

RAINTREE PLANTATION PROPERTY OWNERS' ASSOCIATION, INC.

MAY 15, 2023 BOARD MEETING

**MOTIONS**

Dave Wooldridge made a **Motion**, seconded by Desiree Rodriguez, to approve the Ballot Item regarding **By-laws** Article II, Section 2: Voting Rights:

Current:

In all matters calling for a vote of the membership, a member shall be entitled to only one collective vote irrespective of the number of lots held by the member. If a lot is held jointly only one vote may be cast by the joint members. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all P.O.A. assessments.

Change to:

***In all matters calling for a vote of the membership, a member owning a lot with a home on that lot shall be entitled to two votes and a member owning a lot without a home shall be entitle to one vote.*** Multiple homes/lots which are titled in the same names are only allowed one collective vote irrespective of the number of homes/lots held by the member. If a home/lot is held jointly only one vote may be cast by the joint members. To vote, a member must be in good standing as of 30 days before the date for the election. "Good Standing" shall mean the member is current in all P.O. A. Assessments.

The **Motion** passed unanimously.

Dave Wooldridge made a **Motion**, seconded by Tim Fulkerson, to approve the Ballot Item regarding **By-Laws** Article 11, Section 3: Membership, Nominations for Directors:

Current:

At least sixty (60) days prior to the annual meeting of the membership, the President shall cause to be published in the newsletter mailed to the membership a solicitation for the purposes of placing into nomination the names of those members desiring to fill vacancies on the Board for the upcoming Annual election. The solicitation for nominations shall state the anticipated vacancies to be filled, the terms for which those persons will serve and the closing date of the nominations. The nominations shall be in writing and either delivered or mailed to the Raintree office to the attention of the Board Secretary. Nominations shall remain open for a period of thirty days after the newsletter mailing date or a date fixed by the Board of Directors, whichever is greater at which time all nominations shall be closed. Any member in good standing may be placed in nomination as long as they do not have a dwelling co-habitant or family member (including spouses, children, step-children, parents, siblings, uncles/aunts, nieces/nephews, cousins, grandparents, and grandchildren) who is already on the Board of Directors or in an employee of the Raintree Property Owners Association. "Good Standing" shall mean the member is current in all P.O.A. assessments when nominations are closed. Thereafter, there shall be published with the notice of the annual meeting a list of the nominate candidates for the election allowing each of those candidates the opportunity to express themselves in seventy-five (75) words or less. No other nominations shall be received from the membership body at the annual meeting nor shall any "write-in" candidate voting or the like be allowed.

Change to:

...Thereafter, there shall be published with the notice of the annual meeting a list of the nominated candidates for the election allowing each of those candidates the opportunity to express themselves in seventy-five (75)

words or less. **Candidates may also submit a one-page resume (using a template provided by the POA office) to be placed on the POA website for voters' review before the annual election.**

The **Motion** passed by all except John Willett.

Deb Enderson made a **Motion**, seconded by Karen Bement, to approve the Ballot Item regarding **Covenants, Restrictions Relating To The Use Of Lots, 1a (Use of Property, Single Family Residential, Specifically for Whom, Multiple)**

Current:

All lots in the subdivision shall be used for residence purposes only\*; ~~and no business of any nature shall be permitted, maintained, or conducted thereon.~~

Only one residence shall be placed on any lot, and such residence shall not be designed, converted or used for more than one family. No clubs, fraternities or organizations of any nature may own, use, or operated from any building and/or lots in subdivisions, except Raintree Planation Property Owners Association, Inc. It is the clear intent of these restrictions to limit lot usage to that of a single-family dwelling. Where a lot is titled in more than one non-resident family name, one family shall be designated with Raintree Plantation Property Owners Association, Inc., a primary family and the use of amenities, access, and facilities under the control of Raintree Plantation Property Owners Association, Inc., shall be limited to those primary families so designated. If no designation is made, the first listed person on the title shall be presumed designated.

Proposed Change: (insert)

\*However, an owner may conduct such business activities (any activity or enterprise entered into for profit) within a dwelling located thereon so long as

- (a) the existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from the exterior of the dwelling unit;
- (b) the business activity does not regularly involve people or vehicles coming into Raintree who do not reside in Raintree;
- (c) the business activity does not involve having any tools or equipment stored or placed in any area which can be seen from another lot or Common Area;
- (d) the business activity is consistent with the residential character of Raintree;
- (e) the business activity does not require use of Common Area utilities;
- (f) the business activity does not constitute a nuisance or a hazardous or offensive use, as may be determined by the Board;
- (g) the business is not illegal.

The Board may issue rules regarding permitted business activities.

The **Motion** passed unanimously.

John Willett made a **Motion**, seconded by Tim Fulkerson, to approve the Ballot Item regarding **Covenants 1c (Camping, Use, Care, and neglect of Property (Lot), Lease or Rent)**

Current:

No lot, portion of a lot, residence nor portion of a residence (individually or collectively referred to as "the premises") shall be leased or rented for any purpose by the owner. Said premises shall not be used for camping or any unlawful purpose, or for any purpose that would injure the reputation of the neighborhood. Nor shall any noxious, offensive, or odoriferous substances be permitted on any lot. its officers, agents, or employees shall not be deemed guilty or liable for any manner or trespass or damage for any abatement, removal, or the like.

Proposed Change: *(insert)*

1c. (Camping, Use, Care, and Neglect of Property (Lot), Lease or Rent)

No lot, portion of a lot, residence nor portion of a residence (individually or collectively referred to as “the premises”) shall be leased or rented for any purpose by the owner. Said premises shall not be used for camping or any unlawful purpose, or for any purpose that would injure the reputation of the neighborhood. ***(Tent camping in the backyard of a residential lot is allowed for no more than three consecutive days at one time.)...***

The **Motion** passed unanimously.

Dave Wooldridge made a **Motion**, seconded by Karen Bement, to approve the Ballot Item regarding **Covenants** Section 2, 2k

Current:

No storage tanks shall be above the ground on said lot, except a propane tank limited in size to 250 gallons and used solely for outdoor grills or indoor gas fireplaces.

Proposed Change:

No storage tanks shall be above the ground on said lot, except a propane tank limited in size to 250 gallons. The **Motion** passed unanimously. At the 6/19/2023 meeting, John Willett made a **Motion**, seconded by Deb Enderson, to add “based on voting rules”. The **Motion** passed as edited.

John Willett made a **Motion**, seconded by Nick King, to approve the Ballot Item regarding **Assessments for Roads**.

The Ballot will have three options:

3G Special Assessment for roads to be spent on roads, replacement, repair and preventative maintenance only.

1. Annual Assessment for roads - \$300 per property owner due in January 1 beginning on January 1, 2024 through January 1, 2026, based on voting rules.
2. Annual Assessment for Roads - \$150 per year with COLA  
The assessments will be billed per voting rules per lot owned. Assessment will be due October 1<sup>st</sup> annually. Increase of the cost of living during the previous calendar year. This calculation shall be made by adding to the then current roads assessment amount the percentage by which the level of the Consumer Price Index for the St. Louis, Missouri Metropolitan Area, as reported by the Bureau of Labor Statistics of the United States Department of Labor has increased over its level as of January 1<sup>st</sup> of the prior year, not to exceed 2%.

3. Neither

The **Motion** passed unanimously.