



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

### **Board of Directors Monthly Meeting Summary** January 15, 2024

**NOTE: The Recording and the Motions are the Official Record of the POA Board Meeting. This summary is an AI (Artificial Intelligence) generated supplement for Property Owners use.**

**Absent: Desiree Rodriguez, Forrest Wegge**

## **Summary**

- **Agenda items and meeting minutes.**
  - Dave Wooldridge leads meeting, discusses agenda items and approves motions.
- **Treating Spring Lake for algae and fishing concerns.** Property Owner addresses the Board.
  - Residents of Spring Lake express frustration with lack of water treatment and increased boat traffic.
  - Concerns about the algae in Spring Lake, citing its impact on fishing and the lake's ecosystem.
  - Some members of the community are against treating the lake with chemicals, citing safety concerns.
- **Cleaning lakes and waterways.**
  - Dave Tucker is open to joining a meeting about water treatment, but only if it's done properly and doesn't harm his golf course.
  - Discussion on the difficulty of opening the motors on their boats on a small lake due to no-wake restrictions, with a suggestion on a month-long window for boat owners to open their boats in the middle channel and back.
  - It was noted that restricting motor size may be necessary on smaller lakes, and there was agreement that this would be a good idea.

- **Lake water quality and management.**
  - Property owners believe the lake's poor water quality is due to a lack of proper treatment, while others think it is caused by weeds and algae.
  - There was a previous assessment done by Matt Redman in May 2023, but Property owner questions the reliability of the assessment.
- **Lake treatment and management.**
  - Discussion on potential solutions for treating Spring Lake's water, including biosensing technology and migrating to another service provider.
  - Property owner expresses concerns about the filling in of a lake, potentially creating problems for fish and other aquatic life.
  - The property owner says she visually observes a difference in the lake since moving in.
- **Lake management and fees.**
  - Residents debate whether to designate Spring Lake as a no-wake area or continue allowing fishing and swimming.
- **Beach parking fees and sticker prices.**
  - An explanation that the board did not introduce a new pay-to-park system at the beach, but rather raised the price of the car sticker to match the golf cart sticker after receiving feedback from residents.
  - Concerns about the increased cost, with Property owner stating that there are 400 people behind them who are opposed to the change.
  - Discussion about the controversial \$25 sticker fee for beach access, arguments that it's an amenity that should be included and the discussion explaining that the fee is not just about making money but about balancing expenses and revenues.
- **Board member conduct and investigations.**
  - Dave Wooldridge expresses the previous board violated their own contracts and not informing all members about important decisions.
  - Wooldridge claims that he and John were unfairly blamed for actions taken by the board without their knowledge or consent.
  - Dave Wooldridge explains that an investigation was conducted after accusations were made against a state officer, but he was not involved in the investigation.
  - Wooldridge highlights the importance of following Robert's Rules of Order in handling such matters, and notes that only the committee members and the accused person should know about the investigation.
  - Dave Wooldridge states the ACC's handling of an investigation, citing lack of interviews with key witnesses and a retaliatory request for information.
  - The board's actions, citing volunteer status and a desire to protect confidants' privacy, while acknowledging that some things cannot be discussed.
- **Community issues and board responsibilities.**
  - Board members expressed concerns with Joe's continued criticism of the board, suggesting it's not productive or helpful to the community.
  - Joe has the right to speak up and express his opinions, but also acknowledges the importance of being respectful and constructive in one's criticism.

- **Community issues and board responsibilities.**
  - Speakers discuss the issue of personal attacks and emotional reactions on the board, with some expressing concerns and others advocating for compromise and respectful communication.
  - Dave Wooldridge expresses concerns with a private matter that has been blown out of proportion, emphasizing the importance of having facts straight and moving forward.
- **Security measures for a gated community.**
  - Security chair expresses skepticism about RFID implementation, citing negatives and lack of concrete evidence. LPR- license plate recognition, cell phone entry is all being looked at as avenues to use for entrance to Raintree.
  - There are 2400 billable properties and the need for improved cameras to identify perpetrators of gate opening incidents.
  - Concerns about security and lack of control over who has access to the community's gates.
- **Improving security measures for a gated community.**
  - Discussion on the issue of unauthorized golf carts entering the community and causing damage, with suggestions of the use of license plate readers to identify vehicles.
  - Security have been researching different options, including the use of barriers and plate readers, to address the issue.
  - Suggestions on using license plate recognition technology to monitor who enters the community.
  - It was proposed installing additional security cameras and a second guest kiosk at Ridgecrest gate controller to alleviate backlog at the back gate.
- **Security measures for a homeowner's association.**
  - It was suggested to delay the decision to replace gate cards until after the five-year assessment increase is complete, to get a better financial picture.
  - The board has already spent over \$50,000 on security measures in the past few years, including cameras and gates.
  - There is concerned about the cost of cameras and the potential for outside influence.
- **Securing community with key registration.**
  - Explanation of the main issue with gate access is knowing who can open the gates, and that people may try to gain unauthorized access.
  - Implementing a registration system for all gate keys to help secure the community was suggested.
- **Security measures for Raintree community.**
  - Proposed using license plate recognition software to track attendees at events.
  - Board discusses potential for security cameras to address crime at beach, parking lots, and entrances.
- **Reducing sticker prices for beach parking.**
  - Committee discusses potential solutions to the issue of unregistered vehicles in neighborhood.
  - Explanation of the potential consequences of reducing the sticker price for beach parking.

- **Assessments and fees in a homeowner's association.**
  - There are concerns about cutting back the auto sticker price from \$25 to \$10, we will lose approximately \$20,000 in income, which could pay for Spring Lake treatment.
  - It was proposed to selling stickers for \$10 to generate \$6,000 in revenue.
  - Discussion for the need for increased assessments in the community to fund road repairs and maintenance, with some members expressing the current low assessment rates. Adding \$208 to assessments would generate approximately \$500,000.
  - Suggestions for increasing assessments by \$200-\$300 per household to generate sufficient funds for road improvements, but this proposal faces opposition from some members who feel it is too high.
- **Budget for community maintenance and security.**
  - Discussion of dredging and runoff problems in a community, with estimates ranging from \$15,000 to \$20,000 per cove and approximate cost of \$400,000 to fix everything. There are approximately 11 runoff areas that go into the lakes that also need to be addressed.
  - There was discussion for the potential single annual assessment for community fees that would cover all expenses to upkeep the Raintree community.
  - The cost of road maintenance in the area, with estimated at \$1 million per year with a suggesting of a multi-year plan to cover the expense.
- **Assessments and property taxes in a homeowner's association.**
  - There is a concern about the wording of a proposed ballot measure, fearing it could lead to confusion and unintended consequences.
  - Suggestion was made for the board to revisit the assessment policy if they do not change it.
  - Motion to approve ACC variance for covered deck, with Willett seconding.
  - The Board approved a resolution for use of City and Village to collect assessments for 2024.
- **POA finances and delinquent payments.**
  - Discussion of finances, including accounts receivable and cash assets.
  - Updates on the community association's financial situation and upcoming actions.
  - There is \$229,000 in outstanding debt and the potential for court judgment.
- **Property owner emails and office hours.**
  - Property owners addressed the board with 2 agenda items, and the office implemented winter hours and reduced hours on Saturdays to save costs.
  - Updates on sticker sales, personnel taxes, and winter hours.
  - There was a discussion on a property with unclear access and potential violations of ACC rules.
  - Board is seeking clarity on the rule that prohibits the outside community from accessing the community.
  - Raises concerns about the potential for unauthorized access to the community.
- **Access and driveway concerns for a construction project.**
  - There is a concern about property owner taking construction equipment through Raintree roads accessing his property on Hwy B without permission.

- There is a potential plan from a property owner to build a driveway from his property on Hwy B to a Raintree lot, which is near Forest Dr.
- The group expresses security concerns about the driveway, including the potential for people to sneak through undetected and the potential for legal issues.
- **Lake health and chemical use.**
  - Learning about the importance of phosphorus management for lake health from a non-vendor expert and seeks to share this information with other community members.
  - There will be a virtual discussion on lake health from the Mo Dept of Conservation.
  - Budget amount for chemical treatment cannot be provided at this time, without more information.
  - Questions for documentation on chemicals that have been used in the lake over the past 10 years was brought up, but the information is not available at this time.
- **Lake health and fishing regulations.**
  - Emphasizes on the importance of listening to the Department of Conservation's recommendations for the long-term health of the lake.
  - The committee discusses lake health, voting, and speed restrictions with DNR biologist.
  - Discussion of the importance of accurately stocking lakes, with emphasizing the need for a fish API to track fish populations.
  - The Lake and Beaches committee meeting will be held on January 29th, with a virtual meeting for committee members on February 13th.
- **Community events and safety protocols.**
  - Coordinating events with the Raintree Events Oversight Committee, including vendor registration and social media advertising is very important for our protection.
  - Community members discussing how to handle events and activities in a way that complies with regulations and avoids trouble.
  - The lack of information on Polar Plunge event organization was discussed and since it was publicized on social media as an event then the organizers should have contacted the Events Oversight Committee.
- **Road maintenance and security in a community.**
  - There is a need for additional funding for road repairs and encourages voting for future ballot items.
  - Security committee discusses protocol for opening gates during inclement weather.
- **Gate access and communication in a residential community.**
  - There was concern about the gates being open during bad weather and wants a consistent monitoring and a maintenance process in place.
  - Glenn Witt agrees that there doesn't need to be multiple people involved in the process and suggests having only one person responsible for the gates.
  - Board members discuss how to handle reports of loose dogs in their jurisdiction.

- **Communication and response protocols in a community association.**
  - Updated Covenants being posted on website.
  - Clarification on incident reports. Does the entire Board respond to incident reports or a particular person? Discussion that the chairs of involved committee should respond in 24-48 hours to the Property Owner. It would also be great that the Board is notified that incident is being taken care of or investigated.