



# POA Newsletter & Notice of 2018 Annual Meeting

Raintree Property Owners Association, Inc.

## Board of Directors

- President  
Jim McClung
- Vice President  
Dennis Schwantner
- Treasurer  
Jerry Radake
- Secretary  
Deb Enderson
- Directors  
Lori Bundstein  
John Drouant  
Melissa Rebmann  
Dennis Stein  
Dave Wooldridge

## POA President – James McClung

I would like to thank the current Board members for the time and effort they have given to the community. The Board is comprised of 9 members. Each member may have their own pet projects that they are passionate about; however, each tries to look first at the big picture of what is best for the overall community. The successes and failures of the Board require at least 5 members voting in favor of the motion. No one Board member can dictate their will on the other members.

We have had many successes this year, and hopefully the good of the community has been supported in each of the successes. The new security process, although not fully embraced by all as a success, was implemented with few issues.

The search for a suitable location for a playground will continue; however, our current budget will probably continue to limit our possibilities. The equipment is not the only cost associated with a playground. We must look at the cost of preparation work, parking, and ensuring the safety for the children.

My thanks to all who have volunteered, provided suggestions, and have attended the board meetings. We appreciate your willingness to donate your time and efforts. Our community relies on volunteers to assist with committee functions.

Please remember that as fall approaches, children will be returning to school, and they are not always aware of vehicles around them. Please check on your neighbors during all the various seasons and offer assistance when needed. We are stronger together as a community than as individuals.

Raintree is a "Deed-Restricted Community" governed by Covenants that apply to all Raintree Property. Covenants can be amended only by majority vote of the Property Owners of Raintree Plantation.



## Table of Contents

- Message from the Board  
President.....Page 1
- Committee Reports..Pages 2-3
- Ballot Items for Your  
Vote.....Page 4
- Candidates for the  
Board.....Pages 6-7
- Annual Meeting  
Announcement, Voting  
Instructions & Dates to  
Vote.....Page 8

## **Lakes & Beaches – Dennis Stein**

We are in the middle of the summer fun time for lakes and the beach, and things seem to be going along well. The Aquatic weed control process is in full swing. If you see any areas that need special attention on the lakes, please let the office or myself know, and we will relay that to the company that is doing that work for us. Regular security at the Beach and boat ramp on Autumn Lake has been a real positive to help insure that POA members are able to use these facilities without interference from nonmembers. In the coming weeks we will be replacing 3 barbeque grills above the beach at Autumn Lake that have rusted out over the years. This will give us four useable grills for cooking at the beach.

I have received several suggestions from members for additional amenities for the community associated with Lakes and the Beach. With the current budget restrictions the money is not available to add any new amenities, and our funds need to be directed towards maintaining what we currently have to keep it in good shape this coming year. We have started a fund for cleaning out the coves on the lakes by setting aside \$10,000.00 a year for cove clean outs. This will allow us to start this process in the next 3 to 4 years once we have accumulated \$30,000.00 to \$40,000.00 dollars.

I would like to remind everyone to review the rules concerning the safe and respectful use of these wonderful amenities of Raintree Plantation. As a reminder for those boating or fishing on Autumn Lake, the coves are all “no wake” from beyond the buoys at the cove entrance to the end of the cove. The other lakes are “no wake” at all times. If you are boating on Autumn Lake and throwing a wake, please stay 100 feet from the shore line and other boaters. Also, please display a red flag when you have someone in the water if you are skiing or tubing on Autumn Lake. I hope everyone has a safe and fun time enjoying the lakes and beach the rest of the season.

### **Treasurer – Jerry Radake**

We are aggressively moving forward to collect past-due receivables. Judgement cases are paying what they owe.

Our new legal team has proven to be knowledgeable and beneficial for our community.

### **Rules – Lori Bundstein**

Please take the time to read and familiarize yourself and your family with the Rules & Restrictions of Raintree. Current rules are normally posted under Property Owner Information on the [www.RaintreePOA.net](http://www.RaintreePOA.net) website.

The Raintree Rules Committee thanks you for your cooperation.

