



## **RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.**

### **Board of Directors Monthly Meeting Minutes**

January 17, 2022

**Opening** – President Dave Wooldridge called the meeting to order at 7:02 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting in person.

**Present Board Members** – Dave Wooldridge, Denny Schwantner, David Getty, Barbara Murrill, Adam Crites, and Deb Enderson were at the table. Al Wideman and Chris Waller attended via Zoom.

**Absent Board Members** – Tammy Ponzar

**Approval of Agenda** – A **Motion** to approve the amended Agenda was made by Barb and seconded by Denny. The **Motion carried unanimously**.

**Approval of Closed Minutes** – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the December 8, 2021, general meeting. The **Motion** to approve the Minutes **passed unanimously**

**Approval of Minutes** – Chris Waller stated that the voting on the ACC Appeal should not have contained voting detail, and that one New Business item should be moved to the left. A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the December 20, 2021, general meeting without the voting detail and with the format correction. The **Motion** to approve the Minutes **passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of December 31, 2021, of \$1,389,993.46 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$39,366.84 which included normal monthly expenses. A **Motion** was made by Deb and seconded by Dave G. to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb presented the Correspondence received in December which included Censure assessments received from three Property Owners, a thank you letter for the Board, Volunteers, Maintenance, and Office staffs, numerous holiday greetings, and an official request from Dave Getty.

### **Standing Committee Reports**

- **Administration:** Dave W. advised that the office staff:
  - Expanded by one today with the hiring of a part time office team member
  - Generating Thanksgiving holiday gate codes
  - Working on 2022 Assessment increases in the database
  - Updating forms for 2022 Boat, Golf Cart, and Nonmotorized Boat stickers
  - Updating information regarding license plates
  - Updating Rules to be put on the website
  - Welcoming new residents and property owners,
  - Recording new boundary line adjustments,
  - Billing prorated assessments on properties acquired from those owned by Jefferson County,
  - Working with ACC and Rules violations, and
  - Training to add ACC and Rules meetings to the calendar and to post minutes of each meeting.
- **Legal:** Dave W. informed us that all three attorneys have requested an additional time to review the Objectors' brief. Verbal arguments are requested for February.
- **Architectural Control:** David G reported that:
  - Thirteen homes are currently under construction along with 27 other construction projects.
  - Two or three more home plans are in the approval process.
  - A variance for a fence will be presented in New Business.

- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month
  - The December eNewsletter was sent to 524 Property Owners and is posted on the POA website. January is scheduled to be a paper newsletter mailed to all Property Owners.
  - Suggestions for Question of the Month should be sent to RaintreePOABoard@gmail.com.
- **Raintree Events:** Deb noted:
  - The Raintree HOA is again sponsoring a holiday decorating contest which is open to all Raintree homeowners. Winners were the Rue, Belanger, and Dillow homes.
  - The Events Committee will begin working on the Volunteer Appreciation event soon. She discussed resuming the September picnic at the pavilion for Volunteers also.
- **Finance:** Barb noted that we have outstanding 2021 assessments in the amount of \$56,985.03. We also have outstanding Special Assessments for 2020 in the amount of \$11,525.89 representing 230 Property Owners who have not paid. Both have been sent to Collections.
- **Golf Cart:** Dave G. read Tammy's report that:
  - Golf Cart stickers for 2022 are available with proof of liability insurance and a pre-scheduled appointment required. Cost will be \$20 through March 31, and \$25 from April 1 through December 31. Dave W. will be the back up to issue the stickers.
- **Lakes and Beaches:** Dave G. read Tammy's report about L&B:
  - The guidelines specifying the size and quantity by species of fish were developed with DNR assistance. They apply to everyone including those fishing from their own boathouse.
- **Maintenance:** Barb reported the crew has been busy with these projects recently:
  - Worked several snow events working through the night
  - Completed running new conduit and data lines under Plantation Dr. to help with future Security needs at the front gate
  - Has seen an increased number of damaged and missing street signs requiring replacement
  - Created a ditch to control the water standing on Column Dr. after a rain
  - Repaired various issues with trucks, tractor, and snow equipment
  - Filled potholes
  - Cut and removed fallen trees and debris from parks and roads
  - Trimmed tree limbs overhanging roads and vegetation causing "line of sight" problems for drivers
  - Property Owners should fill out a work order if they see something that needs attention.
  - Residents should use "off street parking" whenever snow or ice is imminent.
- **Roads:** Denny reported that progress on roads is as follows:
  - Road Committee meetings will resume in February.
  - There are only 2 locations identified for repair in 2022, and the Roads Committee will resume meetings in February.
  - The EPA has not been able to complete the remaining 6 property remediations due to lack of response from the Property Owners. Any Property Owner who wants to request a test of their lot my use forms kept in the POA lobby and send them to the EPA Region 7, 11201 Renner Blvd, Lenexa, KS 66219
  - The warning lights which are to be installed at Highway B and Column Drive are in process.
- **Rules:** Dave G. reported:
  - The Rules Manual has been pulled off the Raintree POA Website in order to be updated with changes recently approved.
  - Rules complaints continue be received about vehicle, trailer, RV, or other storage on empty lots. Covenants Section 2j is explicit that parking items of this type are prohibited except on a specified hard surface parking area and not in front of the residence. See 2j for specifics: [RTPOA Covenants.pdf \(raintreepoa.net\)](#).
  - Street parking is a safety hazard for the Fire Department and EMS.
  - Tailgating through the gates often results in gate damage and comes with a \$100 minimum censure. Any gate damage increases the censure to \$250 plus the cost of any parts, labor, and administration.
  - Rules Committee will not meet January 18<sup>th</sup> and will likely next meet in mid-February. In the meantime, the beach parking area hours will continue to be extended to 8:30.
- **Security:** Chris provided his report that:
  - The guest access had to be reset once. A kiosk error was reported but could not be duplicated.

## Unfinished Business –

- **Motion made in December to limit Committee voting to one per household** – Dave W. reported that there is no guidance in Roberts Rules addressing voting by more than one household in committees. Adam noted that Missouri law seems to be silent on it also. He believes more than one family member should be free to serve on a committee but have only one vote among/between them to avoid community concerns that one household can unduly impact committee decisions. Board members hotly discussed the subject and agreed to table the **Motion** again pending further research.

**New Business** –

- **Variance for Fence Height** – Dave G. made a **Motion** to approve a three-inch variance in a proposed fence height due to unavailability of fencing meeting our 48-inch maximum height. Deb seconded, and the **Motion was unanimously approved.**

**Adjournment** – A **Motion** to adjourn was made by Deb and seconded by Denny. The **Motion passed unanimously.** The meeting was adjourned at 8:00 pm.

**Open Forum** –

Betsy Harlan - Asked about the deadline for golf cart stickers, and raised a question about approval and placement of a dumpster for the Raintree Clean Up sponsored by the HOA.

Chris Mayers – Asked for the definition of wake surfing, to which Dave G. responded that it is not wake boarding but refers to activity generating large wakes. Chris Mayers raised several other objections to the large wake rules passed in December. That led to a conversation about how ballot items progress through evaluation and to the ballot.

Joe Hettel – Stated that community members did have a chance for input at the Rules Committee meetings where wake boats were discussed.

Derek Pryor – Still waiting for copy of the Minutes of the December meeting and frustrated with the delay. Objected to the Board voting on the wake boating issue before the Committee Minutes were approved. Dave W. interjected that the Committee meets just days before the Board meeting, so Minutes are never approved before the next Board meeting. Dave G. said the December Rules meeting agenda was announced at the November Rules meeting.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary