



## RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

July 18, 2022

**Opening** – President Dave Wooldridge called the meeting to order at 7:01 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, Keith Bohnenkamper, Laurie Haller, Nick King, John Willett, Tim Fulkerson, and Deb Enderson were at the table.

**Absent Board Members** – Denny Schwantner and Adam Crites.

**Approval of Agenda** – A **Motion** to approve the Agenda was made by Dave and seconded by Deb with the change that the Roads Motion be moved to New Business. The **Motion** to approve the agenda **carried unanimously**.

**Approval of Minutes** – A **Motion** was made by Dave seconded by John to accept the Minutes of the June 20, 2022, general meeting. The **Motion** to approve the Minutes **passed unanimously**.

**Approval of Closed Board Meeting Minutes** – A **Motion** was made by Dave and seconded by Tim to accept the Minutes of the Special Board Meeting on June 9, 2022, to review Covenant and By-Law suggested changes. The **Motion** to approve the Minutes **passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Laurie reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of June 30, 2022, of \$1,075,086.71 including roads, buildings, equipment, and all other POA assets. She noted there were zero legal expenses paid in June. She also reviewed the Monthly Check Report showing total expenditures of \$39,432.82 which included normal monthly expenses. A **Motion** was made by Dave and seconded by John to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Deb presented the list of Correspondence received in June including a suggestion to install a new floating dock for the POA patrol boat, a suggestion to build an enclosed bath house at the beach, a request that amenity money be focused on a water management plan, and a question about how the Country Club membership dues will apply to multiple lots not legally adjoined. Five resumes were received for the Board positions subject to the Annual Election in September.

### **Standing Committee Reports**

- **Administration:** Denny advised the office staff activities:
  - Scheduling and processing all campground and pavilion reservations and dash passes,
  - Managing increased property owners in the office paying assessments and getting stickers, registering and updating all registered vehicles for 2022-23,
  - Managing escalated conversations about the Country Club,
  - Addressing questions from non-property owners,
  - Validating and making single-day passes requested by property owners.
  - Working with Jefferson County for gate violations,
  - Welcoming new residents and property owners, which requires creating new customer files in accounting software, updating property information, and creating ongoing files with required documentation,
  - Recording new boundary line adjustments and assisting Property Owners to provide correct documents,
  - Billing prorated assessments on properties acquired from those owned by Jefferson County,
  - Working with ACC projects, and
  - Training new employees.
- He advised also that the POA is again looking for a part-time office employee.

