



RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

Monday, August 18, 2025

Opening – Jim 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, Kent Campbell, John Willett and David Bowden.

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

Financial Summary – Kal reported our total accounts went up slightly with an increase in total accounts to \$1.8 million. He stated many of the lot owners haven't paid their assessments. Jim noted a decrease in accounts receivables by \$757,500. A motion was made by Mary Lou, seconded by David S. to approve the financial report. Motion carried unanimously.

Jim stated he wants to clarify how the board should vote so we all understand. When you vote and you vote with a I and then I ask for opposing same sign, if someone answers I after I've asked that then we take another vote where you indicate the individual by raising your hand. It's to make sure that we incorporate any dissension. You can't vote I for both.

ACC Report – Kent reported ACC just continues to have a lot of projects including new homes, improvements, fences, etc. We continue to work through the spreadsheet and some of the old projects that have been ongoing for a couple of years, but we're working them down and we're getting people paid back. Unfortunately, when we got the money

from City and Village, it just came in a month. They didn't say Okay this person paid this. Often times we have to go through and even ask for cash checks before we pay somebody back or go to the bank, etc. We're getting there and it's an arduous process. The other thing is at the last meeting the discussion came up about the \$10,000 surcharge for homes being built and there was a lot of concern about what does this mean. There's not a lot of information about it and we'd like to know more. The committee felt strongly that we should pump the brakes and use some caution about going forward with this while it's long term but we don't have any dates. We don't have any knowledge what is all involved with it so we'd like to see have more information. Jim, stated it would just be for homes that were built by developers that did not have a current owner in place. These are spec homes and the developer is not going to live there. Kent commented then if they don't move into it then they have to pay. What if they do move into it or if somebody buys the home before the year is up? Jim said then we would have to look at that on an individual bases. The whole idea was that we want to try to recoup some funds when a developer comes in and builds a home on an unpaved road. Kent asked, so it's only on unpaved roads? Jim, no this surcharge applies only on all spec houses. Kent, there's a long definition of what a spec house is, so the committee would like a lot more information that impacts the community significant.

Roads Report – David S. details ongoing road work on Ridgecrest, Ceder, Willow and Sycamore, with St. Louis Asphalt and KB working as a team. He will be requesting another \$100,000 for September. They will also put in a road for the owner who recently bought six lots in a cul-de-sack and we owe him a road within a year of the construction of his house. Kent questions the specifications for road repairs, emphasizing the need for proper bases to prevent mud intrusion. David stated specs are going county road specs, which are 8" of basin and 4" of asphalt. Almost all the spots that are drastically tore up, most of them have mud coming through. And that is a sign that an adequate base was not properly put in from day one and that's what most of our roads are. In long term, there will be a substantial amount going into our roads over the next ten years. So, going forward, we'll take all roads to county specs and they will be inspected.

Lakes and Beaches Report – Scott stated people are complaining about back in the coves, we'll got large grass craps. The majority of the lake is weed free if you're out in the middle are on the sides, but back in the coves it's really bad. Scott has a company coming on the 26th of August to do an evaluation for us on the lake. They don't do chemicals, they explain what we can do. He also signed with a contractor to work on the Winter/Summer dam. They are going to use a track hoe and bring rock to carve out what they can and pull it back where it needs to go. We also have some scalding on the hot concrete that has to be cut out and replaced and it needs a four-inch lip put up on both sides of the spillway. Also, while the water is down on Spring Lake inside the spillway, we've some cracks that need to be sanded down and put some kind of polyurethane in the cracks. Also, we had some people saying you're not to park on the grass by the boat ramps. We've had overflow parking before. When there's no other place to park you have no other choice but to park on the grass and it wasn't killing the grass.

Technology and Security Report -

Thousand of lot owners are between 60 and 90 days behind on their current assessments. We had a PNS committee meeting and we began talking about a conferencing solution and doing some due diligence there. We also spoke with Dan on investigating how we can enhance the connectivity between all the cameras to alleviate some of the band saturation so it's a little bit quicker. It might also expand our capacity on adding more cameras across that link. The rest of the projects are moving along. Scott stated it's been pretty peaceful, haven't had any trespassers. We have one trash fairy that walks through with a bag at five in the morning and picks up trash. We had a broken gate. He flipped the gate and didn't do it right. Scott collected a fine on that one. We went from nylon nuts to steel nuts with a washer in them where now they don't fall off so easy. It was taking five hours a week in the past to tighten the gates, so we decided to try a different method and it's working and saving quite a bit of money. We do have a few problems when motorcycles come in by going around the gates.

