



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

May 17, 2021

Opening – President Dave Wooldridge called the Board meeting to order at 7:02 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting also livestreamed on communications software.

Present Board Members – Dave Wooldridge, Barb Murrill, David Getty, Tammy Ponzar, Al Wideman, and Deb Enderson were in the room. Chris Waller joined and participated via Zoom communication software.

Absent Board Members – Adam Crites

Approval of Agenda – A **Motion** was made by Barb to amend the Agenda to correct the year to 2021 and to add “Formalize Road Budget Change” to New Business. Her **Motion** was seconded by Al, and the **Motion** to approve the amended Agenda **carried unanimously**.

Approval of Minutes – A **Motion** was made by Barb and seconded by Al to accept the open Minutes of the April 19, 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 April 30, 2021, of \$1,266,338.11 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$64,811.41 which included normal monthly expenses, over \$33,000 for annual insurance premiums, and \$1,700 to Curryville Fisheries for the spring fish stocking. A **Motion** was made by Deb and seconded by Dave G to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb shared that Correspondence received in April included Michael Hinkle’s resignation from the Board for personal reasons and verification of liability insurance from a Property Owner’s insurance agency. General Correspondence received was a thank you to the Board and Maintenance team from a homeowner on Shiloh Dr.

Standing Committee Report.

- **Administration:** Dave W advised that the office staff is busy:
 - 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,
 - Assisting with golf cart inspections,
 - Working with ACC and Rules violations, and
 - Preparing 2021 Assessment Invoices
- **Legal:** Dave W. reminded the Board that judgement for Case #15JE-CC00809 was entered on 3/31 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 on 4/8 for a New Trial and to Amend the Judgement. No ruling has been made on that motion. The Board has been informed that the Country Club will send bills the same as last year’s in lieu of finalization of the Settlement. Case #20JE-CC00241 filed against the POA, the individual Board members, and the Country Club by David Staloch is still pending.
- **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. After in-person meetings resume, the email chain will probably continue due to how effective it is for efficient discussion and approval of projects.

- 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:
 - The April e-newsletter was sent at month end to 412 Property Owners who have signed up their email addresses to the “Mailchimp” email service. We had a 71% “open” rate, which is the most to date.
 - There were 16 emails and identical Facebook postings 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 8-page Spring Newsletter sent in paper form to all Property Owners was mailed May 7, and is also posted on the website in PDF format.
 - The website redesign project is actively in process, and we look forward to the live date after necessary testing. Included are a new index for finding topics in the Covenants and a spreadsheet for listing lots in Raintree for sale by owner.
 - All questions sent to RaintreePOABoard@gmail.com or through Facebook Messenger are answered by me or the appropriate Board member.
- **Raintree Events:** Deb reported recent REC activity, as follows:
 - Nancy Gau is enlisting volunteers for the Raintree Yard Sale, which will be held June 19. Anyone who wants to hold a yard should contact the POA office by June 12 to pay the \$10 and register to be put on the map that will be distributed at the gate.
- **Finance:** Barb discussed the draft of the 2021-22 Budget, which was provided to each Board member for review. Key points she made were:
 - Expenses include the normal annual cost of living increases that our income does not increase to cover.
 - The Lakes and Beaches budget will have to increase by \$50,000 to cover the cost of lake water treatment for the year.
 - Over the past 5 years, the Roads budget and repairs to our roads have been greatly supplemented by the EPA by an annual average of \$290,000. EPA work and that supplement are coming to an end, and we are still waiting for the reimbursement we were promised last summer. Without that sizeable payment each year, work on Roads will be a small fraction of what we have been able to do in the past. Like it or not, that will be a harsh reality check for those who believe our community can continue to be maintained without an assessment increase.
 - The Special Assessment was much needed for Security and Maintenance, but, by definition, one-time Special Assessments cannot be used to cover ongoing operations. She plans to propose a general assessment increase for the September ballot.
- **Golf Cart:** Tammy reported that:
 - To date, 212 Golf Cart owners have updated their property file for 2021
 - Another 30+ Golf Carts with 2020 stickers have not yet renewed.
 - The deadline for paying \$10 for a 2021 golf cart sticker passed, and the cost is now \$15.
 - The censure for
 - 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. Censures for operating a golf cart in a negligent manner are \$75/\$150/\$250 for 1st, 2nd, and 3rd offense, and examples are occupants not seated in vehicle seats, too many occupants, and driving not on the right side of the road.
 - Stickers are assigned to a property owner and a specific cart. They are non-transferable, and you remain responsible for any censures until the new owner registers the cart. Stickers go on the driver’s side lower corner of the windshield. Censures for unstickered golf carts for the current year are \$25/\$100/2100 for 1st, 2nd, and 3rd offense.
 - 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. Censures for underage drivers are \$100/\$150/\$200 for 1st, 2nd, and 3rd offense.
 - We operate on a “Complaint Form” basis. 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 the following information about L&B topics:
 - Boat Stickers:
 - To date, 380 boat stickers have been issued compared to 517 last year
 - Requirements for boat stickers have not changed.
 - The motorized boat sticker price increased to \$125 as of 5/1, as publicized
 - 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
 - Lake Water Treatment
 - Starting in May water treatment will be done each 1st and 3rd Wednesday of the month beginning around 6:30-7 am for about 7 hours
 - Custom treatment, not a blanket treatment – he surveyed and sampled all around the lakes and created customized “cocktails” of herbicides and algicides, sprayed topical and laid below the water level extended-release liquid treatments
 - BIG CONCERN – we cannot allow lawn clippings and leaves to be swept/blown into the lake water because they break down to nurture underwater vegetation. Be part of the solution, and make adjustments to your own habits and discuss with your lawn service company.
 - All property in Raintree impacts the lake – all ditches, culverts, etc. drain into the lakes
 - Do not confront our biologist as he works. Take your frustrations to POATammyPonzar@gmail.com.
 - Buoy Placement
 - Tammy has spent many hours working with the State of MO Highway Patrol Water Safety personnel regarding our buoy placement map and the safety on our small lake with such a high number of registered watercraft. Our Covenants and rules require compliance with state and local laws.
 - No Wake DOES NOT BEGIN AT THE BUOY. Your wake must not extend or push you past a buoy. No Wake begins 100 feet from any buoy, the dam, shorelines, sea walls, boat houses, and any other vessel.
 - MO Highway Patrol advises Raintree to strictly enforce No Wake regulations, and ruled in 2018 that boating citations will be classified as traffic violations affecting driving privileges, insurance qualification/rates, suspended licenses, etc.
 - Dept of Natural Resources (DNR) advises Raintree to strictly enforce No Wake regulations to maintain dam permit eligibility and limit erosion of our dam, natural shoreline, and property lines as well as boat houses and sea walls.
 - All vessels are prohibited from being closer than 50 feet from the swim area rope or inside the swim buoys for any reason at any time.
 - Accountability
 - With the Patrol Boat inoperable on Autumn Lake, Property Owners need to take ownership of efforts to maintain the operation of watercraft on the lake
 - To report deficiencies, please try to include as much of this list as possible: Yellow sticker number, MO registration number, date and time, violation, place of violation, and submit it to SecureRaintree@gmail.com. Do not confront the violators. Rules, Security and L&B Committee Chairs will work with the Highway Patrol to address the complaints.
 - Signing the boating agreement when registering the boat is the only warning. First violation will be a censure.
 - Not following MO boating laws, such as creating a wake within 100 feet of a buoy: \$100/\$150/\$200/\$500 per incident
 - Creating a wake in coves, after sundown, or when a red flag is posted: \$250/\$350/\$500 per incident
 - Failing to operate a vessel in a counter-clockwise pattern, such as doing figure 8s in the main channel: \$50/\$100/\$250/\$500 per incident
 -
- For immediate safety issues, call 911. For immediate security issues, email SecureRaintree@gmail.com

