

Raintree Lake Property Owners Association

Board Meeting

January 12, 2021

7:00 PM

Attendees: Kevin Smith, Charlie Burke, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, David York, Marsha Powell, Rachelle Vandiver

Absent: Mehrunissa Ali, Josh Cresswell

OPEN FORUM

San, requested update on bridge and M & P dock. Bridge in legal. Dock; attorneys have till January 18th 2021 to release dock back to HOA. Lake Committee has been approached by people asking about, credit for time lost on dock. They have all been offered access to the courtesy docks.

AGENDA

DETERMINE QUORUM & CALL MEETING TO ORDER

PLEDGE

CONSENT AGENDA, APPROVAL OF DECEMBER MINUTES, APPROVAL OF PAYMENT OF BILLS

Cindy Lyon moves to approve the December minutes and payment of bills. Seconded by Charlie Burke. Unanimous, motion passes.

TREASURERS FINANCIAL REPORT

Read by Cindy Lyon. Marsha's audio was sub-par for everyone to hear. Charlie asked for a point of order in the way the document is written, clarified by Rachelle.

**FINANCIAL STATEMENT
DECEMBER 2020**

Income:

Dues	\$99,284.57
Other Income	\$20,540.31
Total	\$119,824.88

Expenses for December		\$53,495.63
Bank Account Balances as of December		
Cash Subtotal Security Bank		\$ 592,112.77
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 12/31/20:	\$53,794.49	\$44,222.79 Total a/o 12/31/19
Balance Due Liens Filed: (17)	\$40,851.79	\$29,944.54 Liens filed (17)
1st Letter (69)	\$9,312.25	\$10,857.08 1st Letter (86)
2nd Letter (7)	\$1,726.38	\$3,421.17 2nd Letter (13)
3rd Letter (5)	\$1,904.07	\$0.00 3rd Letter (-)

LEGAL REPORT

Read by President Merrick

Judgments = 7

Bankruptcies = 1

Foreclosures = 0

Making Payments = 2

Demand Letters = 11

Court Pending = 3

Raintree Parkway Bridge – The City provided their discovery to us the day before the hearing that was set for 12/21/20, so our motion was dismissed.

The hearing scheduled for 1/4/21 on the Cass County matter was moved to tomorrow. Once we got on the call with the judge, he stated that it would require more time than what he could give to the issue today, so we agreed to reset it for tomorrow morning. We argued for the County's motion for summary judgment for approximately 45 minutes. The judge, as expected, did not make a decision at the time. He stated that he would have his opinion to us in 7-10 days.

UNFINISHED BUSINESS

1. None

NEW BUSINESS

- 1. Pool exterior door replacement budgeted up to \$5,100**

- a. Discussion about door replacement, received two bids with a difference of price \$2,384.66. Cindy Lyon asked about the door material as presented in the bids, it is unclear what was actually bid by company B. Charlie Burke, pointed out the two bids from Company B with various prices. He also asked for clarification from Company B if we were to select them.
- b. ***Cindy Lyon Moves to approve the purchase of the 6 pool exterior doors from Company A, budgeted up to \$4,000 from account #8006-200. Seconded by Mike Conway. Unanimous, motion passes.***

- 2. Pool bathroom partitions budgeted up to \$5,000.**

- a. Discussion about partitions.
- b. Received two bids, again with a variance in price points. New partitions would be a dense plastic material that is not prone to rusting and damage from the chlorine.
- c. ***Cindy Lyon moves to approve the purchase of the pool bathroom partitions budgeted up to \$3,500 from Company B, from account #8006-200. Seconded by Mike Conway. Unanimous, motion passes.***

- 3. Dock P convert from 10 slips to 12**

- a. This is a question from staff. Since the docks are up for replacement asking for approval to add two additional slips. There was discussion as to whether we would like to explore the option of adding a few slips. Tony brought up the possibility of adding additional slips up to 14. San, expressed concerns over the future maintenance and the mixing of the numbers of slips in a dock.
- b. Issue is being tabled and will be moved to the next work session with more information pending.

- 4. Dock O & P replacements budgeted up to \$120,000**

- a. Called for special meeting to approve funds after pending information is addressed.

- 5. Annual Meeting (State of Raintree) discussion**

- a. With restrictions (COVID), how do we want to handle our annual meeting? Do we want to do a video recording and article? Charlie asked about a way for residents to interact with the board. Rachelle reports that usually feedback/commentary is available at the time they are voting electronically. The most practical way is to record a video and place it on the website including commentary in the newsletter. We will send out a notice via the e-news and possibly social media.

- 6. Committee Appreciation discussion**

- a. Rachelle is proposing a type of fair, possibly in May. Have each committee set up a table discussing what they do. Give them some money to decorate or demonstrate what they do. Still want it to be a party type feel. General discussion is to move forward with the planning process.

7. Truck/Boat purchase discussion

- a. Staff is asking for direction on how we would like to move forward with purchasing the used truck & boat. Direction is to present specs for budget approval. Will be done at Special Meeting.

ANNOUNCEMENTS

2021-2024 Board Candidate deadlines: January 15th and February 15th.

City is asking for help with neighborhoods moving cars off of streets for snow plows to maneuver.

Jackson/Cass Health Dept. have sign-ups for being notified of vaccine availability for your classification.

OPEN FORUM

Nothing additional

ROUND TABLE

Dave-nothing

Mike-nothing

Tony-captains call, based off of Lake Committee minutes. After Cindy's topic below, Tony suggested adding pictures of the various junk violations into the shoreline, similar to liens and judgements.

Kevin-are political banners being taken down?

Cindy-thanks to the few residents that came to the meeting. Talked about social media and how it gets so out of control. She also talked about how the rules come about, they are based on complaints from residents in the neighborhood. Added a touch on security that came up on social media.

Daniel-None

Resident added to Cindy's topic about a way to be neighborly and was wondering if there was a committee that could possibly help with items.

Marsha-thanked staff for all the work with the codes and changes.

Rachelle- expressed the offices ability to work with people, it only takes a phone call to the office and exceptions can be made. Staff follow orders from their bosses. They should not be called out on social media, as it is not their decisions. There was damage

to a tree on common ground after an accident on Saturday. The city is asking for feedback on storm water management, there is information about attending a meeting. Greenwood is allowing golf carts, 4 wheelers, side by sides etc. on their city streets.

Cindy Lyon moves to adjourn meeting. Seconded by Mike Conway. Unanimous.
Adjourned at 8:12pm.

Raintree Lake Property Owners Association

Special Meeting/Work Session

February 23, 2021

7:00pm

Attendees: Cindy Lyon, Charlie Burke, Daniel Merrick, Tony Jose, Mike Conway, Kevin Smith, David York and virtual Marsha Powell. Josh Cresswell, Rachelle Vandiver also attended.

Absent: Mehrunissa Ali

1. Open Forum

Joe Willerth Lot 517. Nominating committee reports that there are 5 candidates and zoom is working out well for their committee meetings. There will not be a candidate night. Proposal is to present candidates in a video format with a ten question bank for the candidates to answer.

Joe also suggests keeping the swim dock rule that was enacted last summer with limits of guests.

San LaPoint Lot 811. Any update on the dam bridge maintenance, and has the city passed on any information? Pot hole information was turned in today and the city acknowledged.

2. Quorum present, meeting called to order

3. Pledge

4. Consent Agenda

Cindy Lyon moves to approve January minutes and payment of bills. Seconded by Mike Conway. Unanimous motion carries

5. Treasurers Report

Read by Treasurer Powell

**FINANCIAL STATEMENT
JANUARY 2021**

Income:		
	Dues	\$86,436.74
	Other Income	\$36,214.71
	Total	\$122,651.45
Expenses for January		\$50,177.36
Bank Account Balances as of January		
	Cash Subtotal Security Bank	\$ 702,586.48
Reserves 2021	Capital Assets Reserve	\$57,735
Future Projects	Facilities	\$15,000
	Raintree View	\$21,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
2020 Roll-Over Funds		\$84,472

	2021	2020	
Total Outstanding Dues/Fines a/o 1/31/21:	\$85,496.52	\$66,514.72	Total a/o 1/31/20
Balance Due Liens Filed: (17)	\$38,405.13	\$32,265.95	Liens filed (17)
1st Letter (102)	\$27,539.22	\$11,202.29	1st Letter (94)
2nd Letter (46)	\$14,852.06	\$17,953.90	2nd Letter (68)
3rd Letter (11)	\$4,700.11	\$5,092.58	3rd Letter (13)

	2019
Total Outstanding Dues/Fines a/o 1/31/19:	\$58,215.68
Balance Due Liens Filed: (15)	\$28,662.60
1st Letter (102)	\$12,359.62
2nd Letter (53)	\$13,381.59
3rd Letter (10)	\$3,811.87

6. Legal Report

Read by President Merrick

Judgments=7

Bankruptcies=1

Foreclosures=0

Making Payments=2

Demand Letters=13

Court=1

Delinquent Amount Paid=\$3,338.37

2/4/2021 City appealed the court's decision. At this point, a hearing is not set for the appeal.

2/23/2021 City has 90 days to appeal and then 30 days to gather information.

7. Unfinished Business

None

8. New Business

- A. **North Shore Medians**-multiple discussion on whose responsibility it is, Common Ground Committee vs. staff vs. board. Plan was made in February of 20. Staff is directed to take the plan to the Common Ground Committee and present the plan for agreement if they recommend then it comes back to the board for further discussion and vote.
- B. **Clubhouse DPAC 020121-659**, Diane Forte- meant to reserve DPAC but got put down as Clubhouse, so it was written down wrong. *Tony Jose made motion to allow a \$400 dollar rental, \$250 rental fee and \$150 cleaning fee. Seconded by Mike Conway. Unanimous, motion passes.*
- C. **Lake Regulation Changes-**

Charlie Burke moves to amend the following changes to the Lake Regulations to read as follows:

Exhaust: *All motor boats must have an exhaust system that includes mufflers, except for watercraft whose exhaust exits below the waterline at all times.*

Noise: *All Boats shall meet state requirements on maximum noise level. No vessel shall emit a sound at a level exceeding eighty-five (85) decibels on an A-weighted scale when measured from a distance of fifty (50) or more feet from the watercraft. All boat radios must adhere to the maximum noise levels mentioned above.*

Swim Rules: *No person (member or guest) shall swim more than fifty (50) feet from the shoreline, or vessel displaying a bright red/orange flag. No swimming is allowed within 100 feet of a boat ramp. Failure to abide by this rule has been deemed an unsafe action by the Board of Directors and will result in the following: seconded by Mike Conway. No further discussion. Unanimous, motion carries.*

D. Pool Contract 2021 Season

Reviewed contract proposal as submitted by Aquaticare Pool Management and maintenance. Discussion about winterizing included.

