



RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

December 20, 2021

Opening – President Dave Wooldridge called the meeting to order at 7:03 pm with the Pledge of Allegiance and announced a Quorum. Board members and Property Owners were invited to attend with the meeting in person.

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

Absent Board Members – n/a

Approval of Agenda – A **Motion** to amend the Agenda was made by Dave W. to move the ACC Appeal to the beginning of the New Business section. A **Motion** to approve the amended Agenda was made by Dave G. and seconded by Barb. The **Motion carried unanimously**.

Approval of Minutes – A **Motion** was made by Barb and seconded by Denny S. to accept the Minutes of the November 15, 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 November 30, 2021, of \$1,418,186.10 including roads, buildings, equipment, and all other POA assets. She also reviewed the Monthly Check Report showing total expenditures of \$67,504.85 which included normal monthly expenses plus \$2,622.87 for boat stickers, \$5,800 for rock removal from two coves, \$1,409.80 for salt for road treatment, \$7,100 for equipment called a "billy goat" for cleaning clogged culverts of leaves to prevent flooding, and real estate and personal property taxes totaling \$6,757.15. A **Motion** was made by Dave G. and seconded by Deb to approve the Balance Sheet, P&L Statement, and Monthly Check Report. The **Motion passed unanimously**.

Correspondence Report – Deb presented the Correspondence received in November which included Censure assessments received from two Property Owners, and a violation mailed to one Property Owner.

Standing Committee Report.

- **Administration:** Dave W. advised that the office staff is busy:
 - Generating Thanksgiving holiday gate codes
 - Working on 2022 Assessment increases in the database
 - Updating forms for 2022 Boat, Golf Cart, and Nonmotorized Boat stickers
 - Updating information regarding license plates
 - Updating Rules to be put on the website
 - 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,
- **Legal:** Dave W. informed us that the Property Owners appealing the Court's approval of the Settlement Agreement have requested an additional 10-days to file their brief.
- **Architectural Control:** David G reported that:
 - Twelve homes are currently under construction along with 26 other construction projects.
 - The ACC approved the Shed Guidelines (within the structure of the Covenant Shed requirements, and they will be present in New Business for Board approval as well as a variance request.
 - An Appeal of an ACC Appeal Denial will be reviewed by the Board in Unfinished Business.
- **Communications:** The communication report provided by Deb included the following:
 - Numerous emails and Facebook postings were provided through the month

- The November eNewsletter was sent to 524 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.
- Suggestions for Question of the Month should be sent to RaintreePOABoard@gmail.com.
- **Raintree Events:** Deb noted:
 - The Raintree HOA is again sponsoring a holiday decorating contest which is open to all Raintree homeowners. Voting should be sent to RaintreeHOA2015.com. The HOA is also sponsoring Breakfast with Santa, open to all Raintree Property Owners.
 - The Events Committee will begin working on the Volunteer Appreciation event soon.
- **Finance:** Barb had no report.
- **Golf Cart:** Tammy reported that:
 - 260 Golf Carts registered in 2021. Golf cart stickers for 2022 will be available January 4th, with proof of liability insurance and a pre-scheduled appointment required. Cost will be \$20 through March 31, and \$25 from April 1 through December 31. Email POATammyPonzar@gmail.com to schedule the appointment.
- **Lakes and Beaches:** Tammy shared the following information about L&B topics:
 - Motorized Boat stickers will be available January 4. Proof of liability insurance will be required. Cost will be \$80 through March 31, and \$100 from April 1 through December 31.
 - Personal Watercraft (PWC) stickers will be available January 4. Proof of liability insurance will be required. Cost will be \$100 through March 31, and \$125 from April 1 through December 31. Make appointment with Tammy or Al for verification of identification number and 2022 sticker application.
 - Cost for non-motorized boat stickers will be \$10 (no longer free) at the time of registration and if/when a replacement sticker is needed.
 - Documentation can be left in the drop box behind the building, mailed, or emailed. Property Owner must come to lobby to sign Boating agreement and pick up sticker. (Only Property Owner may sign the boating agreement.)
 - Boat owners are responsible to verify that anyone operating their watercraft who was born after 1/1/84 has a Missouri Boat Safety Certificate on file at the POA office.
- **Maintenance:** Barb reported the crew has been busy with these projects recently:
 - Received and used a new Billy Goat truck loader to manage autumn leaves in ditches and culverts
 - Repaired various issues with trucks, tractor, and snow equipment
 - Filled potholes
 - Painted speed bumps
 - Made repairs to security equipment at gates
 - 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
 - Secured approximately 150 tons of salt in storage with our supplier.
 - 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 scheduled with West Paving have been completed.
 - There are only 2 locations identified for repair in 2022, and the Roads Committee will resume meetings in February.
 - The EPA has completed 18 of the remaining 22 property remediations and we are looking for an explanation of why the other 4 are not done.
 - The warning light which is to be installed at Highway B and Column Drive is in process.
- **Rules:** Dave G. reported:
 - Several Rules complaints have been received about vehicle, trailer, RV, or other storage on empty lots. Covenants Section 2j is explicit that parking items of this type are prohibited except on a specified hard surface parking area and not in front of the residence. See 2j for specifics: RTPOA_Covenants.pdf (raintreepoa.net)
 - Several Rules changes as mentioned in the Lakes and Beaches report and others will be presented to the Board tonight for approval.
 - Rules Committee will next meet January 18th
- **Security:** Chris provided his report that:

- Tailgating is unacceptable because of the damage often caused to the gates. There have been a couple censures of note from the gates being knocked down by trucks, and they have been paid.