- **Maintenance:** Barb reported the crew has been busy with these projects:
 - Mowing when weather permits
 - Cut and trimmed grass on unattended home property
 - Completed electrical work at the POA building and the Pavilion
 - Assisted Lakes and Beaches in resetting buoys on Autumn Lake
 - Cleared debris washed into ditches and culverts by heavy rains
 - Getting bids to repair damage to the spillway between Summer and Winter lakes (added temporary material as emergency fix.)
 - Installed and removed No Wake signage
 - Performed 6-month preventative maintenance checks and oil change on trucks
 - Removed tree limbs overhanging the roads and causing “line of sight” issues
 - Made multiple repairs to gates and security equipment
 - Repaired golf cart
 - Painted new speed bumps
 - 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. It’s a rules violation and is very harmful to the function of the ditches and to the health of the lakes
 - Ameren is replacing main and secondary lines on East Vista. Connections to homes will be handled separately.
 - Bids have been received and are being reviewed for a mini excavator.
 - Tom H is investigating rental of a remote-control mower for the dam to replace use of weed eaters for that large area. Cost of rental would be substantially offset by wages for the times required for manual cutting.
- **Roads:** Barb reported that progress on roads is as follows:
 - Roadwork started May 10 at the Raintree locations identified by email, Facebook, and on the website.
 - Meramec Paving will return to finish the repair on Lake Ridge that needed time to settle before the repair.
 - Roads volunteers will soon be contacted to start the process to identify and prioritize road repairs.
 - To make a request for road repairs, contact the office.
- **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.
 - Security reports tailgating and gate crashing, damage to POA property, and also illegal parking at the beach. To park at the beach, your vehicle must have a current Raintree vehicle sticker Properly Affixed on the lower driver’s side windshield. Anyone not in compliance can be towed at your own expense.
 - 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.
- **Security:** Chris provided his report that:
 - Security staffing is being added for Memorial Day through Labor Day
 - Vehicles must have current stickers properly affixed at the beach and boat launch areas. Guests must be accompanied by the Property Owner at all times.
 - Potential towing at owner’s expense if driver refuses to move vehicle when asked

Unfinished Business –

- 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

New Business –

- Proposed 2021-22 Budget – Barb asked that each Committee review and respond to their proposed budget
- Security for Memorial Weekend/the Season – Chris informed the Board that he is working to add two security personnel for a cost of \$14-\$15,000. Barb confirmed that he has budgeted funds for it. He also discussed possibilities for expanding the gate guest access to other gates. There may be a way to add a separate lane for guest access at the front gate, but significant changes would be needed to make room.
- Roads Budget Change – Barb made a **Motion** and Deb seconded to increase the 2020-21 Roads budget by \$57,000 using unused Legal budget funds. The **Motion passed unanimously**.

- Speed Bumps – Dave G/ suggested speed bumps for several additional streets including Lake Hill, Gettysburg, Richmond, among others. There was discussion of permanent vs. temporary speed bumps. Speed bumps seen by Board members in other communities were also discussed.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Dave G, and the **Motion passed unanimously**. The meeting was adjourned at 8:22 pm.

Open Forum –

Michael Jordan asked when the L&B Committee/Board will be addressing wake boats and balusters, prompting a discussion by the Board.

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

Minutes submitted by: Deb Enderson, Board Secretary