



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 21, 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, Chris Waller, Al Wideman, and Deb Enderson were in the room. Adam Crites joined and participated via Zoom communication software.

Absent Board Members – n/a

Approval of Agenda – A **Motion** was made by Deb to amend the Agenda to read the Events Committee. A **Motion** to approve the amended Agenda was seconded by Tammy, and 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 May 17, 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 May 31, 2021, of \$1,260,830.08 including roads, buildings, equipment, and all other POA assets. Barb also reviewed the Monthly Check Report showing total expenditures of \$43,206.54 which included normal monthly expenses and the first payment to Solitude Lake Management for \$4,820.00 for the May lake water treatment. 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 May included thirteen ballot items for consideration and an inquiry about golf cart inspection availability. Correspondence sent included Annual Assessment Invoices to all Property Owners. General Correspondence received was a thank you to the Board and Maintenance team from a homeowner and a report of visitors blocking the front gate instead of using the back gate kiosk for guest entry and suggesting more signage.

Standing Committee Report.

- **Administration:** Dave W advised that the office staff is busy:
 - Working through challenges caused by COVID-19 although the extra processes are being reduced by the elimination of many of the legal restrictions, and mask wearing is now optional
 - 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
 - Receiving and recording 2021 Assessment Invoices (Dave reminded everyone that the trauma of the annual invoice can easily be minimized by setting up monthly payments.)
 - Increased foot traffic purchasing stickers and paying assessments, and
 - Assisting the Events Committee with work to prepare for the Annual Yard Sale.
- **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. A letter was recently sent out representing the Objectors requesting donations of \$300 or more to fund an Appeal. Case #20JE-CC00241 personal lawsuit filed against the individual Board members, the POA, and the Country Club by David Staloch has a Court Date scheduled for July 30th.

- **Architectural Control:** David G reported that:
 - The ACC has resumed holding in-person meetings as of June 1 but still disburses and shares information about the projects via emails, which will probably continue due to how effective it is for efficient discussion and approval of projects. Meetings will be held monthly on the first Tuesday.
 - 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 May e-newsletter was sent at month end to 447 Property Owners who have signed up their email addresses to the “Mailchimp” email service.
 - There were 7 informational 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 in use being distributed to new Property Owners and also will be posted under Owner Info on the new website.
 - The website redesign project is in the final stages of testing.
 - All questions sent to RaintreePOABoard@gmail.com or through Facebook Messenger are answered by me or the appropriate Board member.
 - The June Raintree Roundup will include information about the new website, which the Board has been reviewing.
- **Raintree Events:** Deb reported recent REC activity, as follows:
 - The Raintree Yard Sale held June 19 was a huge success, and planning by Nancy Gau eliminated the traffic problems experienced at the front gate and spread the Yard Sale traffic more evenly around Raintree. Some folks opened their yard sales on Friday night to internal traffic. Nancy provided a report that there were 310 maps handed out, with 45 registered yard sales, and 10 volunteers assisting with signs, traffic, and handing out maps.
 - The Raintree July 4th Golf Cart Parade will begin at 2 pm on July 4th and circle both Autumn and Spring Lakes. John Moseley is coordinating within the Golf Cart Club, but everyone with a golf cart currently stickered for use in Raintree is invited.
 - The HOA is again sponsoring the annual Boat Parade, which will depart at 5 pm. Watercraft not participating in the parade are asked to pull over and let the parade have the Autumn Lake in the interest of safety. Also, Property Owners are asked not to have swimmers out where the parade is traveling.
- **Finance:** Barb discussed the 2021-22 Budget, which had been provided to each Board member for review and which has been finalized, including:
 - Expenses include the normal annual cost of living increases that our income does not increase to cover.
 - The Lakes and Beaches budget increased by \$50,000 to cover the cost of lake water treatment for the year.
 - The Roads budget decreased by over 60% because of the end of the supplements paid by the EPA in the past.
 - The Special Assessment was much needed for Security and Maintenance, but, by definition, one-time Special Assessments cannot be used to cover ongoing operations.
- **Golf Cart:** Tammy reported that:
 - To date, 239 Golf Cart owners have updated their property file for 2021
 - 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, 470 boat stickers have been issued compared to 517 last year
 - Requirements for boat stickers have not changed – current Missouri registration and current liability insurance and all balances due for assessments and censures must be paid (30-day grace period on payments due July 1.)

