



**Raintree Plantation Property Owners Association
Election Newsletter**

August 2024

From the POA President

Raintree Property Owners,

It has been my privilege to serve as President of the POA Board for the past 5+ years. Throughout this time, the Board has grappled with numerous issues and consistently endeavored to find optimal solutions. In a community of our size, achieving consensus on issues or solutions can be challenging, and the internet serves as a platform for expressing diverse perspectives and making claims, whether justified or not. It is crucial to recognize that differing opinions do not imply that the Board has neglected or mismanaged Raintree.

I kindly bring to your attention that the Raintree on Nextdoor, Raintree Plantation (Hillsboro, MO), and Raintree in Hillsboro, Missouri Facebook groups are not administered or overseen by the POA Board. Therefore, using these platforms does not facilitate direct communication with the Board. Furthermore, realtors who are property owners have advised that the posts and comments on these sites may adversely affect the attraction of potential buyers. To engage formally with the POA, we encourage you to utilize the official POA Facebook pages, specifically Raintree POA Community and Raintree POA. Thank you for your understanding and cooperation.

In order to facilitate effective communication with the Board, we encourage your attendance at Board Meetings, reaching out via email, contacting us through the website, or utilizing the Raintree POA Community Facebook page. Let's bear in mind that respectful communication is pivotal in cultivating a positive community atmosphere and promoting constructive dialogue.

One of the most reliable methods to prevent misinformation and misconceptions is through attending the monthly POA meetings and town halls. These gatherings offer a direct platform for interaction, allowing you to voice questions, opinions, and suggestions.

Furthermore, subscribing to the POA communications ensures that you receive accurate and current information. To sign up, please visit Raintreepoa.net and locate the link at the bottom of the Home Page.

As you read further, you will learn about the upcoming election of six new Board members in September. It is

important to show consideration for all current and future Board members, as they devote countless hours to the betterment of Raintree. Their dedication to the community deserves our sincere appreciation.

Over the past year, we have received numerous ballot ideas from Property Owners, many of which are highlighted in this newsletter. The primary challenge in implementing these beneficial ideas lies in our assessment income, which constitutes the Board's available funds for meeting the community's various needs.

This year's election presents an opportunity for Property Owners to contribute to improving our community by considering assessment adjustments. Numerous Town Halls were held over several months to gather input from all members. Ballot Item #5 is a testament to the collaborative spirit between the Board and community members. Its passage would equip future Boards with the necessary funds to undertake crucial tasks for our community's betterment. The detailed nature of the ballot item is intentional, designed to safeguard against any potential misuse or misdirection of assessment income, ensuring transparency and accountability.

We must recognize that every dollar we allocate is vulnerable to the same daily inflation that affects us all. Monthly financial statements are shared at meetings to illustrate how funds are utilized. With the proposed assessment adjustment, we will have the means to address road maintenance, respond to enhancement requests, and ensure efficient resource management.

We strongly encourage everyone to carefully consider this proposal, keeping in mind what serves the best interests of our community.

Thank you. Dave Wooldridge, RPOA President

Board of Director Candidates

There are six (6) positions open on the Board of Directors. Three (3) will be elected for a three-year term, one (1) will be elected for a two-year term, and two (2) will be elected for a one-year term. Director positions are placed by the most votes received to the longest-term positions. You will be voting for 6 candidates. Candidates are listed in random order.

Mikael Sweet

My name is Mikael Sweet and have lived in Hillsboro most of my life and as a member of Raintree Plantation for the past two years. I'm applying for a position on the board. I believe I would be a great candidate that will assist the board in defining a mission and purpose for the organization. I think my expertise would be a great asset to the board and members of this community.

Kallen Bailey

57, from Des Moines Iowa, has a BS in Math from Iowa State University, as well as a MS in Statistics from Creighton University and an MS in Systems Engineering from George Washington University. Spent over 8 years in the active US Air Force as an Intelligence Officer before working for an aerial imagery company and finally as a federal employee supporting the global mapping mission and the US Armed Forces.

Karen Bell

Resident of Raintree since 1999 I have been a Clerk for the Jefferson County Courthouse since 1996 and have been a clerk for a judge since 2007. I believe there should be an outside audit, and more transparency of the assessment fees collected at Raintree (POA). If you have any questions or concerns, please contact me.