Cindy Lyon moves to accept Aquaticare's pool contract in the amount of \$91,325 for the 2021 season (budgeted up to \$95,500) from account #8001-000. Seconded by Mike Conway. No further discussion. Unanimous, motion carries.

E. Case Tractor Repair

Josh presented that the Case tractor has issues that are beyond their capability to repair. Could be a \$500 dollar savings if our core is good, won't know until they are in there. Question about the life expectancy of the Case tractor from Charlie.

Tony Jose moves to approve replacing the fuel and injection pumps on the Case tractor up to \$6,000 from account number #7002-200. Seconded by Charlie Burke. No further discussion. Unanimous for motion carries.

9. Announcements

- A. 2021 Directories are in!
- B. Cheddington Repair Timeline- voting on contractor in March meeting, pre-bid meeting has occurred and there were 3 interested bidders at that time. March will have the bids for voting on the 9th.
- C. City requests moving cars off of the streets for snow plows to maneuver
- D. Jackson/Cass Health Depts. Have sign-ups for being notified of vaccine availability for your classification.

10. *Tony Jose moves to adjourn to work session, seconded by Mike Conway. Unanimous.*

7 min recess.

Work Session

- 1. Siltation Committee Presentation- no one here to present
- 2. Pool Guest Credits; question is, how many guest credits are we rolling over? Normally you get 10. Keep the 10 as normal. Will consider pool/COVID for guests closer to season.
- 3. South Boat Ramp; poor condition. Just something to be aware of as far as what is expected from HH with transferring.
- 4. Special Assessment; nothing further
- 5. Stay off the Ice; don't need to do anything at this time. Raintree continues to not allow ice activities.

Roundtable

Cindy- any guidance on pandemic for outdoor activities. Jackson County still has restrictions. Roof on maintenance building? Pushed to fall.

Charlie- None

Daniel- None

David- Thanks for the plant

Josh- None

Rachelle- None

Mike- None

Tony- None

Marsha- None

Kevin- None

Charlie- None

Cindy moves to adjourn executive session and move to legal. Seconded by Charlie. Unanimous

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

March 9, 2021

7:00 PM

ATTENDEES: Mehrunissa Ali, Marsha Powell, Mike Conway, Kevin Smith, Tony Jose, Cindy Lyon, Charlie Burke, David York, Rachelle Vandiver, Josh Cresswell

ABSENT: Daniel Merrick

1. OPEN FORUM: 10 Minutes

Name & Address: San LaPoint Lot 811, agenda/status of MP dock for repair. Dock released, awaiting owner's response, who is in CA. Nothing new on bridge from City of Lee's Summit

AGENDA

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

A. Quorum Present, Meeting Called to Order by VP Charlie Burke

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

B. Approval of annual meeting minutes from 2019 & 2020

C. Approval of February Minutes

D. Approval of payment of bills

Cindy Lyon moves to approve the Annual Meeting Minutes for 2019 and 2020, the February minutes and payment of bills. Seconded by Mike Conway. 1 abstain, motion approved.

5. TREASURERS FINANCIAL REPORT- Report Read by Treasurer Powell

FINANCIAL STATEMENT

FEBRUARY2021

Income:		
	Dues	\$77,943.56
	Other Income	\$43,217.14
	Total	\$121,160.70
Expenses for February		\$108,594.87
Bank Account Balances as of February		
	Cash Subtotal Security Bank	\$ 718,088.68
Reserves 2021	Capital Assets Reserve	\$57,735
Future Projects	Facilities	\$15,000
	Raintree View	\$21,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
2020 Roll-Over Funds		\$84,472

	2021	2020	
Total Outstanding Dues/Fines a/o 2/28/21:	\$58,388.50	\$51,402.69	Total a/o 2/28/20
Balance Due Liens Filed: (18)	\$38,605.55	\$32,076.95	Liens filed (17)
1st Letter (64)	\$8,001.50	\$6,104.63	1st Letter (53)
2nd Letter (37)	\$9,587.79	\$10,156.72	2nd Letter (38)
3rd Letter (6)	\$2,193.66	\$3,064.39	3rd Letter (8)

	2019
Total Outstanding Dues/Fines a/o 2/28/19:	\$45,563.81
Balance Due Liens Filed: (16)	\$28,405.94
1st Letter (48)	\$5,971.32
2nd Letter (32)	\$8,337.12
3rd Letter (8)	\$2,849.43

6. LEGAL REPORT - Report Read by Charlie Burke

Judgments = 7
 Bankruptcies = 1
 Foreclosures = 0
 Making Payments = 2

Demand Letters = 9

Court = 4

Delinquent amount paid in February = \$19,762.51

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. *Raintree Rays Swim Team Requests for 2021 Season*

- i. Overview of requests given by Team Manager, Rachel Courtney. General expectation is more participation than last year but not as much as a normal pre COVID season. Tony Jose asked about fund-raisers, it is mostly sponsorship and registration costs. Mehrunissa asked the ranking of the team, the Rays are around 3-4 out of 8 neighborhood teams. Kevin Smith asked the length of the pool? It is a standard 25m.
- ii. Asked for practice days and sponsorship of \$700. One conflict on the schedule with a "rain" day, can work on that if needed.
- iii. ***Cindy Lyon moves to approve the Raintree Rays requests for the 2021 season, along with the \$700 sponsorship from account #8007-000 seconded by Mehrunissa Ali. No further discussion. 8 For 0 Against 0 Abstain. Motion passes.***

B. *Appointment of Nominating Committee Members for 2021-2022*

- i. ***Cindy Lyon moves to appoint the following to the Nominating Committee, David Elliot-Co Chair, Joan Bruns Co Chair, San LaPoint, Mary Lynne Tolle, Joe Walter, Joe Willerth and Mehrunissa Ali, seconded by Mike Conway. No further discussion. 7 For 0 Against 1 Abstain. Motion passes.***

C. *Election Company Budgeted Up To \$8,000*

- i. Presentation made by staff in regards to electronic voting for upcoming elections. Dollar amount is based off of the number of households in the community. Tony Jose asked if it includes postage. Yes that is included.
- ii. ***Mehrunissa Ali moves to approve electronic voting budgeted up to \$8,000 from account #5021-100 seconded by Mike Conway. No further discussion. 8 For 0 Against 0 Abstain. Unanimous, Motion carries***

D. *DPAC Carpet Bids budgeted up to \$9,500*

- i. Presentation of bids in packet and discussed by staff. DPAC committee recommends Vendor A, based on cost and history of use and quality of workmanship.
- ii. ***Cindy Lyon moves to approve the Duck Pond Activity Center carpet replacement from Contractor A in the amount of \$7,500 from account #4070-000, seconded by Tony Jose. Discussion about general language***

of “Up To”. Tony Jose, moves to amend the motion with the language “Up To”. Seconded by Kevin Smith. Unanimous For. Motion passes.

E. Award of Cheddington Contractor and funds

- i. Discussion of the various bids for the Cheddington drainage ditch issue.
- ii. Tony Jose moves to award the Cheddington Storm Sewer Project with Contractor A, for the amount up to \$200,000 from account #2003-000 seconded by Mike Conway. No further discussion Unanimous For. Motion passes!**

F. Pool Chairs budgeted up to \$6,000

- i. Presentation from staff on the needs of the pool chairs and status of current chairs. They are averaging around 5 years’ worth of use. Discussion on the make/style of available options.
- ii. Mehrunissa Ali moves to approve the purchase of additional pool chairs budgeted up to \$6,000 from account #8005-000 seconded by Cindy Lyon. No further discussion. 8 For, Unanimous. Motion carries.**

G. Clubhouse Parking Lot seal & stripe budgeted up to \$6,000

- i. Presentation from staff on the needs of the parking lot and the bids that were received. ROTO Rooter was out and did the sewer line again to ensure it was clear prior to possible sealing. Have used A and C in the past. Last time was 3 years ago for the clubhouse.
- ii. Discussion. Life expectancy, when would we like to do it? Earliest possible is dependent upon temperatures.
- iii. Cindy Lyon moves to approve sealing and striping of the clubhouse parking lot from Contractor C in the amount of \$5,520 from account number #4005-000 seconded by Tony Jose. No further Discussion. 8 For Unanimous. Motion passes.**

H. Boat Slip Forfeiture if profiting from sub-leasing

- i. Discussion about rumors and possibilities of residents not following the rules. There are things on social media that lean towards the possibility of members profiting from slip leasing. This is a topic of discussion at this point. What is the original purpose of the rule? How do you prove? Where is the burden of proof for a hearsay situation? We as a board have essentially taken the market out of it. Since the RLPOA owns the slips, that is who should set the value as we are responsible for maintenance, etc.
- ii. Jean and Jeff Randall Lot 1056. The idea of having a current year sticker and basically a use it or lose it type system for slips. People are desperate on both sides and are willing to do whatever to get and keep a slip. Where would it have to be changed at? What level? Board or Community as a whole?

- iii. What are some ideas to bring back to the board that really reflects the communities desires?

9. ANNOUNCEMENTS

- I. Election Page now on our website <http://rlpoa.com/rlpoa-election-information/>
- J. Daylight Savings begins Sunday March 14th
- K. Boat Slip Leases are due by Monday March 15th
- L. 2021 Directories are in at the office
- M. April 16th and 17th boating safety course is available through the R7 Aquatic Center

END OF BUSINESS

10. OPEN FORUM

- N. No additional

11. ROUNDTABLE

- O. Dave-Nothing
- P. Cindy-saw on FB that resident Brenda Zeller is going to do a Duck Pond Clean Up on March 20th.
- Q. Kevin-Nothing
- R. Mehrunissa-Nothing
- S. Mike- Email about MODOT and Bridge was excited, however wrong bridge.
- T. Marsha-Nothing
- U. Tony- not proposing an increase in boat slip fees, but we could use creativity in sub-leases. Reading the calls from resident log, bag worms have been treated last year.
- V. Daniel-Absent
- W. Charlie-Nothing
- X. Rachele-MO-DOT closing MO-291 between us and Lake Winnebago in the future.
- Y. Josh-Possible watercraft through Highway Patrol at auction, keeping an eye on it. Truck, 3 hopefuls, other new equipment has started arriving.