- **Legal:** Dave informed us that all questions regarding the Settlement Agreement and Membership Fees should go to the Country Club. He said that for the first time in fourteen years, we have no open cases.
- **Architectural Control:** Nick reported that:
  - ACC business will be reviewed at two monthly in-person meetings. Property owners should notify us if the timing of their request is urgent.
  - No changes should be made to any water drainage routes without discussing it with the ACC. Solving one problem can easily create others.
  - The ACC is reviewing and cleaning up Rules and he suggests the new version be part of New Owner Info on the website.
- **Communications:** The communication report provided by Deb included the following:
  - Numerous emails and Facebook postings were provided through the month, and we have 567 subscribers to the email updates.
  - The next newsletter will be a hard copy to comply with By-Law notice requirements. This will contain the Annual Election information and ballot items.
  - Surveys for amenity preferences continue to be tabulated.
- **Raintree Events:** Deb shared that the 4<sup>th</sup> annual Fourth of July golf cart parade included approximately 80 golf carts in addition to classic cars and was a tremendous success.
- **Finance:** Laurie had no report for this month.
- **Golf Carts:** John advised that there will be no more warnings for golf carts on our roads without stickers, just a censure. Golf cart stickers for 2022 are available from the office for \$25.
- **Lakes and Beaches:** Tim reported:
  - **Lakes:** He also is organizing a team to measure the coves so we can get an estimate of the cost of dredging for when we have accumulated funds for it. Dave suggested that L&B/Tim form a committee to work with Tom on it, and Nick and Keith volunteered. He got bids from 3 water treatment companies for the Board to review. The Board reviewed the bids for lake treatment from July through September which were: Aquatic Control - \$21,500, Aqui-Service - \$3,840 per month (\$7,680 for 2 mo), and Solitude, the current provider - \$6,989 per month April to Oct. Solitude was caught billing us but not treating the lakes, plus they raised their price by 30% when the contract limited them to a 3% increase. The motion will be made in New Business.
  - **Beach:** He has concern about drainage moving sand down the beach. Bids for the pads have been received, and the decision is pending Lake Treatment resolution.
  - **Boat Patrol:** He is working on getting the boat to be repaired. Kathy Billy offered to donate her boat lift, and the Board will look at it and how to remove it from her dock.
  - **Food truck:** The food truck owner will be on vacation till July 31.
- **Maintenance:** Dave reported.
  - There have been numerous cases of theft and vandalism to Raintree property
    - Six new street signs had to be purchased to replace those damaged or stolen
    - Picnic tables were damaged
    - Large amounts of fireworks trash had to be cleaned up at the beach, and 3 instances of fireworks being set off in porta potties
    - Spray painted graffiti in porta potties
    - A person had to be stopped from removing a large rock from a ditch that carries a lot of water. Ditches should not be altered in any way.
  - The crew has been busy with these projects recently:
    - Worked with West County Irrigation to test, diagnose, and install a new controller for our irrigation system
    - Installed new LED lights at the rear entrance.
    - Cut grass and trimmed shrubs
    - Removed limbs overhanging roads and crowding pavement and dead trees and cleared “line of sight” blockages due to vegetation growth
    - Responded to multiple work orders
    - Assisted Lakes and Beaches with replacing a missing buoy and moving others
    - Made necessary repairs to our vehicles and equipment
    - Property Owners should fill out a work order if they see something that needs attention.
- **Roads:** John reported that progress on roads is as follows:

- The Roads Committee Chair and Co-Chair (Denny and John) met with Laurie on June 30 to review the bids for needed road repairs. The bids were for more than twice the Roads budget, so they selected the worst cases for repair this year, costing \$210,000. A Motion will be made in New Business. If passed, the first location to be fixed will be the concrete on Plantation Drive.
- **Rules:** John reported:
  - Complaints received in June have all have been sent warning letters or censures. July's are in process.
  - Subjects of those complaints were as follows:
    - Building without ACC involvement (above ground pool)
    - Underage golf cart drivers -2
    - Out of date boat sticker
    - Wake too close to shore
    - RV parked on street
    - No stickers at Boat parking
    - Vulgar language
    - Physical contact with others enforcing rules
    - Gate damage - 5
    - Removal of POA property – 2 (rocks from drainage ditch and street signs)
    - Violation of beach hours -2
    - Violation of MO State law – passengers on top of moving vehicle
    - Expired golf cart stickers
    - Beach parking without valid sticker, tag, or guest pass – 9
  - Ongoing issues
    - Trailer and car parking on grass and undeveloped lots
    - Littering – cigarette butts on beach (\$100 censure)
    - Tailgating through gates
  - Process in place for gate damage:
    - Incident report
    - Camera review
    - Plate search
    - Card swipe search
    - Researching plate identification search services
    - Owners are responsible for their guests
    - Police reports are filed for non-owners for vandalism or trespassing
- **Security:** Dave reported that:
  - Our interim security guard resigned but we have another applicant to oversee the beach
  - Adam is meeting and investigating services to ID license plates and also researching security gates