### **Maintenance – James McClung**

Our maintenance personnel are out taking care of the infrastructure within our community no matter what the weather is like. The maintenance folks are cutting grass, helping the various committees with projects, dealing with overgrown vegetation, taking care of the equipment necessary to complete their jobs. I am very thankful that our maintenance group are such dedicated individuals. When equipment is broken, their first thought is “how can we fix it” instead of “let’s go buy something new.” They have saved the community many thousands of dollars by fixing things that broke instead of just replacing them. The money that is saved can be used for other needs. Fall will soon be upon us, and the maintenance folks will soon replace grass cutting with snow removal. I am very thankful to have this group of individuals supporting our community. Please slow down as you pass them and offer thanks for a job well done.

### **Administration – James McClung**

This has been a busy year for the office staff. The new security procedure resulted in a significant increase in office visits by property owners. The office staff spent long hours supporting the new procedure, and took criticism for changes for which they were required to follow the direction of the Board. The office staff does not make the policy changes, but they face you, the customers, as you respond to the changes. The office staff tries to treat everyone with respect, and we ask that you as a customer treat them with respect. Change is always difficult until it becomes routine. Please don’t take out your frustration on the office staff for changes that they had nothing to do with instituting. The office staff is dedicated to serving our community and provides assistance to everyone within the POA. I believe they deserve a thank you for a job well done.

## Security – John Drouant

Going forward with security improvements, I have received 2 bids for boulders to be placed on the property line between the Raintree Condos and the old driving range adjacent to the condominium parking lot. This will stop trespassers from illegally driving through the property to access our community.

Although the new gate-card process has gone into effect, we are still exploring new hardware and software which would allow property owners to have more personal control over the issue of guest entry. Two companies have provided us with product demos for evaluation and have indicated they will submit bids.

As of this date, one company appears to meet all our needs and requirements and could also assist with a phone call-in application for unexpected guests after hours. This software could also eliminate the need for residents to call the office repeatedly for temporary gate-codes, because the software would automatically generate a onetime use gate code. We will continue to evaluate and make sure there are no insurmountable downsides.

In the future, we are also planning to upgrade the overhead cameras at all three gates for better imaging and identification purposes.

## Roads – Dennis Schwantner

The roads committee is looking forward to another round of extensive road replacement and repair for 2018. The POA is waiting for additional funding from the EPA in the amount of \$360,000.00. At this time that looks very promising but the money isn't in the bank yet. If the EPA approves this latest request, we would have obtained over **\$1,020,000.00** in the last 3 years. Actually, the government doesn't give these funds up easily, requiring extensive documentation. I have had to be quite determined in demanding what I believe we deserve.

The last 3 years we have concentrated on repairing/replacing the worst of the roads in the community. If the 2019 budget permits, we would like to start working on roads that have never been replaced or even repaired since original installation. Some of these roads are obviously way overdue. We might have been able to get to these roads sooner had it not been for critical repairs on the Winter/Summer Lake spillway and Summer Lake dam. After that we had to install rock on Autumn Lake dam because of a mandatory DNR requirement. These projects had to take priority over road repairs.

For the next year we have developed a list of roads which we hope to repair. If you think your road is in need of work, please leave a message at the POA office, and we will review your request as soon as possible.

## Architectural Control Committee

### – Melissa Rebmann

The Architectural and Construction Committee (ACC) continues to meet and work with homeowners to ensure the POA rules are met. If you are considering any home, construction or outdoor projects, please check with the ACC to make sure you are in compliance with Covenants and ACC rules. All additions, decks, fencing, sea walls, boat covers, pet enclosures, playgrounds, etc. must be approved by the ACC prior to construction. Call the office for details.

The Committee meets the first Wednesday of each month at 6:30 p.m. and the third Wednesday, if needed. If you are interested in the construction processes or would like to volunteer, please come out. The Committee is dedicated to making Raintree POA a family-orientated community.

## Auto Sticker Reminder

If 2018 assessments and all censure fines have been paid, you can get the auto stickers (\$2.00 each). You'll need to bring in a copy of the current registration form (or title) and we need the license plate # and vehicle color.

As of August 1st, any **EXTRA** gate cards will be suspended if all balances with the POA are not paid in full.

All delinquent accounts on **September 1st, 2018** will either be sent to the collection agency or to the collections attorney for judgement.