- Lake Water Treatment
 - Treatment will be done each 1st and 3rd Wednesday of the month beginning around 6:30-7 am for about 7 hours
 - Our lake water specialist saw a weed in Spring Lake that he treated in June, even though Spring Lake doesn't require ongoing treatment
 - There is no wait time for irrigation or recreational use of lake water after a water treatment.
 - 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.
- Autumn Lake Beach
 - Installation of new longer swim rope and restringing all the floats was completed
 - Swimmers and boaters should make no contact what-so-ever with the swim rope
 - 130 tons of new sand was delivered in May
 - Reminder that all shade canopies need to be kept toward the back of the beach to not block swimmers
 - Except for Loots, food trucks she contacted wanted a \$150/hr guarantee by the POA to come here and refused to be responsible for a fee to collect the trash their product generates
- No Wake Requirements
 - 100 feet is a minimum, bases your distance on your wake
 - Stay 100 feet from the dam, the shoreline, sea walls, boat houses, and other vessels
 - 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.
- Reporting Violations
 - 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
 - Autumn Lake has a 35 mph speed limit, all motion should be counter clockwise, and July 4 will be No Wake all day.
 - 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.
- 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:
 - Purchase of a mini excavator from K&K Rental has been completed and a deposit was put on a new 18-foot equipment trailer from Viper trailers
 - Mow grass and weeds
 - Install signs for new speed bumps
 - Install a new ceiling fan in the office and replace old light covers
 - Assist Lakes and Beaches with replacement of two buoys and the swim rope at the Beach
 - Add sand to beach
 - Remove tree limbs overhanging the roads and causing “line of sight” issues
 - Make repairs to mowers and vehicles, as needed
 - 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
 - Raintree has an opening for a full-time maintenance person and also a part-time person for weekend duties
 - Dave W thanked all who voted for the Special Assessment, which has been critical for Maintenance and Security.
- **Roads:** Barb reported that progress on roads is as follows:
 - Most recent roadwork repairs were inspected, and payment of \$338,369.89 was approved to West Paving
 - This included our last payment from the EPA, after receipt of almost \$1.5 million from the EPA in the last 5 years. Road work will be reduced to only the most urgent repairs
 - Ameren has been replacing main and secondary lines in Raintree, and they will be responsible for repair of any road damage caused by them.

- Roads volunteers are asked to attend a Committee meeting on June 30 at 7 pm 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 meeting minutes requesting approval of 7 Motions to be reviewed in New Business
- **Security:** Chris provided his report that:
 - Security staffing is being added
 - Vehicles must have current stickers properly affixed or guest placards displayed at the beach and boat launch areas. As agreed on the signed form acknowledging receipt, stickers must be affixed, and failure to do so, or attempts to secure by tape, etc., will result in towing or denial of access. After one warning, guest vehicles not properly placarded will be towed.
 - 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
 - He is researching use of a gate system using RFI stickers for windshields to open the gate
 - Bids are being requested to replace the towers that hold the gate arm because they have been damaged by being hit so many times

Unfinished Business –

- Maintenance Equipment Purchases – Barb made a **Motion** and Dave G seconded approval to purchase a used mini-excavator from Erb Equipment for \$35,177.35. **The Motion passed unanimously.** Barb made a **Motion** and Deb seconded approval to purchase a new equipment hauling trailer from Viper Trailer World for \$5,425. **The Motion passed unanimously.**
- Approval of Budget - Barb made a **Motion** and Deb seconded approval of the proposed 2021-22 budget previously distributed to Board members. **The Motion passed unanimously.**
- Approval of New Website - Barb made the **Motion** and Deb seconded approval of the proposed 2021-22 budget previously distributed to Board members. **The Motion passed, with Chris abstaining.**

