



RAINTREE PLANTATION PROPERTY OWNERS ASSOCIATION, INC.

Board of Directors Meeting Minutes

December 17, 2018

Opening – Vice-President Denny Schwantner called the Board meeting to order at 7 pm with the Pledge of Allegiance and announced a Quorum.

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

Board Members Absent – Jim McClung

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

Approval of Minutes – Laurie made a **Motion** to accept the open minutes of the November 18, 2018 meeting, seconded by Dave G. **Motion passed unanimously**.

Approval of Minutes of November 11, 2018 Closed Meeting – Dave W made a **Motion** to accept the closed minutes of the November 11, 2018 meeting, seconded by John. **Motion passed unanimously**.

Treasurer's Report & Monthly Check Report – Jerry reviewed the Balance Sheet, prepared on a Cash basis, which shows total assets of \$790,040.16 including buildings, roads, equipment, investments, etc. He also reviewed the Monthly Check Report calling out checks for an ad for a Maintenance crew position, \$1,733.67 for the final payment for 2018 Lake Treatment, \$1,300 to stock Autumn Lake with walleye, and a number of gate card refunds granted for some Property Owners who over-bought. Deb made a **Motion** to approve the Balance Sheet, P&L Statement, and Monthly Check Report, seconded by John. **The motion passed unanimously**.

Correspondence Report – Deb reported correspondence received and sent including some legal items, requests for proposal for 2019-2021 accounting services, and three past due statements sent for legal action.

Standing Committee Reports

- **Administration:** Denny reported that staff has been busy with issuing temporary gate codes daily, collaborating with the Security Committee on upgraded security program, gates, etc. and learning the new program, working with the Finance Committee and budget, coordinating on collections with attorneys and the MCA Collection agency, completion of the Gate Card refund project, and completion of the paperwork required for the transfer of 101 Raintree properties from the prior owners to Jefferson County.
- **Legal:** Denny reported that the judge at the scheduled hearing for the Declaratory Judgement on November 30 ordered the parties to meet with a Mediator on January 25, and that a St. Louis County judge has been appointed as the Mediator.
- **Architectural Control:** Dave W. shared that 2 fences were approved. Dave W made a **Motion** for approval of a variance for a 2-foot extension into the 30-foot space between a house on Lake Ridge Drive and the lake. Dave G seconded, and the **Motion Carried**. Dave W. also discussed a problem culvert. The ACC meets on Tuesdays at 7 pm if there are items to discuss.
- **Communications:** Deb reported that she was ready for final Board comments on the draft of a Security email intended to inform homeowners about the new Security equipment and including the form to be returned with the homeowner preferred telephone numbers and signature. The newsletter should be mailed before the end of December. Deb also commented on postings and messages received on the POA Facebook page.
- **Finance:** Jerry informed the Board that he will be on vacation for 2 months, and Laurie will present the Finance Committee reports.
- **Lakes and Beach:** Dennis reported that Aquo-Service will kick off 2019 weed control for the lakes in early April (based on temperature) and continue until September. Fall walleye fish stocking of Autumn Lake has been completed. Missouri DNR conducted their biannual inspection of Autumn and Spring Lakes' dams on December 13. The inspection went well with no major issues revealed. We have some areas to watch and continuing maintenance areas to keep up with, the same as recommended in the previous inspection. The lead inspector was

very complimentary of the overall condition and maintenance of both dams, thanks to the efforts of Tom Hayes and his crew.

- **Maintenance:** Denny reported the maintenance crew has performed 6-month checks on trucks including oil changes and lubrication, renewed license plates on trucks and trailer, cleared ditches of leaves, limbs, and volunteer trees, installed Christmas lights and decorations, removed volunteer trees and growth from Autumn Lake Dam per DNR inspection requirements, met with DNR inspectors, Dennis Stein, and Frank Heinrich for biannual inspections, unburied several large and important culvert pipe heads around lakes, made repairs to security equipment at gates, and worked 4 snow/ice events. Raintree has approximately 75 tons of salt in storage with our supplier, ready for deliver when needed, as well as a full storage bin here. The maintenance crew reminds residents to use “off street parking” when snow is eminent. Property Owners should fill out a work order if they see something that needs attention, and remember than off street parking is required whenever snow is possible.
- **Roads:** Denny reported still waiting for a response to his letter to MoDot requesting warning signs and a blinking light on B but not expecting action by the state. Denny has determined that only 4 or 5 locations will qualify for EPA funding in 2019. He continues working on the list of roadwork for 2019.
- **Rules:** Dave Getty reported that 4 current violations will be closed soon.
- **Security:** John reported that the software training for the upgrade to our gates is in process, although it’s difficult because the staff is so busy. He intends to find a day when the staff is off work but available when Dan O is also available.

Old Business –

- Laurie asked if the bidding period for 2019-2021 accounting services has closed, and Jerry confirmed it is.

New Business –

- Dave W. relayed some inquiries posed to him, and it was confirmed that Boat Sticker prices do not reduce as the year progresses. He also reported a suggestion that a Raintree 911 Team be created. Dennis responded that usually someone is available and happy to respond, and he didn’t see a need.
- Dave W. commented about seeing youths using the key pads at the entrances numerous times recently. We’ll see how the new gate entry system impacts that since gate codes will be largely eliminated.
- Laurie reported that she wants to look into why the Raintree budget and fiscal years don’t coincide, including discussing the cost of a short fiscal year with the accountant.

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

Open Forum –

- Attendees volunteered services if a Raintree 911 were implemented (Aaron Cizek and Angie Newbury)
- Discussion of a gravel driveway near Column Drive and Vista which does not comply with ACC/Rules

Minutes submitted by: Deb Enderson, Board Secretary