# Ballot Items for 2018 Annual Election

## Necessary Legal Wording for Proposed Changes followed by What & Why in Laymen's Terms

### Ballot Item # 1 - Covenants and Restrictions

1h. Only personal watercraft, as defined in the Missouri statutes, such as Wave Runners, Jet Skis, and Sea Doos, that are registered with the Raintree Property Owners Association, Inc. in the form required by the Board of Directors by December 31, 2002 will be allowed to continue to operate on Autumn Lake in Raintree. Nevertheless, if Autumn Lake is at full pool, meaning that water is passing over the spillway not created by boating activities, then all boating on Autumn Lake shall be restricted to "no Wake" until the pool level recedes. The POA exclusively shall reserve the right to determine full pool condition and take reasonable steps to notify the members during those conditions by at least posting the lake condition at the POA headquarters. Registered personal watercraft must operate according to the boating regulations and time limitations as set out in the regulations of the Property Owners Association and the laws and regulations of the State of Missouri.

Effective January 1, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree subdivision. Effective January 1, 2016, personal watercraft must be continuously and consecutively annually registered with Raintree POA. A failure to continuously and consecutively register that watercraft with Raintree Subdivision shall cause a forfeiture of the right to obtain a permit on the personal watercraft in the future. **No airboats, fan boats or similar propeller-type vessels of any kind are permitted on any lake in Raintree Subdivision.**

### Ballot Item # 2 - By-Laws

Article III Section 7: VOTING PROCEDURE: All votes must be cast in person. If lots are held by a legal entity, the representative of the entity may cast its votes. In addition to exercising their voting rights at membership meetings, qualified members may exercise their voting rights for ~~ten (10)~~ **FIVE (5)** days prior to any membership meeting during regular office hours at the Raintree Plantation Property Owners Association, Inc. Office.

### Ballot Item # 3 - By-Laws

Article VII Section 3: CHECKS, DRAFTS, ETC. All checks, drafts, or other orders for the payment of money, notes, or other evidence of indebtedness issued in the name of the Association, shall be signed by the Treasurer, ~~or the Treasurer's designee, and one additional officer. In the event a party refuses to sign the instrument, the issue of the payment shall be presented to the full Board for resolution to affirm the payment, after which any two officers voting in favor of the payment may sign the payment~~ **and one other member of the Executive Board. In the absences of the Treasurer, any two members of the Executive Board may sign to affirm the payment.**

### Ballot Item # 1

Many lakes the size of Raintree's ban airboats because of the noise they make, with their propeller completely out of the water. The suggested ban would prevent any challenge should anyone try to bring an airboat to our lakes.

### Ballot Item # 2

Providing an open voting poll for ten days requires 5 dozen volunteers working half a day. Securing these volunteers has been a challenge, and many of those days less than 10 people go to vote.

Covenants require the Annual Meeting to be the 3<sup>rd</sup> weekend of September, so voting days are predictable for planning.

### Ballot Item # 3

Current wording allows the Treasurer to designate *anyone* to co-sign a POA check. This proposed change would limit signers to Board members to protect POA assets.

## **Excerpts from Raintree By-Laws Defining Duties of POA Board Members (not including committee or Officer responsibilities)**

### **ARTICLE IV**

#### **Directors**

Section 1: The affairs of the Association shall be managed by a Board of Directors of nine (9) members.

### **ARTICLE VIII**

#### **Enforcement of Restriction and Regulations**

The Board of Directors shall have the authority to enforce the Covenants and Restrictions applying to Raintree Plantation. No member of the Board of Directors, in his or her official capacity, shall take, or fail to take, actions adverse to the directives voted upon and authorized by the members of the Raintree Plantation Property Owners Association, Inc. The Board of Directors of the Association shall have the power and authority to make and publish rules and regulations governing the use of any or all facilities of any type owned commonly by the lot owners. The Board of Directors shall establish a procedure for the receipt of information relating to violations of the Covenants and Restrictions and any violation of the rules and regulations.

The Board of Directors shall establish a hearing procedure for the information to be brought to attention of the alleged violator. This hearing procedure shall include a provision for due notices to the alleged violator and the other residents of Raintree Plantation.

### **ARTICLE XII**

#### **Compensation**

No compensation shall be paid to the Board of Directors or to the officers of the Association for their services rendered to the Association as an officer or director.

### **ARTICLE XIV**

#### **Amendments**

These By-Laws may be altered, amended, or repealed by a majority vote cast pursuant to Article II, Section 2.

### **ARTICLE II**

#### **Section 2: Voting Rights:**

In all matters calling for a vote of the membership, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member. If a lot is held jointly only one vote may be cast by the joint members. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all P.O.A. assessments.