Maintenance – Been busy, trimming trees, etc. John, our contractor is doing an excellent job mowing the grass and John & Paul, our maintenance guys, they mow the beach and pavilion area. We plan on cleaning up a large pile of dirt down by the shed and plant grass making it a nice area for people to bring their dogs and relax.

Old Business – Unapproved Project Censure

Kent stated, last month had a situation where someone approached or petitioned the ACC had a permit request to do a retaining wall and they did, however then they also did some concrete flatwork and some decking which was not approved or even reviewed by the ACC. I thought after I contacted him and told him that you know the simplest thing is to go ahead and approve or apply and write us a check for the deposit, etc. He refused so I brought it here. I wanted the backing of the Board. My impression was from the discussion everyone felt that he should still pay the deposit. I responded to him since after the last meeting, I haven't heard back from him. I'd like to make a Motion that we censure him for the amount of the deposits. Jim replied, I will speak with Mindy, in addition to that, Mindy has sent out fourteen letters to various individuals indicating they are in violations and if they don't correct it, they will be charged a censure. We've finally getting that to work better. If you send me the information.

Kent replied, I see this is a little different. I'm just going to make a Motion. Hope it gets second and voted on that we censure this gentleman for his unimproved activity because I think there's a lot of that that happens. And we don't want to be the ACC police, but you know, I'm obligated. Everyone on the Board is, if you see any infraction, you are obligated to report it and move forward with it. So, I'm asking for a second and a vote to approve. Jim second the Motion. Any further discussion? What will the total be? Matter of \$750.00. All those in favor signify by saying I. Opposed, same sign. Motion carries.

Jim mentioned we have sent out a bunch of letters and we will follow them up with a censure and fine people that don't correct the issue that they've been notified on. Mindy does drive through the community on a weekly basis and will bring information to the Board to evaluate and we're putting together a process for better evaluation after she brings it. Unfortunately, we're getting a little late start but we're starting to move forward with it.

New Business – Jim, I have asked many times and had a couple of open meetings asking people to bring ideas and projects to get our lot owners more involved and willing to stay and pay their assessments. We tried to put something on the ballot and apparently everybody wants to tar and feather me, which is fine but we really do need to find out something that will entice our lot owners to stay and pay. We have about 400 lot owners that have already turned their lots into the county. We get nothing from that. We have almost a thousand lot owners that are between 60 and 90 days behind on their assessments and that is almost \$400,000 that we are not getting.

If this continues this will become a community of a few homes with a bunch of lots that the county owns and we're not going to have enough money to do the minimum of taking care of the community. I implore you to think of anything that might help entice the lot owners to be willing to pay their assessments plus the County Club dues because if we don't long term this is going to be a disaster for us.

Scott stated, when we voted and looked at #5 to put that proposal on for a motor home, store a car, it said garage on it and me and several others that they would build a nice one and then the county or lawyer nixed it off and it went on the ballot. I want to ask to remove that item off and put an X through the storage lot and the camper, etc. until we revalue it. I know we're in money trouble but that's not the only way to get money. We've got property, we can pay to make a storage facility down below the Spring Lake. I'm asking because if we enforce our trailer rule, we can pay for our storage facility and it will be a co-op. You have to own a lot or home and it'll be at a discounted price. I checked in Hillsboro, it was \$62.00. Jim said make your Motion. Scott made a Motion that we retake a vote for the ballot item #5 off the ballot. We will need to put a NO VOTE on the ballot because the voting notice already went out. Jim, we are going to need more discussion. John replied, I don't know if it's the right or the wrong thing but taking it off goes against exactly what Jim said. There're 1,000 lots in arrears and 400 the county owns. That's one-half of our lots. It's the lot owners who are not paying. If you have to put an asphalt or concrete driveway in to park anything, that's thousands of dollars. Then we have to enforce this storage facility. You could store your camper here but you can't use it on your lot. Scott, we need money, the County Club put us here. Kent said, we haven't had an assessment increase in how many years and you're saying the County Club put us in trouble. Jim, is there any other discussion on the Motion before us. It has been moved and seconded by Mary Lou to remove ballot item #5 in total. Motion carried six in favor, two against and 1 abstained.

Jim mentioned he would like to suggest that if you have a suggestion of anything you would like to see on the ballot in the next election start putting it together so we have time to review it. He got very few until the last minute this year. There is no reason why you can't start thinking about things now. Also, I'm reiterating, if you have anything that can get some response from a lot owner that has been paying, please let me know. I am personally a believer that we should vote on all the different changes that are put in place. I know people don't want to vote on things they don't trust their neighbors to vote the same way. This community is a community of people and we all have a voice and we all need to be able to use that voice.

Kent asked David S. about buying a lot of last month from someone and CPM brought all these charges to the closing and I said this can't be right. So, I asked and guess what all those charges were made by the buyers title company. They weren't made by CPM at all. I asked specifically because I really advocated for us going to an electronic management company, which I think has been the greatest thing that we've done. I also keep hearing that we have all kinds of money. In last months minutes Kal reported we're way ahead of where we were last year. We're spending less then when we signed with CPM we were going from and I think you called it apples to apples comparison. If you look apples to apples CPM to what we were spending we are actually saving money. So, what I would like is has anybody done an apples-to-apples comparison. I'm just talking about operating this million-dollar business to see if we are actually spending less money or more money. Are the advantages the indirect or unpalpable advantages being integrated. Then you say the lawsuit cost us money. I don't understand how the golf course cost us money. David B. replied. When I became a board member, I did a comprehensive cost analysis that included salary and insurance, everything to do a cost comparison apples to apples. As far as cost, it is slightly less, but as for as services provided and efficacy of those services, they're weak. They are getting better the more we drive them as a Board, they're like a computer. They only do what we tell them to do. We didn't even meet with them for months after the new Board was elected. They were signed in August 19th, 2024. How many weeks was that before the last election? They had X amount of time to get the data right. We were coping with City and Village to CPM. What I have noticed is that since we've started coming together to drive them for our specific needs. I'm starting to see improvements on those services. To answer your question, they're apples to apples in terms of cost comparison. It's cheaper services, it's getting better. Should we reevaluate next year, that's my opinion.

David B. continues, as for as the country club is concerned, when I brought my home, I was told I didn't have to pay, and it was in writing. Then out of the blue, I was told, hey, you're going to have to pay. Now, I'm kind of pissed because I wanted that money to go to the POA. I don't use it. They got a kiddie pool, no weight room. Then they tried to be a five-star restaurant in the first year of opening, which didn't work out well. Kent asked, how did you get it in writing that you didn't have to pay? It was in my real estate contract when I brought my house.

Karen mentioned the country club owned Plantation Drive when she built her house and they're not maintaining it.

Scott stated originally you could be a member of the country club if you so choose, however you didn't have to. He explained, many years ago part of the POA office was a sales office. People would come in to purchase a lot and it was a dream they sold and most of the people never completed their dream before they died. They left their lot or lots to their children. The kids paid the bill until the annual amount due went to \$600 they said we used to pay \$250. They called the real estate agent to list it for sale and were told by the agent I don't list lots in Raintree because they're only worth \$1,500 to \$3,000 unless there on the lake. Therefore, many of these people let their lots go to the county. Kent said, I think that's an interesting perspective.

David S. stated I don't want to keep living in the past so moving forward I do want to clarify something like you kind of went on about the real estate transaction even though I've done a hundred of them. The title company didn't order a condo search from CPM that was charged on but they will go into that in a separate deal and we'll go further into investigation. I can't tell you in black and white what way it was.

Mary Lou mentioned I can actually show anybody that wants to see it, I have a signed certificate by the original Raintree owner of the country club that living in the section I'm living in I don't have to pay.

David S. stated we need to clarify something regarding when and if all sections of Raintree had to pay country club dues. Originally sections 1 thru 19 and the Forest did not have to pay. When sections 20 to 25 were developed the owner stated that everyone in those sections had to pay dues. The ownership of the country club changed in 2012. He gradually increased the dues in sections 20 to 25 from \$230 to approximately \$980. In 2015 the current owner of the country club held an election regarding if everyone should pay. It failed and he closed the restaurant. After that, it's went through court a number of times. There was at least a half million dollars spent prior to the final judgement by an Appeal Court in 2022.

Jim, I do agree that we need to continue to map cost analysis. I will tell you that I on many occasions had meetings set up with Mindy and Bobby and they were cancelled. I tired to get them rescheduled. That goes along with what David B. was saying, some things work well when it's in the computer system. Other things we have to deal with. I've had to drive a whole lot more with the things I deal with than I did in the past.

Meet the Candidates will be on September 14th at 4 P.M. at the Pavilion. Mary Lou will be sending out emails to all Candidates letting them know.

