



RAINTREE PLANTATION PROPERTY OWNER'S ASSOCIATION, INC.

Board of Directors Monthly Meeting Minutes

October 21, 2024

Opening - President Jim McClung called the meeting to order at 7 pm with the Pledge of Allegiance and announcement a Quorum.

Present Board Members - Jim McClung, David Staloch, Kallen Bailey, Mary Lou Watson, Karen Bell, Scott Clark, Kent Campbell and John Willett.

Approval of Agenda - A Motion to approve the Agenda was made by Jim and seconded by Kallen. Motion carried unanimously. Jim then apologizes for the slow start due to a family death in Minnesota and promises to be more prepared in the future. He stated the meetings are scheduled to start at 7 PM and end at 9 PM, with a focus on conducting business first and an open forum later. Voting will be by show of hands, with the President as the tiebreaker if necessary.

Review of Covenants and Bylaws - Jim mentions the need to review the covenants and bylaws to ensure they agree with each other. The covenants will be the guiding documents until any discrepancies are resolved either by a vote of the POA members or through legal means. Jim requests respectful and non-vulgar discussions, warning that the meeting may be closed if necessary. The unfinished business includes waiting on final arrangements with two companies, and new business focuses on organization and stabilization.

Treasurer's Report and Road Committee Update - Kallen reports that the tax return for 2023 was filed on time, and CPM took over on October 1st. The transition between the city and village and CPM is ongoing, with no bills paid yet.

David provides an update on road work, mentioning a list of 12 places to be reworked and a motion to pay a bill for emergency patch repairs. Kent Campbell confirms the approval of the same amount for patchwork as previously approved.

Security and Maintenance Updates - Scott discusses issues with gates going down and mentions looking into a license plate reader system. Volunteers are needed for gate maintenance to avoid charges from the new maintenance company.

Scott stated Halloween preparations include setting up signs, and the new maintenance company will handle tree removal and other tasks.

Scott mentions plans for grass carp and beach projects, including a rinse station and a flush restroom.

Chicken Coop Guidelines and Boat Ownership - Kent Campbell presents guidelines for chicken coops, including maximum numbers, location, and restrictions on roosters.

Kent Campbell made a **MOTION** seconded by Jim McClung to approve ACC recommendations on Chicken Coops. Given the new Missouri State Law, the following are the rules regarding chickens in Raintree. A maximum of 6 chickens, coop no larger than 24 square feet, only one coop per household or residence and only on a lot with a house. Coop must be enclosed in such a manner to avoid escape by the chickens. Coop must be located behind the residence, in contact with the home and must not extend beyond any side of the house. Coop must be approved by ACC. **NO ROOSTERS ALLOWED.** No coops in side yards, adjacent lots or unproved lots. No loose free-range chickens. The motion passed unanimously. There will be with further discussion on prefab chicken coops.

Kent Campbell inquiries about boat ownership for lots owned by two separate individuals, and Jim confirms it should be allowed. The board agrees to check the covenants for clarification on boat ownership.

ACC Program and CPM Transition - Kent Campbell discusses the ACC program with CPM, highlighting its benefits over the old paper system. The first submission through CPM went well, and the board is considering reviewing and updating the ACC manual.

John Willett encourages members to register their accounts with CPM and mentions the CPA review of the books.

The board needs to review insurance coverage now that they no longer have employees.

Adjournment - Scott Clark made a Motion, seconded by Kallen Bailey to adjourn the meeting at 7:20 pm. The motion passed unanimously.

Open Forum and Community Concerns

Jerry - raises concerns about 24-hour notice for meetings and the need for agendas beforehand.

Jim McClung - addresses the resignation of a board member and the process for filling the vacancy.

John Eirvin - inquiries about the budget for road repairs and the transition to CPM for bill payments.

Linda Camden - suggests resurrecting the Raintree volunteer network and emphasizes the importance of communication.

Volunteerism and Tax Implications

Sharon Wendi suggests adopting the Community Associations Institute's guidelines on rights and responsibilities.

Jim McClung - explains the transition strategy, including learning from past board members and involving the community in committees.

John Willett - warns about the tax implications of volunteer donations and emphasizes the need for careful tracking.

The board discusses the importance of volunteerism and the need for clear guidelines to avoid tax issues.

Introduction of Board Members and Closing

The board members introduce themselves and their assignments, including committees and roles.

The meeting is adjourned, with a final reminder about the importance of volunteerism and careful financial management.

Open Forum concluded at 9 pm.

Minutes submitted by: Mary Lou Watson, Board Secretary