



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes
October 15, 2018

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

Present Board Members – Jim McClung, Denny Schwantner, Jerry Radake, John Drouant, Dennis Stein, Laurie Haller, Dave Wooldridge, and Deb Enderson.

Board Members Absent – Dave Getty

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

Approval of Minutes – Dave W. made a **Motion** to accept the open minutes of the September 16, 2018 meeting, seconded by John. Jim and Dennis abstained. **Motion passed unanimously**.

Approval of Nominations Meeting Minutes – Dave made a **Motion** to accept the open minutes of the September 16, 2018 meeting, seconded by Laurie. Jim and Dennis abstained. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Jerry reviewed the Monthly Check Report calling out the final payment to the accountant for the 2017 financial wrap up, as well as one of three instalments for new flooring in the POA offices. He also noted payments for roadwork approved last year and refunds to property owners due to boundary line adjustments. Jerry also pointed out checks written to the state to replace uncashed checks by property owners. Jim made a **Motion** to approve the Treasurer's Report and Monthly Check Report, seconded by Deb. The **motion passed unanimously**.

Correspondence Report – Deb reported correspondence received and sent including some legal items, several violation letters, a letter withdrawing from candidacy, several thank you letters to the Board, a suggestion, and an anonymous letter.

Standing Committee Reports

- **Administration:** Jim reported that staff has been working on gate and camera issues daily, working with the Security Committee on upgraded security equipment at the gates, and lots of data entry for the new gate program
- **Legal:** Jim welcomed the new Board members.
- **Architectural Control:** Dave W informed us that ACC meetings will be held the 1st and 3rd Tuesday of each month at 7 pm, with the next meeting to be held on 10/16. He reported reviewing and approving plans for a storage locker and house plans. Plans were declined for a house and for a 4-season room. Two complaints to the ACC were tabled for further evidence.
- **Communications:** Deb reported that she is investigating options for robo-calls or texts. There will need to be a solicitation for the phone numbers for this purpose and for the authorized phone numbers that each homeowner can order gate codes from when the new security equipment is completed. There was discussion of how to share the need and collect numbers with proper authorization by the homeowners including online forms or standing at gates. Jerry suggested that a newsletter be produced including the form to be returned with the homeowner preferred telephone numbers and signature.
- **Finance:** Jerry discussed the inquiry and response from the POA insurance agent about the cost impact of a boat storage facility and a playground. The cost of the liability insurance would be manageable but at this time the cost of creating those amenities is not. Jerry made a **motion** to raise the POA Liability Umbrella insurance from \$5 million to \$10 million. Jim seconded, and the **motion passed unanimously**.
- **Lakes and Beach:** Dennis reported that 2018 weed control for the lakes ended on 9/1. There was a request for help in October, but cold weather will shrink the weeds, and the grass carp maturing in the lake will provide natural help. 2019 weed control will begin as early in April as the water warms to 60 degrees. Fall walleye fish stocking of

Autumn Lake will be done as soon as water temperature is at or below 55 degrees. Missouri DNR will inspect Autumn and Spring Lakes' dams in December, as required bi-annually.

The lake patrol boat is wintered inside the maintenance building fence. Dennis thanked Sally Kozup for allowing the POA to use her boat dock and lift for the lake patrol boat these past couple years, which greatly aided in providing the volunteer boat patrol.

- **Maintenance:** Jim reported the maintenance crew had installed the new LED billboard, worked in tandem with West Paving and the Country Club to remove the large mound of rock left from the flood of 2015, installed a movable speed bump on Old Hickory, removed old wiring for the gate access panels and ran new wiring for upgrades to the gate equipment, removed large stumps in common ground, painted dividing lines on Forest Way, started clearing vegetation per DNR report on the Autumn Lake dam "hip", cut and removed fallen trees and debris from parks and roads, finished grass cutting for the season, repaired one snow plow, trimmed tree limbs overhanging roads and vegetation causing "line of sight" for drivers, and performed routine maintenance on vehicles and equipment.
- **Roads:** Denny reported that planned roadwork has been completed for 2018. He had a conversation with Greg Bach of the EPA about damage by Prudent trucks. The EPA has hired Environmental Restoration from Fenton on a temporary contract to redo work done by Prudent. The EPA has hired a new company Better by Design to replace Prudent. There are an additional 30-40 lots eligible for remediation, which he expects will take another year or two. Denny offered view to the list of sites eligible and sites completed. Jim reminded us that the level requiring remediation changes as testing sensitivity increases. Jerry suggested that starting in 2019 we put \$1 aside for every \$25 spent on roads to be designated for Chip and Seal the following years, especially on roads where no houses have been built.
- **Rules:** Three new violations were reported. Dave Getty left a statement, as he was not able to attend.
- **Security:** John reported that the upgrade to our gates is in progress. The back and side gate hardware is installed, with the front gate yet to complete. After that software and new cameras will be installed.

Old Business –

- Dave Wooldridge discussed some questions that had come up about fish stocking and about chemicals used for weed control bleaching out lawns.
- Denny made a **motion** which was seconded by Jim to approve \$43,000 to complete road work. The **motion passed unanimously**.

New Business –

- Deb shared a suggestion that benches be installed intermittently around Vista for walkers whose health or strength make the full four-mile walk challenging without a chance to sit occasionally. No motion was made, but the suggestion can be considered at a later time.

Adjournment – John made the **Motion** to adjourn. Denny seconded, and the **motion passed unanimously**.

Open Forum – These issues were raised.

- Live streaming of the POA meeting by a property owner
- Benches around Vista
- Suggestions regarding communication for collection of the phone numbers mentioned above
- Suggestion for a Life Ring at the beach
- Discussion about improvements of the dangerous intersection as drivers enter and leave Highway B

Minutes submitted by: Deb Enderson, Board Secretary