Mary Lou Watson

Property owner 34 years, homeowner 26 years, POA_Office Manager 11 years, previous board member 5 years. Board members need to get back to the basics, not spending YOUR MONEY as they wish. Have office staff handling more duties, keep finances in the plus column and more information in the monthly minutes, etc. I would be an asset with my past experience. Appreciate your vote.

Justin Schulte

I am running for the board to get Raintree to its full potential. The board needs to be accountable, 100% transparent, honest, prioritize the needs of Raintree, allow owners to be heard, have office staff and keep everything in-house if possible. Find options for the needed road repairs, maintain/stock lakes and a rinse station at the beach. Pro community activities/events/leagues with minimal restrictions. I'd be involved in committees and create a couple more.

Desiree Rodriguez

I have learned much as a Board member and plan to continue my dedication to Raintree. I will work for our community to enforce the rules and work with other committees to bring solutions to the needs of our growing community. I look forward to continuing to enforce the Covenants and By-laws. When elected, you will have a Raintree-educated, and honest board member that cares passionately about our community. Thank you for your trust.

David Staloch

I've been a licensed real estate agent for 30 years and a broker for 11. I've built homes personally and been part of a team that built over 250 homes in Jefferson County. I would like to see Raintree run smoothly with a budget to include roads, a maintenance department, an open office, great security, and a simplified agenda.

Jerri Jean Hicks

Background

- Resident since 1985
- Previous full-term & interim board member experience (Infrastructure, Financial, Rules, CRC, Special Infrastructure Committee for purchase of CC, & HOA board)

Community Minded Goals

- Build back emergency case reserves (with 5/9 board member vote)
- Use funds for necessary purchases only; limit lawsuits
- Prioritize spending (needs over wants)
- Communicate why rules exist and why they are essential
- Increase Lakes & Beaches security to reinforce critical safety rules

Eric C. Downs, MBA

AMS Controls, Project Manager, April 21'-Present: Organize, manage and execute installation of controls systems for roll forming machines both national and international. The job requires attention to detail, creativity, problem solving and conflict resolution.

Brookside Contracting, Project Manager, March 15'-April 21: Generated estimates, coordinated with vendors, managed onsite logistics, and completed post completion financial analysis for a landscape construction company who specializes in natural water features and retaining walls.

Dave Getty

I am a retired auto worker since 2014 after thirty years with UAW/Chrysler. During the course of my employment, I spent seven years as a government affairs representative for the UAW. I have lived in Raintree since 1996. I've raised my children here and love this community. There's nothing like Raintree in Missouri. I would like to improve what we have and bring our neighbors together. Raintree has much more potential.

Scott Clark

- 29-year resident
- There should be no censure (fine) without warning letter
- The POA Office needs to be able to take payments and issue stickers for residents and lot owners
- We need to work with the 5% increase we voted in the past

Raintree is a "Deed-Restricted Community" governed by Covenants that apply to all Raintree Property. Covenants can be amended only by majority vote of the Property Owners of Raintree Plantation.

- Jefferson County is offering a secure ballot box for this next election. Hopefully, the Board, with all the transparency, should allow this.

James McClung

I've lived in Raintree since 1993. I've served on previous boards over multiple years. I am a retired Head of Validation/Biomedical Engineer (Millipore Sigma, St. Louis). I have extensive experience in root cause analysis along with managing multiple people, tasks, and budgets. I've observed many changes during my time in Raintree, both good and not so good. I would like to offer support to the residents and further the growth and improvement of Raintree.

Kristen Schlichting

Current Volunteer:

Spondylitis Association of America, support group leader, 7 years
 SAA Program
 Initiative Panel Founding Member
 IMAS, Patient Advocate Panel, 4 years
 PBS Consumer Advocate Board, 4 years
 Previous nurse through COVID
 Lindenwood, Business Management

Experiences:

Subject matter expert on zoom, meetings, conferences and panels with hundreds of thousands of attendees
 About me: Fan of Roberts rules NO AGENDA
 Goals: Take things slower, give the voters more of a voice.

Tanalyn Dollar

Raintree is at a critical crossroad. We need a trustworthy, bold team to deliver a strategic plan based on financial transparency, disciplined business processes, accountability and community collaboration. Performance-driven marketer, 20+ yrs diverse business experience, agile project management/automation. Champion for innovation and authentic relationships. Former Internet marketing manager, \$7.2 billion company. Worked with cross-functional teams implementing omnichannel communications. Previous roles: Dir of Tourism, Marketing Ops, Internet Marketing Mgr, Adjunct. MA + BA Webster University.

