the end of March 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.
  - Facebook shows the Raintree POA Community page has 977 followers.
  - So far 379 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 actively in process. Deb asked for volunteers to help with her idea for an imbedded spreadsheet to allow lot owners to list lots for sale to give lot sellers and buyers a connection method.
- **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.
  - The CRC is making plans for a Zoom Community Conversation at 7 pm on 4/22.
  - CRC is creating additional information to be distributed to new Owners when they go to the office to register themselves.
  - A golf cart parade to celebrate and thank Raintree Volunteers will be held starting at 2 pm on Sunday, April 18.
  - The CRC is proposing Committee logos, which we will discuss in Unfinished Business.
- **Finance:** For her report, Barb distributed to the Board a Profit & Loss Budget vs. Actual. At this time there is a deficit of approximately \$60,000 for the Special Assessment passed to provide additional funding for Security & Maintenance.
- **Golf Cart:** Tammy reported that:
  - As of March 15, 112 Golf Cart owners have updated their property file for 2021
  - Appointments have gone well, and Owners have been kind, patient, and understanding.
  - Only one vehicle has been rejected for a Golf Cart sticker, and that was a riding lawn mower.
  - After 4/1 she will no longer wait for inspections at the POA office, and you must make an appointment
  - The deadline for paying \$10 for a 2021 golf cart sticker has been extended to 5/1. Then it will be \$15/
  - Current liability insurance for the golf cart can be presented at the inspection appointment or emailed in advance to [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net) or [POATammyPonzar@gmail.com](mailto:POATammyPonzar@gmail.com)
  - The \$10 can be paid in advance by cash, check, or credit card at the office or deposited in the drop box in the back lower-level parking lot, or brought to the appointment.
  - She expressed a big thank you to the office staff for all their assistance.
- **Lakes and Beaches:** Michael shared that:
  - Waiting for a recommendation about drainage/water damage issues on the back side of the Autumn Lake damn.
  - Looking for a replacement Patrol Boat
  - Spoke with several companies about lake treatment and is waiting for their bids.
  - Researching arrangements, Owner food and availability preferences, and talking to food truck owners.
  - Lakes and Beaches volunteers from Winter and Summer Lakes are still needed.
  - Residents of Spring Lake asked about a floating dock for that lake – may be something for next year’s budget.
  - Work is being done to improve the Pavilion parking lot
  - Raintree Clean Up Day dumpster will be behind the boat ramp where there is a camera. The dumpster should be removed the next day
- **Maintenance:** Dave W. reported the crew has been busy with these projects:
  - Worked multiple snow and ice events
  - Repaired Security lights and replaced bulbs.
  - Removed large chunk of concrete from inside a culvert pipe on E Vista near Moonshine
  - Made repairs to the columns on the POA front porch
  - Replaced and repaired multiple road signs
  - Pursued bids for new mower
  - Started Spring landscaping work

- Performed routine maintenance and made multiple repairs on vehicles and snow equipment
- Cleared blockages from culverts
- Filled pot holes
- 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 progress on roads is as follows:
  - Plantation road work was completed
  - Roads is looking for volunteers to assist with inspecting streets for damage requiring repair to be included in the evaluation of the most needed road repairs for Spring work. Decision is needed in the next few weeks.
  - MoDot approved the “Early Warning System for Hwy B at our entrance months ago, and we have been advised that the project will go out for bids in August. The state will install two flashing beacons on Hwy B with sensors on Column to trigger the flashing lights. Their design team was seen marking utilities to include with the Request for Bids.
- **Rules:** Dave G presented the monthly Rules report, telling us:
  - Still getting a lot of complaints about speeding, passing and other reckless driving on Plantation and other Raintree roads. The speed limit is 20 MPH.
  - Towed one vehicle prior to the bad snowstorm a couple weeks ago. Parking on Raintree roads is prohibited with the approach of inclement weather. Maneuvering around parked vehicles with snow equipment is too risky in bad weather.
  - Security logged 5 incidents of tailgating and gate and other property damage.
  - Quiet time in Raintree begins at 10 pm and ends at 6 am, except construction noise, which ends at 7 am weekdays and 8 am on weekends.
  - Many complaints about ATVs on Raintree roads, specifically on Richmond, Pea Ridge, Magnolia, and Tara. Driving ATVs anywhere in Raintree, including your own property, carries a \$500 censure.
- **Security:** Chris provided his report that:
  - He has no report or updates.

#### Unfinished Business –

- New Maintenance Equipment – Barb made a **Motion** and Michael seconded formal approval of the purchase of a lawnmower from Erb Equipment for \$10,733.93. The **Motion was unanimously approved.**
- Committee Logos – Discussion deferred
- Patrol Boat – Discussion deferred

#### New Business –

- Water Treatment Bids – Will have 3 by April 2.
- Request for Landscaping Funds for Side Gate – Tanalyn Dollar requested a minimal budget to beautify the side gate. Barb stated that she had funds still in the Beautification budget, but the commitment would need to be made to weed and take care of the landscaping.
- Grandfathered Jet Skis – Dave W made the **Motion** and Barb seconded it to exclude grandfathered jet skis from the 2-boat motorized maximum. After discussion, the **Motion** was approved with Al dissenting.
- New Lights for Office – Barb made the **Motion** and Adam seconded to take advantage of the Ameren program to replace existing fixtures and install LED lights/fixtures. The **Motion passed Unanimously.**

**Adjournment** – A **Motion** to adjourn was made by Deb and seconded by Barb, and the **Motion passed unanimously.** The meeting was adjourned at 8:38 pm.

#### **Open Forum** – Livestream comments:

Laura Briese commented to watch for volunteers handing out Community Conversation flyers.

Michael Camden comment that “Tammy is doing it right.”

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

Minutes submitted by: Deb Enderson, Board Secretary