



RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Monday, June 16, 2025

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

Present Board Members – Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark and David Bowden. Kent Campbell joined via Zoom.

Absent Board Member – John Willett

Approval of Minutes - Motion to approve the minutes and the Motions of the May meeting was made by Jim, seconded by Scott. Motion carried unanimously.

Financial Summary – Kal reported there were copies on the table of the three-month comparison for January, February and March. We only had three large expenses in May, \$7,480 to One L Lawncare, \$11,000 to Devereux & Co. LLC and \$12,165 to CPM. Our total assets as of May 31st was \$1,956,837.39 and we have been receiving some current assessment payments and generally our finances look good. A Motion was made by David S., seconded by Kal to approve the financial report. Motion carried unanimously.

ACC Report – Kent reported that ACC continues to review ten or more projects every month. He urged everyone to submit their project electronically to CPM to save time and that way all ACC members can review it prior to the meeting. The sooner we get the information the better. They are continuing to review backlog projects. Some have been on our books for one or two years, etc. We should be able to reduce the numbers in the next few months. He highlights the need for Board members to urge owners to submit projects electronically.

Roads Report and Culvert Repair – David S. reported on road repairs, including a collapsed culvert on Peachtree and the installation of a new concrete culvert which should last 80 to 100 years. Currently, only one-half of the road is closed, as of tomorrow the

entire road will be closed and on Wednesday there will be gravel put back in. Asphalt will be added when we start repairing the other road areas which should be in approximately three to four weeks. He and Scott have marked 43 other road areas that will be getting new asphalt with an estimated cost of \$230,000 and is waiting for one more bid. This is in addition to the \$70,000 we spent last year. He also mentioned the track hoe is in the shop for repairs, it will be back on Wednesday. Jim thanked David, Scott and Karen for all their diligence in monitoring road conditions and stated the roads will continue to need future repairs.

Lakes and Beaches Report – Jim commented Scott for all the time and work he has done in improving the lake and beach area. He has corrected a lot of the sand erosion and will continue to work on that issue. Scott reported the concrete will be poured tomorrow and that will finish the water station but not the plumbing part. Everyone is enjoying the food trucks. The lakes were treated with copper sulfate. Will alternate treatments for lake algae and the importance of environmentally friendly methods. Scott reported the installation of a live stream camera and weather station at the boat ramp, which will show a picture of the lake at all times along with a red flag. Anyone can click on the Raintree site and go to live stream to check on the condition of the lake such as if the lake is open or closed, etc. The camera will be installed within a month. This could help to promoting someone to purchase a lot at Raintree. Jim discusses the importance of community vigilance in reporting issues of variances. Gates can only do part of the job. Some of our problems are not caused by outsiders, they are by people who live here. We as residents need to let the Board know and or contact the Sherriff's office.

Security and Technology Report – David B. reported they have started on the execution list and roadmap with updates to follow. He mentioned that Scott and his son Matt have been providing security incident statistics and from year to date there have been 1,414 denials of entry and 103 hot hits which means the person has some type of criminal problem. Also, the Flock camera has recorded 50,853 vehicles have entered and/or exited Raintree. Since our last meeting there have been ten security incident reports for trespassing and one problem at the beach.

Maintenance – Scott reported the POA hired Paul as a 1099 employee to help with maintenance. They are working four hours per day busy tree trimming and cleaning out culverts under the streets. David S. mentioned it is the responsibility of the home owner if they have a culvert under their driveway to keep it clean. Jim mentioned there are some tall trees that need to be cut down on Plantation and other areas, however you need to be very careful when they are up in power lines. The main trees that need to be cut are the ones that are potentially blocking the road.

David S. then introduced a guest speaker, Joe Heller. He worked for 35 years for the Corps of Engineers and has done a fair amount design on dams. He provided an assessment of the dams and roads, praising their design and maintenance. He stated we actually have five lakes and only three dams. The winter & summer lake was designed with a small dam in the middle to make the lake larger and in his opinion is in good shape. The only minor issue he observed was due to storms which pushed back the rock which needs to be pulled back. David S. thanked him for his assessment of the Dam.

Old Business – Regarding the General Meeting in September, Jim reported not all the ballot items that were submitted were approved to be placed on the ballot including Remove By-Law section 2 that states homeowners have two collective votes. Homeowners and lot owners both have one vote. This item was voted on last year and it did not pass.

POTENTIAL BALLOT ITEMS for SEPTEMBER 2025

1. Allow ATV and UTV properly registered in MO, and insured to operate on Raintree roads following the same requirements currently in place for golf carts.
2. ACC rule change to allow boat docks to be presented as total square footage instead of length and wide restrictions.
3. Modify section 2a to indicate that a single party be responsible for all deposits and refunds. Dollar amounts will be listed in the ACC manual. New builds will require the builder to pay all deposits and homeowner deposits must be provided by the homeowner.
4. Increase homeowner assessments by \$100.00 per year and lot owners \$50.00 per year.
5. Interim board seats that are filled following a board member leaving prior to the end of their term will be for the duration of the resigning member's term.
6. Allow lot owners to build an ACC approved concrete or asphalt driveway, a garage (detached garage which would be required to conform to the current ACC specifications), concrete patio and fire pit on a lot. Parking of current registered passenger vehicle, boat, boat trailer and RV camper would be allowed.
7. Increase lot assessment from \$237 to \$330 per year for partially improved lots with a seawall, boathouse, a driveway, or a garage.
8. Increase current square footage of detached garage footprint from current 900 sq ft to 1200 sq ft.
9. Road damage directly in front of a new house build is the responsibility of the contractor/home owner.
10. Add a \$10,000 surcharge to any spec home being built in Raintree to help cover roads costs. Spec home defined as a home being built to specifications not directed by the owner that will reside in the home.