Ballot Items to Change Raintree's By-laws and Covenants

All the current By-laws and Covenants can be viewed on the POA website. Raintreepoa.net Ballot # 1 Covenant 4b. (Property Owner Definition)

Proposed:

All of the owners of a fee interest in a lot in these subdivisions or in any other subdivisions or condominium development created in the vicinity thereof or adjacent thereto by the Grantor herein, or its assign, shall upon becoming a record

owner of such a fee interest become a member of the Property Owners' Association. ~~**REMOVE and have only one (1) collective vote irrespective of the number of lots held by the member, to be cast in all matters requiring a vote.**~~All votes must be cast in person. If lots are held by a legal entity only the designated representative of the entity may cast its vote. 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. **ADD Voting Rights: In all matters calling for a vote of the membership, a member who owns a lot without a residence on it shall be entitled to only one collective vote irrespective of the number of lots held by the member, and a member who owns a lot with a residence on it shall be entitled to only two collective votes irrespective of the number of lots held by the member.**

Multiple lots which are titled in the same names are only allowed 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 of the election. "Good Standing" shall mean the member is current in all P.O.A. assessments.

The vote may be cast among other things on such matters as assessments, amending, altering, or deleting the restrictions, or electing trustees or Board of Directors of the Property Owners Association and approving and amending By-Laws of any such Property Owners Association. All such voting must be done in person, and no proxy voting will be permitted-~~**REMOVE and if more than one individual owns any lot, only one vote may be cast.**~~It is clearly understood that any water and sewer system or Golf course or Club facility that may be installed shall not be subject in any way to the provisions of these restrictions, except as they provide for easements for such utilities, same shall be owned independently by private corporations.

Reason:

This ballot item is to update the Covenants pertaining to voting rights. The voting rights are contained in both the by-laws and in the Covenants. A conflict was created between the by-laws and the Covenants with the by-law change voted in by the membership in the 2023 Annual Election. This ballot item does not alter vote of the 2023 By-law change. It is only to remove the conflict. If 2024 ballot item 1 or 2 fails, the By-

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law Article II Section 2 on Voting Rights will revert to the 2022 version as the conflict cannot remain in place.

Below is the 2023 Ballot Item result for your reference. This by-law was approved 186 Yes to 110 No in 2023. Due to the conflict with the Covenant the Covenant is being updated.

BALLOT #2 By-law Article 2 Voting Rights

Proposed:

In all matters calling for a vote of the membership, a member who owns a lot without a residence on it shall be entitled to only one collective vote irrespective of the number of lots held by the member, and a member who owns a lot with a residence on it shall be entitled to only two collective votes irrespective of the number of lots held by the member. Multiple lots which are titled in the same names are only allowed 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 of the election. "Good Standing" shall mean the member is current in all P.O.A. assessments. ~~REMOVE Section 2: Voting Rights: In all matters calling for a vote of the membership, a member who owns a lot without a residence on it shall be entitled to only one collective vote irrespective of the number of lots held by the member, and a member who owns a lot with a residence on it shall be entitled to only two collective votes irrespective of the number of lots held by the member. Multiple lots which are titled in the same names are only allowed 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 of the election. "Good Standing" shall mean the member is current in all P.O.A. assessments. ADD Voting Rights are in Covenant section 4B.~~

Reason:

Removing yea Rights from being in both the By-laws and the Covenants. The Covenants are the correct document for the voting rights. If 2024 ballot item 1 or 2 fails, the By-law Article II Section 2 on Voting Rights will revert to the 2022 version as the conflict cannot remain in place.

BALLOT ITEM #3 Covenant 1 RESTRICTIONS COVERING LOTS IN RAINTREE PLANTATION SUBDIVISION

ADD 1k. All entrance into or exit from Raintree Plantation, by any motorized vehicle, including but not limited to, cars, trucks, motorcycles, and golf carts, shall be through roads in which Raintree Property Owners Association controls a motorized gate. Raintree Property Owners Association may provide written exceptions to this Covenant but is not required to. Further, this Covenant is not intended to limit the travel of golf carts and approved maintenance vehicles from entering and exiting Raintree Golf Course, assuming those vehicles originally entered Raintree Plantation through a motorized gate. This Covenant is intended to limit any entrance into Raintree Plantation through an adjoining lot that is not within the boundary of Raintree Plantation. Driveways or any other type of thoroughfare that adjoin a street not within Raintree Plantation to a street within Raintree by crossing the boundary line of Raintree Plantation are strictly prohibited.

