



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

January 21, 2019

Opening – President Jim McClung called the Board meeting to order at 7 pm with the Pledge of Allegiance and announced a Quorum.

Present Board Members – Jim McClung, Denny Schwantner, John Drouant, Dennis Stein, Laurie Haller, Dave Getty, Dave Wooldridge, and Deb Enderson.

Board Members Absent – Jim announced the resignation of Treasurer Jerry Radake. Jim made a **Motion** that Laurie Haller assume the role of Treasurer, seconded by Denny. The **motion passed unanimously**.

Approval of Agenda – Dave W. made a **Motion** to approve the agenda, seconded by John., **motion carried unanimously**.

Approval of Minutes – Dave W. made a **Motion** to accept the open minutes of the November 18, 2018 meeting, seconded by Denny. Jim McClung abstained, and of the remainder, **the motion passed unanimously**.

Approval of Minutes of Closed Meetings (3) – Dave W made a **Motion** to accept the minutes of the closed meetings, seconded by John. **Motion passed unanimously**, with the exception of Jim McClung, who abstained.

Treasurer's Report & Monthly Check Report – Laurie reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$723,817.22 including buildings, roads, equipment, investments, etc. She provided two version of the Profit and Loss, one a YTD comparison of all of 2018 to December 2018, and the other a comparison of 2017 to 2018. In December 2018 there was a bad dept expense of \$46,974.51 representing loss of collectables from properties surrendered to Jefferson County. Total loss in December 2018 was \$63,423.96. Funds received from the EPA in 2018 totalled \$355,200.55, and gate cards and guest passes generated income of \$50,200, representing nonrepeatable offsets to keep the total loss for the year of 2018 to \$162,143.50. Net loss for 2017 was \$231,341.02. She also reviewed the Monthly Check Report calling out checks for gate/security upgrades for \$5112.50, vehicle maintenance for \$1,740.76, salt and sand for \$2,300.05, and legal fees for \$7,370.00 including collections and legal consultations. Jim made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Dave G. The **motion passed unanimously**.

Correspondence Report – Deb reported correspondence received and sent including an agreement letter with Bridgewater & Associates for accounting services for the next two years and acknowledgement of items sent for collection.

Standing Committee Reports

- **Administration:** Jim reported that staff has been busy with issuing temporary gate codes daily, collaborating with the Security Committee on upgraded security program, gates, etc. and learning the new program, working with the Finance Committee and budget, coordinating on collections with attorneys and the MCA Collection agency, and end of year financials, W-2s, 1099s, etc.
- **Architectural Control:** Dave W. shared that the ACC approved a retaining wall on W Vista and a home on Column. Contact was made with a house on Column that still has a rock yard and doesn't meet ACC requirements. He reported return of a few Bonds. He advised that he is getting a bid from someone who has done several road cut repairs.
- **Communications:** Deb reported the late December mailing of a Security Newsletter intended to inform homeowners about the new Security equipment and including the form to be returned with the homeowner preferred telephone numbers and signature. Deb also commented on postings and messages received on the POA Facebook page.
- **Finance:** Laurie informed the Board that \$12,000 was received in November and \$5,000 in December were results of our Collection company. Dennis Stein volunteered to serve on the Finance Committee.
- **Lakes and Beach:** Dennis reported receipt of the license renewal for Spring Lake Dam, with the expectation of receiving the renew for Autumn Lake Dam by month's end. They are good for 2 years. He advised he is looking

for the most cost-effective way to provide rinse-off facility for the beach at Autumn Lake. He also announced that he is seeking volunteers for the Lake Patrol.

- **Maintenance:** Jim reported the maintenance crew has worked multiple snow/ice events already. All vehicles and snow removal equipment have been maintained and prepared for the next winter event. The crew also made progress cleaning road sides and pushing back the woods using the chipper bought in 2018, filled pot holes, and removed large amounts of trash from the road sides. The maintenance crew reminds residents to use “off street parking” when snow is eminent. Property Owners should fill out a work order if they see something that needs attention, and remember than off street parking is required whenever snow is possible.
- **Roads:** Denny reported that he received correspondence from Judy Wegner of the Mo Dept of Transportation. She was complimentary about the ideas to improve visibility to turn West out of Raintree. She said there is no funding for a flashing light although private entities can install one with a permit costing \$25,000. Denny reported that he will be inspecting for pot holes in early March.
- **Rules:** Dave Getty reported several complaints about vehicles parked on Raintree streets.
- **Security:** John reported that the new data base based on responses from the Security Newsletter is being built, and then testing will begin. Local Social Networks have raised the topic of a handicap ramp at any of the lakes for fishing, and he is looking for the best opportunity for that. John is also trying to recruit police officers for the summer security team.

Old Business –

- n/a

New Business –

- Deb announced that Resumes will be accepted between now and the next Board meeting, when the Board will review resumes received and vote for a Board member to serve for the rest of this year.
- Dave W raised the point that Raintree Covenants provide for the delinquent party to pay all costs of collection including interest and penalties. He proposed a meeting with the Collection firm to make sure the full cost is always received from the debtor. He noted that he has experience with a firm called City and Village for collection of assessments.
- Dave W also asked Property Owners to make sure they are on a Raintree-only section to avoid sharing comments with all of Hillsboro.
- Laurie noted that the cost of postage is increasing by 5 cents at the end of January. Laurie made a **Motion** that we buy \$1,000 of “forever” postage in advance, seconded by Dave W. **Motion passed unanimously.**

Adjournment – John made the **Motion** to adjourn. Dave W seconded, and the **motion passed unanimously.**

Open Forum –

- A question was asked confirming that prepayment or installment payments of assessments is acceptable, which is true. A Property Owner will not be “in good standing” until assessments are paid in full.
- Clarification was requested regarding resumes for the open Board position. Resumes must be 75 words or less and the Property Owner must be in good standing.
- The upcoming Mediation was questioned. Dave Getty responded that the judge/mediator required that all three parties negotiate to a contract to prevent setting aside previous rulings. Mediation is scheduled for January 25. Property Owners will vote to approve or decline the negotiated contract, and based on that, the parties will determine the next legal action. Dave W volunteered that there is money for the POA included in the negotiated proposal.
- The valid point that EPA funds for road repair are dwindling as well as collectable assessments, which needs to be communicated.

Minutes submitted by: Deb Enderson, Board Secretary