12. ADJOURNMENT

Charlie Burke moves to adjourn, seconded by Tony Jose. Unanimous

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 13th, 2021

7:00 PM

ATTENDEES: Shawn Sundeen, Marsha Powell, Kevin Smith, Tony Jose, Cindy Lyon, Charlie Burke, David York, Rachelle Vandiver, Josh Cresswell, Daniel Merrick

ABSENT: Mike Conway

OPEN FORUM: 10 Minutes No one spoke

AGENDA

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A. Quorum Present, Meeting Called to Order by President Daniel Merrick

2. PLEDGE OF ALLEGIANCE

3. INTRODUCTION OF NEW MEMBER

A. Shawn Sundeen-Spoke about his background and how he came to be on the board.

4. CONSENT AGENDA

A. Approval of March Minutes

B. Approval of payment of bills

Cindy Lyon, moves to approve the March Meeting Minutes and payment of bills.

Seconded by Kevin Smith. All in favor, motion carries.

5. TREASURERS FINANCIAL REPORT

A. Report Read by Treasurer Powell

**FINANCIAL STATEMENT
MARCH 2021**

Income:

Dues	\$113,565.97
Other Income	\$51,601.69
Total	\$165,167.66

Expenses for March

\$154,458.35

Bank Account Balances as of March

Cash Subtotal Security Bank	\$ 809,624.51
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Reserves 2021

Capital Assets Reserve	\$57,735
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Future Projects

Facilities	\$15,000
Raintree View	\$21,550
Siltation Loan	(\$45,000)
Ward Road	\$10,000

	2021	2020
Total Outstanding Dues/Fines a/o 3/31/21:	\$40,310.15	\$45,363.65 Total a/o 3/31/20
Balance Due Liens Filed: (13)	\$26,884.33	\$32,883.48 Liens filed (20)
1st Letter (35)	\$4,059.36	\$4,686.15 1st Letter (41)
2nd Letter (27)	\$7,172.80	\$7,589.00 2nd Letter (29)
3rd Letter (6)	\$2,193.66	\$205.02 3rd Letter (1)

6. LEGAL REPORT

- A. Report read by President Daniel Merrick
 - Judgments = 6
 - Bankruptcies = 1
 - Foreclosures = 0
 - Making Payments = 4
 - Demand Letters = 5
 - Court = 4
 - Delinquent amounts paid in March \$26,780.21

7. UNFINISHED BUSINESS

- A. Rules for boats and boat trailers in driveways
 - i. Rule read by Rachelle Vandiver with discussion from board
 - ii. ***Charlie Burke moves to approve the rules as read for "Boats in Driveways" during the 2021 boating season of April 1 to October 31, seconded by Cindy Lyon, no further discussion. Unanimous, motion carries.***
- B. North Shore Medians
 - i. Common ground committee members looked at the median to attempt to prioritize and they were good with the plan that was proposed by Tara. Cindy discussed the fact that even though it was #43 on the list, it is an issue that needs to be taken care of. Common Ground said that Regatta Island was their priority. Irrigation is present on the medians. A few members spoke, they were unclear on the directions that they were given as far as prioritizing areas that need upkeep. This committee has not had additional funds for a number of years for new plantings. Discussion for Common Ground Committee to meet and further guide decisions.
 - ii. ***Cindy Lyon moves to approve the landscaping in the amount of \$3,905 for the North Shore Medians, seconded by David York. Discussion, 6 For, 2 Against, 0 Abstain. Motion passes.***
- C. Reward Offered for Arrest & Conviction
 - i. ***Cindy Lyon Move to approve up to a \$5,000 reward for the arrest & conviction of Case #LSPD21-01991 against property crimes in***

Raintree, seconded by Shawn Sundeen. No further Discussion, Unanimous For, Against 0, Abstain. Motion passes.

8. NEW BUSINESS

- A. Raintree Village Detention Basin-Dr. Bhoot
 - i. No one present to speak on behalf
- B. Fountains of Raintree Project Request-Kevin Neuer
 - i. Presentation on the drainage issue with the Fountains, they are receiving a lot of the silt from the newer construction from Kensington Farms. Their smaller detention basin was last dredged at the Fountains expense in 2017, silt was deposited on Raintree property in Mullendike area. Larger pond survey indicates that the depth is down to 2' from its original 10'. Have a bid for \$198,000 from Fountains funds. They are asking for permission to dump the silt on the previous spot to save trucking costs. Discussion about the area reports that it is a flood plain and wetlands, we are limited on use of and it is unclear whether that area can hold the amount of silt that would be present. Once the silt is set it has to drain for about a year and it has to be turned and after about 3 years it can be used for top soil around the lake. Kevin, suggested letting residents access the soil in the future.
 - ii. **Tabled to work session**
- C. Common Ground & Clubhouse Landscape Lighting
 - i. ***Cindy Lyon moves to approve contactor B for the landscape lighting at the Raintree Circle, Clubhouse and Gull Point Circle in the amount of \$3,546 from account #2006-000 and \$2,000 from account #4008-000 and transferring \$1,500 from account #4005-000 to account #2006-000 to complete Gull Point Circle. Seconded by Tony Jose. Unanimous For, motion carries.***
- D. Jackson County Health Dept. Guidelines
 - i. Discussion on the updates, as of April 9th Jackson County has reduced restrictions to where businesses can open at full capacity, no limits on gatherings, masks and social distancing are still required.
 - ii. **Committees and groups will be allowed to meet with the expectation that they clean and sanitize the area upon completion of their meeting.**
- E. Insurance Renewals Budgeted up to \$51,000.
 - i. Presented by staff after shopping for insurance. Due to some claims it was slim pickings on finding a carrier. Cincinnati & Am Trust came in and are affordable.

ii. Tony Jose moves to approve up to \$52,000 for insurance renewals from Cincinnati & Am Trust from various accounts. Seconded by Shawn Sundeen. Unanimous For, motion carries.

F. Maintenance Roof Replacement

i. Discussion of various vendor options.

ii. Kevin Smith moves to approve re-roofing of the maintenance shop from Contractor B up to \$19,000 from account #7010-000 seconded by Shawn Sundeen. 7 For, 0 against, 1 Abstain. Motion Passes.

G. Officer Positions

i. President-Daniel Merrick

ii. Vice-President-Charlie Burke

iii. Treasurer-Marsha Powell

iv. Secretary-David York

9. ANNOUNCEMENTS

A. Election Results

B. Garden Club Spring Plant Fundraiser April 23rd-May 1st. Creekside Market, make sure you tell them you are a Raintree resident so the Garden Club gets the funds!

C. Kite Festival Saturday, April 24th at Raintree View 1-3PM

D. Neighborhood Garage Sale April 29th to May 1st

10. END OF BUSINESS

11. OPEN FORUM

A. No additional

12. ROUNDTABLE

A. Dave-power pole easement issue, 1000 SW Drake Circle.

B. Cindy- Update on success of Easter Parade. 150 people approximately

C. Kevin-Nothing

D. Marsha-Nothing

E. Tony- Committee member did not seem to be happy with the results. Concerns about fast forwarding and maybe left a bad impression on the members present.

F. Daniel-Nothing

G. Shawn-Agreed with Tony

H. Charlie-Asked whether staff had found a boat yet.

I. Rachele-Nothing

J. Josh-Vessel through Highway Patrol not going to work. Will be going to Junction City to look at other option.

13. ADJOURNMENT

- A. Cindy Lyon moves to adjourn to executive session, seconded by Daniel Merrick. Unanimous, meeting adjourned at 8:48.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 11th, 2021

7:00 PM

ATTENDEES: Shawn Sundeen, Marsha Powell, Kevin Smith, Tony Jose, Cindy Lyon, Charlie Burke, David York, Daniel Merrick and Mike Conway. Rachelle Vandiver and Josh Cresswell were also in attendance.

ABSENT: None

1. **OPEN FORUM:** 10 Minutes

B.C. Millett & Jonathan Moulton of SW 163rd St. has concerns with speeding and mailboxes getting run over on 163rd Street. Increase traffic due to the 291 highway closure. Wondering what the board has done to assist in the matter? MO-Dot has been asked to block off 291 at 163rd, trucks are the big issue. Sheriff has increased patrols when they can. Staff has contacted all of the same people as the residents.

Taylor Nicholas 713 Admiral Byrd Ct. Wondering what is the status of the pool? It is on the agenda.

Vince Ellebracht SW Surf Scooter Lot 878 interested in obtaining one of the old retired docks. Don't need concrete pads, has equipment to remove. Willing to take free of charge.

AGENDA

2. **DETERMINE QUORUM AND CALL MEETING TO ORDER**

E. Quorum Present, Meeting Called to Order by President Daniel Merrick

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT AGENDA**

F. Approval of April Minutes

G. Approval of payment of bills

H. Approval of pond committee overseeing estate's walking trails

Cindy Lyon moves to approve the April minutes, payment of bills and Pond Committee Overseeing walking trails within the Estate's. Seconded by Mike Conway. Unanimous, motion passes.

5. TREASURERS FINANCIAL REPORT

I. Report Read by Treasurer Powell

**FINANCIAL STATEMENT
APRIL 2021**

Income:			
	Dues		\$109,052.25
	Other Income		\$30,817.34
	Total		\$139,869.59
Expenses for April			\$125,572.14
Bank Account Balances as of April			
	Cash Subtotal Security Bank	\$	812,306.47
Reserves 2021	Capital Assets Reserve		\$57,735
Future Projects	Facilities		\$15,000
	Raintree View		\$21,550
	Siltation Loan		(\$45,000)
	Ward Road		\$10,000
2020 Roll-Over Funds			\$84,472

	2021	2020	
Total Outstanding Dues/Fines a/o 4/30/21:	\$54,826.79	\$63,444.04	Total a/o 4/30/20
Balance Due Liens Filed: (11)	\$26,275.38	\$35,500.58	Liens filed (21)
1st Letter (76)	\$10,420.26	\$12,829.36	1st Letter (99)
2nd Letter (26)	\$6,942.31	\$5,783.09	2nd Letter (23)
3rd Letter (28)	\$11,188.84	\$9,331.01	3rd Letter (24)

6. LEGAL REPORT

J. Report read by President Daniel Merrick
 Judgments = 6
 Bankruptcies = 1
 Foreclosures = 0

Making Payments = 2
Demand Letters = 24
Court = 4
Delinquent Assessments Paid in April \$7,136.71

7. UNFINISHED BUSINESS

- K. Pool Guests Limit 2 Per Day Per Lot
 - i. Had discussed limiting guests. A few days after the work session Jackson County lifted the outdoor restriction. Staff, discussed what the board is comfortable with. The restrictions on sanitization are not dictated by Jackson County any longer. Some discussion from residents about the challenges of last year and understanding why. Staff said we did not have as many “problems” because we did not have guests or limited guests. A resident asked what the capacity of the pool is? 235 is the current capacity. Questions about when capacity is reached, happens but not often.
Cindy Lyon moves to open the pool as normal, with a limit of 2 guests per lot per day. Seconded by Marsha Powell, unanimous for motion carries.
- L. Swim Docks Residents Only
 - i. With all the problems last year, the limit was implemented due to COVID and all problems stopped. Kids with guests? Or no guests? Since they are not “adults” or “Lot Owner” technically should not be responsible for guests. There are no life guards, there should be an adult present.
Tony Jose moves that swim docks will remain limited to residents only or lot owner/lessee with up to 2 guests per lot with a max of 8 people within the dock and swim area, owner/lessee must be present with guests. Seconded by Mike Conway. No further discussion. Unanimous for, motion carries.