**Unfinished Business** –

- n/a

**New Business** –

- Rules changes suggested with ballot items
  - 1. Michael Cobb - Budget for a better microphone system for streaming the Board meetings. (Derek volunteered that his equipment should now be resolving that issue.)
  - 2. John Willett - Golf Cart inspections to be limited to new-to-resident or new-to-Raintree carts. Annual golf cart inspections for previously inspected carts are not required to obtain the sticker each year. (This was referred to the Rules Committee.)
  - 3. John Willett - With so many road cut repairs not lasting, the road cut repair should be done by a Roads/ACC-approved vendor and paid by the deposit rather than providing money back. (Nick and Keith will take this to the ACC.)
  - 4. John Willett - Change Boat and Golf Cart stickers to be due in summer months vs. winter months. Possibly do it all at the same time as assessments and vehicle stickers. (John will work with the office on the implications and plan to bring back to the Board.)
  - 5. John Willett - Any By-laws, Covenants, or rules that use the term "dusk" to be changed to sunset or a specified time of day. Dusk is a period of time and should not be used for a start or ending time. (John will take this back to Rules as this only impacts the wording in our Rules.)

- 6. Brandon Maloney - Office to be open Monday-Saturday, 8 to 5:30. One staff member would work 8-4:30 and the other would be 9-5:30. (The Board agreed that this type of solution has been discussed, and will be again when the new staff members are fully trained to work alone.)
- 7. Michael Cobb - Board members should post their email address so we don't have to go through the office. (Dave and Deb are currently working with our website consultant to move our site to a different hosting company that will allow individual email addresses that can be accumulated as historical records.)
- 8. Nancy Gau - Fishing tournaments held on Autumn Lake from May 1 through October 1 must be confined to the coves after 10 am allowing recreational boating on the main channel. (No action was taken.)
- 9. Michael Cobb - Shall the residents of Raintree establish a Neighborhood Watch program consistent with policies of the Jefferson County Sheriff's Dept and guidelines established by the National Neighborhood Watch programs. (Deb will check into this with the Sheriff's Department. Previously they told us they could not support Raintree having a Neighborhood Watch.)
- Beach smoking – Tim **Motioned** and Keith seconded making smoking not allowed at the beach. The **Motion was approved unanimously.**
- Guest parking passes – John discussed the apparent inability of some to understand our Beach parking rules. The Board agreed to discuss possibilities at a separate meeting.
- Social media posting to assist in identifying violators – John suggested posting pictures of violators on Facebook to get help identifying them. It was suggested that respondents reply by email rather than posting names.
- Booting of cars parked illegally – Our towing company will handle and manage the booting process of vehicles parked without proper documentation.
- Roads motion for expenditure – John made a **Motion** seconded by Keith to accept the \$210,750 bid by West for 5 road repairs selected by the Roads Committee. The **Motion was approved unanimously.**
- Roberts Rules applicability – Dave read portions of an article discussing that Roberts Rules is inappropriate requirement for non-profit organizations like the POA
- Lake water treatment – Tim made a **Motion** seconded by Nick to terminate the contract with Solitude due to their failure to fulfill the terms of their own contract. The **Motion was approved unanimously.** Tim made a **Motion** seconded by Keith to hire Aqui-Service Consultants for July, August, and September and to reshop for water treatment for next year. The **Motion was approved unanimously.**
- Appeal of Rule prohibiting Wake Boarding/Surfing – With the decision included in the ballot items for this year, Derek Pryor requested that the rule be suspended until decided by the vote. The request was denied by the Lakes and Beaches Committee, and this represents an Appeal to the Board. Dave made a **Motion** seconded by Keith to suspend the rule. The **Motion failed** 0-8.

**Adjournment** – A **Motion** to adjourn was made by Deb and seconded by Dave. The **Motion passed unanimously.** The meeting was adjourned at 9:34 pm.

#### **Open Forum –**

Joe Hettel – If we are considering replacing our security gates, we need to keep in mind that they need to function quickly to avoid backup to Hwy B.

Jim ? – Currently owns a lot but previously owned a house here. Was not aware that lot owners don't get hang tags. He comes here every weekend and disagrees with the suggestion of having to pay for guest passes since he likes to invite his friends to the beach.

Nikki Fulkerson – Also disagrees with the suggestion of charging Property Owners for guest passes.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary