



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Special Meeting Minutes

August 13, 2021

Opening – President Dave Wooldridge called the Board meeting to order at 4:03 pm with the Pledge of Allegiance and announced a Quorum. Our livestream was not available to record the meeting, but the room was full of attendees.

Present Board Members – Dave Wooldridge, Barb Murrill, Tammy Ponzar, Al Wideman, Adam Crites, and Deb Enderson were in the room. Chris Waller attended by Zoom.

Absent Board Members – David Getty later joined from 4:37 until 5 via Zoom.

Approval of Agenda – Dave W. explained that the purposes of today's meeting are to revisit some of the ballot items and to discuss an employee termination.

- He reviewed that ballot items originally are submitted by Property Owners as amendments to the Covenants. Every change to Covenants is decided by a vote of Property Owners. There have been accusations that there is a lack of transparency, despite efforts to be totally transparent.
- The wording of proposed amendments is always reworked and finalized by legal counsel. Many, including our attorney, have said that our Covenants are not well written, organized by random references instead of addressing topic by topic. Due to that, amendments become complicated and are often unclear in spite of efforts to be specific. A Committee has been formed, to be led by Deb, to restate the Covenants so they and future amendments can be concise.
- The Assessment increase is important and is badly needed. The COLA (Cost of Living Adjustment) attached to the proposed amendment is capped at 2% annually, not matter how much the St. Louis area Cost of Living actually increases. We have had to continue to reduce “discretionary spending” like Roads. Barb inserted that the reduction that was necessary to the Roads budget will be significant, and the \$220,000 budget can pay for resurfacing only 7/8 of a single mile of our 39 miles of roads.
- Dave shared that he had instructed the Board members not to respond on Next Door. Frequently a single inaccurate post explodes into dozens, sometimes hundreds, of responses, fueling the inaccuracy and the accusations against the Board. He said he was reconsidering that ban, and would respond to questions, although the Board can't be responsible for all the incorrect information shared on Next Door. The Board has numerous channels of communication where accuracy can be assured.
- He continued that it is never a good day to fire an employee. Next Door posts were demanding explanations, but it is never legal to reveal reasons for termination of an employee. It wasn't a frivolous decision, and it has created more work for the Board. Chris has been monitoring the beach frequently and is working to find a security company to professionally manage security during our beach and boating season.

Unfinished Business –

- Ballot Items for Review
 - 100 Horsepower motor restriction. i stated that it would not be possible to control this. He made the **Motion** to remove this item from the ballot. Barb seconded, and the **Motion** to remove the 100 HP limit from the ballot. The **Motion passed unanimously**.
 - The assessment increase ballot item was discussed. Adam suggested that the increase be earmarked for certain items. Dave W explained that the money is needed just for survival for 3-5 years. Strategic planning is not possible until there are funds available, although the Board has discussed many desirable enhancements when we have funds available. The ballot item will stay as written.
 - Limiting jet ski grandfathering to current owners only. This was added at Property Owner request to correct an error in the wording of the 2002 amendment to eliminate jet skis. It was intended as a “clean up” item, but the Board concluded that we don't really have a problem with the existing jet skis causing issues. Adam made the **Motion** and Barb seconded to drop the ballot item. The **Motion passed**, with Al voting Nay.

- Sheds to be allowed with limitations and oversight. After discussion there was no **Motion** to remove this item from the ballot.
- Protective restrictions to limit large damaging wakes. The goal of this proposed amendment was to control wake surfing to protect sea walls. It is a dynamic subject and deserves the best research we can do to find the best solution for everyone. Alternate proposals received don't really address the concern of the Property Owners who proposed this. We also don't have the ability to enforce it. Our legal counsel made wording changes that change the result. Adam made the **Motion** and Dave G seconded the **Motion** to remove this from the ballot. 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 5:25 pm.

Open Forum –

Kent Jarus – On the Board in 2002. Wake boats will have to be addressed. Everyone should vote for the assessment increase.

Kim Seabaugh – Will the Country Club open the restaurant again? Dave Tucker told her, “No” Dave W summarized the history and said Dave T had told him there is a strong possibility of a future restaurant. She also said Table Rock is now trying to eliminate wake boating.

Mark Hopkins – He appreciates the Board. Agrees that wake boat wakes are an issue for their dock and sea wall but we need a way to enforce our boating rules. Suggests pictures be submitted of violations. Dave W commented that he doesn't like the idea that Property Owners have to take photos of other Property Owners

Jim Rhodes – Property owner for 30 years, and things are better now because the Board used to think they owned Raintree. Stupid things the developers did are still causing problems. The Board could have done a better job thinking through the ballot items. Hopes for court decision in the next year.

Chris Mayer – Enjoys water sports. Thinks an open dialogue would improve the situation.

Betsy Harlan – Will the Country Club billing be retroactive to March?

Terry Chamberlain – Wants more detail in the “Laymen's Terms” column of the Annual Newsletter. Suggests a minimum number of signers for ballot proposals. Dave W. responded that would take a Covenant change.

Kim Seabaugh suggested discovery meetings to discuss proposed ballot items before decisions are made.

Steve Haller agreed.

Adam Crites said he didn't want Property Owners to think the Board was jamming down a rule. Wants everyone's voice heard (like casting a vote?)

David ? – Bought 5 years ago. Likes the idea of having ballot items thrown out for feedback.

Rick Schremp – Board meetings are much better and more respectful than they were years ago. Suggests Property Owners read the Covenants.

Jim Guthrie – For any perceived problem, where do you draw the line?

Minutes submitted by: Deb Enderson, Board Secretary