Unfinished Business –

- n/a

New Business –

Appeal of ACC Denial of Building Permit for a Pavilion – The ACC denied the request for a building permit for Frank and Joyce Sophie to add a pavilion near their boat house, and subsequently denied their Appeal of the decision. The Sophies followed the Covenant provisions by appealing directly to the Board and met all time requirements for doing so. Frank Sophie spoke about their request and mentioned that approximately 70 other Property Owners had signed a request that the pavilion be allowed. Dave G. read the ACC response explaining the ACC decision that a pavilion is not a permitted structure on less than 1.5 acres, as stated in the POA building guidelines and the proposed structure would be built completely outside the yard setback lines as described in the POA Covenants.. A robust Board discussion followed with opinions on both sides of the matter, each pointing out Covenant provisions that they felt supported their position. The Board voted whether to override the ACC decision to deny the request. The ACC denial was supported by the Board, 5 to 3.

- Five Rules Changes Proposed –
 - **Shed Guidelines to be Approved** – Dave G. made the **Motion** and Barb seconded that the guidelines prepared by the ACC for Sheds be approved. Dave G., Barb, Chris, Al, Tammy, Denny, and Deb voted in favor of the **Motion**, and Adam did not vote. The **Motion was approved.**
 - **Variance for a New Home to be Approved** – Dave G. made a **Motion** and Denny seconded that the variance needed for a deck and stairway be approved. Dave G., Barb, Chris, Al, Tammy, Denny, and Deb voted in favor of the **Motion**, and Adam did not vote. The **Motion was approved.**
 - **Boat, Jet Ski/PWC, Golf Carts Registration Deadline of April 1, 2022, to be Approved** – Dave G. made the **Motion** and Deb seconded that the April 1 deadline be approved. Dave G., Barb, Chris, Al, Tammy, Denny, and Deb voted in favor of the **Motion**, and Adam did not vote. The **Motion was approved.**
 - **Golf Carts Registration Fee to be Approved** – Dave G. motioned and Barb seconded that the Golf Cart registration/sticker fee for 2022 be set at \$20 if purchased before April 1, and \$25 between April 1 and December 31. Dave G., Barb, Chris, Al, Tammy, Denny, and Barb voted in favor of the **Motion**, and Adam did not vote. The **Motion was approved.**
 - **Restriction of Use of Ballast or Excessive Wake-Producing Equipment** - Dave G. made the **Motion** and Barb seconded that “(Effective 12/20/2021) Wake Surfing, teak surfing, use of bladders, ballast, or any device used for the purpose of increasing weight or enhancing additional or excessive wake by any boat is strictly prohibited. Censure for First Offense - \$500, Second Offense - \$750 plus 30-day revocation of boating privilege, Third Offense - \$1,000 plus one-year revocation of boating privileges.” The **Motion** was amended to be effective 12/20/2021. Dave G., Barb, Chris, Al, Tammy, Denny, and Barb voted in favor of the **Motion**, and Adam voted nay. The **Motion was approved.**
 -
- **Motion to Limit Family Households to One Member per Committee** – Adam made a **Motion** and Deb seconded the **Motion** to limit family members to have two votes on Committee decisions. The **Motion** was tabled for further review, to be discussed in January as Unfinished Business.

Adjournment – A **Motion** to adjourn was made by Deb and seconded by Dave G. The **Motion passed unanimously.** The meeting was adjourned at 8:37 pm.

Open Forum –

Derek Pryor – Asked if multiple family members shared in the Rules Committee decision to present the Wake Board rules and how many live on the lake. He predicted a big reaction from Property Owners.

Nicki (and Tim) Fulkerson – Stated they are on the Lakes and Beaches Committee but are never notified of meetings so they don’t get to vote. They expressed disappointment with the Appeal decision. Property Owners Betty Guetersloh, Frank Calcaterra, and Frank Sophie also spoke to that effect.

Laurie Getty questioned the limit to household members on a Committee.

Nancy Gau discussed the importance of getting ballot ideas early so there is time to vet them, encouraged Property Owners to run for the Board so there can be new ideas, and also supported the limitation of one vote per household on Committees.

Thank you to Derek Pryor for livestreaming the meeting.

Minutes submitted by: Deb Enderson, Board Secretary