Reason:

The proposed language is added to prevent misunderstanding and conflict regarding ingress and egress into Raintree Plantation, and especially the purchase of lots adjoining Raintree Plantation, such as the lots currently available on Highway B.

BALLOT ITEM #4 Covenants Section 3F Assessments

Proposed:

Said assessment may be collected by suit, and by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of 2% per month compounded annually, which penalty may be collected and enforced the same as assessment. All delinquent assessments referred to a collection agency or attorney for collection, shall in addition to interest, have added to the outstanding balance, all costs of collection (either percentage or otherwise), attorney fees and costs of litigation, which may likewise be collected and enforced the same as provided herein.

Reason:

Late fees are below current market rates. This ballot item stands separate from ballot item 5.

BALLOT ITEM #5 Covenant 3f. (Assessments) "All In" Assessment Change

Raintree is a "Deed-Restricted Community" governed by Covenants that apply to all Raintree Property. Covenants can be amended only by majority vote of the Property Owners of Raintree Plantation.

Proposed:

The Raintree Plantation Property Owners Association, Inc. on July 1, 2025, and monthly thereafter, shall have the right to assess the owner of each lot such sum as it shall deem proper. The funds raised by said assessments shall be used for the improvement, betterment, upkeep, and maintenance of the development, including the amenities, lakes, dams, roads, park, or other properties which are of use to the property owners in Raintree Subdivision. Said fund can also be used for the purchase of property, both real estate and personal, the payment of salaries and fees, and purchasing of any sort of materials, services, or any other item that the trustees may deem useful for the development known as Raintree Plantation.

- Up to 2 Total Lots without Residence - \$50 per month
- Up to 2 Total Raintree Forest Lots without a Residence - \$100
- Up to 2 Total Lots with a Residence - \$100 per month
- Up to 2 Total Raintree Forest Lots with a Residence - \$150 per month
- Up to 3 Total Lots without a Residence - \$125 per month
- Up to 3 Total Lots with a Residence - \$125 per month
- More than 3 Total Lots without a Residence - \$150 per month
- More than 3 Total Lots with a Residence - \$150 per month
- Raintree Condominiums - \$300 per unit annually (contracted at 50% of a lot without a residence rate)
- The definition of a lot is based on how Raintree Plantation POA recognizes lots per the original development plot maps.
- The assessment covers all lots owned by the owner under a common name on the deeds, up to eight (8) lots; up to (2) lots for Raintree Forest. Multiple residences in a common deed name are assessed per residence. Excess lot ownership will start another assessment at the appropriate level for the lot owned.

Lots that are not commonly named on the deed represent a separate vote and thus a separate assessment.

The all-in assessment will include:

- road replacement and maintenance
- bio-dredging for all four lakes
- improved security
- no charges for stickers (documents will continue to be required)
- no charges for the Pavilion rental (deposit will continue to apply)

- construction bonds will be fully refunded, upon satisfactory completion of the project per the ACC approved plans, without any administrative fees, except for new home construction, seawalls and boat houses
- enhanced online tools for property owners will be available

The new revenues will be spent per the five-year+ financial plan, assuming adequate assessment payments are collected. In the scenario where inadequate assessment payments are collected the POA Board must adhere to the minimum expense spent on the following amenities.

- Lakes 5% of collected revenues. Minimum \$96,000
- Security 6% of collected revenues. Minimum \$115,000
- Roads 21% of collected revenues. Minimum \$400,000
- Roads will be the single largest expense and as a result the catch all category for any fluctuation in price index, uncollected revenue and collection costs.

The POA Board must spend the funds in accordance with the five-year+ plan. The POA Board does not have the authority to fund the above items at less than the minimum in any given year.

The POA Board has the authority to lower the assessment from year to year if the prior calendar year ending bank checking balance exceeds \$1,000,000 with all known future projects completed.

Except for these adjustments, no assessment shall be made unless it shall be approved by a majority vote of the lot owners voting as hereinafter set forth in said assessment, and provided further that the assessment as levied each ~~year~~ **month** shall be and become a lien without a filing or suit or legal procedure to establish said lien on said lot if not paid within thirty (30) days after ~~July 1~~ **the 1st of each month**, of the ~~year~~ **month** in which the assessment is made.

