



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

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

January 15, 2018

**Opening** – President Jim McClung called the Board meeting to order at 7:00 p.m. with the Pledge of Allegiance and announced a Quorum.

**Present Board Members** – Jim McClung, Denny Schwantner, Jerry Radake, John Drouant, Melissa Rebmann, Lori Bundstein, Dennis Stein, Dave Wooldridge, and Deb Enderson.

**Board Members Absent** – None

**Approval of Agenda** – Deb made a **Motion** to approve the agenda, seconded by John, **motion carried unanimously.**

**Approval of Minutes** – Denny made a **Motion** to accept the open minutes of the December 18, 2017 meeting, seconded by Jim, **Motion passed unanimously.**

**Treasurer's Report** – Jerry reported on the Balance Sheet and the Profit & Loss Statement calling out the total net assets as of December 31st were \$1,470,495.03, calculated on an accrual basis.

**Monthly Check Report** – Checks written in December totalled \$50,084.83 including \$27,500 for the initial Riprap project completed by Magruder Construction. Jim **motioned** to approve the monthly bills, Deb seconded, and the **motion carried unanimously.**

**Correspondence Report** – Deb reported correspondence received and sent including 23 violation letters and resumes for the open seat on the Board as well as other items.

### **Standing Committee Reports**

- **Administration/Legal:** Jim reported that the office has been busy issuing 2018 boat, Jet Ski, and Golf Cart stickers as well as working with different Board members. They are also working diligently with the new Rules chairperson on our new rules process and closing out year-end projects. The office is also working with the Board on legal questions for the new attorney, coordinating with the Road committee, maintenance on road closures and detour maps, and working with the condo association, and the collection agency on older debts.
- **Architectural Control** – Melissa reported having an ACC meeting on December 22, 2017. New business included a complaint regarding construction of a seawall. All seawalls must meet Raintree construction criteria and the written and approved plans submitted. Melissa also reported that the committee is revising paperwork to make construction rules clearer. The Architectural Control Committee meets at 6:30 on the first and third Wednesdays of each month.
- **Communications** – Deb recorded continuing to post updates on Facebook to keep the community informed, and waiting for decisions on security to prepare the first newsletter of the year.
- **Finance** – Jerry provided numbers comparing totals of all debts over \$1,000 by Sections to put perspective to rumor. Sections 1-19 currently owe \$261,746.42, and Sections 20-25 owe \$88,589.22, or approximately one quarter of the total.
- **Lakes and Beach** – Dennis informed the Board that the decision had been made after last month's meeting to take advantage of the low water level to proceed with the services of Bill Williams Construction to complete the riprap project on the Autumn Lake Dam. 320 feet of riprap and accompanying work were completed last week. If the weather cooperates, an additional two weeks should complete the project. Dennis discussed a Line of Credit with Hillsboro Bank; The POA was offered an \$85,000 loan at four and a half percent interest which is good for 2 years. Dennis made the **motion** to authorize a Line of Credit with the bank of Hillsboro at four and a half percent interest for which the money can only be accessed only with a majority of the Board (five) voting to do so. Any loan will be repaid when assessments are received. Jim seconded, and the **motion passed unanimously.** Dennis also reported that he is getting bids while water levels are low to dig out some of the coves as well as work on a culvert that is damaging property.
- **Maintenance** – Jim reported that the maintenance department has all vehicles and snow removal equipment ready for use and has already worked multiple ice events. They worked on cleaning ditches and removing trees, continual monitoring of Spring Lake Dam issues pointed out in the DNR inspection report, as well as several other

activities including assisting contractors on Plantation and on the Autumn Lake Dam rocking project. The maintenance crew asks that residents please use off-street parking whenever possible when snow is imminent. Anyone having an area that needs attention should fill out a work order so the issue can be assess

- **Roads** – Denny reported that the Culvert and concrete work on Plantation Drive has been completed as well as the concrete and drainage work on Lake Ridge. He is already compiling a list of roads and needing work for this year's Road repair.
- **Rules** – Lori reported that complaints filed in 2017 totalled 96, and all except 17 have been closed. \$160 has been collected in censures and \$530 collected for property damage. Lori made a **motion** to set the cost of stickers at \$10 for a golf cart and \$2 for vehicles (after the first two). Jim seconded, and the **motion passed** with one “nay” from Jerry. Lori made another **motion** that golf cart stickers require inspection of the golf cart by the office staff to make sure it is legally a golf cart under Missouri law. Dave seconded, and the **motion passed unanimously**. Lori made a third **motion** that the Motorized Boating Stickers & Agreement form be expanded to be used for three years, with documentation and signature still required for each year. Jim seconded, and the **motion passed unanimously**. Lori informed the Board that a property owner is requesting special permission to complete building a treehouse in her yard in Raintree, which the Covenants do not permit. A complaint was filed. The Board asked that the plans be submitted for review by the ACC for discussion in February.
- **Security** –John reported that he has been investigating and soliciting bids for the potential addition of phone codes to our existing gate system where a homeowner would provide a phone number to receive a 4-digit code that would open the gate remotely. The ballpark cost he is hearing is \$2,000-\$2,600 per gate. Dave offered that he had experience with a different company using Blackbox equipment, and offered to provide contact information.

**New Business** – Bids for the purchase of a new office copy machine were reviewed. Jim **motioned** and Dave seconded the purchase of a printer/copier/fax machine to do at least 70 pages per minute for up to \$9,000 purchase price. The **motion passed unanimously**.

**Old Business** – Kudos were raised to Dennis for the accomplishment of the riprap work and to Lori for her movement of the Rules.

**Adjournment** – Melissa made the **Motion** to adjourn. Lori seconded, and the **motion passed unanimously**.

**Open Forum** – The following issues were discussed:

Security concerns about eliminating family codes

Concern that work on Lake Ridge was not communicated appropriately

Request by the lady building the treehouse for consideration of allowing it

Minutes submitted by: Deb Enderson, Board Secretary