



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

April 19, 2021

Opening – President Dave Wooldridge called the Board meeting to order at 7:08 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, Adam Crites, and Deb Enderson were in the room (Adam joined during the meeting.) 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 Al to approve the agenda. Deb asked that the minutes of the Closed Meeting of March 23 be added to the Agenda. The **Motion** to approve the amended Agenda **carried unanimously**.

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

Approval of Closed Minutes – A **Motion** was made by Barb and seconded by Al to accept the Closed Minutes of the March 23, 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 March 31, 2021 of \$1,317,776.20 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$69,155.74 which included normal monthly expenses and also \$10,733.93 for a new mower and \$20,148.48 for Road repairs. 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 March included General correspondence received included a thank you to the maintenance crew for their work on snowy days, a request to set the Annual Yard Sale date and comment that Committee logos are not needed, and an observation that the meeting room could use some updates.

Standing Committee Report.

- **Administration:** Dave W advised that Michael Hinkle resigned from the Board, and as customary this close to the Annual Election, the position will remain open for the voters to decide.
 - Tammy will become the Chair of Lakes and Beaches with Al as Co-Chair. Tammy will also become the Co-Chair of Communications along with Deb as Chair. Tammy will retain the Golf Cart Committee Chair role and Dave W will be Co-Chair. The Communications team of Deb and Tammy will be responsible for all Board-related communications to Property Owners. The Community Relations Committee is being dissolved and replaced with Raintree Events focusing on events happening in Raintree with the communications/notices to be sent by the Communications team.
 - Dave W informed the Board that the office staff is:
 - Processing Special Assessment payments,
 - Working through challenges caused by COVID-19 (Please be patient as the office staff works with others ahead of you),
 - 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.
- Dave W also shared that Raintree took advantage of an Ameren Energy Efficiency Program and had new LED lighting installed in the office at no charge, which will result in a significant savings. In anticipation of those savings, work done on the Board Room included carpet cleaning, new chairs, and a fresh coat of paint done by volunteers Barb and Dan Murrill.
- Dave announced that we plan to have an open Board meeting in May with attention to social distancing, which could limit capacity. Doors will open at 6:30 on May 17.
- **Legal:** Dave W. reminded the Board that judgement for Case #15JE-CC00809 was entered in favor of the Settlement agreement granting unlimited golf, swimming pool, fitness room access and discounts if/when a restaurant is available for a cost of \$255/year. The Objectors' attorney filed a motion for a New Trial and to Amend the Judgement. No ruling has been made on that motion. In Case #20JE-CC00241 filed against the POA, the individual Board members, and the Country Club by David Staloch, the Court asked all parties for available dates through June to conduct contested in-person trials.
- **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 10 homes are under construction and 20 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.
- **Communications:** Deb reported the communication activity included the following:
 - A formal Communication Process and Strategy was approved by the Board.
 - The e-newsletter was sent at month end 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. Check your spam folder if you aren't seeing them.
 - The New Owner Orientation packet is close to complete, pending a couple open decisions.
 - The Spring Newsletter to be mailed to all Property Owners is in process. Committee Chairs are reminded that their articles are due, even if in bullet point form.
 - The website redesign project is actively in process. Deb thanked Derek for his 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.
- **Raintree Events:** Deb reported recent REC activity, as follows:
 - A golf cart parade to celebrate and thank Raintree Volunteers was held starting at 2 pm on Sunday, April 18. The parade circled both Autumn and Spring Lakes and threw candy to those who came out to cheer. Thanks to Jerri Jean Hicks, Kathy Porter, and Mark Meschede who created "favors" for attendees.
- **Finance:** Barb discussed the Special Assessment, which provided funding for Security & Maintenance. Equipment added for Maintenance included a mower, salt spreader, dump bed, maintenance truck, plow, and the upcoming purchase of a mini excavator. Approximately \$100,000 was collected for these two needs. We sent 340 delinquent Property Owners to collections, representing another \$17,000 and subsequently collected about \$4,700 of that, so far. She is working on the Budget for 2021-22 and does not anticipate many changes except Lakes and Beaches.
- **Golf Cart:** Tammy reported that:
 - To date, 194 Golf Cart owners have updated their property file for 2021
 - Another 35+ Golf Carts with 2020 stickers have not yet renewed.
 - She has successfully accommodated new cart purchase, part-time residents, and lot owners.
 - After 4/1 you must make an appointment for your inspection
 - 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 or POATammyPonzar@gmail.com
 - Stickers are assigned to a property owner and a specific cart. They are nontransferably, and you remain responsible for any censures until the new owner registers the cart. Stickers go on the drivers side lower corner of the windshield.