Said assessment may be collected by suit, and by enforcing a special lien on said property. All delinquent assessments shall accrue a penalty of **2%** per month compounded annually, which penalty may be collected and enforced the same as assessment. All delinquent assessments referred to a collection agency or attorney for collection, shall in addition to interest, have added to the outstanding balance, all costs of collection (either percentage or otherwise), attorney fees and costs of litigation, which may likewise be collected and enforced the same as provided herein.

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Ballot Items Tied to Ballot 5 – All in Assessment

These Covenants will be changed accordingly with the majority vote of Ballot Item 5. **These Covenants do not change if Ballot Item 5 does not gain a majority of the membership vote.**

Covenant 3, 3a, 3i

- (i) Levy a Censure Assessment (Censure Assessment as used in this section shall mean an assessment subject to lien against the Owner's land, directly related to violation of Covenants, restrictions or rules and regulations), after notice and opportunity to be heard, for a violation of the Governing Documents in such amount as the Board deems reasonable and in keeping with its predetermined published violation grid, taking into account the nature, duration, and other circumstances of the violation, but not to exceed \$1000.00 for the violation and not to exceed \$50.00 per day or per incident that the violation continues after notice and opportunity to be heard. Any unpaid Censure Assessment shall be additive to ~~annual~~ **monthly** assessments and be enforceable in the same manner as other assessments under these Covenants and Restrictions

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The Board may submit a proposal for a Special Assessment to the Owners when there is a need for additional funds to preserve common property or to protect the interests of the community which shall be voted on pursuant to the methods set forth in Paragraph 4b. Voting may be at the annual meeting or a special meeting. The proposed Special Assessment shall identify the dollar amount, period of time and use of the proposed Special Assessment. Any and all Special Assessment funds shall be held in a separate designated account and shall only be used for the specific purpose. Upon approval by the membership, the Special Assessment shall be due no later than 90 days after written notice of said Special Assessment. Collection enforcement for nonpayment of special assessments shall be the same as those for ~~annual~~ **monthly** assessments under these Covenants and Restrictions.

Reason:

Budgetary items at large.

- Approximately \$12,000,000 to get roads up to standard. Once complete ~10 years, there will be a \$200,000 - \$500,000 need for maintenance.

- Approximately \$1,500,000 to get the lake treated properly. This can be paid upfront or over a 5-year period with interest. The cost after implementation would be reduced cost for maintenance and support only approximately \$125,000/year.
- Security:
 - \$150,000 per year for security guard during evening and off hours. or
 - \$250,000 per year for security for 24/7 guards.
 - \$150,000 Upgraded Gates and Entrances with Enhanced Access control.
 - Approximately \$35,000 for Enhanced Camera support working with local police/government.
- Expense unknown – Catch basins for major waterways to lakes.
- If the All-In passes there is more room for donated products and labor for amenities or upgrades to Raintree if desired.
- Possible additional amenities:
 - Expanded Beach
 - Beach parking
 - Storage lot for boats, trailers, and RVs
 - Upgrades to live stream meetings
 - Playground
 - Upgrades to camping sites
 - Mini Marina – short term storage, ice, fuel, etc.
- Eliminate any COLA requirements.
- Buildup ICF fund to required maximums.

“All In” voids the current assessment increase and COLA moving forward.

Ballot Item 5 would take effect July 1 2025 with monthly assessment payments.

BALLOT ITEM #6 Covenants Section 2a RESTRICTION RELATING TO BUILDING AND CONSTRUCTION.

Proposed:

The Architectural Control Committee shall be established and controlled by the Raintree Plantation Property Owners' Association, Inc., or its successors and assigns. All plans and specifications must be approved by the Architectural Control Committee before building operations are started including but not limited to lot preparation for construction, road cuts, utility hookups or the like. There shall be no restrictions as to the cost of any residence, building or structure, but complete plans and specifications must be submitted for the approval of the Architectural Control Committee.

