



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

August 19, 2019

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

Present Board Members – Dave Getty, Dave Wooldridge, Barb Murrill, Al Wideman, Chris Waller, Kristen Kilman, John Drouant, and Deb Enderson.

Absent Board Members – n/a

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

Approval of Minutes – Dave W. made a **Motion** to accept the open minutes of the July 15, 2019 meeting, seconded by Barb, and the **motion passed unanimously**.

Approval of Minutes of Closed Meetings – Dave W. made a **Motion** to accept the open minutes of the closed meetings of July 19 and August 15, seconded by Barb. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Barb reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$988,679.35 including buildings, roads, equipment, investments, etc. She provided the Profit and Loss, created on a cash basis. Total asset gain in July 2019 was \$441,484.51 and the January-June asset gain was \$264,038.24. Barb also reviewed the Monthly Check Report showing total expenditures of \$112,770.78, which included \$68,834.80 toward settling the Black Hole lawsuit by the Country Club and \$6,326.90 toward legal fees for collection processes. Dave W made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by Deb. The **motion passed unanimously**.

Correspondence Report – Deb reported correspondence received in July included Property Owner Assessments, updates from the Collection Agency, and Board member candidate resumes. Correspondence sent consisted of auto stickers, construction bond refunds, and the Article of Termination of the Black Hole LLC.

Standing Committee Reports

- **Administration:** Dave W. reported the staff has been busy processing annual assessment payments, welcoming new property owners, managing foot traffic requests, working with many ACC projects, booking camping and pavilion reservations, disbursing boat and auto stickers, troubleshooting rear gate access issues, working with legal and collections, and sending out past due assessment statements, among other responsibilities.
- **Legal:** Dave W. reported that the Black Hole settlement is paid in full, and the Black Hole LLC has been dissolved. The Black Hole checking account containing \$301 has been closed and deposited to the POA General Fund. The ongoing Declaratory Judgement has had some derailments. Judge Rathert has recused himself from the case, and Judge Williams was assigned. Our attorney has asked for a change of Judge since there would be a conflict for Judge Williams to consider the request to set aside a decision he ruled on. Dave W also discussed the availability of lots previously held in the Black Hole LLC for sale for \$1.
- **Architectural Control:** Dave G. reported that plans were approved for a boat house and a house, and not approved for a swing set, a deck roof, and a retaining wall/patio. Four new ACC inspectors have been added to replace inspectors lost.
- **Communications:** Deb reported continued questions and comments on Facebook, and that the Annual Election newsletter was mailed in late July. Dave W. reminded everyone to use the Raintree NextDoor for Raintree business. Deb announced a Meet the Candidates event to be held at 4 pm on Sunday, August 25.
- **Finance:** Barb referred us to the financial statements reviewed earlier for the impact of current Assessments to make up for losses earlier in the year, but the lower amount available for upcoming expenses due to previous expenditures.
- **Lakes and Beach:** Al discussed the vegetation situation in the lakes. Since the last meeting the lakes have been treated and are being treated again. Two separate members of the Missouri Dept. of Conservation have identified the vegetation in Winter and Summer Lakes as Chara. This is vital in establishing how to control it. This is a

different plan than what is in Autumn Lake and requires a different chemical treatment, copper and copper complexes, which must be applied professionally and in specific concentrations. Treatment by individual Property Owners could prove counterproductive. There is a strand of Chara which is copper resistant, so monitoring will be required. Steps have also been taken toward adding sterile grass carp at the optimum timing of October/November.

- **Maintenance:** Dave W. reported the maintenance crew has cut grass as weather permitted, performed routine maintenance on the equipment, campground, and pavilion, and removed several tree limbs dangerously close to roads. They have dealt with multiple incidents of vandalism and property damage. Winter salt has been ordered. Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** Barb reported that the bids we received for road repairs were reviewed by the POA President, Treasurer, and the Road Committee Co-Chair. West Paving was selected for the work, and a bid was also requested for concrete work on Plantation Drive. Locations where repairs will be done will be evaluated based on our reduced budget for the current year. A funding request will be brought to the Board. The Committee Co-Chair, Denny Schwantner, will also submit a request to the EPA for additional funding for locations where repairs are attributable to the remediation work.
- **Rules:** Dave G reported numerous violation letters have been sent. Boat stickers are required even if the boat is in the slip or on a lift, and most Property Owners complied when the rule was brought to their attention. Complaints about underage golf cart drivers continue.
- **Security:** John reported issues with parties at the beach after sunset, some reportedly involving drug sales. The Maintenance Crew still is cleaning up glass at the beach that is attributed to these unauthorized parties. Flood lights at the beach, parking lot, and boat ramp are being considered. Complaints about gate tailgaters have been received, including some with pictures and addresses, and censures will be assessed.

Old Business –

- Covenants, By-Laws, and rules have been reviewed carefully to define family members and who is required/allowed to obtain vehicle and boat stickers.

New Business –

- Dave G. made a **Motion** for a variance request for a boat dock that was needed because of lot peculiarities, which is the purpose of the variance process. Dave W. seconded, and the **motion passed unanimously**.
- Signage at the beach is being updated to specify that the parking lot is also closed at sundown. Beach rules will be handed out at the office when Assessments or sticker fees are paid.
- Deb made a **Motion** to rescind the assessment increase approved in June for the September ballot and replace it with a similar **Motion** to increase the assessment on home lots by \$125, on lots by \$75, and by \$163 for homes and \$102 for lots in Raintree Forest. The **motion** included a maximum 2% cost of living (COLA) increase, and lifting the limit on discounting only one legally adjoined lot. Barb seconded. The item was approved by Al, Chris, Barb, John, and Deb. Kristen voted against it, and Dave G. abstained. The **motion passed**.
- Deb distributed an updated Security Policy for Board review. Once approved it will be posted on the POA website.
- The Meet the Candidates event at 4 pm on August 25 at the POA office was again discussed. Candidates will have 1 minute to introduce themselves and 3 minutes to answer the set of questions selected from questions submitted by the audience.
- Property Owners were asked to be open to change and to adapt to new technology and processes.

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

Open Forum –

- Open Forum procedure
- Clarification of vehicle sticker policy
- Request for detailed plan for Assessment Increase
- Inquiry about why office doesn't write payroll checks (answer: direct deposit, not paper checks)
- Discussion of Assessment Increase
- Suggestions for new rules
- Issue of excessive vehicles on street obstructing vision on E Vista
- Report of youngsters riding bikes on Plantation without lights
- Concern that the Assessment Increase request is not a sufficient amount for Raintree needs
- Concern about budget cuts if the ballot item fails – what will we lose?
- Reminder that Assessments can be paid in monthly instalments during the year

Minutes submitted by: Deb Enderson, Board Secretary