We need volunteers for the voting dates and they are the third week of September from Tuesday thru Sunday (4 on Tuesday thru Friday, Saturday 2 and Sunday 2). Mary Lou will give Hailey a schedule sheet and you can contact the office and she will put your name down if you're willing to help. Jim explained, all you have to do is sit at the table, asked to see the persons driver's license and look up their name in the voting book. Make sure they are listed, mark them out that they have voted. It's not very difficult. There will also be an E-Blast that will be going out for volunteers.

John mentioned, Sunday after the voting, we'll tabulate the votes. Mary Lou is getting four people to check each ballot for errors before they are counted. Mary Lou also has a schedule for the Board Members. One has to be present everyday during voting hours.

There will not be a Board meeting on Monday, September 15th because in September it will be on the day of the election, which is Sunday, September 21st.

Adjournment – Kal made a Motion, seconded by David S. to adjourn the Business Meeting at 7:50 P.M. Motion carried unanimously.

Open Forum –

- Attendee asked do we need a parking sticker to go meet the Candidates at the Pavilion. NO
- Attendee asked to remove ballot item #1. No reply
- Attendee said ballot item #9 should have gotten input from ACC before putting it on the ballot.
- Attendee request discussing ballot items earlier. Have a special meeting for this purpose.
- Attendee would like to see a yearly trend printout on when lot owners are letting their lots go to the county.
- Attendee asked if ballot item #5 was removed from the ballot. YES
- Attendee questioned what the new debit card was for in the amount of \$5,000. Items were purchased but no details were given. We need more info from CPM.
- Attendee asked if 14 censures has been sent recently, how many have been sent since being elected. NONE – Most people have corrected the problem.
- Attendee asked who has access to the security cameras at their home or on their cell phone (4 have them) – Cameras should be left in the POA building for security reasons.
- Attendee asked if we are using voting cards again this year and will they be counted by a machine. YES
- Attendee asked for the name of the company doing an evaluation on the lake. They are from Mo, Missouri.
- Attendee asked what repairs are being done on the Spring Lake.
- Attendee asked if we had a list of active lot owners. Jim, has a list of 28 pages long of inactive lot owners. Does not have a list of active lot owners but he is working on getting one.
- Attendee asked who has access to the Flock camera. That information goes directly to the Police Department.
- Attendee asked regarding a dog getting hit in February. He reported it and had asked for a call back, which he never got. Reply – Sometimes we have bad phone connections. POA still should have responded.
- Attendee worked the election last year and some people were appalling. Hopes it doesn't happen again this year. Jim explained the procedure.

- Attendee asked is voting with Ink or Pencil - PENCIL
- Attendee asked where the \$200,000 for roads came from. John explained, we had extra money for roads from the DNR project and the past Board was repositioning money for security issues and this Board choose not to proceed. There was about \$537,000. It was reallocated to lakes, security and the majority towards roads.
- Attendee asked why some Board members know what codes are being used at the gates and she doesn't like that. David B. explained reason for that is when there's a need to be an investigation because codes are used wrongfully.
- Attendee asked about the voting procedure. John explained, you put your ballot in the locked box, the key is not on the premise during voting. The Attorney has the key and comes to the office after voting is done, then the box is unlocked by the Attorney.
- Attendee asked the hours of the beach. Scott replied, it was dusk to dawn in pasted years. It was changed to 10 P.M. He hasn't run nobody off. If someone wants to be there and they're a resident and has a sticker and don't have any bottle I'm not telling them they have to leave. Since that's the rule I will in force it.
- Attendee asked which roads are scheduled to be repaired and when. David S. will prepare a list.
- Attendee stated there is still a lot of debris, etc. where they replaced the culvert on Peach Tree and a big drop off to the right that's full of water. David S. will check it out.
- Attendee asked if anybody was there that 's running for the Board could they stand up and state they name.
- Attendee mentioned she felt this Board had not appointed members according to their abilities. She doesn't want the Board to fail.
- Attendee asked how do we slow down traffic on Easy Street? Reply – call the police. The Board is looking into hiring patrol to work during the week-ends.
- Attendee asked what is the next step for the storage facility. Scott replied, when Bill Hurtgen returns from vacation will have him survey it and go from there.
- Attendee asked why we can't sue some of the lot owners who are not paying? Reply, we have to pay an Attorney and have no guarantee we will get any money.

Open Forum – Concluded at 8:30 P.M.

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