8. NEW BUSINESS

- M. Appeal Decision 121120-843
 - i. Did not show up for appeal. Fine stands.
- b. Aerator & electrical installation budgeted up to \$6,200
Cindy Lyon moves to approve new aerator with electrical installation budgeted up to \$6,200 from account #2003-100. Seconded by Kevin Smith. Unanimous for, motion carries.
- c. Fireworks budgeted up to \$9,000

Cindy Lyon moves to approve fireworks budgeted up to \$9,000 from account #1015-000. Seconded by Shawn Sundeen. Unanimous for, motion carries.

- d. Summerfest budgeted up to \$8,000.

Charlie Burke moves to approve Summerfest budgeted up to \$8,000 from account #1004-000. Seconded by Marsha Powell. Unanimous for, motion carries.

9. ANNOUNCEMENTS

N. Lake Clean-Up Saturday, May 22nd beginning at 9am at the Clubhouse

O. Pool opens Monday, May 24th 2021

P. Fishing Derby Monday, May 31st 2021 at the Duck Pond beginning at 8 am

END OF BUSINESS

10. OPEN FORUM

Q. No additional

11. ROUNDTABLE

R. Dave-Exec session Fire Station

S. Cindy- Walked with pond committee, they are looking good. Some need rip rap. Need to look at our priority list differently, look at as Needs and Wants rather than as a whole. And there are a lot of tasks being sent to Rachelle from individuals, those items should come through the President or his/her designee.

T. Kevin-Priority list, how are we doing.

U. Shawn-Is there anything that we can do about 163rd?

V. Mike- Ward Rd. is bad with traffic too.

W. Marsha-Excited about Regatta getting milled and overlaid with asphalt.

X. Tony- ensure our pool company is doing their due diligence with scanning residents in.

Y. Daniel-Nothing

Z. Charlie-Clarify the directive to Rachelle about information. Does having someone take the dock save the community money?

AA. Rachelle-Priority ranking is "wish list" for the board and committees should work with that. Will be in the work session. Regatta & the Villas will be overlaid this year.

BB. Josh-nothing

12. ADJOURNMENT

Cindy Lyon moves to adjourn to executive session, seconded by Tony Jose. Unanimous, meeting adjourned at 8:22.

7 MINUTE RECESS

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

June 8th, 2021

7:00 PM

ATTENDEES: Shawn Sundeen, Marsha Powell, Kevin Smith, Tony Jose, Cindy Lyon, Charlie Burke, David York, Mike Conway, Rachelle Vandiver and Josh Cresswell.

ABSENT: Daniel Merrick

1. **OPEN FORUM:** 10 Minutes

Name & Address: No one to speak

AGENDA

2. **DETERMINE QUORUM AND CALL MEETING TO ORDER**

CC. Quorum Present, Meeting Called to Order by Vice President Charlie Burke

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT AGENDA**

DD. Approval of May Minutes

EE. Approval of payment of May bills

Cindy Lyon moves to approve the May minutes and payment of bills

Seconded by Mike Conway. 7 for, 0 against, 1 abstain. Motion passes.

5. **TREASURERS FINANCIAL REPORT**

FF. Report Read by Treasurer Marsha Powell

FINANCIAL STATEMENT
MAY 2021

Income:

Dues	\$72,766.13
Other Income	\$28,067.57
Total	\$100,833.70

Expenses for May

\$105,680.63

Bank Account Balances as of May			
	Cash Subtotal Security Bank	\$	722,367.21
Reserves 2021	Capital Assets Reserve		\$57,735
Future Projects	Facilities		\$15,000
	Raintree View		\$21,550
	Siltation Loan		(\$45,000)
	Ward Road		\$10,000
2020 Roll-Over Funds			\$84,472

	2021	2020
Total Outstanding Dues/Fines a/o 5/31/21:	\$54,580.31	\$53,433.58 Total a/o 5/31/20
Balance Due Liens Filed: (10)	\$27,483.87	\$33,647.02 Liens filed (18)
1st Letter (44)	\$12,264.07	\$8,516.53 1st Letter (68)
2nd Letter (15)	\$6,036.28	\$5,037.11 2nd Letter (20)
3rd Letter (16)	\$8,796.09	\$6,232.92 3rd Letter (16)

6. LEGAL REPORT

GG. Report read by Vice President Charlie Burke

Judgments = 7

Bankruptcies = 1

Foreclosures = 0

Making Payments = 0

Demand letters = 12

Court = 2

Delinquent amount paid in May = \$18,939.29

No new information to report on the appeal regarding Raintree Parkway
Spillway Bridge.

7. UNFINISHED BUSINESS

HH. Abandonment of Easement

- i. Some history given by Rachelle to the fact that we do not need the easement any longer.

Shawn Sundeen moves to abandon the easement related to the silt basin on the corner of Ward Rd. and Lemans Lane, seconded by Cindy Lyon. Charlie Burke asked a question clarifying the language in the legal description drafted by the lawyer. Mike Conway, reports that there is a spelling issue in the description on page 2. Tony Jose asked if it was spelled that way originally? Staff will have the lawyer clean up the legal description.

Tony Jose amends to motion with legal description as amended by council. Seconded by Shawn Sundeen. 8 for, unanimous, motion carries.

8. NEW BUSINESS

II. Neptune Rake, budgeted up to \$6,800

- i. Charlie asked for a description of the device. Josh explained how it works to clean out vegetation/weeds from various bodies of water using a winch type system.

Cindy Lyon moves to approve the purchase of a Neptune Rake budgeted up to \$6,800 from account #6093-000. Seconded by Mike Conway. No further discussion, 8 for 0 against, motion carries.

JJ. Coin operated fish food dispenser.

- i. Rachelle, said it is within her means, however is looking for board support on limiting the fishing in the area. Discussion on the device and current practices of hauling food out with a bucket when kids are around.

Shawn Sundeen moves to approve the purchase of coin operated fish food dispenser, eliminating fishing from the clubhouse patio/deck area from account #5023-200. Seconded by Cindy Lyon 8 for 0 against. Motion carries.

KK. Electric Repair Bid for 291/Regatta

- i. Staff presented issues with the decorative lighting in the medians with electrical power and type of bulbs used. Rather than large fluorescent bulbs we will be converting to LED saving cost.

Marsha Powell moves to approve the electrical repair bid of \$3,417 for 291/Regatta entrance island lights from account #2003-200. Seconded by Cindy Lyon. No further discussion 8 for 0 against, motion carries.

9. ANNOUNCEMENTS

LL. Fishing Derby rescheduled for Labor Day

MM. First Raintree Rays home swim meet is Wednesday, June 9th

NN. Happy Father's Day! Sunday June 20th

OO. Summerfest Carnival, Saturday, June 26th 11am-2pm NEED VOLUNTEERS

END OF BUSINESS

10. OPEN FORUM

PP. No additional

11. ROUNDTABLE

QQ. Dave-Nothing

RR. Cindy- 4th of July we will have the parade as usual. In the past board members have walked to lead the parade, be there at 10am by the dam and then walk to Clubhouse. Can we discuss a “floating bar” similar to what another lake community has done.

SS. Kevin- Saw an individual casting a net and asked if it was legal. Josh said it is but they cannot keep game fish, only bait fish.

TT. Shawn- Nothing

UU. Mike- Nothing

VV. Marsha-Nothing

WW. Tony- Stating for the record, good job on the food trucks! Would like to see an e-news the day of.

XX. Daniel-Absent

YY. Charlie- Expressed appreciation for all the events and encouraged everyone to volunteer and talk to their neighbors about volunteering.

ZZ. Rachele-Field trip in July on the 27th. Four things for the agenda; walk the pool, seawall, boat overflow parking lot and Raintree Reserve shore line.

AAA. Josh-Cheddington progress report. Poured the toppers for the storm inlet boxes, fence posts are going up soon with the plan to lay sod on the 14th. Going to look at the sod guarantee in the contract.

12. ADJOURNMENT

BBB. Cindy Lyon moves to adjourn to executive session, seconded by Mike Conway. Unanimous, meeting adjourned at 7:41pm.

3 MINUTE RECESS

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 13th, 2021

7:00 PM

ATTENDEES: Shawn Sundeen, Marsha Powell, Tony Jose, Cindy Lyon, David York, Mike Conway, Daniel Merrick, Charlie Burke, Rachele Vandiver and Josh Cresswell.

ABSENT: Kevin Smith

OPEN FORUM: 10 Minutes

Name & Address/ San LaPoint lot #811, two cars on dam after fireworks, left unattended, caused traffic problems/concerns. Is there any mowing plan on the 7 lots south of the dam, Raintree Pointe?

AGENDA

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A. Quorum Present, Meeting Called to Order by President Daniel Merrick

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. Approval of June Minutes

B. Approval of payment of June bills

Cindy Lyon moves to approve the June minutes and payment of bills.

Seconded by Mike Conway. 7 for, 0 against, 1 abstain. Motion passes.

4. TREASURERS FINANCIAL REPORT

A. Report Read by Treasurer Marsha Powell

FINANCIAL STATEMENT

JUNE 2021

Income:

Dues	\$97,979.04
Other Income	\$28,313.58
Total	\$126,292.62

Expenses for June

\$163,463.46

Bank Account Balances as of June

Cash Subtotal Security Bank \$ 764,898.78

Reserves 2021

Capital Assets Reserve \$57,735

Future Projects

Facilities	\$15,000
Raintree View	\$21,550
Siltation Loan	(\$45,000)
Ward Road	\$10,000

2020 Roll-Over Funds

\$84,472

	2021	2020
Total Outstanding Dues/Fines a/o 6/30/21:	\$33,888.30	\$39,374.62 Total a/o 6/30/20
Balance Due Liens Filed: (9)	\$24,032.39	\$31,376.50 Liens filed (15)

1st Letter (15)	\$2,618.25	\$2,744.86 1st Letter (23)
2nd Letter (8)	\$2,209.25	\$2,709.24 2nd Letter (10)
3rd Letter (14)	\$5,028.41	\$2,544.02 3rd Letter (7)

5. LEGAL REPORT

- A. Report read by President Daniel Merrick
 - Judgments=7
 - Bankruptcies=1
 - Foreclosures=0
 - Making Payments=2
 - Demand Letters=5
 - Court=2
 - Delinquent amount paid in June=\$10,629.60

6. UNFINISHED BUSINESS

- A. None

7. NEW BUSINESS

- A. Suicide Awareness Walk- Robin Walsh Lot 251
 - i. September 18th, 2021 suicide walk around the lake to raise funds for Choose 2 Live, a non-profit foundation formed by Robin last year. Provided some statistics about the number of suicides that have affected our community and neighbors.
 - ii. There is no cost to the HOA/Board. Choose 2 Live (a 501c3) is funding the event. Would like to have a table set up for items such as shirts and books for donations/fundraising. Walk will start and end at the Clubhouse, the exact route has not been set yet nor the time. Area will be cleaned by event staff.
 - iii. Some discussion focused around bathroom access as well as the possibility of use of Clubhouse, as the Pool will be closed by the event. Will a city permit be needed? Robin said that she does not if it is not on the streets. Suggested to have a rules/safety brief prior to start of event.
 - iv. Tony is covering the rental fee for usage of the clubhouse.
Cindy Lyon moves to approve the Suicide Awareness Walk and Tony and any other member willing to share the cost of clubhouse rental, the organization will put the deposit down and will be responsible for the cleaning fee. Seconded by Marsha Powell. 8 for 0 against, 0 abstain. Motion passes.
- B. Storm Water Drainage 163rd & Raintree Parkway
 - i. Coburns, 5271 SW Raintree Parkway, Lot #929. Live right next to the ditch. There is a cage over the inlet, installed by the City for safety.

While good for safety it has become a catch all for the various debris that washes down to it. City takes responsibility for cage and basin but they also realize that it is not large enough for that area. Asking for assistance with a permanent solution to deal with the ongoing issue.

ii. Will investigate it more to see what can possibly be done.

C. Boat Dock Issues

i. Bob Burasco Lake Committee Co-Chair, conclude that the issue is due to the sub-structure on the concrete block type of docks. The latest is near a boat lift. Lake Committee is asking to hire a structural engineer to further investigate the sub-structure of the docks. Discussion related to the damage. Cindy Lyon brought up that, while steel may be an issue we have had other incidents from different vendors/dock makers. Daniel Merrick feels that there is too much pressure on the docks. Resident brought up the Lake Committee's recommendation of a Structural Engineer rather than speculating to the cause of the issues. Resident asked about first incident in 2019 and how the dock was very new at that time, so therefore it was not subject to the pressures that are being talked about. Resident asked about how old the clubhouse docks are and whether there has been "failure" of the docks. Tony Jose addressed the annual maintenance/repair of docks as far as boards, bolts, welds etc. He continued to present the safety aspect of the situation. San LaPointe stated that V was compared to MP. V dock is three years old. Robin asked if anyone has contacted others on bigger lakes to see what the comparison of boats vs. steel vs. makers? Resident brought up the possibility of the front mount lifts on the new style docks with the concrete blocks. Rachelle and Josh suggest a structural engineer to reevaluate what has changed causing the issues. San Lapoint suggests that the change is more traffic, bigger boats and more residents using the lake. The boat styles have also changed over the year leading to more water displacement. Another resident agrees with his peers as to a more in-depth look into all the possible factors that may affect a dock. Cindy Lyon mentioned that Lakewood became a no wake lake after issues, she believes that the wake board type boats cause too much wake for the size of our lake. Believes that we need to stop the possible factor at least temporarily. Marcus Mickelson asked about when the concrete docks were first installed, Tony Jose stated that the one by the clubhouse is oldest around 12 years ago. Resident asked about injuries on the lake with a wake boat or another style of boat? Daniel Merrick directed staff to bring in the appropriate engineers.

- ii. ***Tony Jose moves to appropriate the money from the budgeted parking lot study fund to professional services to hire an engineer, seconded by Mike Conway. 8 for 0 against 0 abstain. Motion passes.***
- iii. Cindy Lyon asked if we are going to continue to allow wake board boats. Tony Jose challenged the why and what is the intent, are we banning all towables, skiers etc. A few residents spoke to the wake boats and the size, speed. Wake boarding and wake surfing are different. Tony Jose asked what the ideal “wake” is. Marcus Mickelson stated that it is hard to quantify because of the number of variables. Resident asked about moving the wake boats away from the shores. Josh asked if the Lake Committee had addressed the possibility of moving or limiting surf boats to a certain area. The pattern currently limits some of the wake allowing for some dissipation. Robin asked about size of boats on the docks that have had accidents. Tony suggests moving the wake surfers closer to the middle of the lake to allow waves more time to dissipate.
- iv. ***Cindy Lyon moves that any type of watercraft wake board surfing or pulling tubes or skiing stays towards the center of the lake on the north arm for a period of 60 days. Cindy amends her motion to allow time for the engineering study. Both seconded by Mike Conway.*** Discussion; Tony Jose suggests rather than making a rule. Dave York brought up the fact that currently there are rules in place that allow board and lake committee to direct water patrol enforce speed limits etc. Cindy, hears all the concerns etc. about members wanting to have fun. But what about the people who want to tie up and float with friends becomes almost impossible. ***Cindy Lyon, rescinds her motion and amendment.*** She goes onto suggest that we use the board powers to limit activity on the lake if deemed appropriate as outlined in the current rules.

8. ANNOUNCEMENTS

- A. July 27th Work Session will be a field trip.
- B. Swim team has meet tomorrow night 7/14/21 pool closes at 4:00pm

9. END OF BUSINESS

10. OPEN FORUM

- A. Kelly Bride suggests to look at a Marine Engineer/Specialist

11. ROUNDTABLE

- A. Dave-Kudos to Summerfest and the food trucks
- B. Cindy- Summer Fest 640 hot dogs with people asking for more. Went well no issues during the event. Carnival people said that we had some of the most polite children they have seen. Parade on the 4th had great participation for

both street and boat. 1st place boat was Ice Cream Truck, 2nd place Joe Dirt (don't know who) Black and white cobalt with red stripe, 3rd place 5'O'clock Somewhere. Thank you to Tony for helping with SignUpGenius. Thank you to all the volunteers for blocking streets and helping with the event. Social with ice cream on July 24th outside of clubhouse with Just Deserts. July 31st Family Swim. Very proud of the Activity Committee and all of their work.

- C. Shawn- nothing
- D. Mike- 18 wheeler, why in the neighborhood, was down at the pump station. New patrol boat will be on the water this weekend per Josh
- E. Marsha-nothing
- F. Tony- What is the time line of City taking over Cheddington and time line to communicate to their association.
- G. Daniel- Parade was a hoot and Summerfest was fun
- H. Charlie- Congratulations to the Activity Committee for all their work. Please help out and give a little time and spread the word through the neighborhood.
- I. Rachele- Landscape lighting has been installed on Raintree Circle and Gull Point Circle. Came in under budget by over \$1,000. Priority ranking is done and will go to Committee's after Finance Committee meeting tomorrow.
- J. Josh-Nothing

12. ADJOURNMENT

- A. Tony Jose moves to adjourn to executive session/legal, seconded by Cindy Lyon. Unanimous, meeting adjourned at 20:59

13. 7 MINUTE RECESS

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 10th, 2021

7:00 PM

ATTENDEES: Shawn Sundeen, Marsha Powell, Tony Jose, David York, Mike Conway, Daniel Merrick, Charlie Burke and Kevin Smith. Rachele Vandiver and Josh Cresswell were also in attendance.

ABSENT: Cindy Lyon

OPEN FORUM: 10 Minutes

Name & Address: David Kjenaas 4129 SW James Younger Dr. How long have wake boats been on Raintree Lake? Any issues with the wooden docks from Wake Boats? Tony answered that docks were broken prior to the current situation and it was never determined what the cause was. Are you going to proceed with purchasing of the current docks? We are hiring an engineering firm to determine what exactly is needed. No rules have changed and we are looking at a professional to come in and advise what is needed.

Chad Manz, Drake Circle, what is the update on the status of the hiring of an engineer? We are in the interview/bid process. Once selected it will be published.

Jeremy Flagman, Seagull Street. Submitted petition regarding two recommended engineers. Was it provided to the board? Yes it was and those names are in the list of engineers being interviewed.

AGENDA

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A. Quorum Present, Meeting Called to Order by President Daniel Merrick

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA

A. Approval of July Minutes

B. Approval of payment of July bills

Tony Jose moves to approve the July minutes and payment of bills Seconded by Mike Conway. 7 for, 0 against, 1 abstain. Motion passes.

4. TREASURERS FINANCIAL REPORT

A. Report Read by Treasurer Marsha Powell

FINANCIAL STATEMENT JULY 2021

Income:

Dues	\$102,783.85
Other Income	\$17,412.70
Total	\$120,196.55

Expenses for July	\$302,513.63
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Bank Account Balances as of July

Cash Subtotal Security Bank	\$ 599,394.93
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Reserves 2021	Capital Assets Reserve	\$57,735
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
2020 Roll-Over Funds		\$75,472

	2021	2020	
Total Outstanding Dues/Fines a/o 7/31/21:	\$45,141.77	\$48,781.85	Total a/o 7/31/20
Balance Due Liens Filed: (10)	\$25,768.66	\$35,032.75	Liens filed (15)
1st Letter (75)	\$9,790.54	\$8,115.60	1st Letter (62)
2nd Letter (8)	\$2,201.78	\$2,999.22	2nd Letter (11)
3rd Letter (17)	\$7,380.79	\$2,634.28	3rd Letter (9)

5. LEGAL REPORT

- A. Report read by President Daniel Merrick
 - Judgments=7
 - Bankruptcies=1
 - Foreclosures=0
 - Making Payments=1
 - Demand Letters=14
 - Court pending=2
 - Delinquent amount paid in July \$4,833.77
 - i. Question as to the status of the spillway, it is in appeal.

