

ATTENDEES:

Dave Getty, Tammy Ponzar, Barb Murrill, Al Wideman, Chris Waller, Dave Wooldridge,
Joe Hettel, Rick Dain, Nick King,
Virtual: Steve Ponzar

CALLED MEETING TO ORDER:

Dave Getty called the meeting to order at 6:03pm
Pledge of Allegiance recited
Roll noted
Introductions offered by Dave Getty

APPROVAL OF MINUTES FROM 10/19/2021:

Minutes presented, reviewed, and accepted
Motion to approve Minutes by Tammy Ponzar
Motion to approve seconded by Chris Waller
Motion passed by unanimous vote to accept Minutes

ARCHITECTURAL CONTROL:

- Inspector Contract revised and presented by Dave Getty
 - Motion to approve by Tammy Ponzar
 - Motion to approve seconded by Al Wideman
- Need to add Jefferson County building codes to Raintree Policies
- Adding Square Footage to Building New Residence Permit Request Form
 - Moved to Old Business
- Concrete Washout Pits per Jefferson County, Stormwater Division
 - Add options to list of topics to communicate with Property Owners
 - Portable to remove washout
 - Portable to catch and bury on property
 - Dumping into ditch line is against Jefferson County and State of Missouri code, we are to forward information to Stormwater Division, and they will peruse aggressive action to correct the situation and hold builders/contractors responsible
- Mulch Berm Requirements to control stormwater per State of Missouri and Jefferson County Code
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- Dave Getty stated open communication between Raintree and Jefferson County regarding Variance reciprocation.

LAKES & BEACHES:

- Motorized Surfboard (Personal Watercraft MO Statute 306.010) presented by Dave Getty for clarity
 - Motorized surfboards will not be allowed in Raintree Plantation per the covenants
 - State of Missouri statute presented to committee members
- Non-Motorized Boat Sticker \$10 fee per sticker to begin January 01, 2022
- Boat Sticker Fee for 2022
 - Moved to Old Business

GOLF CARTS:

- No business

SECURITY:

- Parking Violations
 - Chris Waller/Rick Dains/Joe Hettel discussed need to consider plan regarding trailers parked on lots
 - 179+ violations submitted to POA in 2021
 - Procedural discussion
 - Call property owner, warning letter, censure,
 - Discussed “paved path” vs gravel vs “hard surface”
 - Discussed “run from street” and “connected to house”
 - Discussed lots adjoined to residence lot
 - Trailers on lots with no registration
 - Trailers not for the purpose of hauling a boat
- Beach Parking Area hours
 - John Moseley:
 - Autumn Lake is the center of Raintree
 - Majority of Property Owners don't live on the lake but enjoy the amenity in ways other than boating
 - Decriminalize the act of stopping at the beach parking lot to enjoy the view after work
 - Believes a “majority of property owners and golf cart community wanting to be at the parking lot after dusk” do not want a “party scene”
 - Believes a majority of property owners and golf cart community want to gather with friends after work hours

- 10pm coincides with Quiet Time of Campgrounds
 - The golf cart community held a fish fry at the campgrounds last week with no complaints
- Chris Waller confirmed the golf cart community fish fry was well organized, the campground has lights
- Chris Waller stated NO lighting is available at the beach parking lot or boat ramp
- Barb Murrill shared a report from the Raintree POA insurance agent of increased liability and legality of allowing POA property to remain open after dusk
 - Potential of losing/cancelling of our current liability insurance if the company considers the risk too great
 - Cost of High-Risk Insurance Premium
 - Campground and Pavilion is used after dusk with a signed User Agreement
- Nikki Fulkerson
 - Suggested portable or adding permanent lights to beach parking lot
 - Stated fisherman enter Autumn Lake after dusk
- Chris Waller stated fishing is posted at your own risk
- Ed Maloney stated “we are not babies; we don’t need babysitting”
- Tim Fulkerson proposed security be in Raintree 5pm-midnight to drive the subdivision not just sit at the pavilion watching the beach parking lot
- Jen Longo stated security does nothing 12-5 and limiting the age of those who can be at the beach after dusk, young people are causing the problems
- Barb Murrill stated we cannot act as sheriff and cannot have board members sitting at the beach 7 nights a week checking IDs
- Jen Longo stated security and board members don’t need to address people after they’ve been at the beach drinking all day. It’s unfair to expect conversations between a sober person and a person who has been drinking all day. Since Ed is not at the beach rules are being enforced too much. Raintree should sacrifice daytime security for nighttime security. Property Owners could sign releases to be on the beach and beach parking lot after dusk. Property Owners want to see the water and lights on the lake in the evening.
- Chris Waller stated the security issue and abuse by property owners is not just in the evening. Reminded of the public outcry the one Saturday it was perceived as no security being at the beach, but in fact Tammy Ponzar, Chris Waller, and Dave Getty spent hours at the beach, boat ramp, pavilion, and Spring Lake that Saturday afternoon until after dark.
- Dave Wooldridge mentioned LED lights, adjustments to parking lot hours for daylight savings time, adjustments for weekends

- Dan Clayton stated Missouri weather is nice in January so access to the parking lot is necessary year-round, not just May – November. Nighttime in the dark is the only time to enjoy the lake.
- John Mosely suggested volunteers organize a group to police the beach parking lot
- Jen Longo stated it is not fair to change things over night. It is not fair to expect people that have been drinking since Noon to be nice to security.
- Chris Waller proposed why beach goers believe the enforcement of rules went from nothing to following the rules as written with the removal of Ed. Questioned why adults verbally abused and threatened POA Board Members and hired Security.
- Tammy Ponzar said the threats made by beach goers is NOT teenagers
- Dave Wooldridge suggested change hours for hired security from Noon – 5pm to 5pm – close of parking lot
- John Mosley and Jen Longo volunteered to work as security during the day
- Dan Clayton stated one evening the golf cart community was at the beach parking lot and asked to leave at dusk, so they moved to the boat ramp and were harassed at the boat ramp and the boat ramp/ boat parking lot does not have a sign posted that it closes at dusk.
- Chris Waller defined beach area includes parking lot and not all rules are posted
- Dave Wooldridge suggested volunteer squad could cover day hours
- Shari Graf stated the adult golf cart community can self-monitor themselves
- Joe Hettel said everyone at the beach is drinking in the water, sand, and parking lot
- Barb Murrill said we are not judging drinking, not judging drinking while driving a golf cart/vehicle. The liability for personal choices falls with individual insurance companies.
- Dave Getty asked if we would need to adjust/modify the covenants
- Dan Clayton stated security shouldn't approach adults that have spent the day drinking at the beach, it's just asking for trouble
- Chris Waller said golf cart owners take liability of drivers by signing the golf cart agreement or if they are reported to the police
- Dan Clayton mentioned security doesn't do anything about day drinking on boats
- Chris Waller stated reports of near collisions and accidents of golf carts
- Dan Clayton stated Raintree is not liable for use of roads
- Barb Murrill stated the issue lies in the POA endorsing/extending use of POA property

- Chris Waller stated the boat launch is POA property and not to be used after dusk other than immediate entrance and exit of water via boat ramp
- Dave Wooldridge mentioned volunteer beach patrol, lights, security companies, no age discrimination, the covenants are a “nightmare”, chair-people should not be busy 24/7 volunteering
- Shana Volger
- Dan Clayton stated we are Jefferson County
- Jen Longo rules are made to be broken, the public thinks Raintree is too strict, rules lower Raintree property values and turns buyers away
- Dan Clayton stated no one wants a free for all, the golf cart community supports the rules
- Chris Waller reminded going down at 8:30 NOT dusk
- Dave Wooldridge suggested we try 8:30 until next spring
- Joe Hettel/ Dave Getty not voting into motion anything this evening
- Dave Wooldridge mentioned possibility of volunteers, lights, change of rules as a package deal
- John Mosely thanked the committee for listening and he mentioned controlled the number of property owners that attended the meeting
- Dave Getty stated 2,300 property owners and it would open the flood gate once word gets out and information the beach area is open late
- Dave Wooldridge suggested the group in attendance is not the problem in his view
- Dan Clayton stated 2 years ago a boat went by the beach and used a blown horn to “leave parking lot” and there was no music
- Dave Getty stated 2005 is when the beach area was defined to include the parking lot
- Chris Waller proposed the beach parking lot hours be extended until 8:30pm through October 31, 2021
- Dave Wooldridge suggested a motion be made to include an expiration date of extending the beach parking lot hours
- Tammy Ponzar suggested the motion should include extended hours through January 2022 allowing the Rules Committee to focus on other matters and not have this issue of the beach parking lot bog down the committee meetings the next couple months.
- Dave Wooldridge stated again to make the motion with an expiration
- **Chris Waller made the Motion to extend beach parking lot hours temporarily from 7am to 8:30pm beginning October 19, 2021, ending January 18, 2022.**
 - **Dave Getty made a second to approve the Motion**
 - **The motion passed unanimously**

UNFINISHED BUSINESS:

- Deck Guidelines

NEW BUSINESS:

- Shed Guidelines
 - Dave Getty stated need to review pet enclosure, outbuildings, detached garage to use as reference when defining Shed Guidelines
 - Outdoor Living Areas
 - Chris Waller made a motion to consider addressing pavilions, outdoor living spaces, and octagonal shaped gazebos
 - Tammy Ponzar made a second on the motion to consider updating these areas
 - Wind breaks/ hot tub privacy short walls
 - Discussed
 - Fire Pits vs Open Brush Burning
 - Both must be attended
 - Both limited to specified 4 feet by 4 feet no more than 4 feet in height
 - Both burn only natural materials and manufactured logs but not man-made materials ie: tires, trash, chemically treated materials, etc
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The next Rules meeting will be November 16, 2021

Dave Getty asked for a motion to Adjourn

Joe Hettel made the Motion to Adjourn

Tammy Ponzar made a Second to accept Adjournment

Dave Getty Adjourned the meeting at 8:00pm

Minutes submitted by Tammy Ponzar, Rules Committee Co-Chair