



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Meeting Minutes

June 28, 2021

Opening – President Dave Wooldridge called the Board meeting to order at 7:07 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend.

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.

Unfinished Business –

- Review of Ballot Suggestions – Board members requested that some of the proposed ballot items be revisited after talking with the Board's legal counsel:
 1. Two ballot suggestions were received regarding assessment language, Section 3f. Ted suggested that having both could influence getting either of them approved.
 - a) Al rescinded his **Motion** to include the first one, which was: “Effective January 1, 2022 the Raintree POA Board of Directors shall have the authority to adjust property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.” Tammy seconded, and the **Motion to rescind was unanimously approved.**
 2. The remaining 3f proposal was discussed, and Barb made a **Motion** to amend it to read as follows: Effective 7/1/2022 General Assessments of all Raintree property shall be increased as follows:
 - 7/1/2022 – 5% increase
 - 7/1/2023 – 5% increase
 - 7/1/2024 – 5% increase
 - 7/1/2025 – 5% increase
 - 7/1/2026 – 5% increase
 - 7/1/2027 and thereafter – 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%.

Except for these adjustments, no assessment change shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each year shall be and become a lien without a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after July 1, of the year in which the assessment is made.

The **Motion** was seconded by Deb and the **Motion approved unanimously** to be included on the ballot as amended.

3. The proposal to clarify the Parkway around the lake, under 3. Rights and Powers was discussed at length, during which it was determined that there was not consensus across the Board as to what the current provisions meant. A **Motion** was made by Deb and seconded by Barb to remove the item and pursue

more interpretation of what we have and to what we can change it. The **Motion** to defer this item was **approved unanimously**.

4. The ballot item to sunset personal watercraft, 1H, was not changed.
5. The ballot item to permit Sheds under specific conditions was discussed and amended to the following, 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** was made by Dave W., seconded by Deb, and the **Motion passed** with a nay by Barb.

6. The ballot item to amend Watercraft limitations, 1H, to say that effective 9/19/2021 the maximum horsepower of any motor on Raintree lakes shall be 100 horsepower was discussed. Barb made a **Motion** to rescind this item, seconded by Adam. The **Motion failed** with Chris abstaining and nays by Dave G, Dave W, Tammy, and Deb.
 7. The item setting a requirement of no new inboard motors permitted on Raintree lakes was discussed. Al made a **Motion** to rescind this item, seconded by Deb. The **Motion** to eliminate this ballot item **passed unanimously**.
 8. The ballot item to impose no new Wake boats and no filling of ballast tanks was amended to the following as a new Covenant 1i: Effective 9/19/2021 no one may operate a boat on Raintree lakes with the ballast tanks full or for the purpose of wake surfing as defined by the POA. The **Motion** was made by Dave W., seconded by Al, and **Motion passed** with one nay by Chris.
- Potential Patrol Boat – Al shared that we have been approached with the opportunity to purchase a pontoon boat from a Property Owner for half the price previously proposed. The Board agreed that Al should investigate the feasibility further to determine exactly what is included.
 - Buoy Positions – Barb initiated a conversation about the impact of the repositioning of the buoys. Boaters are not observing the rules/laws about slowing to keep any wake from the buoys but are instead continuing full speed to and around the buoys. Tammy commented that moving the buoys to the current positions earlier this spring had extended the lake area available for boaters, but behavior is not acknowledging the new requirements. After a discussion about the safety of the coves for swimmers, it was agreed that the buoys would be moved back.
 - Bays Internet Services – Chris shared that he had looked into the services provided for the approximately \$250 per month that the POA pays Bays. \$200 of that is for premium office support, for which Bays remotes into our office network once or twice a month. Dave W suggested Chris talk with ITSTL out of Fenton for those services. Adam shared that his company offers remote technical support 24/7 for \$50 per month. It was agreed that Chris will get bids to determine how we get support ongoing.
 - Two New Desktop Computers – Chris reported that the two new PCs have been installed with Office and connected to the printer using the office wireless network.
 - Guest Access Video – After the new video was included on the new website, someone pranked a homeowner whose name appears on the video. Although the same view has been available to anyone using the system for two years now, the video was taken down. Derek will be asked to blur or block the names that appear when the system is accessed.
 - New Sign – Barb informed the Board that a new sign has been installed directing guests and deliveries to the back gate.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Dave G, and the **Motion passed unanimously**. The meeting was adjourned at 10:16 pm.

Minutes submitted by: Deb Enderson, Board Secretary