## **Candidates for the Board**

**There are four Board of Directors positions to be filled, and there are thirteen applicants.**

### **Dennis Alexander**

Hi, my name is Dennis Alexander, and I would like to run for the Raintree Board. I have experience in dealing with public services and road repair. For any questions or concerns please call 636-524-5425.

### **John Burton**

I have lived in Raintree with my wife, Jean, for 20 years. My background includes several varied positions that would benefit the community of Raintree. I was the original employee of Financial Network, Inc. of St Louis, and duties included product development and growing the business to over 50 employees. I am currently retired and would have time for board business on a daily basis if necessary.

### **Scott Clark**

Homeowner for 23 years. Married, 2 children. Retired from UPS/Teamster after 30 plus years. I have served on various committees. I worked hard petitioning to place 10 day early voting on the ballot in 2007. Suggest revising POA office hours to accommodate our working and nonresident members. I recommend improving Raintree as a desirable place to live with the following: Boat Storage, Playground and a Dog Park. Thanks in advance for your vote.

**David Getty**

I am a retired autoworker since 2014 after thirty years with UAW/Chrysler. During the course of my employment, I spent seven years as a government affairs representative for the UAW. I have lived in Raintree since 1996. I've raised my children here and love this community. There's nothing like Raintree in Missouri. I would like to improve what we have and bring our neighbors together. Raintree has much more potential.

**Laurie Haller**

My name is Laurie Haller and I would like to serve as a member on the Raintree POA Board. My husband, Steve, and I have lived here about two years. I have an Accounting background and recently retired from Purk & Associates, P.C. I feel my business experience including budgeting and analysis of expenses as well as working with various accountants would make me an asset to the Board on the many challenges Raintree faces.

**Sonia Kobrin**

My name is Sonia Kobrin. I have been a homeowner at Raintree Plantation for 15 years. I have been managing properties for many years and I also have served as a board member of several homeowners associations prior to moving to Raintree Plantation. If I were elected as a board member, my main goal would be to increase properties values without raising homeowner association fees.

**John Mosely**

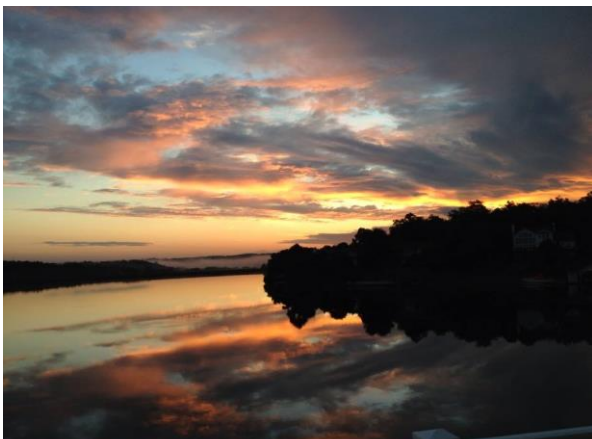
I'm a five-year resident along with my wife and two sons. I enjoy the active, lake-oriented lifestyle of Raintree and would like to give back to the community. I offer a relevant background that includes 23 years in global sales solutions/ project management with AT&T, and associated academic credentials (MBA, MA-Management, BSBA). As a prospective board member, I will seek to increase transparency and involvement by all stakeholders.

**Derek Pryor**

As a board member, I want to focus on making this a family/lake community. I also have a goal to increase communication from the board to the residents. I believe residents voices should be heard before making decisions. Want to know more? Visit my page "Derek Pryor for Raintree Board" on Facebook.

**Melissa Rebmann**

I would like to introduce myself. My name is Melissa Rebmann, and I currently serve as a Director for the Raintree POA. For the past year, I have been the chairperson for the Architectural and Construction Committee (ACC.) I am eager to continue to help Raintree grow into a great family community. I will always be open to suggestions and conversations to help make our community better! I look forward to working with all community members.



### **Dennis Schwantner**

Raintree property owner since 1988 and homeowner since 2011. Retired Postmaster. Current POA Board Vice President. Chairperson of Roads Committee, Co-Chair of ACC, Legal, and Finance Committees. In the last 2 ½ years, I have been able to procure \$679K from the EPA for road repairs and replacement. If elected, I plan to pursue the new “subdivision street acceptance policy” offered by the Public Works Dept. of Jefferson County for Raintree road improvement.