6. UNFINISHED BUSINESS

- A. None

7. NEW BUSINESS

- A. Appeal ARB fence application #040221-673
 - i. Mike and Brenda Lappin, presented their argument for appeal of above referenced ARB application. It was a case of miscommunication. The plot plan does not match the applications. One was disapproved & one was approved. Rachele states that the ARB thought they were approving a cedar 6' fence around the pool. The "Cedar" was put on the line going around the pool.
Board approved allowing the fence to remain, as the ARB application does reflect approved.
- B. Raintree View request for picnic tables/trash can

- i. Brenda Miller, Snowy Egret, co-chair of Raintree View Committee. Have a number of things going on at the View such as a whiffle ball tournament with college kids, they take great care cleaning up after the events. They are asking for picnic tables and trash cans. There are currently two benches that will be moved closer to the play area. Asking for funds to be released from the reserve future funds. Asking for a total of \$4,200. To cover materials and installation. ***Tony Jose moves to approve the Raintree View request for picnic tables and trash can in the amount up to \$4,200 transferring from future project reserve to account #2024-000, seconded by Charlie Burke. 8 for, 0 against, 0 abstain. Unanimous, motion passes.***

C. Second rental pontoon

- i. Josh Cresswell presented several options comparable to what we currently have; size, motor and capacity. Charlie Burke asked about a Return on Investment (ROI)? Rachele advised that we are a not for profit and it is an amenity for our residents. Josh reported that over the last two years the boat rentals are high, with rentals budgeted for around \$6,500 annually, we are around \$13,000 with COVID and we are turning down rentals and are booked way out. Marsha, reports \$7-9k/season. Josh says it takes about 4 years to pay off a boat. We would need to put 10% down to reserve a boat for 2022. ***Tony Jose motions to transfer \$5,000 from 2020 rollover for staff to secure a boat selected by staff. Seconded by Charlie Burke. 8 for 0 against, 0 abstain, motion passes.***

8. ANNOUNCEMENTS

- A. Smokin' on the Point, Friday/Saturday, Aug. 13th and 14th Lake Winnebago Yacht Club. Friday live music, food for purchase and fireworks!
- B. Adult Luau Saturday, August 14th. Pool closes at 6:00pm for set up.
- C. Back to School pool hours begin August 23rd 4pm-8pm Monday-Friday
- D. August 24th Work Session will be a field trip
- E. August 28th Car & Motorcycle Show along with Crafts/Vendor event.

9. END OF BUSINESS

10. OPEN FORUM

- A. No one else.

11. ROUNDTABLE

- A. Dave-nothing
- B. Cindy- Absent
- C. Kevin- Nothing
- D. Shawn- Nothing

- E. Mike- Nothing
- F. Marsha-Nothing
- G. Tony- Nothing
- H. Daniel- Nothing
- I. Charlie- Nothing
- J. Rachelle- Nothing
- K. Josh-Out on Friday

12. ADJOURNMENT

- A. Tony Jose moves to adjourn to executive session/legal, seconded by Charlie Burke. Unanimous, meeting adjourned at 19:46.

13. 7 MINUTE RECESS

EXECUTIVE SESSION RESUMED@ 7:53pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

September 14th, 2021

7:00 PM

ATTENDEES: Marsha Powell, Tony Jose, David York, Mike Conway, Daniel Merrick, Charlie Burke, Kevin Smith, Cindy Lyon and Shawn Sundeen. Rachelle Vandiver and Josh Cresswell were also in attendance.

ABSENT: None

OPEN FORUM: 10 Minutes

Name & Address: Chad Manz, Drake Circle. Update request on engineer. Deadline for submissions from the respondents is tomorrow and then the process of evaluation will begin. Unsure of the exact timeline.

AGENDA

- 1. DETERMINE QUORUM AND CALL MEETING TO ORDER**
 - A. Quorum Present, Meeting Called to Order by President Daniel Merrick
- 2. PLEDGE OF ALLEGIANCE**
- 3. CONSENT AGENDA**
 - A. Approval of August Minutes

B. Approval of payment of August bills

Cindy Lyon moves to approve the August minutes and payment of bills

Seconded by. Charlie Burke 9 for, 0 against, 0 abstain. Motion passes.

4. TREASURERS FINANCIAL REPORT

A. Report Read by Treasurer Marsha Powell

FINANCIAL STATEMENT AUGUST 2021

Income:

Dues	\$78,013.66
Other Income	\$19,325.53
Total	\$97,339.19

Expenses for August \$108,963.56

Bank Account Balances as of August

Cash Subtotal Security Bank \$ 525,703.57

Reserves 2021 Capital Assets Reserve \$57,735

Future Projects Facilities \$15,000
Raintree View \$17,350
Siltation Loan (\$45,000)
Ward Road \$10,000

2020 Roll-Over Funds \$75,472

	2021	2020
Total Outstanding Dues/Fines a/o 8/31/21:	\$37,889.46	\$43,628.24 Total a/o 8/31/20
Balance Due Liens Filed: (16)	\$29,437.98	\$33,940.98 Liens filed (15)
1st Letter (38)	\$4,913.65	\$4,475.67 1st Letter (35)
2nd Letter (3)	\$824.78	\$2,452.70 2nd Letter (9)
3rd Letter (6)	\$2,713.05	\$2,758.89 3rd Letter (8)

5. LEGAL REPORT

A. Report read by President Daniel Merrick

Judgments = 7

Bankruptcies = 1

Foreclosures = 0

Making Payments = 1

Demand Letters = 10

Court = 2

Delinquent amount paid in August \$17,199.46

6. UNFINISHED BUSINESS

- A. No unfinished business to discuss

7. NEW BUSINESS

- A. Insurance Agency Change

- i. We are changing agencies for insurance, not the products itself. We need to pay a one-time specialty fee, they in turn will refund the amount within 30 days.

Charlie Burke moves to approve the changing of insurance agencies, with the one-time payment of \$17,698.80 for our General Liability (acct# 5003-600) & umbrella (acct# 5005-300) policies, which will be refunded within 30 days minus the handling fees. Seconded by Mike Conway. Unanimous, motion passes.

- B. Request for dock usage for commercial

- i. Presentation from Michael Martin, he is owner producer of TwoSeam Films, he is writing a commercial for Boulevard Brewing, who bought it. One scene takes place at a lake and he is requesting to use common ground for the commercial. Discussions on why so long a time frame (apprx. 7 hours), exact number of people on the dock. Mr. Martin reviewed safety procedures that will be in place such as life guard, restraints and Josh Cresswell as a chaperone. There is a rainout date of the 21st, which is a Tuesday. Ensured that there are also people on scene to clean and ensure the area is as it was before. They encourage spectators during the shoot and have enough Quirk to share. Mike expressed thanks for allowing Raintree the option to be in the commercial. Tony reminded everyone where Lafayette swim dock is located. Josh tasked with ensuring the dock is in proper order for use in the commercial.

Shawn Sundeen moves to approve the request for filming a commercial on common ground, with the following stipulations, 1) certificate of insurance listing us an additional insured 2) and signing of liability waivers for all parties. Seconded by Cindy Lyon. Unanimous, motion passes.

- C. I-Dock concerns

- i. Josh presented some findings from working on electrical this past week. Pulled some tiles and identified some possible issues. The area in question has been blocked off and secured to prevent accidents. Rachelle reports that Tiger Docks were responsible for, however they are not willing to fix if they have to reattach lifts. Five fracture points were identified, the dock is approximately 5 years old. Resident has

removed boat from lift and lift is set to an up position. The remainder of the discussion will have to go to executive.

David Stover, Bowsprit resident. Has a slip on I dock, that they have not been able to use all summer. Electric is fixed, which addresses his concerns.

D. Halloween Activity

- i. Cindy reports that there is money left from activity funds and the committee is planning on bringing back the old haunted house and possibly adding a hay ride. Looking at going around a portion of the lake, depending upon the time of the route to ensure that as many who want to ride can participate. Marsha asked about liability for us? Rachelle reports that there is always liability. Cindy reports that one of the committee members could be assigned to ensure that participants are seated and remain in a controlled manner. Charlie asked about the haunted house and COVID restrictions. Since it is an outdoor event and "open" those limits are not applicable. Marsha circled back to managing the logistics of the "hayride" if it is on the public streets with no traffic control. Cindy is still working on the logistics of the truck/trailer. Tony questioned whose vehicle and trailer would be used, because ultimately the liability would most likely fall to the owner of said vehicle. Suggestion from a resident to have some type of escort vehicle in the front and back to add to the safety of the event while on the street.
- ii. Will follow up with more guidance prior to event. Tabled to work session.

E. Appoint new ARB member Jennifer Smith

- i. ARB received the desire of Jennifer Smith to become a new member after the Committee Fair.

Cindy Lyon moves to appoint Jennifer Smith to the ARB. Seconded by Shawn Sundeen. 8 for, 0 against, 1 abstain. Motion passes.

8. ANNOUNCEMENTS

- A. Flu Shot Clinic Wednesday, Sept. 15th 10:00-12:00pm
- B. Suicide Awareness Walk, Saturday, Sept. 18th (check in 8 am)
- C. Annual Mum Sale Friday, Sept. 17th-Sunday, Sept. 26th at Creekside Market (Make sure you tell them before checking out that you are supporting the Garden Club)

9. END OF BUSINESS

10. OPEN FORUM

- A. Chad Manz, RSV, would like to hear some expansion on what was found on I dock as it was difficult to hear. Josh expanded on the findings and issues that

were found on that dock. Would there be a consideration to lead to future conversations to open wake surfing up to the entire lake? Charlie asked what the concern is with the current guidance? Chad elaborated to the difficulty navigating the turn when there is traffic coming from the south and the added boats that are anchored along the dam. Led to a lot of heated discussion from the board members, Jose, Conway and Smith, as well as the member asking the question. The question session, got out of control and had to be ended to bring the session back under control by President Merrick. Mr. Manz was not allowed to respond. Cindy Lyon, presented a general statement about how everyone should be courteous.

- B. Brett Cox. People have built houses and bought houses that allow for parking of a boat, however 500 people can dictate the ability to park and store boats. People have invested money in boats, docks and homes specifically for boats. Cindy stated that it is a personal choice to do such things, however that does not give that individual the right to do certain things.

11. ROUNDTABLE

- A. Dave-nothing
- B. Cindy- Talked about funds raised for veteran's assistance league. Food trucks have been a great success.
- C. Kevin- Nothing
- D. Shawn- Nothing
- E. Mike- Nothing
- F. Marsha-Nothing
- G. Tony- Is the new water patrol boat operable? Staff, reports yes.
- H. Daniel- Committee Fair was a success and felt it went well.
- I. Charlie- Nothing
- J. Rachelle- Vacation next week.
- K. Josh- Vacation the following week. Sunday seal and stripe the clubhouse parking lot.

12. ADJOURNMENT

- A. Cindy Lyon moves to adjourn to executive session/legal, seconded by Mike Conway. Unanimous, meeting adjourned at 20:09.

13. 7 MINUTE RECESS

Raintree Lake Property Owners Association
Board Meeting
October 12, 2021
7:00pm

ATTENDEES: Marsha Powell, Shawn Sundeen, Cindy Lyon, Charlie Burke, Daniel Merrick, Tony Jose, Mike Conway, Kevin Smith, David York, Rachele Vandiver and Josh Creswell.

ABSENT: None

OPEN FORUM: 10 Minutes name and address. San LaPoint Lot 811, Bridge update from legal? (Will be reported on in Legal.) Grass issue on Raintree Point? (It has been turned into the City.) Any decision on the old boat ramp? (Board has not seen Lake Committee's latest minutes.)

AGENDA:

- 1. Determine quorum & call meeting to order**
 - a. Quorum present, meeting called to order by President Merrick
- 2. Pledge of Allegiance**
- 3. Consent Agenda**
 - a. *Cindy Lyon moves to approve September minutes and payment of bills, seconded by Shawn Sundeen.* Unanimous. Motion passes.
- 4. Treasurer's Financial Report**
 - a. Report read by Treasurer Powell

FINANCIAL STATEMENT SEPTEMBER 2021

Income:		
	Dues	\$97,015.02
	Other Income	\$13,958.57
	Total	\$110,973.59
Expenses for September		\$108,963.56
Bank Account Balances as of September		
	Cash Subtotal Security Bank	\$ 500,494.52
Reserves 2021	Capital Assets Reserve	\$57,735
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
2020 Roll-Over Funds		\$75,472
	2021	2020
Total Outstanding Dues/Fines a/o 9/30/21:	\$33,555.98	\$39,166.30 Total a/o 9/30/20

Balance Due Liens Filed: (16)	\$27,431.07	\$34,447.70	Liens filed (17)
1st Letter (33)	\$4,041.32	\$2,432.55	1st Letter (21)
2nd Letter (3)	\$824.78	\$1,879.67	2nd Letter (7)
3rd Letter (3)	\$1,258.81	\$406.38	3rd Letter (1)

5. Legal Report

- a. Report read by President Merrick
 - Judgments = 6
 - Bankruptcies = 1
 - Foreclosures = 0
 - Making payments = 0
 - Demand letters = 7
 - Court = 2
 - Delinquent amount paid in September \$11,612.88
- b. Read a quick update on the status of the bridge in the court system. The case is set for oral argument on November 3, before Judges Pfeiffer, Mitchell and Gabbert. There is no time deadline on the court for them to issue their decision. The City could appeal to the Missouri Supreme Court.

6. Unfinished Business

- a. Duck Pond Dry Basin Concrete Swale
 - i. Josh presented and reviewed the bids that were submitted for the replacement of the Duck Pond dry basin concrete swale. Cindy asked about reviews. Tony clarified that one bid was an either or and not all inclusive. Tony asked for budgeted amount, it was \$13,500. Josh states that all bids can proceed this year and the time of year is good.
 - ii. ***Cindy Lyon moves to approve the Duck Pond Dry Basin concrete swale replacement by contractor B, not to exceed \$13,500 from account #2003-000, seconded by Shawn Sundeen.*** No further discussion, Unanimous, motion passes.
- b. Dock Damage
 - i. Question asked about responses to bids. There have been no full bids returned from any of the vendors.
 - ii. Cindy, relayed her observations from a recent trip to the Lake of The Ozarks and how you cannot compare that body of water to ours.
 - iii. Daniel, reports that he talked with the President of Lake Winnebago's HOA about how they addressed wake issues and potential damage. He feels that it is the job of the RLPOA Board of Directors to ensure the safety of the residents. He relays that they have a weight restriction on the water craft allowed on their lake. If we do not find an engineer the decision will fall to the board. He also talked with an insurance company asking the "what if" nothing is done, what could happen. Daniel suggests that the board think about what needs to be done, but we must make a decision. Also, the rule

that was reported to be there about leaving lifts in the down position does not exist. The issue of docks also needs to be addressed as there seems to be a correlation to lifts in the area of issue on docks.

- iv. Rachelle also reminded the board that we have a dock that has not yet been installed and that we need to direct the dock company further.
- v. Question from a resident in the audience, asked about what Cindy had seen at the Ozarks and the work that she has done on docks. Daniel dismissed him for being out of order.
- vi. Lot 811, San LaPoint, also relayed some concerns about the type of lifts.
- vii. Lot 1231, James Connelly gave input on what types of docks he has seen that he feels would be more appropriate for our lake. Sent a summary of sister lakes a number of weeks ago and would encourage us to review that during the rule evaluation.
- viii. Cindy Lyon will work on draft options for the safety aspect of the lake as well as the boat lifts.

7. New Business

- a. Creating Boat Parking Lot Sub Committee
 - i. **Charlie Burke moves to approve a boat parking lot sub-committee for the purpose of designing a new boat parking lot on the east side of Raintree Parkway by Creekside. Seconded by Shawn Sundeen.** Discussion from residents indicating their desire to participate. This led to discussions of the number of people on the committee. Lake Committee, Residents and staff shall comprise the sub-committee. **Vote was unanimous to form sub-committee.**
- b. Tree Maintenance Common Ground
 - i. Rachelle presented on the status of the tree maintenance funds, which are lacking with damage that is present. Currently seasonal labor is under budget and Tara, grounds supervisor is asking to transfer money from seasonal labor account to continue tree maintenance.
 - ii. **Charlie Burke moves to approve continuance of tree maintenance on common ground by the transferring of funds from seasonal labor account #3007-000 up to \$20,000 to account #2001-000 landscaping contract maintenance. No further discussion. Unanimous, motion passes.**
- c. Request for Daisy Troop #2170 & Girl Scout Troop #2988 to continue using DPAC for monthly meetings
 - i. Troops meet on two Mondays (6:30-8pm) and two Thursdays (5:30-7:00pm).
 - ii. **Cindy Lyon moves that the Duck Pond Activity Center be used by Troop 2170 on the second and fourth Monday from 6:30-8:00 pm and Troop 2988 to use on the first and third Thursday from 5:30-7:00 pm rent free with no cleaning fee for the 2021-2022 school year. Seconded by Mike. Troops will clean. No further discussion, unanimous, motion passes.**

8. Announcements

- a. Trunk or Treat/Haunted House Saturday, October 23rd from 6:00 to 8pm

END OF BUSINESS

OPEN FORUM San LaPoint, thanked Charlie and Shawn for attending the Lake Committee and invited anyone else to attend at any time.

ROUNDTABLE

Marsha-nothing

Shawn-expressed that the Lake Committee was inviting.

Cindy-Scott Connell took over lake clean-up day. We only had four residents show up to assist. Received a thank you from the Midwest Veterans Assistance League for our fundraising efforts.

Charlie-What does our rules enforcement staff have as a priority? Are there any rules on fence maintenance? South side has received letters from staff for property preservation for such issues. North Side has not been done yet. They have 90 days after notice to repair, replace or remove.

Daniel-nothing

Tony- asked for clarification on what the goal is with the fencing rules that he will be drafting. He also asked if we want him to only focus on pool for RFID reader. Finance Committee is evaluating HOA software and hardware. Tony will wait on the RFID reader at this time.

Mike-nothing

Kevin- status of firepit that was supposed to be moved. Josh to get back with Board.

Dave- nothing

Josh- recommends that there is verbiage added about weed eating out a foot from their fence. They are to maintain both sides of their fences.

Rachelle-vacation week of our work session.

ADJOURNMENT

Cindy Lyon moves to adjourn to executive session for legal, seconded by Mike Conway. Unanimous, motion passes.

Meeting adjourned at 19:59

7-minute recess

Raintree Lake Property Owners Association

Board Meeting

November 9, 2021

ATTENDEES: Marsha Powell, Shawn Sundeen, Cindy Lyon, Charlie Burke, Daniel Merrick, Tony Jose, Mike Conway, Kevin Smith, David York, Rachelle Vandiver and Josh Creswell.

ABSENT:

OPEN FORUM: 10 Minutes name and address.

Jason Cisper Lot HC33, asking if there is a proposed increase in boat slips, it is an agenda item so cannot be discussed in open forum. He feels that increasing the slips should be more than the proposed \$25. Presented costs of slips at area lakes for comparison to what ours cost. He feels that may help with movement on the list.

AGENDA:

- 1. Determine quorum & call meeting to order**
 - a. Quorum present, meeting called to order by President Merrick
- 2. Pledge of Allegiance**
- 3. Consent Agenda**
 - a. *Cindy Lyon moves to approve October minutes and payment of bills, seconded by Shawn Sundeen.* Unanimous. Motion passes.
- 4. Treasurer's Financial Report**
 - a. Report read by Treasurer Powell

FINANCIAL STATEMENT OCTOBER 2021

Income:			
	Dues		\$106,972.63
	Other Income		\$14,501.00
	Total		\$121,473.63
Expenses for October			\$81,581.74
Bank Account Balances as of October			
	Cash Subtotal Security Bank	\$	544,872.78
Reserves 2021	Capital Assets Reserve		\$57,735
Future Projects	Facilities		\$15,000
	Raintree View		\$17,350
	Siltation Loan		(\$45,000)
	Ward Road		\$10,000
2020 Roll-Over Funds			\$75,472
		2021	2020
Total Outstanding Dues/Fines a/o 10/31/21:		\$53,197.04	\$66,294.98 Total a/o 10/31/20

Balance Due Liens Filed: (13)	\$28,052.63	\$41,441.79	Liens filed (17)
1st Letter (128)	\$17,168.56	\$19,913.82	1st Letter (148)
2nd Letter (24)	\$6,235.20	\$2,914.20	2nd Letter (11)
3rd Letter (4)	\$1,740.65	\$2,025.17	3rd Letter (5)

5. Legal Report

- a. Report read by President Merrick
 - Judgments = 6
 - Bankruptcies=1
 - Foreclosures=0
 - Making Payments=1
 - Demand Letters=9
 - Court=1
 - Delinquent amount paid in October \$3,842.96
- b. Read a quick update on the status of the bridge in the court system, awaiting a possible appeal to the Missouri Supreme Court.

6. Unfinished Business

- a. None

7. New Business

- a. **Request to cross common ground 102121-1149**
 - i. Presentation by Matthew Violassi, Lot #1149, presented his desire to extend the sump drain to the pond so that it eliminates the pooling that is happening at the property line and common ground. Due to slope it is not draining properly. Charlie asked a question about the slope/grade of the yard. Explained that there is a rise and it is holding not draining. Kevin, discussed the pictures that were presented, stated that they were not clear and made Matt explain further. Cindy reminded that he would be responsible for up keep and repair should damage occur.
Cindy moved to approve the request for 4604 SW Gull Point Drive, to cross common ground with a drain pipe to daylight in to the pond directly behind their home. Mike Secoded. For 7, Against 1, Abstain 1
- b. **Request for Duck Pond Activity Center building usage 102621-NS31**
 - i. Presentation by Jason Wyssmann, Lot NS31. Presented a request for a cheer group that primarily involves home schooled children and they are looking for a place to conduct practice from November-February. Multiple questions were asked about insurance, mat usage, types of activities that would be conducted, snacks and water usage, clean up.
Charlie Burke moves to deny the request for cheer leaders to use the facilities at Raintree Lake. Secoded by Mike Conway. 7 for 0 against 1 abstain.
- c. **Neighborhood Traffic Study request**
 - i. Request received from residents in the area of Regatta and Raintree Drive to sign a petition for a Neighborhood Traffic Study. Requesting a signature from POA due to the clubhouse being in the area of the potential study.

- ii. No motion needed, just a directive to sign. Daniel will sign the petition.
- d. **2022 CPI Increase Class A, Class B and Commercial**
 - i. Presentation by Treasurer Powell.
 - ii. ***Cindy Lyon moves to approve the 2022 CPI increase up to 5.4% for Class A, B & Commercial. Seconded by Shawn Sundeen. Tony asked about the math. Charlie asked about the comparison on the board packet. Unanimous, motion passes.***
- e. **2022 Boat Slip Fees**
 - i. Presented by Treasurer Powell. Finance committee is recommending a 6% increase in boat slip fees.
 - ii. Some questions about fee's and where and how the money is spent. Question about CPI movement overtime in relation to boat slips, study and adjust from there as a comparison.
 - iii. Charlie asked about the feasibility of a lift fee. Finance has not studied that. Kevin asked about forcing people to sub-lease, you cannot do that.
 - iv. Resident feels that a lift fee is a good consideration. Due to power, Cindy Lyon moves to approve the boat slip fee for \$400 dollars for the upcoming year and consider an additional cost for lifts. Seconded by Shawn Sundeen. Tony suggests separating. Cindy Lyon rescinds her motion. ***Mike Conway moves to approve setting the 2022 boat slip fee at \$400 for the upcoming year. Seconded by Cindy Lyon. 8 for 1 against, motion passes.***
- f. **2022 Other Revenue Categories** (Boat Permits, Clubhouse and Activity Center, Advertising, Mowing, Babysitter/Caregiver pass, Transfer Fee, New Member Amenity Fee and Pontoon Rental Fee)
 - i. Charlie wanted to entertain the discussion of various boats/sticker costs for consideration of a different fee for the type of boats. Tony was asking what the thought process was behind his thought. He has been told that other boats according to some have more wear and tear on the lake. Discussion from the audience to look at a horsepower option. No direction to change any other fees.
- g. **Move Work Session to November 16th, 2021**
 - i. ***Charlie Burke moves to move the work session to November 16th 2021, seconded by Mike Conway. Unanimous***

8. Announcements

- a. Veteran's Day Thursday, November 11th, 2021
- b. Christmas Tree Lighting Ceremony November 16th at 6:30 PM
- c. Happy Thanksgiving-Office will be closed Thursday, November 25th thru Sunday, November 28th.

END OF BUSINESS

OPEN FORUM

Tom Tucek, Pelican Point, finance committee meetings are essentially closed as they are not announced to the membership. But anyone that wishes to attend can.

Kyle Haulotte, as you reference material in meetings when do you receive materials and why are they not published to residents. Rachelle clarified that all material is in a book that is available and maintained in the office for anyone to see.

Sharon McCann, when selecting a bid are the contractors included in the book? Yes, they are with names.

ROUNDTABLE

Marsha-nothing

Shawn-nothing

Cindy-Received a thank you letter from Veterans Assistance League for donation, which she read.

Charlie-nothing

Daniel-discussed the hay ride that occurred in Lee's Summit and the unfortunate event that followed.

Tony- nothing

Mike-nothing

Kevin- nothing

Dave- nothing

Josh- Will be off on vacation next week. Rachelle stated all hands for assisting with the lighting ceremony.

Rachelle- Anniversary 18 years tomorrow.

ADJOURNMENT

Cindy Lyon moves to adjourn to executive session for legal and personnel, seconded by Charlie Burke. Unanimous, motion passes.

Meeting adjourned at 20:32

7-minute recess

Raintree Lake Property Owners Association

Board Meeting

12/14/2021

7:00 PM

ATTENDEES: Marsha Powell, Shawn Sundeen, Cindy Lyon, Charlie Burke, Daniel Merrick, Tony Jose, Mike Conway, Kevin Smith, David York, Rachelle Vandiver, Josh Creswell.

ABSENT:

OPEN FORUM: 10 Minutes name and address.

Scott Houser Lot #669: Here to express opposition to the variance request that has been made to the City of Lee’s Summit. For the resident that lives at 508 SW Seagull Street. Asking for the RLPOA Board to support the residents in opposing the variance request to the City of Lee’s Summit.

AGENDA:

9. Determine quorum & call meeting to order

- a. Quorum present, meeting called to order by President Merrick

10. Pledge of Allegiance

11. Consent Agenda

- a. *Cindy Lyon moves to approve November minutes and payment of bills, seconded by Mike Conway.* No further discussion, Unanimous. Motion passes.

12. Treasurer’s Financial Report

- a. Report read by Treasurer Powell

FINANCIAL STATEMENT NOVEMBER 2021

Income:		
	Dues	\$58,404.74
	Other Income	\$6,942.46
	Total	\$65,347.20
Expenses for November		\$75,091.83
Bank Account Balances as of November		
	Cash Subtotal Security Bank	\$ 552,703.52
Reserves 2021	Capital Assets Reserve	\$57,735
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
2020 Roll-Over Funds		\$75,472
	2021	2020
Total Outstanding Dues/Fines a/o 11/30/21:	\$49,741.65	\$59,374.30 Total a/o 11/30/20

Balance Due Liens Filed: (12)	\$27,552.63	\$41,216.79	Liens filed (17)
1st Letter (111)	\$15,064.55	\$13,986.04	1st Letter (107)
2nd Letter (19)	\$5,449.25	\$2,267.40	2nd Letter (9)
3rd Letter (4)	\$1,675.22	\$1,904.07	3rd Letter (5)

13. Legal Report

- a. Report read by President Merrick
- b. Read a quick update on the status of the bridge in the court system, awaiting a possible appeal to the Missouri Supreme Court.
Judgments = 6
Bankruptcies=1
Foreclosures=0
Making Payments=0
Demand Letters=8
Court=1
Delinquent amount paid in November \$4,841.58

14. Unfinished Business

- a. None

15. New Business

- a. **Request for Duck Pond Activity Center building usage**
 - i. Presented by Sara Dibben, requesting use for Brownies Troop 2678, first Wednesday of the month 6:00 to 7:30. There are 12-14 girls. She will be the cookie mom and is learning the ropes. Charlie asked how many of the troop live in Raintree, she was unsure of the percentage.
 - ii. Marsha, brought up and discussed the request for assistance with neighborhood activities. Sara mentioned that the troop is very open to volunteer opportunities.
 - iii. Cindy brought up Summer Fest and the need for volunteers with that.
This was tabled until Jan. 11, 2022.
- b. **Lake Patrol Boat lift budgeted up to \$10,000**
 - i. Presented by Josh, current boat lift has a broken weld and is old and dated. New one that vendor wants us to use has a different float that will limit the amount of weight that is on the dock. Exploring changes in procedures for water patrol. Question from the audience asked if it meets all the current guidelines, short answer is yes and some.
 - ii. ***Cindy Lyon moves to purchase the front mounted boat lift as described by Josh in the amount up to \$8,200 from account #6010-000. Seconded by Mike Conway.*** No further discussion. Unanimous, motion passes
- c. **Swim Dock to composite budgeted up to \$7,000**
 - i. Presentation by Rachele, as to the ability to add composite.
 - ii. ***Shawn moves to approve converting swim dock #3 to composite up to \$8,400. \$7,000 from account #6045-000 and remaining balance of \$1,400***

from, #6044-000 (courtesy dock repairs) seconded by Mike Conway. No further discussion. Unanimous, motion passes.

d. Q Dock Conversion

- i. Josh presented the new material that the vendor brought out, it is a composite material that is 2x6, there can be a credit for the concrete and should not require additional work on the dock.
- ii. ***Tony Jose moves to approve the conversion and completion of the Q dock up to \$27,500 from the remaining dock maintenance funds account #6001, seconded by Mike Conway.*** Further discussion asked if the 24 inches on center meets the manufacturer specifications? Josh is unsure. ***Tony Jose amends his motion with “conditional to meeting the manufacturers specifications. Seconded by Mike Conway.***
- iii. ***Full amended motion reads as follows; Tony Jose moves to approve the conversion and completion of Q dock up to \$27,500 from the remaining dock maintenance funds account #6001 conditional to meeting the manufacturer’s specifications. Seconded by Mike Conway.*** No further discussion. Unanimous, motion passes.

e. 2022 Budget

- i. Discussions around various line items and balances.
- ii. ***Mike Conway Moves to approve the 2022 budget. Seconded by Marsha Powell.*** No further discussion. Unanimous, motion passes.
- iii. The budget will be printed for members viewing in the January Shoreline.

f. Cancel December Work Session

- i. ***Charlie Burke moves to cancel the December work session, seconded by Tony Jose.*** Unanimous, motion passes.

16. Announcements

- a. Holiday Lighting Winners 1st Place Rison residence (4564 SW Raintree Shore Dr.), 2nd Place Lightfoot residence (4051 SW Leeward Dr.), and 3rd Place Miltenberger residence. (4707 SW Gull Point Trail).
- b. Ornaments for charities still available in the office
- c. Santa Parade December 18th at 1:00 pm. Santa’s route begins at County Line and Raintree Drive (headed north towards clubhouse) to Raintree Parkway and finishing at Drake Circle and Ward Road
- d. Happy Holidays! Office will be closed December 24th, 25th, 31st and January 1st 2022

END OF BUSINESS

OPEN FORUM

ROUNDTABLE

Mike- relayed a comment from a client that Lee’s Summit was a dirty town. Then saw a street sweeper.

Kevin- New job!

Josh- would like the board to think about where we want Q dock? Where it is scheduled or perhaps where I dock is. I is in poor shape, just think about it until first of the year.

Rachelle- as of Friday, week of vacation.

ADJOURNMENT

Mike Conway moves to adjourn to executive session for personnel, seconded by Charlie Burke.

Unanimous, motion passes.

Meeting adjourned at 20:02

7-minute recess