Following discussion, A Motion was made by Jim, seconded by David B. to approve the above list of ten potential ballot items to be placed on the September Ballot. Motion passed with 7 ayes and 1 no response anticipating we would review each submission individually. However, some of these items may be deleted after they been remodified by our legal representative.

New Business – Kent suggested we place a sign at the Autumn Lake boat ramp stating wake boarding, wake surfing, use of ballast in boats, and “plowing” are strictly prohibited. All of the above is clearly prohibited per our Covenants. It was agreed to have this type

of sign posted along with when the RED Flag is waving it means NO WAKE. Jim mentioned, a lot of waves can cause damage to property and to the dam, etc.

Mary Lou reported per Mindy at CPM the letter regarding accepting nominations for the four open seats on the Board was sent to the printer on June 10th to be mailed to all owners. The deadline to submit a resume is no later than July 13th at 1 P.M.

Adjournment – Jim made a Motion, seconded by Scott to adjourn the Business Meeting at 7:40 pm. Motion carried unanimously.

Open Forum

- Attendee questions the rules regarding parkway use and liability for injuries on private property? Jim explained people walking around and or fishing on any lake are not allowed on a person's private dock. They must walk around it. It was clarified that parkway use is limited to walking and fishing, and not for boating or other activities.
- Attendee inquiries about the process for submitting resumes for open board positions and the due date. Jim will contact CPM and have the information letter sent out by email. The due date is July 13th by 1 pm.
- Attendee questions the necessity of maintaining worker's comp insurance since 1099 workers are not covered by it? The board is keeping it in the event they decide to reinstate a full maintenance staff.
- Attendee asks what is the cost to repair the collapsed culvert on Peachtree? David S. stated it will be approximately \$20,000 for material and labor for a full road repair.
- Attendee asked what would be the rules to allow ATV's? Jim explained the rules would be the same as a Golf Cart, however they would not be allowed on the golf course. If anyone is not in favor of any ballot item, he suggested you just vote NO.
- Attendee questioned an expense on the financial report for office supplies. Answer was it was to purchase a new type of gate cards, which are more difficult to copy and another one was a previous old bill from a board member.
- Attendees stated they haven't received their annual assessment bill. Reply, they have been mailed
- Attendee reports either a neighbor or a contractor caused damaged to the road on 9765 Ridgecrest and now we have to pay to have it repaired. She was told when this happens you need to take a picture and file an incident report to the board.
- Attendee requested the financial reports should have more detail. Kal will contact CPM and request if this is possible.
- Attendee asked how many items were submitted for the election? Fifteen were submitted and five were not approved.
- Attendee reported water running over the road on W. Vista. David S. will look into the problem.

- Attendee stated he has no problem with hiring CMP and he still is requesting a new spillage be installed on the twin lakes.

- Attendee stated some people want to know why volunteers are repairing our gates and not CPM. Jim explained, CPM would charge \$65.00 plus driving expense to put a gate back up. When an incident report is filed, we are notified. They also asked if CPM knew the date when the annual assessment was due, since it was mailed very late. Answer was Yes.
- Attendee asked the purpose for the increase in assessments on the ballot? Answer was to help pay for road repairs.
- Attendee asked what is the procedure when someone doesn't pay their assessment? Jim explained we have many owners who are delinquent and all we can do is file a lien on their property. It doesn't do much good to turn it over to a collection agency. We have received some money doing that but not that much after we pay the collection agency their fee. Most owners don't care about their credit rating. We normally don't receive any monies until the property is sold.
- Attendee asked do they file an incident report to just cut down dead trees? Answer No
- Attendee asked what would the \$10,000 surcharge for any spec home be used for? Scott stated all of it would be used for road repairs.
- Attendee questions why lot owners pay less than home owners and still can enjoy all the amenities? It was explained, if we would increase their assessment many of them would just stop paying.
- Attendee asks why one of the ballot items is to increase the assessment on partially improved lots? Answer was in order to make these improvements they would need to own a double lot.
- A few attendees stated if this ballot item passes Raintree will turn into a junk community. It will start to look like Goose Creek. We already have some homes that look like trash.
- Attendee states he owns six lots; therefore, can he put in an additional concrete driveway for more parking. He was told to submit his proposal to the ACC committee.
- Attendee mentioned there is more Algae in some of the coves. Asked when is the next lake treatment scheduled? Scott stated there is no scheduled time line.
- Attendee stated he knows there are some boats in the water that do not have a current sticker. Does anyone check this? Answer was no. If he could give the board a list of where these boats are located, the board can notify them.
- Attendee suggested possibility the CPM roving patrol could check if all boats in water have stickers.
- Attendee questions if incident reports can be sent in anonymous? Reply, no

Jim thanks everyone for their participation and emphasizes the importance of community input and cooperation.

Open Forum – Concluded at 8:30 pm.

Minutes submitted by: *Mary Lou Watson, Board Secretary*