### **Lonnie Turnbough**

I would like to become a board member of Raintree Plantation because I can bring 40+ years of construction industry best practices to the table. I owned a company that built custom homes for 15+ years. I am currently the Construction manager at Joyce Meyer Ministries and with all of the experience I have in business and construction I feel I have a lot to offer the community at Raintree.

### **Al Wideman**

I attended Hillsboro schools grades 1-12. After graduating Southeast Missouri State, I spent 37 years as a research scientist at Monsanto working on problem-solving in multiple team environments, producing three different commercial products. My wife and I built a house in Raintree in 2010. We moved here permanently in 2014. I enjoy living on a lake and am willing to work hard to make Raintree a community of which we can be proud.

### **Dave Wooldridge**

I graduated from Cleveland Highschool in 1980. I am married with 5 adult children and have been employed in IT for 35 years. My experience includes, Sr. Technician, Manager, President of Subdivision, and Owner of several Small Businesses. I look forward to helping in the community, getting to know my neighbors, taking their concerns and suggestions to the board. I will work to support this board and gain your trust and respect.

## **Volunteers Needed!**

To staff for 10 days of pre-voting, assuming half-days each, the office needs **59 volunteers**.

*Please don't wait for the office team to call you – they don't have time!*

Please email or call the office now to offer your time on voting days. (Sept. 4-8 and Sept. 11-15 and day of the meeting, Sept. 16)

Sept. 4, 5, 6, 7, 11, 12, 13, 14, 2018 (Tuesday - Friday)

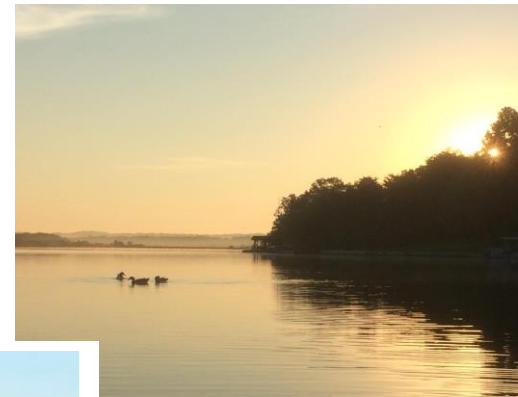
Voting times are 9:00 a.m. - 3:00 p.m.

Sept. 8 and 15, 2018 (Saturday)

Voting times are: 9:00 a.m. - 1:00 p.m.

Sept. 16, 2018 - Annual Meeting Day (Sunday)

Voting time: 12 Noon - 2:00 p.m.



## Sunday, September 16, 2018 POA Office at 5998 Highway B, Hillsboro, MO

The annual business meeting will open at 12:30 p.m. and conclude with an Open Forum no later than 1:30 p.m. to allow everyone ample time to vote. Doors will open at 11:45 a.m. Ballots will be given out from 12 noon to 2 p.m. The Ballot box will open at 12 noon and close at 2:10 p.m.

By-Laws permit voting 10 days prior to the Annual Meeting at the POA office during regular office hours: September 4 - 8 and September 11 – 15 (9 am to 3 pm on weekdays and 9 am to 1 pm on Saturdays)

To vote, a member must be in “Good Standing,” meaning that all assessments and censure assessments must be paid in full by August 17, 2018.

To be eligible to vote, you must be a Raintree property owner by July 1st, 2018.

### Important Raintree Telephone Numbers

- POA Office 636-797-3434
- POA Fax 636-797-9969
- Trash (Republic) 800-844-3151
- Sewer/Water 636-797-9900
- Animal Control 636-797-5577
- Sheriff (Non-emergency) 636-797-9999
- Fire Department (Nonemergency) 636-797-3619
- Ambulance 636-586-2132
- EMERGENCY 911

### POA Office Hours

Sunday & Monday – Closed

Tuesday-Friday – 9 am to 3 pm

Saturday – 9 am to 1 pm

See POA website: [www.RaintreePOA.net](http://www.RaintreePOA.net)

POA Office Email: [Office@RaintreePOA.net](mailto:Office@RaintreePOA.net)

Facebook: **Raintree POA Community**

POA Updates and Communication - Set as contact and provide your email address to:

[RaintreePOABoard@gmail.com](mailto:RaintreePOABoard@gmail.com)