New Business –

- Proposed ACC Rules Changes –
 - Dave G. made **Motion** 1 to update Section E, #17 of the Policy for Obtaining a Building Permit to Construct a New Residence to allow a straw mat instead of seed and straw to read “Lot must be sodded or have an approved seeded/straw matting or blanket.” Chris seconded, and the **Motion passed unanimously.**
 - Dave G. made **Motion** 2 to update Section K of the Policy for Obtaining a Building Permit to Construct a New Residence to require use of asphalt only to repair a road d cut. Chris seconded, and the **Motion passed unanimously.**
 - Dave G. made **Motion** 3 to require a \$250 deposit with a full refund for small projects not requiring large construction trucks. Al seconded, and the **Motion passed with a nay by Adam.**
 - Dave G. made **Motion** 4 to require a \$250 deposit with a \$125 refund for smaller projects requiring large construction trucks such as concrete trucks, dump trucks, etc. Chris seconded, and the **Motion passed unanimously.**
 - Dave G. made **Motion** 5 to increase censures for Reckless Operation of Boats to \$500 for the first offense, \$750 and a 30-day loss of lake use for the second offense, and \$1,000 and loss of lake amenity until the next sticker year for the third offense. Al seconded, and the **Motion passed with a nay by Adam and Chris.**
 - Dave W. made **Motion** 6 to update Page 9, Section 5 on Fishing and also under Lakes and Boating to include the wording “All vessels creating a wake must be a minimum of 100 feet from the shoreline, all buoys, swim area, dam, boat ramp, all vessels, and during times of red flag (No Wake.)” Chris seconded, and the **Motion passed with a nay by Adam.**
 - Dave G. made **Motion** 7 to increase censures in Section 3 on page 6 of the Rules Manual for foul language to \$100 for the first offense, \$200 for the second offense, \$300 for the third offense, and \$500 for each additional offense. Al seconded, and the **Motion passed unanimously.**
 - Dave G. made **Motion** 8 to increase censures for abusive behaviour in Beach Rules and in Miscellaneous Rules to \$100 for the first offense, \$200 for the second offense, \$300 for the third offense, and \$500 for each additional offense. Al seconded, and the **Motion passed unanimously.**

- Review of Ballot Suggestions – Deb lead the discussion through the 14 proposed ballot items submitted, reflected below with numbering and some basic info about each proposal:
 1. Three ballot suggestions were received regarding assessment language, Section 3f
 - a) Submitted by Al Wideman: “Effective January 1, 2022 the Raintree POA Board of Directors shall have the authority to adjust property assessments of all Raintree lots once each 3 years. Adjustments shall not exceed 10% of the then-current property assessment value.” **Motion** made by Al, seconded by Dave G. **Motion** approved to be included on the ballot with three nays.
 - b) Submitted by Dave Getty: Withdrawn
 - c) Submitted by Barb Murrill: Effective July 1, 2022 General Assessments on Raintree properties shall be increased as follows:
 - 2022 - 10% increase
 - 2023 – Cost of living only, calculated as follows for 2023 and all future COLA increases: Increase of the cost of living during the previous calendar year. This calculation shall be made by adding to the then current assessment amount the percentage by which the level of the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported by the Bureau of Labor Statistics of the United States Department of Labor, has increased over its level as of January 1st of the prior year, not to exceed 2%.
 - 2024 - 10% increase
 - 2025 - Cost of living only, calculated as shown for 2023
 - 2026 - 10% increase
 - 2027 - Cost of living only, calculated as shown for 2023
 - 2028 and annually thereafter - Cost of living only, calculated as shown for 2023

Motion made by Deb, seconded by Dave G. **Motion** approved to be included on the ballot.

 2. Parking on Vacant Lots, 2j, submitted by Joe Hettel: Confusion on the actual proposal and proposer was not in attendance. No **Motion** was made.
 3. Parkway around the lake, 3
 - a) Kayak rest stops, submitted by Melissa Dixon-Wrozier: “We need an area for kayakers to stop and stretch their legs. Security doesn’t allow pulling up near the beach.” This is a great suggestion but not an appropriate ballot item. No **Motion** made, but members of the Board are currently developing a plan for this amenity.
 - b) Parkway rights under 3. Rights and Powers, submitted by Margann Widemann: “The original wording is confusing and the definition of "parkway" is not clear. There is a general consensus that parkway refers to the area immediately surrounding the lake, which previously was the property of the POA. The POA Board in June 2003 passed a Motion that declared that the Parkway was available only for use in traveling from one common area to another but not to stop, fish, camp, or bathe. **Motion** was made by Deb and seconded by Al to add the interpretation of the 2003 **Motion** to the ballot. The **Motion** passed with a nay from Chris.
 4. Personal watercraft, 1H
 - a) Sunset grandfathering of PWC, submitted by Kent Jarus: **Motion** was made by Al and seconded by Dave G. to add the sunset language to the ballot. The **Motion** passed with a nay from Adam.
 - b) Lift ban on new jet skis for one year, submitted by Derek Pryor. After a hearty discussion of the history of the restriction and the intent of the 2003 ballot item, the item will not be added to the ballot.

5. Side by Sides, submitted by Derek Pryor: **Motion** was made by Deb and seconded by Barb to add legalization of the side by sides to the ballot. The **Motion** failed 2/5.
6. Sheds, boathouse storage areas, and detached garages, submitted by Tillie and Mark Winchester: **Motion** was made by Dave W and seconded by Tammy that “Effective 10/1/2021 a property owner of any residential Raintree property may be approved for construction of a shed no greater 100 square feet, properly anchored to a concrete floor, with color and material matching the house, behind the house and within the sidewalls of the house and within the 30-foot setback. The shed must be approved by the ACC including submission of a deposit. ACC will follow the inspection process.” The **Motion** passed with a nay by Barb.
7. Watercraft limitations, 1H
 - a) Maximum horsepower, submitted by Al Wideman: A **Motion** was made by Al and seconded by Dave G that Effective 9/19/2021 the maximum horsepower of any motor on Raintree lakes shall be 100 horsepower. Current boats with motors exceeding 100 hp shall be grandfathered in for usage to the current/original boat owner only. The **Motion passed with a nay from Adam.**
 - b) No new inboard motors, submitted by Al Wideman: A **Motion** was made by Al and seconded by Dave G that Effective 9/19/2021 no new in-board motors can be permitted on Raintree lakes. Current boats with in-board motors shall be grandfathered in for usage to the current/original boat owner only. The **Motion passed with nays from Adam and Barb.**
 - c) Wake boats or boats altered to created a wake, submitted by Tammy Ponzar and
 - d) Policy to eliminate use of wakeboats, submitted by Tammy Ponzar and
 - e) No new Wake boats and no filling of ballast tanks submitted by 22 signed Property Owners plus their spouses. Items c, d, and e were combined to a single item. A **Motion** was made by Tammy and seconded by Dave G that Effective 9/19/2021 no new wake boats can be permitted on Raintree lakes. Current wake boats shall be grandfathered in for usage to the current/original boat owner only. The **Motion passed with nays from Adam and Chris.**
 - f) Ban on Wake boarding or wake surfing, submitted by Denny and Dotty Schwantner. After a hearty discussion, this item will not be included on the ballot.

Adjournment – A **Motion** to adjourn was made by Dave W and seconded by Barb, and the **Motion passed unanimously.** The meeting was adjourned at 10:40 pm.

Open Forum –

John Erwin asked if we have a monthly accounting of censures collected, and Dave G. said he would provide one for the next Board meeting.

Kent Jarus proposed several ideas such as a compost heap or a dumpster for yard waste and commented that he liked the speed bump right at the front stop sign before it was moved.

Nancy Gau reminded us that the Boat Parade is at 5 pm this year.

Phil Munsterman provided information about his new water toy and why he doesn't think it falls under the definition of a personal watercraft (which would not be allowed) but that he would be content to pay for a motorized sticker for the electric motor.

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

Minutes submitted by: Deb Enderson, Board Secretary