- All riders must be seated in normal capacity limits. Drivers must hold a MO state drivers license (not a permit) and must be insured as a driver. Permit drivers must have their parent in the cart with them.
- We have had 3 cases of carts being forced off the road by vehicles. Hug the edge, not the middle of the road. We have blind hairpin turns and blind hills, plus the season brings an increase in trucks pulling campers and boat trailers.
- We operate on a “Complaint Form” basis. We are volunteers and we are neighbors. You can submit an anonymous complaint form with sticker #, time, location within Raintree, and a photo, if possible. Posting on social media platforms will not get results and is not advised. For immediate safety issues, call 911. For immediate security issues, email SecureRaintree@gmail.com
- **Lakes and Beaches:** Tammy shared that:
 - To date, 297 boat stickers have been issued compared to 500 last year at this time
 - She summarized requirements for boat stickers, which have not changed.
 - The “early bird” discount ends 4/30 and the sticker price increases to \$125
 - Current year vehicle and trailer stickers are required to use the boat ramps on Spring and Autumn Lakes
 - Anyone born after 1/1/1984 must have proof of Mo Boating Safety course on the boat and email to office
 - Speed limit on Autumn Lake is 35, 100 feet from shore at wake speed, no wake begins at sunset, move counter clockwise
 - Surrender boat sticker for 30 days if caught moving a buoy
 - Beach reminders: no glass bottles, pets, loud music, obscene music or language, loitering after dark. Canopy and pop up must be at least 20 feet back from the water, 5 feet apart, not blocking water access
 - We operate on a “Complaint Form” basis. We are volunteers and we are neighbors. You can submit an anonymous complaint form with sticker #, time, location within Raintree, and a photo, if possible. Posting on social media platforms will not get results and is not advised. For immediate safety issues, call 911. For immediate security issues, email SecureRaintree@gmail.com
- **Maintenance:** Dave W. reported the crew has been busy with these projects:
 - Received delivery of a new mower and still looking for a mini excavator
 - Started Spring landscaping work and mowing
 - Cut and trimmed grass on unattended home property
 - Completed plumbing repairs and exterior painting to POA buildings
 - Removed parking stops at pavilion parking lot, added rock and regraded. Currently reinstalling the parking stops
 - Cleaned and mulched beds
 - Cleaned up washouts from heavy rains and removed downed trees from roads
 - Preparing the campgrounds, pavilion, bathhouse and beach area for summer traffic. Porta potties are installed.
 - Performed routine maintenance and made multiple repairs on vehicles
 - Cleared blockages from culverts
 - Filled pot holes
 - Dumpster for the Raintree clean up will be by the back of the boat ramp in view of the security camera
 - 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.
 - Thank you for the Special Assessment to get operating equipment again
- **Roads:** Barb reported that progress on roads is as follows:
 - A revised road repair list is out for bid to West Paving including several locations bumped last year and locations funded by the EPA.
 - 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.
- **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 and also gate crashing and tailgating. The speed limit is 20 MPH.
 - Golf Cart Rules require that drivers have a license, so younger drivers may be stopped and asked. Current stickers must be affixed.
 - Security logged 6 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.
- Recently one of our card readers was damaged, but we do have video of the incident
- We also have videos of vehicles cutting across golf cart paths to avoid the gate
- **Security:** Chris provided his report that:
 - Vehicles must have current stickers properly affixed
 - Potential towing at owner's expense

Unfinished Business –

- **Water Treatment** – Tammy provided bids from 3 lake water treatment companies and reviewed them. Curryville Fisheries quoted \$73,261 for 3 treatments, payment due on date of application. Solitude Lake Management quoted \$57,840 for 22 treatments, billed monthly. Estate Management Services Lake and Pond Management quoted \$38,100 for 8 treatments, billed monthly. After review of the bids, Dave W made the **Motion** and Barb seconded to accept the contract from Solitude Lake Management for \$57840. The **Motion** was approved unanimously. Treatment will begin immediately.
- **Food Trucks** – Tammy reported that she is continuing to talk with Food Truck companies about parking at the beach this season.
- **Boat and Trailer Storage Business attempt across Hwy B** – Dave W discussed that a boat and camper storage business was proposed by a contractor but Jeffco P&Z had concerns and denied his request. It will be discussed at the P&Z May 20 meeting if any Property Owners want to write letters of support or concern.
- **New Business** –
- **Raintree Yard Sale** will be June 19 – Deb reported that the annual yard sale will be managed by the Raintree Events Committee, specifically with Nancy Gau taking the lead. Volunteers to help can contact Nancy directly or the office.
- **Ballot Suggestions due by May 28** – Deb reminded everyone that suggestions for September Annual Election ballot items should be submitted by May 28th so they can be reviewed at the June 21 meeting
- **Resumes** – Dave W announced that there will be four Board positions open for the Annual Election, 3 for 3 years and 1 for 2 years. Resumes are due by July 16th. Any applicant must be current with assessments and any censures.
- **No Wake on Autumn Lake July 4th** – Al made the **Motion** and Dave W seconded to have Autumn Lake be No Wake all day on July 4. The **Motion** passed unanimously.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Al, and the **Motion passed unanimously**. The meeting was adjourned at 8:35 pm.

Open Forum – Livestream comments:

None

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

Minutes submitted by: Deb Enderson, Board Secretary