



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

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

September 16, 2018

**Opening** – Vice-President Denny Schwantner called the Board meeting to order at 12:30 pm with the Pledge of Allegiance and announced a Quorum.

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

**Board Members Absent** – Jim McClung and Dennis Stein

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

**Approval of Minutes** – Dave made a **Motion** to accept the open minutes of the August 20, 2018 meeting, seconded by John. **Motion passed unanimously.**

**Treasurer's Report & Monthly Check Report** – Jerry reviewed the Monthly Check Report which totalled \$74,160.36 calling out several construction bond refunds, \$29,734.42 for legal/collection costs (part of which will be reimbursed) and \$8,582.38 for hydraulic maintenance and replacement of tires. The accrual-based Balance Sheet shows total assets of \$1,675,306.76 as of August 31, 2018 (after collection of most of the year's assessments) including buildings, equipment, furniture, land improvements, roads and signs, vehicles, cash, etc. He commented on a couple small adjustments in process. He also reviewed the January through August 2018 Profit and Loss statement (also accrual based) statement. Jerry commented that for the 12 months ending June 30<sup>th</sup>, the collections agency had collected \$36,458. In just 4 months our new collections attorney collected approximately \$11,000 and has payment plans established for another \$17,960. Collections are added to the Roads Fund. The collections procedure was developed a year or so ago and is available for review. Dave 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, correspondence regarding the recent bank change, and an anonymous letter.

### **Standing Committee Reports**

- **Administration:** Denny reported that staff has been very busy issuing 1-time emergency gate codes, working with security on upgraded security program, gates, working with Judgement lawyers, sending new collections to our Collections team (MCA), preparing for early voting, and preparing for the Annual Meeting. He thanked everyone who volunteered as judges for the voting.
- **Legal:** Denny reported that 66 property owners attended the meeting at Jeffco with our attorney offering his opinion on the solution to our community's situation with the Country Club. The court case with the Declaratory Judgement is currently on hold while the three entities engage in negotiation, which will hopefully be faster and require less in legal fees. The judge and all parties agreed at the last meeting of the parties that 2015 judgement pitted our 4B and 4C against each other, creating a conflict within our Covenants. We are now waiting for the negotiations to proceed.
- **Architectural Control** – Melissa reported that 15 house plans were approved in the past year, including house additions. She reminded attendees that the ACC must approve all outside building plans including landscaping walls and playground equipment.
- **Communications** – Deb reported the creation and mailing of three newsletters over the past year, as well as posts on Facebook and in the HOA Gazette to keep the community informed. Emails have been more challenging, but we will continue to work toward it. There was discussion about large distributions lists being classified as Spam by the email ISPs. Robo calls were discussed, as well in response to complaints that not enough was done when the sewage spilled into the lake. Dave discussed the misconception that the Board knew more than they did; but that common sense would tell a person not to access the lake when the Board announces the lake is closed. Emails from the sewer company were displayed showing the delay in providing us information. Melissa offered to provide information on the service used by the school system she serves. Denny also commented that he will ask why the Sewer District didn't use their Robocall functionality.

- **Finance** –Jerry reported that the Infrastructure Crisis Fund established to assist in paying for major unanticipated infrastructure and equipment expenses, earned interest at 1.85% last year at the old bank, but is earning 2.7% for the next year at Midwest Bank, which is the new POA bank. He advised that at our next meeting he will be proposing to raise our current liability insurance from \$5 million to \$20 million, due to several potential risks, including the crowded lakes and discussion of a playground, etc.
- **Lakes and Beach** – Dennis reported accomplishments completed this year including riprap on Autumn Lake Dam completed ahead of schedule and under budget by over \$200,000 while still satisfying Missouri DNR requirements; replacement of the temporary construction fence on Summer Lake with a permanent fence and guard rail; replacement of 3 rusted-out barbeque grills above the beach at Autumn Lake; Lake Patrol on weekends and holidays as warranted between Memorial Day and Labor Day; and increased Boat Permit fees to help support maintenance for Lakes and Beaches. He also reported completion of annual maintenance items including addition of 8 dump truck loads of sand to the Autumn Lake beach; completion of spring fish stocking on Spring and Summer lakes with fall stocking on Autumn Lake scheduled; maintenance of the Lake Patrol boat; organization of boat patrol, contracting of lake weed control services; and miscellaneous Lakes & Beaches maintenance jobs.
- **Maintenance** – Denny reported that the Maintenance crew accomplishments for the year included grass and vegetation control, campground/pavilion upkeep, and equipment maintenance; assisted various committees, changed out to more efficient light fixtures; arranged approximately 120 tons of salt in storage ready for delivery plus a full bin on site; testing of snow equipment and responding to multiple ice events; replaced damaged boat ramp grate; worked in tandem with D&S Fence Co. to install guard rail extension and chain link fence at Summer/Winter lakes dam spillway; installation of gabion baskets to protect culvert; lined creek bank with large rock; rented a track loader and added 8 truckloads of sand to beach; rented a bucket lift and replaced all security light bulbs and replaced one fixture; raised storm water drain at the beach with concrete, pipe, and a new drain cover; replaced 3 old barbeque pits; and painted old speed bumps and install new ones as well as Caution Speed Bump signs for the new speed bumps.
- **Roads** – Denny reported roadwork almost completed in the last 2 months costing \$465,000, of which \$326,000 was funded by the EPA to be applied to roads damaged by the remediation trucks. He reported that 19 projects have been identified for the coming year. Maintenance has painted a center line on some of our curves as suggested by the post office, and response has been positive. The EPA has contracted with a new company replacing Prudent, and there are another 20 properties eligible for remediation, with 3 to begin soon.
- **Rules** – Lori reported working with 5 new rules violations generating 3 hearings. She said she will work with the incoming Rules Chair through the transition.
- **Security** – John reported that the upgrade to our gates is in progress. All parts have been ordered, and the back gate will be first altered to add a key pad at a higher level accessible to truck drivers, intending that deliveries will be made through that back gate. Also, a phone dial-in will be added to the back gate which will allow guests without a passcode or card to call the homeowner, and the homeowner will be able to generate a one-time passcode from the designated homeowner phone. Only the back gate will host this new equipment to prevent backup onto Highway B or blocking Plantation Drive. He reported being pleased with the coordination of Security Guards this summer and anticipation of the same approach for next year. He thanked Tom Hayes and the maintenance crew for painting center lines on so many blind curves.

#### Old Business –

- Denny discussed his discomfort that the By-Laws give no guidance for how to address a candidate who drops after ballots have been printed (which is contracted, not done inhouse.) He explained that he was sure marking up the individual ballots would create issues. Dave W suggested a sign could be created if that situation would recur.
- Dennis **amended his July motion** to start setting aside \$10,000 each year for future use for all or any coves cleaning on any or all lakes. Dave seconded, and the **motion passed unanimously**.

#### New Business –

- The Board thanked the Board members who are stepping down after serving their term (Lori and Melissa) or who are up for re-election for their service (Denny and Dave W.)

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

#### Open Forum – This issue was raised.

- Confirmed whether Board candidates should wait in the POA office
- Thanks to the Beautification Committee/Barb Murrill for their work
- Suggestion that we investigate Robo Calls rather than text for emergency notifications
- Suggestion that emails be dispersed in small groups

Minutes submitted by: Deb Enderson, Board Secretary