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All building and construction in Raintree Plantation shall require a building permit issued by the Raintree Plantation Property Owners Association, Inc. The Board of Directors may, at their discretion, establish a regulatory policy to set the fee for the permit but same shall not exceed **\$7,000.00** ~~\$8500~~ **per individual residence**, ~~divided between a maximum of \$5000 from the property owner and \$3500 to be paid by the builder for road cut repairs.~~ The fee **payment** must be submitted in cash or equivalent to the Raintree Plantation Property Owners Association, Inc.' s business office prior to the start of construction on any lot and the RPOA shall retain a portion of such bond permit, not to exceed \$3000 ~~\$4,500.00~~ **\$4,500.00** for the Property Owner portion, to be placed in the general revenue funds **Roads Fund** for the purposes of assisting in the funding of capital improvements for the infrastructure such as roads, culverts, bridges, etc., affected by construction and refund the balance ~~\$2,500.00~~ **\$2,500.00** of such ~~\$5,000~~ **\$7,000.00** bond. In addition, the RPOA shall retain a portion of the builder portion of the bond permit, not to exceed \$1,000 ~~\$2,500~~ **\$2,500** to be refunded twelve (12) months after road cut has been completed if the road cut is done satisfactorily. ~~Or \$3,000 if the~~ **If Roadcut is not satisfactory, the \$2,500 portion is to** be placed in the Roads fund for the purpose of repair of road crossing cuts and other damage to Raintree roads. Any owner, owning multiple lots shall comply with this requirement irrespective of the number of deposits, which have already been secured with the Raintree Plantation Property Owners Association, Inc.' s business office. All buildings and landscaping must be completed within nine (9) months from the time of beginning construction ("beginning construction" shall be construed as no longer than three (3) months after plan approval), with a total limit of twelve (12) months to obtain an occupancy permit.

Vehicle, Boat, Golf Cart Stickers & Hang Tags

Each of these items are Due by April 1st each year. The items become available in late January each year. Please get all your stickers at the same time. This year there were many censures to owners that only purchased part of the stickers they needed.

If Ballot Item 5 – All in Assessment passes, in 2025 you will only register your items and provide the current documents required. No fees will be due.

Raintree Election Central

To follow Annual Election news and get official information on

the candidates go to the POA website under Owners then Election Central. This location contains details on the All In Assessment, the 5 Year+ Plan, and coming soon the Board Candidates, video and voluntary bios. Keep an eye on the website for more information. *Note: Any other websites or Facebook posts are not official election information.*



Skier-Down Flag

State law requires that operators of a motorboat (other than a PWC) on the waters of the Mississippi River, the Missouri River, or Missouri lakes between the hours of 11:00 a.m. and sunset must clearly display a red or orange flag whenever a person enters the water before or after being towed on water skis or other similar devices.

- The flag must be at least 12 inches x 12 inches in size.
- **The flag should not be displayed while the vessel is underway towing the person(s) on water skis or other similar devices.**
- PWC and moored or anchored motorboats are exempt from displaying the skier-down flag.
- Vessel operators must not operate within 50 yards of a displayed skier-down flag.

Thank You to Raintree's Volunteers!!!

Thank you to all that have volunteered to make Raintree a better place! Your time, skills and efforts are appreciated.

A huge shout out and a debt of gratitude to Hailey and these volunteers who have helped keep the office running with two associates on leave of absence. Laura Briese, Betsy Harlan, Deb Enderson, Joyce Sophie, Julie Jordan and Linda Camden.

In Closing...Tom Hayes – THANK YOU!!!

Tom gets the final article in this newsletter as Tom will be retiring in September! Many of us do not know of a time when Tom did not lead Raintree's Maintenance team. Tom always worked with dignity and grace through any challenge Raintree encountered. He and his team always have Raintree looking its best!

Tom, for all the Raintree Owners and Boards you served, we wish you the best in your retirement. Enjoy life with no work restrictions Tom!

Thank you again for your years of service to Raintree! You have been and are greatly appreciated!

P.S. if it turns out retirement is not your thing...give us a call.

POA Annual Election Sunday, September 15, 2024
at the POA Office at 5998 Highway B, Hillsboro, MO.

The annual business meeting will open at 1pm. and conclude with an Open Forum no later than 2pm. Doors will open at Noon. Ballots will be given out from 12 noon to 2 p.m.

To vote, a member must be in “Good Standing,” meaning that all assessments and censure assessments must be paid in full by August 14, 2024. All votes must be cast in person by a person on the property deed, one per “Property Owner.” See FAQs on the www.RaintreePOA.net website for more election details and the required process and ballot security.

Voting Hours

By-laws permit voting 5 days prior to the Meeting at the POA office.

Tuesday, September 10, 9 am to 3 pm
Wednesday, September 11, 9 am to 6 pm
Thursday, September 12, 9 am to 3 pm
Friday, September 13, 9 am to 3 pm
Saturday, September 14, 9 am to 4 pm
Sunday, September 15, Noon to 2 pm

OPEN IMMEDIATELY

ANNUAL ELECTION MATERIAL ENCLOSED

YOU WILL WANT TO READ THIS NEWSLETTER!!!

Ballot Box will close at the posted end time.