



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

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

November 15, 2021

**Opening** – President Dave Wooldridge called the meeting to order at 7:01 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend the meeting in person.

**Present Board Members** – Dave Wooldridge, Denny Schwantner, David Getty, Barbara Murrill, Tammy Ponzar, Al Wideman, Chris Waller were at the table. Adam Crites and Deb Enderson attended via Zoom.

**Absent Board Members** – n/a

**Approval of Agenda** – A **Motion** was made by Barb and seconded by Denny to approve the Agenda. The **Motion** carried unanimously.

**Approval of Minutes** – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the October 18, 2021, general meeting. The **Motion** to approve the Minutes **passed unanimously**.

**Treasurer's Report & Monthly Check Report** – Barb reviewed the Balance Sheet, prepared on an Accrual basis, which shows total assets as of October 31, 2021, of \$1,469,379.36 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$72,143.24 which included normal monthly expenses plus the \$29,335.63 payoff of the loan for the truck purchased earlier this year. A **Motion** was made by Dave G. and seconded by Denny to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

**Correspondence Report** – Dave W. presented the Correspondence received in October. Correspondence received included a notice from Jefferson County Court about a Property Owner petition for Quiet Title and also an Appeal of an ACC denial. Censure assessments were received from 13 Property Owners, and violations were mailed to 6 Property Owners.

### **Standing Committee Report.**

- **Administration:** Dave W. advised that the office staff is busy:
  - Updating information regarding license plates
  - Welcoming new residents and property owners,
  - Recording new boundary line adjustments,
  - Billing prorated assessments on properties acquired from those owned by Jefferson County,
  - Working with ACC and Rules violations,
  - Dave reminded all Property Owners that they have an option to pay their Assessments in monthly installments at no additional cost.
- **Legal:** Dave W. informed us we are still waiting for resolution of the Property Owner appeal of the Court's approval of the Settlement Agreement. The Property Owner Appeal of the ACC decision will be addressed at the December Board meeting.
- **Architectural Control:** David G reported that:
  - The ACC appeal of the denial of a pavilion will be addressed by the Board in December.
- **Communications:** Dave read the communication report provided by Deb, which included the following:
  - Numerous emails and Facebook postings were provided including a comprehensive set of expectations for Halloween that Facebook says reached almost 1,100 readers.
  - There are currently 522 email subscribers
  - The October newsletter was sent in paper to all Property Owners and is posted on the POA website, as agreed in July. The schedule for paper newsletters to all Property Owners is May, July (Annual Newsletter), October, and January.
- **Raintree Events:** Dave read the report that Deb provided:

- The golf cart Trunk or Treat was peaceful, well-organized, and successfully allowed almost 300 trick or treaters to get candy. Thank you to John and Laura Mosely for their management of the event.
- Thank you to the volunteers who put up the one-way signs, who were Kent Jarus, Keith Bohnencamper, and Tammy and Steve Ponzar. The maintenance crew took the signs down.
- The Raintree HOA is again sponsoring a holiday decorating contest which is open to all Raintree homeowners. Voting will begin on December 1 and close December 25. Any questions should be addressed to a member of the HOA Board or sent to RaintreeHOA2015@hotmail.com.
- **Finance:** Barb reported that:
  - License plate numbers are being entered into the computer system to be searchable
  - Recently \$250,000 was moved from the primary checking account to an “excess” checking account to maintain the FDIC insurance on all the money.
- **Golf Cart:** Tammy reported that:
  - A request has been made for approval of electric assist bicycles. Neither Missouri nor Raintree requires registration. Electric assist bicycles cannot be plated or registered as a motor vehicle. No operator license is required.
- **Lakes and Beaches:** Tammy shared the following information about L&B topics:
  - Motorized surfboards
    - Inquiries have been received. Missouri Law 306.010 defines Personal Watercraft as a class of vessel less than 16 feet, propelled by machinery which is designed to be operated by a person sitting, standing, or kneeling on the vessel rather than being operated by a person sitting or standing inside the vessel.
    - Motorized surfboards will not be registered for use in Raintree per the Covenant 1.h that effective January 1, 2003, no additional, previously unregistered personal watercraft will be allowed to be registered or operated in Raintree
  - Low Water Level
    - Inquiries have been received. We do not have the ability to retain overflow water from the spillway to put back into the lake during times of low water levels
  - Cost for non-motorized boat stickers
    - Effective January 1, 2022 non-motorized boat stickers will cost \$10 (no longer free) at the time of registration and if/when a replacement sticker is needed.
    - Stickers should be put on a flat/non-texturized area, such as behind seats, dry-box lid
    - Stickers assist in identifying ownership if found during flooding
- **Maintenance:** Barb reported the crew has been busy with these projects recently:
  - Performed routine maintenance and multiple repairs of vehicles and equipment
  - Completed installation of the new snow plow for the 2011 dump truck
  - Replaced a window on the Visitors’ Center that was broken
  - Winterized the bath house, Visitor Center, and Column Drive irrigation system
  - Filled pot holes
  - Painted speed bumps
  - Cleaned out ditch lines and culverts
  - Cut and removed fallen trees and debris from parks and roads
  - Trimmed tree limbs overhanging roads and vegetation causing “line of sight” problems for drivers
  - Property Owners should fill out a work order if they see something that needs attention.
  - Residents should use “off street parking” whenever snow or ice is imminent.
- **Roads:** Denny reported that progress on roads is as follows:
  - Road repair and replacements are expected to be completed by the end of November by West Paving.
  - There are 32 locations identified for repair.
  - The EPA has completed 16 of the remaining 22 property remediations and has been unable to contact the last 6 Property Owners. The gate cards are being returned as work is wrapped up.
  - The warning light which is to be installed at Highway B and Column Drive is behind schedule, but the project on Highway 21 and 110 near DeSoto (with which our project was coupled) is in process.
- **Rules:** Dave G. reported:
  - Several Rules changes are being presented to the Board under New Business
  - Rules will next meet November 16th
- **Security:** Chris provided his report that:

- The Guest Kiosk had to be reset this past weekend.
- On Halloween Security turned three drivers around to comply with the one-way traffic and asked a couple people to move along from the Pavilion.

**Unfinished Business** –

- Emergency Warning System - Denny addressed a question asked in the October Open Forum. The emergency warning towers in Hillsboro are operated by the National Weather Service, not locally. The County has a Code Red system that calls out to enrolled phones when severe storms threaten. To sign up for that system, go to [www.jeffco911.org](http://www.jeffco911.org).

**New Business** –

- Changes to the Inspector Contract – Dave G. made a **Motion** and Barb seconded that the Inspector Contract is being updated to reflect current POA Covenants and By-Laws. **The Motion was approved unanimously.**
- Building Permit Application Updates – Dave G. made a **Motion** and Denny seconded that the proposed square footage is being added to the Building Permit Application since that is sometimes not stated on blueprints. **The Motion was approved unanimously**
- Concrete Wash Out Pits – Dave G. made a **Motion** and Barb seconded that the Building Policy Guidelines for New Residents, Section E of General Construction Requirements are being expanded to add text about wash out pits for concrete and mulch berms, as required by Jefferson County Building Commission. **The Motion was approved unanimously**
- Beach Hours Extension – Chris Waller made the **Motion** proposed by Security to extend the hours that the beach parking lot is available from the current “dusk” to WHAT TIME? on a trial, temporary basis until January 18th. Barb seconded the **Motion**. **The Motion was approved unanimously.**
- **Motion** to clean rock from Coves 3 and 4 – Tammy made a **Motion** and Dave G. seconded to take advantage of the onsite presence of Checker Flag Excavation to clean gravel and rocks from coves 3 and 4. This is not dredging but is removal of rocks and gravel that have washed in and substantially blocked these two coves. **The Motion was approved unanimously.**

**Adjournment** – A **Motion** to adjourn was made by Deb and seconded by Dave G. **The Motion passed unanimously.** The meeting was adjourned at 8:00 pm.

**Open Forum** –

Betsy Harlan – Asked if a sign could be placed at the closed Forest Drive entrance directing deliveries to Column Drive.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary