

Raintree Lake Property Owners Association

Board Meeting

1/11/2022

7:00 PM

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

ABSENT:

OPEN FORUM: 10 Minutes name and address.

San LaPoint, updated the Board on parking lot committee, two meetings have now been held with Lake Committee and neighborhood residents joining the committee. Working on CAD software acquisition and minutes. They have also appointed chairs and co-chairs.

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 December minutes and payment of bills, seconded by Charlie Burke.* No further discussion, Unanimous. Motion passes.
4. **Treasurer's Financial Report**
 - a. Report read by Treasurer Powell

FINANCIAL STATEMENT DECEMBER 2021

Income:		\$108,667.13
	Dues	\$16,312.96
	Other Income	\$124,980.09
	Total	
Expenses for December		\$102,116.90
Bank Account Balances as of December		627,917.60
	Cash Subtotal Security Bank	
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 12/31/21:	\$40,821.61	\$53,794.49	Total a/o 12/31/20
Balance Due Liens Filed: (13)	\$27,701.22	\$40,851.79	Liens filed (17)
1st Letter (72)	\$9,186.54	\$9,312.25	1st Letter (69)
2nd Letter (11)	\$3,388.85	\$1,726.38	2nd Letter (7)
3rd Letter (1)	\$545.00	\$1,904.07	3rd Letter (5)

5. Legal Report read by President Merrick

- a. Judgments=6
Bankruptcies=1
Foreclosures = 0
Making Payments =0
Demand Letters = 5
Court = 3
- b. No update to report on Raintree Parkway Bridge.
- c. Charlie asked about whether the status of the three legal cases should be listed in the report. There was some discussion about perhaps the scheduled date of the court cases.

6. Unfinished Business

- a. Request for Duck Pond Activity Center building usage 102621-NS31
 - i. No one to present.

7. New Business

- a. Variance request for application #PL2021-423
 - i. Presentation by Carrie Cooper, lot 662, Albatross Ct. Property variance is for 508 SW Seagull. PowerPoint presentation showing an aerial view of the property that has requested a variance.
 - ii. Neighbors of the area are concerned about the variance in general as well as their concerns for the City of Lee's Summit approving something prior to it coming to the ARB. They feel there are gaps in the approval process.
 - iii. They are requesting something in writing stating that the ARB has or has not approved the variance/building request.

- iv. Process for verification of various projects between the HOA/ARB and the City of Lee's Summit.
- v. General concern is that the proposed structure is going to alter the view of the lake for the other homeowners.
- vi. Presented pictures from the viewpoint of the various property owners whose view will be affected by the proposed addition.
- vii. Mike Conway asked a question about the size of the proposed structure. Measurements of the project were provided, it is close in size to his current deck, but will be taller and wider.
- viii. Dewey Roberts, the owner of the property requesting the variance spoke to some changes in the size of the project as well as what his understanding of how the process worked involving the ARB. Proposes removing a tree to help improve the view of the neighbors. Current deck was built outside of specifications for the City of Lee's Summit, however the original owners did not follow the rules.
 - 1. Marsha Powell asked a question about the meeting that Mr. Roberts had with the ARB. His meeting was what is the process and what is needed. Told him it was not an ARB matter since it required a variance and that was the City of Lee's Summit's jurisdiction.
 - 2. Charlie Burke asked if the variance request has been submitted. The date is for Planning & Zoning is January 20th, 2022.
 - 3. Tony Jose asked for clarification on whether or not there is action items that the board needs to take. Residents are requesting that the board take a position against the variance request. They also are requesting the written form. The other is the verification process of projects between the City of Lee's Summit and the Raintree Lake Property Owners Association.
 - 4. Charlie Burke asked for clarification on whether the RLPOA has any say over a resident requesting a variance. The answer is they do not. The City of Lee's Summit controls variance requests.
 - 5. Mr. Roberts spoke again, suggesting that if the property owners wish to be able to change or affect the ability to request a variance with the City of Lee's Summit, the rule book for the association would need to be changed to reflect such.
 - 6. The first request will be taken to executive session with follow up provided to the residents in the morning. Directive given to Rachelle to write a letter stating no ARB application has been received in the office. The process between city and us will be reviewed at an upcoming work session. The Board wanted everyone to understand that they do not approve or deny variance requests, this is a City action regarding their ordinances and have no formal opinion for or against

b. Appeal ARB Disapproval of fence application 092721-341

- i. Presented by Skip McNeil, lot #341, built a fence two years ago without requesting approval. He replaced an old fence that was in dis-repair. Ultimately connecting with his neighbor behind him, similar to neighbors on another street. He is requesting to keep his fence and perhaps put a gate in the section that is crossing common ground. Is not appealing or worried about the fines.
 - ii. Charlie Burke, asked for clarification as to the delay in appealing to the board. Mr. McNeil, listed a number of health issues.
 - iii. Resident will have an answer tomorrow morning after discussion in executive session.
Tony moved to deny fence on common ground. Fines will continue (back dated) if not removed by March 1st. Seconded by Mike. Unanimous 9-0.
- c. Appeal ARB Disapproval of fence application 122721-401
 - i. Presented by resident Dave Hutton Lot #401. Requesting to have a level top fence across street side of property, he was asking for a 6' fence to keep it aesthetically level across the back of the property. After further discussion it was determined that Mr. Hutton needs to revamp his fence application to the ARB, 6' should be allowed on the street side according to the guidelines. Suggested shadow box along the back as a possible option to compliment the street side. No action taken.
- d. Raintree Rays Swim Team requests
 - i. Rachelle presenting on behalf of the Rays due to illness of the requestor. They would like \$700 sponsorship budgeted, their practice schedule May 24, 25, and 26 5:00-6:00pm (new team swimmers) May 31-July 15th Monday-Friday, 7-10am. Rainout for home meets are to be made up the Thursday following the cancelled meet. Home meet dates are; June 8, June 15 and June 29 from 4:00pm to approximately 10:30pm. Wednesday July 20th for end of year banquet.
 - ii. ***Dave York moves to approve the requests of the Raintree Rays Swim Team for their budgeted \$700 from the appropriate account as well as approval of the requested practice dates of May 24, 25, 26 5:00-6:00 pm and May 31st-July 15th, Monday through Friday 7-10am, see request sheet for exact dates and times. (exhibit A) seconded by Mike Conway. Unanimous, motion passes.***
- e. Audit Firm recommendation
 - i. Presented by Rachelle. She gave an overview of the services and a discussion of that which included communication with the company we previously use, which he is retiring. Met with Rachelle, Josh and Marsha Powell (Treasurer).
 - ii. Charlie Burke asked what has happened to dates on documents?
 - iii. ***Shawn Sundeen moves to approve Company B (Marrs & Company) as the auditor firm for 2021-2023 Raintree Lake Property Owners Association for up to \$8600/yr. Seconded by Mike Conway.*** Tony Jose asked for additional

clarification as to why it included 2021, it is due to the start date.

Unanimous, motion carries.

- f. New Dock location for replacement
 - i. Presented by Josh Cresswell. Currently we have a dock sitting at our vendor, new decking has been ordered and we are awaiting it. Discussion is where do we place it? I dock has a problem and needs to be replaced, current vendor does not wish to work on the dock as it was built by another vendor. Do we replace I or Q? We have two other docks that are Tiger and the discussion needs to be had with our current vendor whether he will replace the decking on the other two docks. Cindy suggests that we table the discussion for now until we know for sure if Williams Lakefront will work on the other vendor's docks. Tabled to work session.
- g. Cheddington Easement
 - i. Rachele presented that the City of Lee's Summit is awaiting the turn over of the storm drain permanent easement.
 - ii. ***Tony Jose so moves that the President of the RLPOA sign easement to turn the storm drain over to the city. Seconded by Mike Conway.*** No further discussion motion passes unanimously

8. Announcements

a. Happy New Year!

END OF BUSINESS

OPEN FORUM

Kyle Haulotte Lot 579, question as to general procedure on why certain things are moved to executive session and what by-laws cover such options. Tony Jose, addressed the question as a legal issue with whether we as an association can affect a possible legal item.

ROUNDTABLE

Marsha-nothing

Shawn-Question about lake committee minutes, treated lumber vs. synthetic/composite. Making sure the conversations have been had.

Cindy- Suggest that notifications be sent out to residents about golf carts.

Charlie-Third read of minutes, tabled request for brownies usage of building.

Daniel-nothing

Tony- Fence rules, ARB is looking over fence rules and what they would like to see.

Mike- Neighbor approached about a possible sale for un-used/needed items for home owners for equipment that is no longer needed. As a type of community service to bring residents together.

Kevin- Nothing

Dave- nothing

Josh- Packet from resident about docks will be talked about in work session

Rachelle- reminder about proxy ballot, any additional items that need to be voted on have to be to the election company for printing. We have one meeting before then.

ADJOURNMENT

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

Meeting adjourned at 20:43

7-minute recess

RAINTRE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

January 25, 2022

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

Absent: None

WORK SESSION

COMMITTEE PRESENTATIONS

1. Presentation on Boat slip waitlist proposal
 - a. Jeanne Ranville, Lot 1056. Process started about 1 year ago. Have been residents for the past 5 years. Took on the project of trying to find a solution to the rather lengthy 15 year waiting list for a slip.
 - b. Took the proposal to the lake committee and initial proposal was not favorable to the lake committee. They did work with her to look at other options. This resulted in a number of tweaks and ultimately a No vote from the Lake Committee.
 - c. Tonight, she is bringing forth two options for a rule change.
 - i. Grandfathered, slips do not apply based on the 1996. Neither rule proposal would affect slips that are still with the original home.
 - d. Proposed rule #1 is "No More Subleasing of Slips" (Lake Committee was not in favor of this proposal)

- e. Jeanne realizes that this is a multi-faceted problem and provided a number of options for when you come up on the list you have time constraints to secure your slip.
 - f. Proposed rule #2 is “No Line Jumping” (Lake Committee proposed this as an alternate suggestion to vote upon instead) (they voted no)
 - i. “subleasing of a slip is only allowed if you sublease your slip to the next eligible person on the waitlist”
2. Raintree View Committee Direction
- a. Asked to come and let RLPOA Board speak about their plan. Cindy brought up the discussion on the cost to get another architectural drawing. With the budget and the length of time that this project has been on going their reserves are not going to be able to provide any tangible usable space. Board talked about the positives of getting a loan to get the project moving.
3. New Dock Replacement Direction
- a. Josh Cresswell, presented. Met with vendor at I dock. There are a few issues with I dock that needs to be fixed.
 - b. The new dock that is in staging would go to replace Q and the current Q dock ramps will be reused on Kingfisher dock (NDK).
 - c. Current vendor is comfortable working on all docks, only request will be to not warranty work on competitor’s docks.
 - d. Directive from the board is to move forward with the plan as outlined, as soon as weather allows.**
 - e. Gave an update on the general plan for the spring and summer for increasing underwater bracing and new decking.
4. Review of Lake Regulations (lifts, water sports, boat restrictions, HB2116)
- a. Cindy read the assemblage of potential rule and regulation changes related to vessels, water sports and lifts based on staff and Board research. This was formed from content from regulations and various neighboring lake communities and inclusion in proposed rule changes. Cindy read proposed rules;
 - i. Maximum Dry Weight: 3,400 lbs
 - ii. Enhancing wake by artificial means is prohibited
 - iii. Current watercraft over weight limits as of XXXX, shall be grandfathered in, but must adhere to Rule above II, (1), (i) concerning weight enhancements. Grandfathered boats may NOT be sold to other Raintree Lake Residents.
 - iv. No resident or resident appointed person may use their boat for personal gain on Raintree Lake. Examples and not limited to: teaching water sports for money, selling any type of merchandise in exchange for a free lesson on how to learn any type of watersport.

- v. COVID rules that were implemented on swim docks to remain; no one on past 9:00 pm, max occupancy of 8 and must have the lot owner present to have guests.
- vi. Daniel presented on State Rule; defining wake. Missouri HB 2116 went into effect on August 28th, 2018. The following are the general provision;
 - 1. Within 100 feet of a dock
 - 2. Within 100 feet of a pier
 - 3. Within 100 feet of an occupied, anchored boat
 - 4. Within 100 feet of a buoyed restricted area on any lake-this includes swimming areas and areas designated as “No Wake”
- b. Discussion focused on the interpretation of the “100 feet” as well as there will most likely need “no anchoring/parking” areas. Charlie brought up that since we are a private lake do we have to follow state law. A comment from the audience asked if all vessels have to be licensed on Raintree Lake, San LaPoint, Lake Committee member answered the question in the affirmative that the lake is subject to the same laws and vessels have to be registered with the State of Missouri. San also provided history that when the original buoys were placed they were placed based off of the shoreline which will require movement. Question from the audience asked if we may need to look at moving some of the docks? Another resident suggested that the buoys be laid out on Google earth and mapped out to see the effects on the lake. Tim Hamilton, suggested that the Lake Committee usually looks at the rules. ***He was directed to take the edited suggested rules for further evaluation.*** Lake Committee will get the edited version as well as all supporting documentation on January 26th, 2022 for preparation for February Work Session in preparation for March vote. Tony Jose asked if the changes should be put on the consent agenda if all agree. Question from resident to clarify no wake surfing? Definition of plowing was read. Someone asked about what the ramifications or effects are on the boats currently on the lake that would fall outside of the proposed weight limits? Charlie Burke answered that it is for the overall safety of the community and that current boats are still there. He was challenged on the “safety” issues.
- c. Remainder of comments were directed to the Lake Committee for input into the potential rule changes.
- d. Lifts
 - i. Packet from resident in regards to placement and types of lifts. Tony Jose called attention to page 2, calling attention to disadvantages of the C clamp style front mount and the stress.
 - ii. Resident expressed concern over our current dock configuration and the need to have a walkway on each side of the boat, no double slips

and go to a four-point lift. Consider changing the style of docks as they are replaced in the future.

5. Revisit Lake Fees
 - a. Charlie suggested tabling till next work session in the interest of time.
6. Golf Carts
 - a. Rachele presented the city ordinance on golf carts. Asking for a consensus from the board to make sure that we do not want to allow golf carts on common ground. Board does not want to allow them. Currently there is only one resident (handicapped) that utilizes a golf cart to access fishing dock.
 - i. Resident suggested that a flag be placed on the handicap cart.
7. Proxy Ballot
 - a. Rachele presented the proxy ballot draft for approval ahead of the annual meeting, she will correct the ballot to reflect that we are holding an in-person meeting.
8. 2021 Rollover
 - a. Presented by Rachele, there was a rollover of \$54,374 from 2021, that is not currently allocated to a line item.
9. Creekside/Raintree Pointe Monument Directive
 - a. Presented by Rachele and Josh. They met with JP Roberts. His Creekside monument was denied by the City of Lee's Summit. He is now seeking support from the board stating that the Board would be in support of a larger monument that will match the others on that corner. Tony brought up the non-involvement for the residential variance since it was on private property. This variance is for a size of the item and the location is on common ground. North Shore's current monument size would not be allowed today.
 - b. Directive to Rachele for letter of support for the developer to request a variance for the size of the Creekside monument to match the surrounding areas.**
 - c. Raintree Pointe Island. JP is requesting to place the monument pylon in the center of the island in lieu of on the south corner of the entrance.
 - d. Directive to Rachele to add the pylon to the center island with lighting to both as has been done in the past.**
 - e. Tract 5E access
 - i. This is still in limbo; title work has been requested. If it is the resident owners land then we will have to ask for an easement to access the spillway. JP feels that the Jones' would not have an issue turning it over. If we control the land, the resident will need access from us.
10. Tony Jose moves to adjourn, seconded by Mike Conway. Unanimous motion passes meeting adjourned at 20:59.

Raintree Lake Property Owners Association

Board Meeting

February 8, 2022

7:03 PM

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: None

OPEN FORUM: 30 Minutes name and address.

Sean Flandemeyer, 1012 SW Drake Circle, asking about the boards thoughts on the lake committee meeting last night. And if the board members in attendance would give their thoughts. Cindy Lyon responded to the emotional pleas last night but did not hear anything about the legal aspects in regards to wake surfing. Felt as if it was all about what those individuals wanted. Sean requested a description of the legal ramification of the plowing on the lake, statement was made that there is not transparency in the decisions being made.

Kyle Wilkerson, 941 SW Raintree Dr, not here to talk about boats, he is confused as to why we are here. Claims, Charlie answered that there were no specific claims given. Has there been a claim on a boat? The answer was no. States that he requested to be consulted on the docks as he builds marinas for a living. States that he did not get a call.

Mitchell Hayes, 736 SW Admiral Byrd, two-decade resident. Talked about comparing lakes and how all are different. Rip rap around the lake is a very good thing. The docks are another issue. Asked about how often and when the docks are inspected. Answer was twice a year, with staff and lake committee. No engineer or electrician. Suggests that correct inspections are done annually and pay a third party if needed. Dock dues are way to cheap and need to increase.

Tim Kirkpatrick, 428 SW Aveiro Lane. States he didn't hear anyone with a pontoon complaining last night.

Chad Manz, 1120 SW Drake Circle. Mentioned the legal report and is there currently any legal proceedings against Raintree Lake. What exactly are we trying to solve, feels that there needs to be better communication to the residence on what is needed. Maybe the scope of the RFP needs to be adjusted. Wants to make sure that the due diligence is being done.

Tim Hamilton, 5119 SW Piping Plover, was at the meeting last night, took a half page of notes of facts. He agrees that there was a lot of emotion. There were some pontoon owners doing a little bit of complaining.

Rachelle; clarified that the lake committee needs to be ready to respond to the board at the next work session.

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 January minutes and payment of bills, seconded by Charlie Burke. No further discussion. 9 for 0 against. Unanimous. Motion passes.*
- 4. Treasurer's Financial Report**
 - a. Report read by Treasurer Powell

**FINANCIAL STATEMENT
JANUARY 2022**

Income:				\$78,275.21
	Dues			\$34,263.65
	Other Income			\$112,538.86
	Total			
Expenses for January				\$47,903.20
Bank Account Balances as of January				675,830.52
	Cash Subtotal Security Bank			
Reserves 2022	Capital Assets Reserve			\$96,429
Future Projects	Facilities			\$15,000
	Raintree View			\$17,350
	Siltation Loan			(\$45,000)
	Ward Road			\$10,000
	Pond Walking Trail			\$25,000
2021 Roll-Over Funds				\$54,374
		2022	2021	
Total Outstanding Dues/Fines a/o 1/31/22:		\$56,484.33	\$85,496.52	Total a/o 1/31/21
Balance Due Liens Filed: (12)		\$28,455.37	\$38,405.13	Liens filed (17)
	1st Letter (88)	\$11,742.38	\$27,539.22	1st Letter (102)
	2nd Letter (48)	\$12,730.53	\$14,852.06	2nd Letter (46)

3rd Letter (7)

\$3,556.05

\$4,700.11

3rd Letter (11)

5. Legal Report - Report read by President Merrick

Judgments = 7

Bankruptcies=0

Foreclosures=0

Making Payments=2

Demand Letters=9

Delinquent amount paid in January was \$9,147.91

6. Unfinished Business

- a. Request for Duck Pond Activity Center building usage 102621-NS31
Sarah Dibben, presenting request for DPAC use, last month there was miscommunication. Filled out the detail sheet listing the spring activities, that the Girl Scout Troop could assist with. ***Cindy moved to approve the usage of the Duck Pond Activity Center for the first Wednesday of the month from 6:00-7:30pm with volunteering for Lake Cleanup and returning to the Board prior to the beginning of the next school semester for re-approval. Tony seconded. Unanimous.***

7. New Business

- a. ARB request to appoint new member
 - i. Member of the ARB spoke to Brian's character. ARB Chair, requests that Brian Marcotte be appointed as a new ARB member.
 - ii. Brian spoke briefly about his background in law enforcement and his career spanning 30 years.
 - iii. ***Tony Jose moves to appoint Brian Marcotte to the Architectural Review Board (ARB), seconded by Charlie Burke. 9 for, 0 against. Unanimous. Motion carries.***
- b. Open/Closed Records Request
 - i. Presentation of various records requests from various residents.
 - ii. ***Tony Jose moves to close all subtypes of records listed in section VI. 4, unless those records are required to be produced under State Law (355.821). Seconded by Marsha Powell. No further discussion. 9 for, 0 against. Unanimous. Motion passes.***
- c. Aerator/Electrical installation, budgeted up to \$11,800
 - i. Review of request from pond committee. Beaver pond residents were poled about whether they wanted an aerator as well as what hours they would like it to run. 21 surveys sent, 15 returned, 12 for.
 - ii. ***Tony Jose moves to approve the purchase of a fountain/aerator with electrical installation budgeted up to \$11,800 from account #2003-100. Seconded by Shawn Sundeen. 9 for, 0 against. Unanimous, motion passes.***
- d. Raintree View Architectural Plans budgeted up to \$23,500
 - i. Review of request.
 - ii. ***Cindy Lyon moves to approve hiring an architect to design plans for Raintree View up to \$23,500 from account #2023-000. Seconded by Shawn Sundeen.***

Further discussion, Tony questioned the scope of water and electrical. Charlie asked for clarification on the amount. 9 for 0 against. Unanimous. Motion passes.

- e. Dock repairs budgeted up to \$175,000
 - i. Review of request
 - ii. Comment from the audience speaking to whether or not the specifications of the docks had been looked at, after Cindy posed a question of addressing docks.
 - iii. ***Charlie Burke moves to approve boat dock repairs budgeted up to \$175,000 from account #6001-000. Seconded by Mike Conway.*** Tony asked if the manufacturer had recommendations on the style of lifts and whether or not they should or will be installed on the docks. Reinforcement has been talked about. Member mentioned that his friend recommends significant bracing along the front of any dock with front mount lifts. ***9 for, 0 against, Unanimous, motion passes.***
- f. Resurfacing boat parking lot budgeted up to \$25,000
 - i. Review of request and vendor proposals.
 - ii. ***Cindy Lyon moves to approve resurfacing (mil and overlay) to the existing boat parking lot budgeted up to \$25,000 with contractor C, from account #6007-000. With \$2000 dollars from rollover. Seconded by Mike Conway.*** Charlie asked for clarification on numbers. ***9 for, 0 against. Unanimous, motion passes.***
- g. Additional Rental Pontoon budgeted up to \$35,000 with tax
 - i. Review of request
 - ii. ***Shawn Sundeen moves to approve the purchase of a second rental pontoon budgeted up to \$35,000 including sales tax from account #6032-000. Seconded by Mike Conway. 9 for, 0 against. Unanimous, motion passes.***
- h. Hydrographic Survey budgeted up to \$15,850
 - i. Review of request
 - ii. ***Mike Conway moves to approve a hydrographic survey to be performed on Raintree Lake budgeted up to \$15,850 from account #6096-000. Seconded by Kevin Smith. No further. 9 for, 0 against. Unanimous, motion passes.***
- i. Bush Hog Purchase budgeted up to \$21,100
 - i. Review of request
 - ii. ***Shawn Sundeen moves to approve the purchase of a JD Bush Hog budgeted up to \$29,850 from account #7002-100. From contractor A. Seconded by Marsha Powell. No further. 9 for, 0 against. Unanimous, motion passes.***
- j. Pool Shade budgeted up to \$29,850
 - i. Review of request
 - ii. ***Tony Jose moves to approve the purchase of an additional shade structure for the pool budgeted up to \$29,850 from account #8005-000 with \$250 from account 8001-000 Seconded by Mike Conway. No further. 9 for, 0 against. Unanimous, motion passes.***
- k. Pool Equipment Repair budgeted up to \$5,500

- i. Review of request
 - ii. ***Mike Conway moves to approve the installation of new valves for the pool budgeted up to \$5,500 from account #8006-300. Seconded by Shawn Sundeen. No further. 9 for 0 against. Unanimous, motion passes.***
- l. 2022 Pool Management Contract budgeted up to \$95,500
 - i. Review of request
 - ii. Charlie Burke moves to approve the 2022 pool contract with Aquaticare budgeted up to \$95,250 from account #8001-000. Seconded by Tony Jose. Further discussion was around the dates listed in the contract being off. Question was asked about a contingency plan, if the pool is not opened for some reason. Charlie Burke withdraws his motion. Language will be added to the contract and presented at the March meeting.
- m. Duck Pond Activity Center Electrical Panel budgeted up to \$3,500
 - i. Review of request
 - ii. ***Mike Conway moves to approve the electrical panel replacement at the Duck Pond Activity Center up to \$3,500 from account #4063-000. Seconded by Kevin Smith.*** Charlie asked about the amount, when one bid says \$1375. No vendor was listed in motion. Discussion was to let staff use their preferred vendor. **9 for, 0 against. Unanimous, motion passes.**

8. Announcements

- a. City approves Proactive Codes Enforcement (PACE)
- b. Candidate Bio Videos will be available online on March 1, 2022
- c. Annual meeting March 31st 2022 will be in person. Will still do the State of Raintree video and will be placed online.

END OF BUSINESS

OPEN FORUM

Question about annual meeting in person, while the nominating committee recommended online videos rather than in person. Requesting, an in-person option as well for candidates to introduce themselves and answer questions. When does insurance expire, May 7th, 2022.

Kyle Wilkerson, offered his services to the association for no charge as a consult on the docks and what repairs may be needed. Would also entertain an NDA.

Jennifer Smith, How many people are up for election on the board.

ROUNDTABLE

Marsha- loan on Raintree View for work session.

Shawn- Nothing

Cindy- Thank you to Mrs. Smith for catching the contract language about pool if it doesn't open. Cindy expresses no malice and emphasized that there are no secret meetings, hidden agendas working for what is best with a limited budget.

Charlie-Thank you to Kyle for your offer to assist with docks. Stressed the importance of residents being involved with various aspects of the community, such as the board and committees. Thank you for being here.

Daniel-Nothing

Tony- Goose roundup? Last one when? Rip Rap, have but do not have staff to apply it, asked for an update on the plan.

Mike- Nothing

Kevin- Nothing

Dave- Nothing

Josh- Out for wife's surgery

Rachelle-Nothing

ADJOURNMENT

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

Meeting adjourned at 21:25

7-minute recess

RAINTRE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

February 22, 2022

7:00PM

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

Absent: None

WORK SESSION

COMMITTEE PRESENTATIONS

1. Presentation Lake Committee

a. Presentation by Co-Chair Tim Hamilton, presented data on waves and how long before they dissipate.

b. Open Questions

i. *Jamie Brothers RSV18*, question about plowing with young kids.

Concerned about getting up to speed with young learners, having that plowing is advantageous when learning. Front mount lifts are problematic, four point is better. What about restrictions on certain water sports at certain times? There is a law that prevents anchoring in areas that are considered through areas.

ii. *Kyle Haulotte Lot# 579*, State law, Section 306.010 states it does not apply to our lake, and expressed appreciation for the sentiment behind that idea. Doesn't like tying up in party cove because "the fish bite my nipples". What does the community want? Perhaps a survey of the community that asks about all the various activities. Asks that the Office provide the specifications to Mr. Wilkerson to allow his input and tap into his knowledge and specialty in relation to docks. Where do we stand with non-renewal? Suggested looking at other brokers.

iii. *Alan VanDeusen Lot# 470*, Lifelong resident and previous board member. Believes that the problem is not the water sports, the lake has changed many times over the year. Docks can be made to withstand the lake conditions. We probably need to look at the cost and do what is needed.

iv. *Sean Flandemeyer RSV4*, why did the board propose the changes? There is some linkage with the activities and the safety on the lake. "I am here do to the mistrust". Where is the evidence to justify the proposed rule changes?

v. Jim Connelly, the specs on the docs are critical. One of the biggest issues is that we do not have single slip docks, so we do not have other lift options. There is a lot of focus on the docks, there is a lot of other aspects and we should look at Lake Safety as a whole. I feel that water safety is very important and needs to be a bigger piece.

vi. Mitchell Hayes, remarked to the fact that Winnebago has private docks as well as sea walls. So, they had to make some of the restrictions. Can't really compare.

2. Raintree View Presentation

a. San LaPoint presented the rough bids/estimates for playground equipment and a general plan for the playground area. This will allow for the finance committee to have a better direction. The project looks very promising.

3. Revisit Lake Fees

- a. Charlie went through the list of fee's and asked questions of the staff for clarification of various items/costs.
 - b. Recommendation of a boat lift fee in the future, if so what and how much? The thought is perhaps an annual fee, would there be a fee for a new lift coming onto the lake?
 - c. Discussion focused on different lifts and how a fee may encourage removal of nonoperational lifts.
 - d. Boat stickers, suggestion for possibly creating more categories or sub-groups with some differencing in fees based on possibly weight or motor size? Not tied to any specific item, just throwing out some ideas.
 - e. Josh suggested to think about single well docks in the future and limit lifts to those types.
4. Goose Round Up
 - a. Tony asked when was the last time we did a goose round up, it has been four years. What is the suggested time frame for them? There is a permitting process and can only be done when they are unable to fly.
 - b. Egg addling, has been done in the past. The eggs are oiled and prevents hatching.
 - c. Asking that if we needed to do another one in 2023, would need to budget an estimated \$10,000 to include addling and processing.
 5. Approval procedure between City/HOA/Sub-HOA
 - a. Rachele presented some of the draft forms that are being completed and will be fillable on line. Discussion on why it goes before the city first, then us and the sub-associations last. City notifies neighboring property, Raintree does not.

Charlie Burke moves to adjourn to executive session for personnel matters. Seconded by Mike Conway. Unanimous.

Raintree Lake Property Owners Association

Board Meeting

March 8, 2022

7:00 PM

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

ABSENT: Cindy Lyon

OPEN FORUM: 30 Minutes name and address.

Chad Manz, lot RSV15, procedural question about the procedure for the vote and whether it is a 2/3rds or simple.

James Brothers, lot RSV18, appreciative of the work session and how it went with discussion and dialogue and asks that continues tonight.

Jim Connelly , lot 1231, lake regulations. Holding till time.

Kyle Haulotte lot 579, has the board and the office provided all information to the underwriter as to be able to provide coverage? Applications have been filled out and submitted. Last check in with broker, indicated that there appears to be two promising carriers. Asked if the members absent were provided with the information covered in their absence? Responded in the affirmative.

Clarification on vote for rule changes it is 2/3rds of those present. 8 members present, 2/3rds would be 6.

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. ***Marsha Powell moves to approve February minutes and payment of bills, seconded by Charlie Burke. No further discussion. 8 for 0 against. Unanimous. Motion passes.***
- 4. Treasurer's Financial Report**
 - a. Report read by Treasurer Powell

FINANCIAL STATEMENT FEBRUARY 2022

Income:		\$89,245.25
	Dues	\$46,180.80
	Other Income	\$135,426.05
	Total	
Expenses for February		\$47,903.20
Bank Account Balances as of February		753,094.04
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350

Siltation Loan	(\$45,000)
Ward Road	\$10,000
Pond Walking Trail	\$25,000

2021 Roll-Over Funds \$52,374

	2022	2021	
Total Outstanding Dues/Fines a/o 2/28/22:	\$52,379.67	\$58,388.50	Total a/o 2/28/21
Balance Due Liens Filed: (12)	\$28,465.37	\$38,605.55	Liens filed (18)
1st Letter (76)	\$9,957.44	\$8,001.50	1st Letter (64)
2nd Letter (37)	\$9,903.47	\$9,587.79	2nd Letter (37)
3rd Letter (8)	\$4,053.39	\$2,193.66	3rd Letter (6)

5. Legal Report

- a. Report read by President Merrick
 - Judgments = 7
 - Bankruptcies = 0
 - Foreclosures = 0
 - Making payments = 2
 - Demands = 8
 - Delinquent amount paid in February = \$15,234.35

6. Unfinished Business

- a. Lake Regulations
 - i. Definitions:
 - Lot Owner**-Charlie Burke asked if there should be "lessee" included in the definition? Discussion focused around possibly using "renter" adding "renter" has potential implications on the commercial component of the community.
 - 6. Lot Owner; Registered Owner of a lot or their delegate (Renter) for a clearer definition.
 - 10. **Plowing**-definition as defined by Lake Committee; Plowing is when a boat is between no wake and on plane.
 - 20. **Yellow Caution Flag**; a flag displayed on the Lake Patrol Vessel (s) when conditions require a mandatory NO WAKE and no towing of water sports equipment or skiing.
 - ii. **Watercraft Restrictions**
 - 1. Clarification of work session numbers in regards to weight 2 were for, 2 do not add weight, 2 undecideds. Further, discussion on possible ramifications. Suggestion from Mr. Connely, as to the wording on enhancing wake and whether the proposed (I) addresses ballast or not? Led to further discussion on "artificial" and "modification" of boats. Charlie is worried about zebra mussels. Tim Hamilton referenced his presentation and the emphasis on keeping our boats on our lakes for the health of the body of water. II. 1 (h)

remove weight max at this time. *(i) Enhancing weight by artificial means; to include devices that add weight to a boat, including but not limited to water or sand-filled bags, (ballast), bladders, pods, fat sacks, hydrofoil, etc. and the use of wedges, power fins or homemade devices or other wake enhancements are not allowed on the lake.* Discussion focused on the fact that these vessels are designed for this purpose and there for is not “artificial” (i) will be removed from the revisions.

2. **Section VI, 10 (b) swim dock rules.** *Due to safety concerns, swim docks are for swimming and sunbathing only and are open during he season from 7:00 am to 9:00 pm daily. Maximum occupancy for any swim dock is 8 people in or out of the water. Guests are only allowed if the Lot Owner is present. Other activities on the swim docks will receive a citation for failure to adhere. Furthermore, no watercraft/vessels this is a 4th level offence resulting in 90-day suspension, loss of all current boat permits, and \$100 fine. (d) Leased slips are to be occupied by a single watercraft/vessel. Docking more than one watercraft/vessel in a leased slip is prohibited.*
3. **Section VII, 19 Mooring in Traffic Ways:** *Boats anchored near the dam must be within one hundred and fifty (150) feet of the dam to not impede the normal flow of traffic.* Tim Hamilton stated that the Lake Committee did discuss this at their last meeting and how best to accomplish this goal. There are concerns over the ability of buoys to hold due to depth and wind.
4. **Section VIII, Watercraft in Motion:** The following rules shall govern all watercraft underway above idle speed on the lake: within 100’ of any boat or dock, within ten feet of any buoy other than slalom course, within 100’ of any designated swim area, within seventy-five feet of any land or any swimmer.
5. **Section IX, 10. Water Sports** *Wake surfing will only be allowed in the North arm of the lake. Watercrafts that are plowing are required to be near the center of the lake.* Discussion centered around whether we should ban other types of water activities. Discussion about removing “wake surfing” with “plowing”. Circled back to the definitions and revisited the other definition “Plowing is the action of maintaining a state, without transitioning to plane, to create a wake.” Rewrite of 10 will include the new definition, so that all vessels that are maintaining a state of plowing limited to the North Arm. **Plowing will only be allowed in the North arm of the lake. Watercrafts that are plowing are required to be near the center of the lake.**
6. **Section XI Swim Rules** *No person (member or guest) shall swim more than fifty feet from the shoreline or a 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:

Mike Conway moves to approve the Lake Regulations as amended, seconded by Marsha Powell. No further discussion. 7 for 1 against and 0 abstain

Tony Jose moves to enact a moratorium on new boat lifts for the upcoming 2022-2023 boating season, seconded by Charlie Burke. Further discussion focused around what the actual “date” of the boating season is. Tony Jose amends his motion to ***read I Tony Jose moves to enact a moratorium on new boat lifts till March 1, 2023 effective today.*** Audience member brought up that this topic was not on the agenda. Tony addressed the concerns over docks and the intent to allow further investigation. ***No further discussion. 8-0 unanimous.***

7. New Business

a. Request for fundraiser collection point

- i. Requestor was not present. She is asking for a spot in the parking lot for a few hours to collect for a charity. Charlie expressed concerns over not being present to answer questions and the precedent that would set.

b. 2022 Pool Management Contract Budgeted up to \$95,500

- i. Review of the contract for the 2022 season. Discussion around placing a contingency on the contract in the event that insurance is not obtained for the season. Accept this proposal contingent upon RLPOA obtaining General Liability Insurance.
- ii. ***Mike Conway moves to approve the 2022 pool contract with Aquaticare budgeted up to \$95,500 from account #8001-000 seconded by Shawn Sundeen. Unanimous, motion passes.***

c. Equipment repair for JX95 Case Tractor

- i. Presented by Josh Cresswell. Tractor went in for general work and other issues were found. There is the potential for a higher cost.
- ii. ***Charlie Burke moves to approve the equipment repair for the JX95 Case tractor up to \$5500 from account 7002-200, seconded by Mike Conway. No further discussion. 8 for 0 against, unanimous motion passes.***

d. Equipment repair for New Holland Backhoe

- i. Presentation by Josh Cresswell as to the current issues with the equipment that was originally bought at auction. Questions focused around use, cost of repairs and assessed value as well as longevity post repairs.
- ii. ***Mike Conway moves to approve the repair of the New Holland Backhoe up to \$11,000 from account 7002-200. Seconded by Shawn Sundeen. No further discussion. 8 for 0 against, unanimous motion passes.***

8. Announcements

a. Meet the Candidate Night Thursday, March 10th at 7 PM

- i. Currently there are 6 candidates

b. Annual Meeting March 31, 2022 Clubhouse at 7:00 PM

END OF BUSINESS

OPEN FORUM

Tim Hamilton advised that there is currently one boat lift that has been submitted prior to the moratorium. Dock specs were discussed at Lake Committees March 7th meeting. Looking at single well as a possibility in the future for side mount lifts and specs with a PE stamp. One verbal number for plans, specs, stamp etc. is \$2,500.

Connelly, suggestion 3' instead of 4' fingers in relation to the discussion in the lake committee.

Marcus Mickelson, asked about the live streaming of the video after being denied a request to do so. What are the options for the future. President Merrick explained that our attorney had previously recommended not recording meetings. Discussion about the ability to manipulate videos/recordings as well as a privacy concern going both ways from audience to board.

Meet the Candidates will be recorded and put out on our website due to the fact that it does not have a back and forth component.

Clarification on the wake and plowing on the North Arm and how close can they get to the boats at the dam. The rule states that it is 100'

Question on when you would like feedback from the membership on topics? Feels like not all members were able to provide feedback during some of the discussion. Discussion is usually done at a work session.

ROUNDTABLE

Marsha- Nothing

Shawn- Would like to add Lake Patrol and enforcement procedures to the next work session in April

Charlie-Nothing

Daniel-Glad we have made it through the regulations.

Tony- Nothing

Mike- Nothing

Kevin- Curious as to the status of the composite decking, unknown at this time.

Dave- Nothing

Josh- Nothing

Rachelle-Nothing

ADJOURNMENT

Mike Conway moves to adjourn to executive session for legal, seconded by Charlie Burke 8 for 0 against **Unanimous**, motion passes.

Meeting adjourned at 21:06

7-minute recess

RAINTREE LAKE PROPERTY OWNER'S ASSOCIATION

BOARD OF DIRECTORS MEETING

April 12, 2022

7:00pm

ATTENDEES: Shawn Sundeen, Charlie Burke, Tony Jose, Mike Conway, Kevin Smith, John Gaiser, Kyle Haulotte, and Kyle Wilkerson. Rachelle Vandiver and Josh Creswell were both in attendance.

ABSENT: None

1. OPEN FORUM

15 Minutes Total – Give your name and address before speaking.

David Campbell Lot# 467 – Expressed his disappointment with the recent board voting results that resulted in no changes to the water activities on the lake and not removing / banning the large wake surfing boats. He said he felt that the board missed the mark with our decision and that we allowed our minds to be changed by the small group of residents that didn't want to lose their privileges.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

4. INTRODUCTION OF NEW MEMBERS

Charlie Burke had all board members introduce themselves to the residents. He then explained the importance of board members taking part in or joining a committee. Charlie challenged all board members to speak to/ reach out to at least 200 people while on the board this year.

5. CONSENT AGENDA

APPROVAL OF MARCH MINUTES

APPROVAL OF PAYMENT OF BILLS

Tony Jose motioned to approve March minutes and payments of bills. Motioned seconded by Kyle Haulotte. Unanimous.

6. TREASURER'S FINANCIAL REPORT
 Charlie Burke went over the Treasurers Financial Report.

**FINANCIAL STATEMENT
 MARCH 2022**

Income:		
	Dues	\$114,091.95
	Other Income	\$56,316.04
	Total	\$170,407.99
Expenses for March		\$105,039.25
Bank Account Balances as of March		788,699.05
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$52,374

	2022	2021	
Total Outstanding Dues/Fines a/o 3/31/22:	\$52,379.67	\$40,310.15	Total a/o 3/31/21

Balance Due Liens Filed: (12)	\$28,465.37	\$26,884.33	Liens filed (13)
1st Letter (54)	\$6,672.44	\$4,059.36	1st Letter (35)
2nd Letter (29)	\$7,737.52	\$7,172.80	2nd Letter (27)
3rd Letter (7)	\$3,701.01	\$2,193.66	3rd Letter (6)

7. LEGAL REPORT

Charlie Burke went over the Legal Report.

Judgments = 6

Bankruptcies = 0

Foreclosures = 0

Making Payments = 2

Demand Letters = 9

Court Pending = 3

Delinquent amount paid in March \$11,512.14

8. UNFINISHED BUSINESS

A. Rules for boats & boat trailers in driveways

Rachelle went over the Rules as recommended.

Tony Jose motioned to grant staff not to enforce the rule for boats in driveways for operable, registered stickered, watercraft and/or trailer from April 1 through October 31, 2022. Seconded by Mike Conway. Unanimous vote for approval.

B. Pontoon trailer (acct#6032)

Rachelle explained the need for the trailer. The new rental pontoon boat did not come with a trailer and we need to have it in order to place the pontoon in storage during the off season. Kyle Haulotte asked more information as to why we aren't using the trailer from our other pontoon. Tony explained that we store the pontoons in cave storage and needed a second trailer.

Tony Jose motioned to approve up to \$4,000.00 for the purchase of a pontoon trailer from acct# 6032. Seconded by Mike Conway. Voted unanimous for approval.

C. Equipment purchase increase (acct#7002-100)

Josh Cresswell went over the change in price for the Bush Hog due to inflation from when originally ordered. Kyle Wilkerson asked why we aren't keeping it because Heartland Tractor is only giving us \$3,500.00 for the old one. Tony Jose explained that our special use permit for our work shop requires that everything needs to be stored inside the shop and we don't have the space to keep extra equipment. Kyle Haulotte questioned the dates from the two quotes from Heartland Tractor- they put the wrong year down on the quote from 3-18-2022.

Tony Jose motioned to approve up to an additional \$2,500.00 from acct#7002-100 for the purchase of new Bush Hog. Mike Conway seconded. Unanimous vote approved.

D. Lake Committee recommendation for Engineer Request for Proposal (RFP)

Tim Hamilton briefed the lake committee proposal request. The goal is to build docks to

withstand our lake conditions for 30 years without major damages. Plans included changing the design of the docks to a single well uncovered design.

Jim Connelly requests that we include in the RFP 22ft depth to all the fingers, move forward with the design to single well docks as this will allow us to add side mount lifts for all watercraft.

Charlie Burke is concerned with the cost involved with changing to single well docks, and then who will be the ones that get the single well docks? This is going to take up a lot more space on the water as well.

Tony Jose recommends that we table this to the next work session for the lake committee to make the necessary changes before submitting the RFP.

All agreed to table this to the next work session.

9. NEW BUSINESS

A. I-Dock Request – #030122-332

Mike Schulze Lot# 332 expressed his concern with I dock and specifically his slip and how the dock has been closed for a long time, as well as an ongoing electrical issue he is has been having. He has had to use a neighbors 100ft extension cord to be able to raise and lower his lift. He is paying his dues for his slip and wants to know a date of when Raintree is going to fix the dock so he can use it, or speak about possible compensation for paying for something he cannot use.

Charlie Burke requests that we move this to exec session to discuss considerations.

Tony Jose and Kyle Haulotte requests that this is tabled to the end of New Business to reengage and discuss further, unless the concern is resolved with the next order of business.

B. I Dock Repair Contract (acct#6001-000)

Josh briefed the Board on repairs needed. Brought up some issues with the verbiage regarding the contract and went over the notes that our attorney suggested we discuss before reengaging the business. Kyle Haulotte mentions that we need to discuss the verbiage for future contracts that better protects RLPOA.

Kyle Haulotte motions to approve repairs for I Dock with Williams Lakefront Enterprises LLC at a cost not to exceed \$6,500.00 with a 50% deposit paid upon execution of contract from acct# 6001-000. Seconded by Mike Conway. Unanimous vote for approval.

C. Raintree View Committee presentation/request

San LaPoint briefed the Board on a proposal for developing the next phase of the park at Raintree View. Requests funding to create a Master Plan for the Raintree View Project.

Tony Jose motioned to approve up to \$5,000.00 for the next phase of plans for the View from acct#2023-000. Seconded by Kevin Smith. Unanimous vote for approval.

D. Furnace & A/C unit for office budgeted up to \$6,000 (acct#4007-000)

Rachelle briefed the Board on the budgeted replacement for the furnace/AC for the office.

Mike Conway motioned to approve funds for the replacement of the Clubhouse HVAC unit for up to \$6,000.00 from acct# 4007-000. Seconded by Kyle Wilkerson. Unanimous vote for approval.

- E. Appreciation Dinner budgeted up to \$5,000 (acct#5035)
Rachelle briefed the Board on the upcoming Appreciation Dinner rescheduled for June 11, 2022. **Mike Conway motioned to approve funding for the appreciation dinner up to \$5,000.00 from acct#5035. Seconded by Shawn Sundeen. Unanimous vote for approval.**
- F. Insurance Renewals budgeted up to \$51,000 (see attached)
Kyle Haulotte asked if we can bind all coverages together including the GL and umbrella to make us more competitive to the insurance companies.

Kyle motioned to bind coverage on all policies save for GL and Umbrella coverage and authorizes Rachelle to make payments up to \$29,000.00 on or by May 1, 2022, so that coverage will remain enforced as of May 7, 2022 to acct#'s 5003-100,5003-200,5003-400,5003-500,5003-700,5003-800. Seconded by Mike Conway. Unanimous vote approved.

- G. Appointment Procedure for Board Member
Kyle Haulotte brought up that the board cannot make up rules that govern the board- referencing a document that Charlie Burke read. He referenced the By-Laws – Article X section 5. Charlie expressed that the paper is not changing or contradicting the By-Laws that are already established. Because of all the back and forth between board members, the filing of the vacancy is postponed to give residents another chance to step up and volunteer for the board. Signs will be posted to ask for volunteers to be board members. Interested parties will be interviewed at next board meeting in May and be asked the same questions that the previous candidates were asked.

- H. Officer Positions
Mike Conway nominates Tony Jose for President. Kyle Wilkerson Nominates Kyle Haulotte for President. Both accept nomination. **6 votes for Tony, 2 for Kyle. Tony Jose is new President.**

Mike Conway and Shawn Sundeen nominate Charlie Burke to continue the VP position. He accepts. No other nominations. **Charlie will continue to be VP.**

Charlie Burke nominates John Gaiser for Secretary. John accepts. No other nominations. **John Gaiser is the new Secretary.**

Shawn Sundeen nominates Kyle Haulotte to be Treasurer. Kyle accepts. No other nominations. **Kyle Haulotte is new Treasurer.**

10. ANNOUNCEMENTS

- A. Easter Parade Saturday, April 16 beginning at 1pm at County Line & Raintree Drive (driving north towards clubhouse and ending at Ward Road & Drake Circle)
B. Garden Club Spring Plant Fundraiser April 23 – May 1 at Creekside Market on 58 Hwy
C. Neighborhood Garage Sale April 28-April 30
D. Boat Stickers on vessels (in driveways or on water) by May 1, 2022
E. Employee referral program \$250 if they work 60 days.

11. OPEN FORUM

Tim Hamilton Lot#774 spoke about the opening forum comments and explained how you need train children to do watersports slower than 15mph regardless of other people's opinions. Also commented that the lake committee was not infiltrated- the newest member of the lake committee

joined in 2017.

Sonja Campbell Lot#467 commented that plowing with ballast is much different than plowing without to teach kids and that's the issue that they were trying to address.

Brian Marcotte Lot#1175 had a couple questions to the board regarding transparency.

Brian asked Kyle Haulotte the status for our insurance policy and the quote. Kyle told him that we have quotes for insurance but we cannot give information about the quote because we are still looking at other options before we make a decision.

Second question was what happens when after May 7, what are we going to do for the people that already purchased boat stickers. Tony told him that we are going to go over all these scenarios in executive session.

He formerly removed himself from the board race because of the chain of events that took place during this board and asked when was the last time we made changes to how the board seats are filled. Rachelle explained that every time we have to fill seats that we have similar debates. Kyle said that he is just making sure that we are going by the bylaws and not making up rules- Rachelle said that we have never went against the bylaws, just as the form Charlie read it is aligned with the bylaws.

12. ROUNDTABLE

Shawn Sundeen- none

Kyle Haulotte brought up the need to utilize the yellow flag rule for the upcoming boating season.

Kevin Smith- wants all board members to stand on a dock together and have a wake surfing boat drive by while plowing to experience the wave effects.

Kyle Wilkerson wants to explore the ability to do virtual meetings to enable more community involvement.

Charlie Burke-none

Tony Jose- none

Mike Conway-none

John Gaiser also wanted to discuss virtual meetings for executive sessions as well.

13. ADJOURNMENT

EXEC SESSION: 6:00pm Legal & at end of meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

April 26, 2022

7:00pm

Members in attendance: Tony Jose, Charlie Burke, Mike Conway, Kevin Smith, Kyle Wilkerson and Kyle Haulotte. Rachelle Vandiver and Josh Cresswell were both in attendance.

Absent: John Gaiser. Shawn Sundeen resigned.

Special Meeting:

- 1) Insurance General Liability and Umbrella budgeted up to \$32,000
Kyle H. moved to approve insurance from Western World for \$43,732.50. \$32,000 from account # 5003-600 with \$11,732.50 transferred from rollover. Seconded by Kyle W. Motion passed 5-0.

Work Session:

- 1) Q Dock Location -Kurt Rettler (418 SW Seaside Sparrow)
The Rettlers are requesting to move the Q dock from its current location.
 - a) Dock 71' from living room window, if it were moved 71' to the East it would only impose upon common ground
 - b) Lake community centered around view
 - c) Was told the dock couldn't be moved because of stumps in the water
 - d) Resident asks for:
 - i) Separate the dock in two and move it to the East
 - ii) Move two slips to the east
 - iii) Would consider if a slip was provided and grandfathered.
 - e) Lake committee states that there were six slips added
 - f) Suggested Lake Committee supports his point
 - g) No idea of cost to remove stumps
Directed staff to get prices for underwater stump removal to see if this can be a consideration.
- 2) Lake Engineer request for proposal (RFP)
The Lake Committee presented their draft for an engineer to design a new dock. Board review and discussion of what should or should not be included.
 - a) Delete 30 years in paragraph one on Goals
 - b) Delete within 45 days within Timeline
 - c) Provide RFP for both a single well and double well slips so that we have the designs of each to compare quotes from builders to compare pricing and so that we don't have to request the second quotes
 - d) Charlie will provide updates to RFP, obtain board approval and distribute**
 - e) Discussion around prices of slips to guests was deferred
- 3) Lake Patrol Enforcement
The Board discussed additional shifts to be added for lake patrol enforcement.

- a) Move to three or four patrols on weekends and holidays
- b) \$30k currently budgeted
 - i) Weekends
 - (1) Currently
 - (a) 8a-9p coverage
 - (i) 8-2
 - (ii) 2-9
 - (2) Suggested add of one person
 - (a) 11-7
 - ii) Holiday
 - (1) Four split-shifts
 - iii) JC Connelly: Suggestion to have water patrol at dam with lights running at sunset

Directive to staff to come back with how this will affect budgeted labor dollars.

- 4) Yellow caution flag
 - Kyle H will provide objective criteria to water patrol**
 - a) Discussion of objective lake criteria
 - i) Lake Capacity chart
 - ii) Boat-density chart use
 - iii) Suggestion that Lake Rule 5.2 exists; we just need to add “OR” to allow for both objective criteria
 - iv) Alert mechanism (beacon)
 - v) Question as to violation today: yes, violation progresses through the levels
 - vi) Discussion around whether posting can be completed on social media
 - vii) Discussion around pre-determined yellow-flag times

Directed Lake Committee to discuss and report back to board by next board meeting.

- 5) Virtual Meetings
 - Tabled to May work-session**
- 6) Communication with membership
 - a) webinar type meeting (invite only)
 - b) FaceBook page (Bulletin board) that is specific to alerts to the community without likes or comments back to the bulletin board
 - i) Megan has stated that we can use our official page, pin items to the top and turn off comments.
 - c) Office has been researching HOA-specific software
 - i) Three current companies being evaluated
 - ii) Need to know about virtual meetings
 - iii) We use mail-chimp for e-news mailings today
 - iv) Considered systems: would like SMS to be included

Charlie moved that we adjourn work session; Mike 2nd unanimous.

Raintree Lake Property Owners Association

Board of Directors Meeting Minutes

May 10, 2022

Item 1: Open Forum: none

Item 2: 7:00 p.m. Quorum and call to order by the President. Present: Board Members Tony Jose, Kyle Haulotte, Kyle Wilkerson, Mike Conway, Kevin Smith, and Manager Rachelle Vandiver and Assistant Manager Josh Creswell. Absent: Charlie Burke. Mr. Jose announced that Board Member John Gaiser formally resigned citing family conflicts. Mr. Gaiser's resignation when coupled with Mr. Shawn Sundeen's resignation and Ms. Cindy Lyon's resignation left three vacant Board seats.

Item 3 Pledge of Allegiance

Item 4 Consent Agenda

- Mr. Conway motion to approve; Haulotte 2nd Motion passed with 4 votes (President abstains unless vote needed for tie-breaker)

Item 5 Mr. Haulotte provides treasurer's update. Mr. Jose asked for questions. None.

FINANCIAL STATEMENT APRIL 2022

Income:		
	Dues	\$109,948.13
	Other Income	\$26,316.09
	Total	\$136,264.22
Expenses for April		\$113,706.22
Bank Account Balances as of April		839,182.38
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$32,874
	2022	2021
Total Outstanding Dues/Fines a/o 4/30/22:	\$65,974.27	\$54,826.79
		Total a/o 4/30/21

Balance Due Liens Filed: (13)	\$30,084.65	\$26,275.38	Liens filed (11)
1st Letter (129)	\$15,797.66	\$10,420.26	1st Letter (76)
2nd Letter (29)	\$7,999.69	\$6,942.31	2nd Letter (26)
3rd Letter (25)	\$12,092.27	\$11,188.84	3rd Letter (28)

Item 6: Mr. Jose provides legal report:

Judgments = 7

Bankruptcies=0

Foreclosures=1

Making Payments=1

Demand Letters=27

Court=3

Delinquent amount paid in April \$7,064.61.

Item 7 A Umbrella Policy—AIG provides Umbrella for an additional

- Mr. Haulotte moves to bind coverage for Umbrella policy in amount of \$11,312.00, with all coming from rollover fund. Mr. Conway 2nd
 - Motion carries 4-0

Item 8 New Business

A. Marline common ground request

- a. Resident Cori Hulseley #273 attempting to stop the erosion on common ground (and theirs and other neighbors' land) between Marline and Pendant by the rush of water during heavy rains have created an outdoor garden and erected a duck house "Quack House" to allow for nesting of a certain breed of duck which will eat insects that are created by the standing water
- b. No formal citations have been issued
- c. Informally requested creation of a retaining wall from timbers to which they have access
- d. The Board members thanked them for attempting to help the neighborhood, but did not provide any "approvals" as further evaluation of the situation is necessary. Mr. Jose requested that the board table to work-session; board would like to review the situation to determine next steps and will do so with a field trip to the site prior to the next work session.

B. Dock repair discussion

- e. Board reviewed two example contracts for underwater bracing on I dock and decking on MP dock as well as bids for bracing for L, H, I, O, M and T dock and bids for decking for for V (and O which wasn't in materials, but which is planned)
- f. Mr. Wilkerson: what materials are spec'd for bracing?
 - i. Josh Creswell: 2" cross-bracing and down tubes
- g. Mr. Wilkerson would like to see designs to include 8" or 10" Zee purlin
 - ii. Mr. Creswell and Mr. Wilkerson. will talk to dock contractor to determine what the change will cost from a \$ perspective and timing perspective

- h. Mr. Wilkerson suggests that we need to address the issue of failures where front-mount lifts attach to docks as that is imperative to avoid any further dock failures.
 - iii. Mr. Jose requests that we determine what it will require to provide C-Channel or other appropriate as an additional contract (not a contract in lieu of bracing and decking).
 - i. Mr. Wilkerson states that there are inconsistencies in contract Items 4. Materials and Labor Cost Increases as "Labor" was stricken from the title but not throughout the paragraph. Ms. Vandiver noted that a different version did have it stricken from the paragraph. Mr. Wilkerson. went on to state that he prefers that RLPOA has some ability to avoid a unilateral price increase by the contractor. Mr. Haulotte. suggests striking the last clause, "however, approval of the increase by the Association is not required." The board agreed to make the modification (no vote required as the contract will be reviewed by the Board again before execution).
 - j. Board agreed that they could hold a special meeting via telephone to approve modifications to the two existing contracts based on Mr. Creswell/Mr. Wilkerson conversation with contractor. Mr. Haulotte suggests Board should attempt to hold that discussion this week Thursday evening May 12, 2022 and all agreed that they could be available to do so.
- C. Yellow caution flag
- k. Lake committee proposes new rule that allows Water Patrol to issue a temporary NO WAKE speed with notice to residents via a yellow caution flag in the event of emergency or if at least two individuals from the following provide approval: Lake Committee Members, Board Members or General Manager.
 - l. Discussion was held among the Board as to whether objective criteria could be provided for the patrol to make the decision, such as a picture or a count of boats within a certain area or areas of the lake. Mr. Conway expressed an opinion that we should allow the management and patrol to make the decision and that the Board and Lake Committee should support their decision.
 - m. The Board agreed that it would like to see the Water Patrol begin tracking boat / lake activity counts periodically during the day (and especially on weekends).
 - n. Given no consensus that the rule addressed the issue properly and given the desire to have objective criteria for the patrol to make the decision, the Board agreed to take the issue up at the next working session
- D. Pool guest limits
- o. Previously in 2021 2 guests/day/lot;
 - p. Ms. Vandiver: no opportunity for adults to bring more than 2 guests; issues arise when the guests are children/adolescent guests of similar-aged residents
 - q. Motion by Mr. Haulotte to modify Rule 7 from the pool rules to add, "Minor residents may have up to two guests per lot per day when unaccompanied by the lot owner/lessee." Mr. Conway 2nd, motion carried
- E. Selection Process for filling vacant Board Member seats
- r. Mr. Jose: would like to understand process to be followed for filling vacant seats
 - iv. Mr. Haulotte: follow by-laws which state that Board may nominate those candidates who were unsuccessful in the most recent election or may nominate another qualified candidate and that the Board votes by secret ballot.
 - v. We have 6 candidates who have applied
 - vi. Board agrees that we will interview candidates at next work session and will hold a special meeting at the end of the work session to vote and appoint the new Board Members.

- vii. Board agreed that the interviews will be open to the public as part of the work session and that each candidate will be asked the same questions and no questions will be allowed from the floor given that this is not a public election and given that the board is following By-Law procedures to vote and appoint the new members.

Item 9 Announcements were made by Mr. Jose

- A. Activities Committee chair resignation; emphasis that all activities are in jeopardy and encouragement to have people take over whether as chair or as committee members to facilitate activities
- B. Food Truck Mondays
- C. Pool opens Monday, May 23rd from 4pm to 8pm. School hours Monday – Friday the first week.

Item 10. Open Forum

- A. Heather Lutman lot 319 (see item 8A for additional background): Marline court runoff issue; concern around deck on common property and property line that accumulates brush up against deck during heavy rains that then diverts water to property owners land.
 - a. When she requested that it be moved, individuals who placed the items (see 8A) stated that they would remove everything from near Ms. Lutman's property line. Ms. Lutman stated that all stones were removed, creating a low spot where the stones had previously been placed, causing additional water to run-in to Ms. Lutman's property
 - b. Would like stones evenly disbursed throughout the runoff bed to avoid water standing water accumulation on her land.
 - c. Mr. Jose re-iterated the Board's intent to review the situation during the working session.
- B. Sharon McCann: common ground committee. Has worked with City of LS and horticulturist on the area on Marline court
 - a. Bylaws state that no property may be built on common ground and is concerned that if we approve the Quack House (See Item 8 A) , we'll see all kinds of buildings erected such as the Quack House both on common ground and on resident lots
 - b. Mr. Jose re-iterated the Board's intent to review the situation during the working session.
- C. Brian Marcotte lot 1175
 - a. did we obtain an insurance policy that doesn't include exclusions? How is the cost being absorbed.
 - i. Mr. Jose walked through certain exclusions including alcohol at adult swim nights and inflatables and stated that the Board was continuing to investigate alternatives.
 - ii. Mr. Jose stated that there was an increase in cost of the insurance from previous years of \$31k+ and Mr. Haulotte stated the increase of \$12k from budget, all funds for which were obtained from rollover funds.
 - b. Mr. Marcotte asked for candidate names. Ms. Vandiver and Mr. Creswell provided the following as applying
 - i. Jim Connolly
 - ii. Sonja Campbell
 - iii. Erin Hamilton
 - iv. Kate Wilfong

- v. Gwen Barr-Crawford
- vi. Joe Willerth

D. Tim Hamilton Lot 774—conflict on rules with current yellow flag rule given that the board deferred any rule change. Mr. Hamilton recommended a modification from current speed during Yellow Flag warning from 10 mph which is a plowing speed and will make significant wakes to idle speed. The Board acknowledged the potential issue, but intends to discuss further at the working session on 5/24

E. Roundtable

a. Mr. Smith: sidewalk in front of Raintree View is broken and needs attention. Asked whose responsibility it is to repair; all agreed that it is Lee's Summit City sidewalk so they should make repairs.

b. Mr. Wilerson: Short term home rentals in the community: people issues, deferred maintenance.

c. Mr. Jose: is the yellow fence by seawall going to be there in perpetuity? Ms. Vandiver stated that it is there as we have a significant erosion issue that needs attention. Mr. Jose agreed that we would like to repair sooner vs. Later. Add to work session agenda.

d. Ms. Vandiver:

i. out until Sunday 5/11

ii. Brought to Board's attention that a new development has submitted plans for a senior community east of the Holy Spirit Catholic Church. They are intending to call it Raintree Village, which our commercial corner also is called Raintree Village.

F. Meeting adjourned at 10:00pm. Mr. Conway motion /Mr. Wilkerson 2nd motion carries unanimously

Raintree Lake Property Owners Association

Board of Directors Meeting Minutes

May 24, 2022

WORK SESSION AGENDA:

1. Marline Common Ground request - FIELD TRIP MEETING BEGINS AT COMMON GROUND 6 PM.
2. Sub-leasing of slips - Jeanne Ranville
3. Yellow Caution Flag
4. Seawall
5. Rental/Club(s) insurance requirements

SPECIAL MEETING AGENDA:

1. Dock Repair Contracts - Re-deck
2. Lift transfer
3. Board Member Candidates for appointment

Work Session

Attendees: Tony Jose, Charlie Burke, Kevin Smith, Mike Conway, Kyle Haulotte, Kyle Wilkerson, Rachelle Vandiver-Manager, Josh Cresswell-Assistant Manager

- 1) Marline Common Ground request
 - a) Reviewed the structures (quack house, deck and bridges), stone-scapes, water diversion features and ditches/runoff
 - b) Mr. Jose: Any BOD members care to make a motion to make an exception for the structures that are there? No members showed interest in making an exception.
 - c) Mr. Haulotte mentions appreciation for the beautification and the interest that the neighbors have taken in the area but expressed concern around safety of electrical wires running through the ditch towards the lake, stone pavers and other tripping hazards placed in the area creating RLPOA liability
 - d) Mr. Conway stated that we need to consider the underlying issue and modify the water runoff with a "cheddington-type project". There was discussion around cost estimates of \$250,000-\$500,000.
 - e) Mr. Smith agreed that liabilities associated with the hazards are the most important
 - f) Mr. Wilkerson stated that we needed orange caution fencing around the electrical wires at a minimum ASAP.
- 2) Slip Rule Proposed Changes by Jeanne Ranville
 - a) Ms. Ranville explained that she had previously proposed a rule that would require each RPOA boat slip to have a boat registered to it within one year of the rule change or lose their annual sublease of the slip. Mr. Burke raised a question about grandfathered slips and how the rules would apply to slips grandfathered from the 1998 rule that allowed slips to be transferred one-time with the homeowner that held the slip at the time ("Grandfathered Slips"). Ms. Ranville explained that both the currently proposed rule and the previously proposed rule would not apply to Grandfathered Slips. There was discussion between the Board and Ms. Ranville regarding whether such a rule would incentivize slip-holders who do not currently sublease out their slips, but who also do not use their slips to purchase an inexpensive watercraft to register to the slip. Ms. Ranville acknowledged that could occur but did not believe that it would happen for all slips. After answering Mr. Burke's question about Grandfathered Slips and discussion about the formerly proposed rule, Ms. Ranville explained that the last time she proposed this change, she was asked by the Board to work with the Lake Committee to determine if they were in-favor of, and would support, the rule. She explained that the Lake Committee was not in favor of the rule and would not support it. She approached the lake committee a second time this year to ask if they would support the following rule, "Subleasing of a slip is only allowed if you sublease your slip to the next eligible person on the waitlist." While the Lake Committee was willing to consider the rule, they voted on whether the rule should be proposed to the Board and ultimately the proposed rule did not have enough Lake Committee support for the Committee to bring the rule to the Board. Upon Mr. Jose acknowledging that there is the possibility to have the issue of slip leasing options reviewed by a sub-committee of the Lake Committee, Ms. Ranville explained that she is asking the Board to act on the proposed rule and that she is, "not looking for the board to study this rule over time, but would like action at this meeting or the next." The Board explained that a Board Member must make a motion to the rest of the Board, the motion must be seconded and then the rule must be voted on by the board. Mr. Haulotte, Mr. Smith, and Mr. Burke each stated that if Ms. Ranville's request for immediate action was a request that one of them make such a motion, none of them would make such a motion at this time. Mr. Jose then suggested again to Ms. Ranville, that the issue could be studied by a sub-committee to the Lake Committee and asked if there were any members of the Lake Committee present who

would be willing to review possible solutions to the question Ms. Ranville was raising around changes to existing slip subleasing rules. Mr. Kelly Bride, current member of the Lake Committee stated that she would be willing to do so. Mr. Jose suggested that Ms. Ranville contact Ms. Bride to attempt to work with Ms. Bride and others from the Lake Committee who had interest in the rule-study.

- 3) Yellow flag rules
 - a) Mr. Jose: asked about whether there were thoughts on the proposed yellow flag language from 5/10/22?
 - b) Mr. Haulotte recommended that technology exists today to allow for collection of videos from a text message that only requires power and internet signal
 - c) Mr. Wilkerson asked why we are focused on pictures/video; should we not just adopt rules and allow lake patrol to use judgment?
 - d) Tony Azero Lot 569 is there going to be a horn or something other than yellow flag to notify people?
 - i) Mr. Conway stated that yellow beacon solar powered lights exist which are able to be remotely controlled that can be placed at clubhouse, near boat launch and on ward road to signal "yellow flag, idle speed only"
 - e) Sonja Campbell: lake patrol too busy to take pictures and send to BOD
 - i) Mr. Haulotte clarified that he intended that objective data be collected with the photos from specific points
 - f) Mr. Jose asked if anyone has an objection for Proposed rule V.2.e. being added to the consent agenda for vote during the next Board Meeting? No objections were raised.
- 4) Seawall-Mr. Conway provided an example of a produce that could be placed in front of the existing seawall where it is failing near the clubhouse. Mr. Conway did not have any financial information about the product but stated that he would attempt to obtain from the Manufacturer. Mr. Wilkerson explained that any fixes to the seawall would be of significant cost and disruption during project completion and suggested that we should study a rebuild-solution and other possible retrofit-type solutions. The Board agreed that further study was necessary before proposing a solution.
- 5) Rental Insurance Requirements: Ms. Vandiver explained that RLPOA's Insurance Agent had provided an option for "Special Event" insurance endorsement for \$187 annually, which was an item of exclusion under the current General Liability policy. Mr. Haulotte explained that he had requested of the Agent, and the Agent requested of the insurance carrier, an explanation of what the coverage included and excluded as to special events and the Agent could only provide a list of events covered by the endorsement; no legal nor even plain language discussing the endorsement was available. Ms. Vandiver provided an example of RLPOA's regulations for the Duck Pond activity center and the Clubhouse which require indemnification of RLPOA for any and all liability that results during the rental of such structures, as well as a policy example from Holy Spirit Church which requires that each licensee of rental property at the church specify the church as an additional named insured with at least \$1,000,000 of liability coverage. There was discussion amongst the Board as to whether it wanted to require renters of RLPOAs facilities to carry the same coverage. There was no current interest in such an action.
 - a) Mr. Burke asked Ms. Vandiver to obtain the language used in the church's Special Events Insurance Policy for RPOA Board to understand the possibility of what it's policy covers as well as potentially obtain agreement from its insurance carrier that the language is consistent with the carrier's expectations of its special events coverage purchased by RLPOA.

- 6) No further business for the Special Session, the meeting adjourned at 8:25p and a short recess was taken prior to calling the special meeting to order.

Special Meeting call to order 8:35p

- 1) Dock repair contracts
 - a) Mr. Burke reiterated questions and comments he had submitted to the Board via email in response to a vote being taken by the board to approve a dock re-decking contract for docks MP and V about the one-sided nature of the contract in favor of the vendor, Williams Lake Front. His specific concerns were around the cost and the timeline. Specific to the timeline, Mr. Burke pointed-out that the time in contract was 20 weeks lead-time, so he pointed at that today being May 24, we will be beyond the boating season before the docks are re-decked and therefore the urgency is unnecessary. Mr. Jose explained that the material had been ordered at least eight ago, so we are still looking for decking replacement this boating season. Mr. Jose also explained that the RLPOA staff had compared new dock costs with concrete tiles to new dock costs with 2x6 composite decking and the difference was material cost difference. Mr. Haulotte pointed out that the previous Board had emphasized that it wanted true 2x6 (true being true 2" thick composite) decking for the docks and had obtained quotes for the material in the fall of 2020, which Ms. Vandiver agreed was what had been presented to the board for budgeting purposes. Mr. Haulotte also confirmed that at that same time, RLPOA had confirmed with the decking manufacturer had confirmed that placing the true 2x6 decking 24" on-center was acceptable for warranty purposes, which Mr. Cresswell confirmed. Mr. Haulotte asked Mr. Wilkerson to validate whether \$8.95/sf was market-based pricing and Mr. Wilkerson agreed that it was a reasonable market-based price for the material. Mr. Wilkerson also mentioned that during the last discussion, the Board had stricken certain language from paragraph four of the contract that referred to the ability of the vendor to automatically increase Total Contract Price for labor costs and had stricken that the Vendor could raise such price without approval by RLPOA. Mr. Haulotte asked for confirmation from the Board that the contract was executed on 5/20, which was confirmed by Ms. Vandiver.

- 2) Lift Transfer
 - a) Jamie Cox NS9: Looking to move a lift from slip B-10 to slip M-8. Lake Committee referred Mr. Cox to the Board of Directors given the current suspension of new lifts to the lake. The Board discussed the destination lift location M-8 being in Bowsprit cove which has protection from waves with the land break-water. There was discussion by the Board around whether the lift attachment should include improvements such as C-Channel to the front of the lift where it attaches to the dock given recent dock failures at that point.
 - b) Mr. Haulotte moved that we allow for a lift transfer from B10 to M8 with added front mount lift reinforcements as agreed upon between resident/lift owner and RLPOA, with cost of lift transfer and reinforcement installation to be borne by the resident/lift owner. Mr. Smith seconded. Passes 5-0

- 3) The Board asked six Board Member Candidates four questions: 1) "tell us about yourself and your affiliation with Raintree and Why you want to run?"; 2) "What are the most important issues to Raintree?"; 3) "What special contributions do you believe you will provide to RLPOA that others cannot provide?"; 4) "Have you served on a committee at RLPOA?" The Candidates answered the questions and the Board proceeded to vote for each of three candidates given three individual pieces of paper which were collected by Mr. Cresswell and Ms. Kelly Bride as an independent participant in the vote Votes for Board members. It was agreed that the top vote-receiver would be allowed to select their term as three vacancies were being filled with one each being a three-year term, two-year term and one year term. The top two election candidates were: 1) Gwen Barr Crawford (3yr term filling John Gaiser's vacancy) and 2) JC Connelly (2yr term filling Shawn Sundeen's vacancy); there was a tie for third between Erin Hamilton and Kate Wilfong. Board members received one more sheet of paper to select their candidate choice and Mr. Cresswell and Ms. Bride counted those ballots and announced that Erin Hamilton won the tie-breaker vote and will serve the remaining term for Cindy Lyon's vacancy.
- 4) Mr. Burke moves for adjournment Mr. Haulotte second. Motion carries unanimously.

RLPOA Board of Director's Meeting, June 14th, 2022

Attendees: Tony Jose, Charlie Burke, Kyle Haulotte, Kyle Wilkerson, JC Connelly, Kevin Smith, Erin Hamilton, Gwen Barr-Crawford, Mike Conway, Manager Rachelle Vandiver and Assistant Josh Creswell

1. OPEN FORUM

None

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

Item E New Business- Election of Secretary

- a. Motion by Kyle H. for Erin Hamilton to fill Secretary role, second by Mike, all approved, 8-0 (Tony as Board President abstains from voting)

4. CONSENT AGENDA

- a. Motion by Kyle, second by Mike, approved- 7-1, Abstain by Charlie

5. TREASURER'S FINANCIAL REPORT – Kyle Haulotte

FINANCIAL STATEMENT MAY 2022

Income:		
	Dues	\$77,147.91
	Other Income	\$33,737.01
	Total	\$110,884.92
Expenses for May		\$109,594.86
Bank Account Balances as of May		805,716.02
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$21,562

	2022	2021	
Total Outstanding Dues/Fines a/o 5/31/22:	\$45,190.09	\$54,580.31	Total a/o 5/31/21
Balance Due Liens Filed: (11)	\$28,321.30	\$27,483.87	Liens filed (10)
1st Letter (60)	\$6,367.29	\$12,264.07	1st Letter (44)
2nd Letter (12)	\$3,423.13	\$6,036.28	2nd Letter (15)
3rd Letter (14)	\$7,078.37	\$8,796.09	3rd Letter (16)

6. LEGAL REPORT

Judgments = 7
 Bankruptcies = 0
 Foreclosure = 1
 Making Payments = 1
 Demand Letters = 13
 Court = 2
 Delinquent amount paid in May = \$15,692.93

Requested an update for Raintree Parkway spillway bridge.

7. UNFINISHED BUSINESS

a. Marline/Pendant/Royale Common Ground

- i. Questions from Cori about collecting signatures and if this list is still needed and what she should do with it. Tony asked Cori to turn in the list of signatures to Rachelle. Cori asked if a special meeting could be called to keep residents up to date on what did/didn't work?
- ii. Rain garden that was placed a few years back did not work. Tony asked if a statement could be made in the Shoreline asking to retract the untrue statement that the "failure was from the Garden Club". Garden Club has nothing to do with the common ground.
- iii. Tony asked for what areas that are working, Cori said everything is working. JC stated that the rocks in the ditches are working.
 1. Cori said that this area is bringing the resident's together. Most of the items and plants have been donated. Cori said that it is a great therapy area. They have added some rock, and Raintree gave some rock, but it was not enough. Tony stated you were given approved rock, and continued to add to the area.
- iv. Cori stated that sidewalk area is slick. Sitting water and muck is an issue, there are lots of bugs, and the residents are unable to sit outside.
- v. Tony stated that there was an island and a bridge in the Duck Pond, and there was a duck house that deteriorated. Long term plans need to be sustainable, so there aren't so many what-if's in the future. If we need to change the rules in the future, we can, but we have to do this route first before building anything. The work from the resident's has been helpful.
- vi. Tony said this area has been an issue for 30 years. How do we as a board manage the association in a way that we have respect for the rules?
- vii. Gwen asked if a sub-committee could be created along with engineer, Stacia, and Cori to look at the area.
- viii. Kyle appreciates resident's efforts, but there are other similar areas in the neighborhood that also need attention. There are 2,000+ residents, and already a Common Grounds committee that can focus on these areas. Kyle recommends that at budget cycle, we look into an engineering firm to look into this issue, and possibly an assessment to be presented to community and voted on.
- ix. JC stated that the biggest issue is the water drainage. Also agrees that specialists need to look in this issue, and then we can estimate a cost.
- x. Charlie said all of the work is good, but was under the impression that the structures would be removed.
- xi. Josh said that the power line is still 3'10" underground. Exposed wire is Comcast, and we are still waiting to hear back from customer support to get this resolved.
- xii. Gwen would like to sum this up and start the committee to get some of the items removed that are not needed and get the orange fence fixed.
 1. Rachelle said caution signs are made.
- xiii. Rachelle stated that field trips from the board is how certain common ground areas have been fixed in the past. She proposes that we have a Field Trip Work Session in June to discuss more.

- xiv. Kyle H. asked to look through finances at next meeting to see what funds are available.
- xv. Common ground committee- Sharon
 - 1. 2005- Raintree solicited an engineering firm to look at erosion control improvement areas- Marline and Hidden Cove.
 - 2. Rain Garden funds given by the board for \$15K in 2016 & 2017, completed and then within 2 years issues arose again.
 - 3. Committee is more than happy to take on the project.
 - 4. Budget items for 2022- trail markers, new walking trail to go behind swimming pool from Raintree Drive.
- xvi. Kevin asked why this wasn't brought to the board before now. It was brought up and the board agreed on the rock addition in 2020. But it wasn't a top priority. Sharon said as things come to the surface, they get taken when time and money allows.
 - 1. Tony asked Sharon her thoughts on a sub-committee. Sharon agrees with Kyle's comment that this is not the only water issue, and all water issues need to be addressed.
- xvii. Charlie wants to know why structures are being built on common ground is being tied to water drainage. Rules need to be enforced accordingly, and if structures want to be built on common ground, then it needs approval from the common ground committee. Charlie asked if area could be blocked off and signs added.
 - 1. Mike doesn't want to band aid the situation. He would like to move towards the engineering firm bid.
- xviii. Tony summing up items for slippery sidewalk
 - 1. Cori said that fence is currently being taken down by residents and children.
 - 2. Josh said there is running water at the street level. Call City about this issue.
 - 3. Follow up with Comcast on exposed wire.
 - 4. Slippery when wet signs need to go up. Orange fence comes down. Post in Shoreline that this area is off limits.
- xix. Tony – discussion of ducks
 - 1. This is breaking a city ordinance; you cannot domesticate livestock. This is also stated in our covenants.
 - 2. **Cori & Stacia have 30 days to come up with a plan to rehome the ducks, move the quack house and structures. This includes all structures on common ground. Also, for the next 30 days, no new additions to the area are allowed.**
- xx. Gwen agrees with Tony that Stacia and Cori would be good additions to the common ground committee.
- xxi. Charlie said the flag stone is still wobbly.

b. Dock Repair Contracts

- i. Kyle W. stated that Brad has been unresponsive for the last few weeks over phone calls. Kyle W. sent a design to this company.
- ii. Need the underwater bracing stamped for approval.

- iii. Josh will follow-up tomorrow.
- iv. No updates on the re-decking supplies that were ordered in February.

8. NEW BUSINESS

- a. Appoint new ARB committee member- James Drinnen
 - i. Motion by Mike, Kyle W. second. All approved, 8-0.
 - ii. Charlie asked for a Discussion and asked why James wants to be on the committee. James stated that he is a licensed contractor and plumber, and would like to help the community
- b. Appeal ARB Disapproval on roof 051622-RP04
 - i. JP Roberts said there was miscommunication, and he was not told of the final decision and placed the metal roofing on.
 - ii. Original plans are 71% composite, 29% metal
 - iii. Discussion of timeline of events. JP found houses in area that have metal roofing, but less than 10%. JP did not receive a copy of the form signed on 4/16/21, Rachele stated that it was mailed out.
 - iv. JC asked if we have percentages on roof guidelines, and Tom from the ARB said we do not. They have altered some percentages of materials for other building materials.
 - v. JP has options A, B, C to lower the metal vs. composite ratio. JP will submit these options for the upcoming meeting on Monday, 6/20.
 - vi. Tom will clarify the roofing rules to include the accent in the next round of rules.
 - vii. *FINAL- tabled back to the ARB*
- c. Appeal ARB Fine on roof 051622-RP04
 - i. *Tabled until roof application is approved.*
- d. Summerfest budgeted up to \$10,000
 - i. No plan has been submitted. Rachele asked for a plan by today, and she has not received anything.
 - ii. Member from activities committee said they are working hard on the activities.
 - iii. Motion to approve the budgeted amount by Charlie, second by Mike, all approved- 8-0.
- e. Fireworks budgeted up to \$9,500
 - i. Last year was around \$9,000. Next year we will get competitive bids after the 4th of July.
 - ii. Motion by Mike, second by Kevin, all approved 8-0.

9. ANNOUNCEMENTS

- a. Swim meets Wednesdays, June 15 & 29, Pool closes at 4pm
- b. Summerfest Saturday, June 25 from 4-8pm
- c. Street parade is July 4 at 10am, boat parade is 3pm
- d. Tour de Lakes Saturday, June 25- watch for cyclists!

10. OPEN FORUM

- a. Megan Gentile- heard communications from the crowd about resident's not getting fined for common ground structures.

- b. Kyle W. asked if Gwen was willing to work as a liaison between Cori & Stacia and the common ground committee, and she agreed.
- c. Common ground committee is composed of 5 members, and Sharon agrees that a new plan can be comprised.

11. ROUNDTABLE

- a. JC has taken the role as liaison to the Lake Committee. They are discussing issues brought up at the lake committee meeting. Questions about the RFP that was submitted, and why this hasn't been completed.
 - i. Charlie will be bringing updates on the RFP to the work session.
- b. JC asking about follow-up on the poles that are to be placed on the dam for the 150-foot anchoring limit? And about the grounding of electrical wires on the docks. Request electrician to come out for repairs.
- c. Mike contacted TruLine about the seawall, and is awaiting a response. TruLine looking for an area contractor to provide bid for installation. Mike gave an example of a yellow light option for the 'yellow flag' to be mounted on 3 poles around lake. Mike also mentioned he had a situation of teenagers parked on his street, and encourages residents to ask people if they belong to the neighborhood.
- d. Erin- none
- e. Gwen asked if a more practical boat safety exam (like a drivers test) can be given for residents that have not had a boat on Raintree.
 - i. This will be added to a work session agenda.
- f. Kevin would like more boating education for safety of drivers. Someone was plowing (moving slowly without someone in water) too close to shore.
- g. Kyle W. would like a long-term plan for docks, possibly discuss with lake committee.
 - i. This will be added to work session agenda.
- h. Kyle H. 150-foot anchoring limit, and a survey to residents for capital improvements on stormwater issues (amongst others) that affect residents and might need a special assessment.
- i. Charlie would like more information on special events insurance coverage.
 - i. Will be added to work session agenda. Tony would like a more clear guideline on what insurance policy covers community activities.
- j. Charlie would like better communication with Lake Committee, and to review dock upgrade priorities. Also, general communication from the board regarding minute approvals.
- k. Tony- none
- l. Josh- none
- m. Rachelle- field trip before next meeting at 6pm, tour water drainage issues, seawall

12. ADJOURNMENT 9:43pm

- a. Motion by Kyle H., second by Charlie, all approved 8-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Field Trip & Work Session

June 28, 2022

6:00pm

In attendance were Tony Jose, Kyle Haulotte, Kyle Wilkerson, Kevin Smith, Erin Hamilton, Gwen Barr-Crawford, JC Connelly, Josh Cresswell and Rachelle Vandiver. Mike Conway & Charlie Burke was absent.

FIELD TRIP: **6PM**

1. Storm Water Issues **FIELD TRIP MEETING BEGINS AT CLUBHOUSE 6 PM – 8PM**

A. Breezy Point

1. Conduit buried by dock electrical, partially showing
2. Interlocking pavers lining the natural water way down the hill to the lake
3. Erosion ditch at the end, installed over 20 years ago
4. Wooden bridge over waterway seems to be solid
5. Water floods up to bridge and possibly over during heavy rainstorms

B. Kingfisher – Sandpiper

1. Culvert has broken loose and dropped
2. Water runs through a resident's yard (swale) instead of down the middle of common ground
3. Resident further up the hill has added rocks to help the flow of water

C. Windjammer Ct.

1. Concrete culverts going into lake are deteriorating
2. Siltation pond is getting full due to runoff from neighboring developments
3. Concrete barrier put in by Raintree to stop the siltation
4. We paid \$45K to dig out pond that is owned by investment group
5. Future thoughts- should we keep pond to avoid it being filled in and creating more siltation in our lake?

D. Seawall

1. Cracks were documented in 2012 and on by Rachelle
2. Upper ground is sinking
3. 2005 the rock wall was re-done on the far east and west side and seems to be holding much better as the appropriate rock was use

E. Bring in an engineering firm to give us a full neighborhood comprehensive plan for all storm water issues. Then break projects out into phases.

Mike Conway joined us for the work session portion.

WORK SESSION: **8PM**

2. Raintree View Presentation by Steve Casey (SC Planning & Designing)

1. Looking to develop a great space for the community.
 2. Would be respectful to vegetation in area, add some trees.
 3. Provided Development costs handout, and pictures of structure ideas.
 4. Plan to include 2 pickle ball courts (can include wind fencing at a later date). Create a walking trail that goes around the park, 30x30' structure with metal roofing, 8-10 tables under structure, new playground equipment for 2 age groups (2-5 and 5-12), pre-fab restroom, several open play areas, additional parking due to increased traffic in area, possibly bocce/horseshoe court, additional landscaping, site furnishings such as benches, trash, drinking fountains.
 1. Unclear on the utilities such as exact cost of water and sewer hook-ups, and electricity. Would need to look into a time-lock door for restroom.
 2. Raintree View Committee does not recommend adding lighting to parks to avoid usage/security issues at night.
 3. Rain garden and current water drainage for park area stays as is.
 4. Current playground equipment may be able to be auctioned off to gain back some expense.
3. Yellow Flag on 4th of July
1. New rule proposed by the Lake Committee as requested by the board.
 1. V.2.F- The yellow flag will be used after 3pm on the day of the RLPOA fireworks display. All boats except Lake Patrol boats shall only be used at a NO WAKE speed.
 2. Lake Committee member spoke with Josh about the poles at 150ft, and committee will look into reconsidering and expanding barrier.
 3. Josh said there is increased patrol on the 4th of July holiday.
 4. Discussion of what time to start the yellow flag between all board members.
 5. Boat parade causes boats to slow down.
 6. Final decision by Tony and some board members to start the yellow flag at 3pm (not unanimous). This will be something we try this year and evaluate next year if needed.
 1. Will be sent to the neighborhood in an email, posted on Facebook, and signs will be posted.

ADJOURNMENT: 9:10pm to exec session for legal. Motion by Mike, second by Kyle Haulotte, all approved 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 12, 2022

7:00pm

1. OPEN FORUM
 - a. 15 Minutes Total – Give your name and address before speaking- No residents spoke.

2. AGENDA

3. DETERMINE QUORUM & CALL MEETING TO ORDER
 - a. Called to order at 7:05pm by Tony, JC is listening in telephonically all others present. Rachelle Vandiver and Josh Cresswell also present.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA
 - a. APPROVAL OF JUNE MINUTES
 - b. APPROVAL OF PAYMENT OF BILLS
 - c. Motion by Mike, second by Kevin, all approved, 7-0-1.

6. TREASURER'S FINANCIAL REPORT – Read by Kyle Haulotte

FINANCIAL STATEMENT
JUNE 2022

Income:		
	Dues	\$111,438.60
	Other Income	\$19,825.38
	Total	\$131,263.98
Expenses for June		\$289,975.75
Net Income/Loss (June)		(\$158,711.77)
Bank Account Balances as of June		687,078.34
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429

Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$21,562

	2022	2021	
Total Outstanding Dues/Fines a/o 6/30/22:	\$38,023.86	\$33,888.30	Total a/o 6/30/21
Balance Due Liens Filed: (12)	\$27,557.89	\$27,032.39	Liens filed (9)
1st Letter (38)	\$4,141.45	\$2,618.25	1st Letter (15)
2nd Letter (8)	\$2,318.83	\$2,209.25	2nd Letter (8)
3rd Letter (9)	\$4,005.69	\$5,028.41	3rd Letter (14)

7. LEGAL REPORT

Judgments = 8

Bankruptcies = 0

Foreclosures = 0

Making payments = 1

Demand Letters = 11

Court = 1

Delinquent amount paid in June \$12,041.99

Meeting with the board and RLPOA's attorney this evening about the spillway bridge. Hearing with Judge is scheduled for August 22nd.

8. UNFINISHED BUSINESS

a. Marline/Pendant/Royale Common Ground

i. Tony asked for the petition, and Cori Hulsey/Astacia Morrow Hauck said

- they did not bring it to the meeting with them.
- ii. Introduction by Stacia. Further information/statements given by Stacia, in March of 2005, Marline/Pendant water problem was a topic at the board meeting and possible solutions were discussed. Rain garden was created in 2017 and later failed. March 2020 Cori/Stacia started moving loose rocks and digging ditch deeper. September 2020 asked the Board if they could continue and add more rocks. The Board stated that it was an issue that a long-term solution needed to be addressed in the future. Josh was stated as their point of contact, and they stated they did not need to return to a board meeting, and they were not told that they needed to discuss with the common ground committees. RPLOA provided 3 truckloads of rocks and riprap. In September of 2020 a bridge was installed by Cori/Stacia, and pumpkins and gourds were planted by residents. In October of 2020, RLOPA brought in 2 more trucks of riprap. They stated that the board failed to let them know that they needed to contact anyone else. 2 more bridges were added to area over the next year. In March of 2021, flagstone rock was installed to help the ditch by Stacia/Cori. Deck area was installed by residents to help with water drainage. Many email communications between Josh and Cori. In April of 2022, Josh directed Stacia/Cori to submit a form to ARB that was later declined by the Board as the ARB does not have common ground jurisdiction. Statements made about mosquitoes and the ducks. Cables that are exposed were being ignored by RPLOA. Requested that the engineering report from 2005 be released to Cori and Stacia within 14 days and will give request in writing. Their compromise is that if the common ground area is fixed, they will take the structures down and rehome the ducks. They stated that the stagnant water needs to be resolved. Would like the board to consider Cori/Stacia having their own Marline committee.
 - iii. Tony appreciates the presentation and the labor they have put into the area. He said the main issue is the quack house on common ground. The ducks can be moved into their own yard if they choose.
 - iv. Charlie asked why these particular ducks need a house? Cori stated that they needed ducks to stay in the field to eat the bugs as they have a 'lake' in their backyard and a place for protection as they cannot fly. Stacia said they cannot fly, so they needed a house for protection at night.
 - v. Kyle W. asked why the quack house was not on their property, and Cori said the ducks are the owned by the neighbors and live on the common ground that has a water drainage issue. Kevin stated that all the Board approved was plants and rocks on the common ground area.
 - vi. Kyle H. stated that we all agree that finances need to be put towards fixing the water drainage issue in this area. The board is getting bids to fix the failed rain garden area to get rid of the standing water. Kyle stated that if we remove the standing water, then Cori & Stacia have agreed there is not a need for the quack house and the ducks.
 - vii. Charlie asked why the ducks have to live on common ground. Stacia said she doesn't live near the area, Cori does but does not have room in her backyard for the duck house.
 - viii. Cori stated that Raintree has been negligent in taking care of the common ground water drainage issue. Tony stated that during their meeting, it was discussed with Cori that all of their structures needed to be in a plan.

- ix. Kyle W. read the statements that were in the media news reports and stated that we still have not received a plan from Stacia/Cori.
 - x. Tony halted discussions and wants to move forward. Asked all board members if the water issue and quack house are tied together or addressed separately.
 - xi. *Charlie motions that within 60 days removal of personal property including quack house from the common ground. All rock and planting shall remain to help with the water drainage issue. Mike seconds, voted 8-0.***
 - xii. Stacia asked if the bridge can remain to allow residents to cross the ditch. Gwen asked to allow the bridges after they are structurally approved. Kyle W. asked that a contractor be brought in to build the bridges and have this be included in the scope of work.
- b. Underwater stumps - Kurt & Judee Rettler
- i. Dock was expanded from 8 to 14 slips. This now blocks his lake view from his home. He was told the dock was placed in its current location due to stumps in the water. Kurt has a contact that could remove the stumps. He stated that he did not find any stumps from the shoreline to 12-15 foot.
 - ii. Kurt stated that he thinks the contractor would fix any issues to the concrete or common ground.
 - iii. Erin asked if the lake committee would be tasked to take into account homeowners views when installing future docks.
 - iv. Tony asked if lake committee discussed the fish habitats. Lake committee said the topic was discussed, and a potential stiff arm to support the dock.
 - v. Tony said there is a request to move the dock.
 - vi. Kurt said he would need to look at a bid before agreeing to paying for the total bill for the dock movement.
 - vii. Kyle H. and Tony agreed that we need to ask our dock supplier and electrician to see what the cost will be to move this dock. Josh tasked to obtain information.
- c. Request for Proposal Draft Stormwater
- i. We have a vendor Lamp Rynearson, which we have used for Cheddington and the dam slippage.
 - ii. Rachele stated bring them in to look at the 4 priority areas, and Kyle H. suggested they give us a design plan.
 - 1. Marline/Pendant/Royale
 - 2. Breezy Point
 - 3. Raintree Parkway drainage to Sandpiper
 - 4. Sunset Cove
 - 5. Windermere/Hidden Cove
 - iii. Task Rachele and Josh to have Lamp Rynearson bring a written recommendation for areas of concern and assign priority. Then we need cost estimates for each area and we will look to them for design guidance.
 - iv. Concrete culverts will be tasked in a separate project.
- d. Request for Seawall will be a separate RFP.
- i. Mike has received information from the TruLine Company he looked into and the top of the line would be \$1,000/foot. He reached out for more information on other jobs and ideas, but he hasn't heard a reply.

- ii. Multiple board members would like to have other alternatives looked into as well. We should also consider redoing the whole area while we are doing it instead of just the seawall. Mike will continue to look into other companies.

9. NEW BUSINESS

- a. Suicide Awareness Walk – Choose 2 Live
 - i. Robin Walsh, lot #251, owner of charity event
 - ii. Last year they conducted a 3-mile walk, read through some local statistics and how they are benefiting the community.
Motion by Kyle H., second by Charlie, to approve the walk on 9/24/22 with access to the pool restrooms. All approved, voted 7-0.
- b. Charitable Event Request – Choose 2 Live
 - i. Request to use clubhouse on Saturday, 9/24/22 for charity event not needed as we will leave access to pool bathrooms.
 - ii. Push the pool restroom winterization to later in the month, and use the pool restrooms. They will barricade so the pool area isn't accessible.
 - iii. Rachelle will add to the August Shoreline. Megan Gentile will add to the Raintree Facebook page.
- c. Charitable Event Request- Community Blood Drive
 - i. Request the use of the clubhouse on 9/23/22, estimate 11am-8pm to do a blood drive in her son's honor that is now in remission for leukemia. This will be available to all of the community. Rental, deposit, and cleaning fees will be waived.
 - ii. The event will be ran by the Community Blood Center- local blood bank. They will clean the area after the event.
 - iii. Rachelle will add to the August Shoreline. Megan Gentile will add to the Raintree Facebook page.
Motion Kyle H., second by Kyle W. by to approve the blood drive on 9/23/22 in the clubhouse from 11am-8pm. All approved, vote 7-0.
- d. Siltation Committee Presentation of Lake Information
 - i. Committee Budget Worksheet handout
 - ii. Over a million dollars have been used for siltation clean out up to this point.
 - iii. Thankful to board, present and past committee members for their continued work over the years.
 - iv. Professional mapping data was completed in April of 2022. The new data will be the baseline moving forward. The mapping will be completed again in 2023 & 2024. (\$15,850/year for mapping) Will send e-copies to Rachelle for further viewing.
 - v. Hidden cove has no areas 6' or deeper. Sunset Cove has 70% of its area that is less than 6' deep. The Reserve has 80% of its area that is less than 6' deep.
 - vi. Party cove- 80% more than 6' deep, Efforts cove- 90%, Sandpiper- 60%
 - vii. Long term goal is to have a 3-, 10-, and 20-year plan to managing the silt that is projected to enter the lake in the future. Unsure how fast the areas are filling in with siltation.

- viii. Continue Rip Rap and Turbidity on yearly budget.
- ix. Estimate of \$12,000 for mapping of ponds in Raintree for 2023.
- e. Appeal ARB Fine on roof 051622-RP04
 - i. ***Motion by Kyle H. and second by Kyle W. to modify the fine from \$200 to \$100. All approved, 7-0.***
 - ii. ARB Approved modified roof, 91% composite, 9% metal.
- f. Concrete Bids
 - i. Received from K&E Flatwork- ~\$36K & Epic Concrete Construction- \$67K; Josh will work on getting a 3rd bid.
 - ii. This new sidewalk will connect the main road to the clubhouse/pool area. This will also be a walking path for the docks in that area.
 - iii. Kyle H. recommended the width of the sidewalk be specified (5') and if there is any warranty. Josh will reach out to K&E for this information.
 - iv. Tony recommends the board members review the quotes and we can make the final decision at the next work session.

10. ANNOUNCEMENTS

- a. Yellow Caution Flag was successful on the 4th
- b. 2023 Budget Time-Committee deadline August 31, 2022

11. OPEN FORUM- None

12. ROUNDTABLE

- a. Kevin- status updates from the dock company regarding the underwater bracing and the concrete tops. Josh reached out 2 weeks ago, and we have not heard a reply. Will give details to Sharon- common ground committee for ideas on a few more walking trail areas.
- b. Josh brought up a dock issue of a lift that snapped off from the dock. The company has been contacted.
- c. Erin- consistent committee reporting, added to next work session
- d. JC- None
- e. Charlie- None
- f. Kyle W.- long term dock plans. Restriping of the trailer parking, Josh has reached out and he has not replied. Josh will reach back out again tomorrow.
- g. Kyle H.- marker from the dam, currently at 150-foot. Lake Committee discussed

but thought it has been working out well. Discussion of permanent mooring buoys. Add to work session agenda that boats not be allowed to park in the traffic areas, only park in the no wake areas. Surveys of amenities and improvements to the community, give the members a voice every year.

- h. Tony- RLPOA Facebook page- would like to have a page that the board is the admin, do not allow comments, and post information to the community.

13. ADJOURNMENT

- a. Motion to dismiss by Kyle H., second by Mike, all approved 7-0.

14. EXEC SESSION: 6:00pm Legal

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

July 26, 2022

7:00pm

SPECIAL MEETING:

1. 2005 Engineering report
 - a. No issues/concern, will release to resident that requested a copy
2. 2022 Storm Water Engineer Proposal
 - a. One proposal so far, Josh will be getting 2 more bids
 - b. Table until the next board meeting
3. Adjourn by Mike, second by Charlie, all approved

WORK SESSION:

1. Safety Lights/Cameras for lake activity
 - a. Solar powered light, possibly be able to turn on with a remote from the clubhouse or the water patrol boat; Mike had the office order one light and remote to test out
 - b. Proposed- one at clubhouse, one at boat ramp, one on Ward road, and one somewhere near the point on the lake (4 total)
 - c. Tony would like a shield on the back side of the light so that it doesn't shine into resident's homes, another idea is to place on the flag poles at the dam
2. New Dock construction engineer RDP (Request for proposal)
 - a. Table to the next work session- additional information needed, JC will look into this issue further and follow-up
3. Short-term rentals

- a. Tony stated that the City of Lee's Summit has an ordinance on home rentals such as AirBnB and VRBO
- b. Look into further by all board members, and discuss more at the next work session

NOTE- resident expressed that the next 2 items were not on the printed agenda from the office or in the email that were sent out. Tony said this is a not board meeting, items will not be voted on, this is merely a working meeting to discuss items that were on the agenda.

4. Committee Requirements/Communication

- a. Kyle H. thinks it's a good idea have meeting minutes documented, possibly a set number of members per committee, possibly a term limit for each member
- b. Charlie agrees that committee member limits should be set. He stated that board meetings are also open to all members to attend and discuss.
- c. Erin suggested a summary of minutes, Gwen suggested that yearly summary updates be given
- d. Kyle W. suggested that each committee present at each work session throughout the year, create a rotation schedule. This will begin at the next work session, Finance committee will go first. Rachelle will put together a schedule.
- e. Resident suggested that meetings be recorded and transcribed. Resident asked how they are supposed to know what committee agenda items are. Kyle H. said that all committee meetings are open to all members to attend.
- f. JC suggested that there are pros/cons to having term limits as it may push some members off the committee and lower the volunteers.
- g. Tony and Kyle H. said we are hoping to give more transparency to the residents about committee
- h. Kevin asked how committees should be ran, and Tony stated that each committee should set their own rules.

5. Resident Communication (Shoreline, E-news, Facebook, website)

- a. All managed by the office with the exception of Facebook. Office/RLPOA may need to create a Facebook page that has commenting turned off, and messages are relayed to the residents
- b. Shoreline is used as a legal notice to residents. The Shoreline is published every 30 days, and there is a 2-3 week lag to get information posted here.
- c. Discussion on posting information in E-news also to Facebook page
- d. Current Raintree Facebook page needs to stay the same
- e. Terry Wibble, resident, expressed that this may cause more questions to come in via messaging
- f. Kyle W. said that a preset message can be sent that states to contact the office for further questions. Suggestion to add a social media feed to our website
- g. Megan, resident, stated that she pins announcements to the Raintree Facebook page.
 - i. They would gladly give the Raintree Facebook page to the Board/Office, and it can be transferred over to new admins/moderators

6. Practical Driving Boat test

- a. Gwen suggested that a practical test be given to help with backing down the ramp, driving around the lake, driving in no wake, etc.

- b. Further discussion of having this be a service available to residents
 - c. In the past the safety test was given in person by the lake committee, suggestion that this be given to lake committee to discuss and come back with recommendations
7. Resident Survey
- a. Kyle H. suggesting as a means to engage with the community through a survey, possibly use the nominating committee to ensure that households only vote once
 - i. Mike volunteered to help Kyle H.
 - b. General questions be addressed at least once annually, not as part of the annual meeting, to get more ideas from the community
 - c. Suggestion from resident to have a paper copy along with the yearly HOA bill
 - d. Suggestion from resident of adding a poll to the Facebook page, asking residents what they want
 - e. Suggestion from resident of meetings being recorded and visible to residents, Kyle H. stated this can be discussed at a later work session
8. Marline/Pendant/Royale Common Ground Update
- a. Cori said she has nothing further to say at this time. Kyle H. said that the board communicated our stance on the topic.
9. Adjournment by Charlie, second by Kyle W., all approved.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 9, 2022

7:00pm

5. OPEN FORUM
10 Minutes Total – Give your name and address before speaking. - None

AGENDA

6. DETERMINE QUORUM & CALL MEETING TO ORDER- Kyle H. absent Everyone else in attendance. Rachelle Vandiver and Josh Cresswell both in attendance.
7. PLEDGE OF ALLEGIANCE
6. CONSENT AGENDA
APPROVAL OF JULY MINUTES
APPROVAL OF PAYMENT OF BILLS
- Motion by Mike, second by Kyle W., all approved, 7-0

8. TREASURER'S FINANCIAL REPORT
FINANCIAL STATEMENT
JULY 2022

Income:

Dues	\$90,766.68
Other Income	\$20,549.08
Total	\$111,315.76

Expenses for July	\$123,724.22
Net Income/Loss (July)	(\$12,408.46)

Bank Account Balances as of July	698,080.61
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Cash Subtotal Security Bank

Reserves 2022	Capital Assets Reserve	\$96,429
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Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000

\$21,562

2021 Roll-Over
Funds

	2022	2021	
Total Outstanding Dues/Fines a/o 7/31/22:	\$52,812.88	\$45,141.77	Total a/o 7/31/21
Balance Due Liens Filed: (13)	\$32,298.22	\$25,768.66	Liens filed (10)
1st Letter (98)	\$11,515.82	\$9,790.54	1st Letter (75)

2nd Letter (16)	\$4,579.42	\$2,201.78	2nd Letter (8)
3rd Letter (9)	\$4,419.42	\$7,380.79	3rd Letter (17)

9. LEGAL REPORT

- Meeting concerning the bridge spillway still scheduled before the Judge with the city's attorney and our counsel on August 22nd, 2022
- We have received a letter from the attorney general, the reply has been drafted by our attorney and will be discussed in tonight's legal meeting.

14. UNFINISHED BUSINESS

E. 2022 Storm Water Engineer Proposal

- Waiting on bids, we have a company coming out tomorrow to survey the area and give us a 2nd bid.
- Josh/Rachelle will try to get a third bid
- This is for the top 5 water issues in the neighborhood; seawall and Hidden Cove pond are both separate issues.

F. Dock Maintenance

- Vendor (Williams Lakefront) said the supplies will be here within the next week
- Will look into scheduling repairs after Labor Day once the lake traffic has slowed down
- Kyle W. & Josh will follow-up with the dock engineer in 2 weeks to get the front mount lifts and underwater bracing lined out for future dock repairs
- V dock will be first, then MP, then the Lake Committee has decided that I dock will be next
- Kevin asked about an update on NKD dock, Josh stated that the ramp does not line up with the concrete walkway as nothing is square

G. Rip Rap

- Josh is receiving a bid for a barge that has a conveyor that will lay the rip rap onto the lake and pond shorelines
- Possibly approve funds at the next work session for this project, Josh will work on getting a better estimate

H. New Dock engineer request for proposal

- JC and Kyle W. working on this project, will still continue to work on an engineered plan and an RFP to look at for next year
- 2023 budget will be dock repairs and maintenance

I. Resident Communications

- Rachelle will provide the Communication Committee two contacts from the Office to be added to the Facebook RLPOA page
 - These office contacts will post to page as needed and directed by the Board
- The Board would like to use a survey that has capabilities to be anonymous
 - Rachelle recommended adding survey to the October billing (mailed during the first 2 weeks of October); add survey link to this item
 - Rachelle can look into pricing on using Survey Monkey
 - Kyle W. suggested using the Facebook polling tool to start to get

residents involved and asking questions

- J. Marline/Pendant/Royale Common Ground Update
 - a. Cori asked about the bids, Tony gave a summary of item A (listed above)
 - i. Contractor looked at area to see if dirt work needed to be done, and Tony decided to hold off to insure our efforts will not damage the area any further
 - b. Cori asked if any new engineer surveys were done between 2005 and the installation of the rain garden, Tony answered no
 - c. Cori asked if any other rain gardens were going to be built, and Tony said that his guess is that only one rain garden was allowed due to budget
 - d. JC & Kyle W. asked Cori if there was an update on removal of the items or on her plan, as we are 30 days into the timeline, Cori said to come look at the area, and that little bits were being removed daily. Cori said that rocks have been removed.
 - e. Cori stated that she just received the letter August 3rd, it did not state a violation, nor was she able to appeal the letter.
 - f. Kyle W. asked if the duck house and other structures have been removed, Cori stated one bridge and the planter boxes have been removed. Cori said the duck house is still functioning. Cori said the deck has not been dismantled. Kyle W. asked if 30 days would be enough time to finish the project and Cori said she wasn't sure. Kyle W. asked if she would need help from RLPOA to finish the removal of the project, and Cori said she was unsure. Cori said she would be in touch. Charlie asked what a reasonable amount of time to remove the items, and Cori didn't give a date, she just said it was a lot of items to remove.
 - g. Charlie asked when the quack house was constructed, and Cori said it was constructed in Fall of 2021, and it was finished in March 2022. Charlie asked who owned the ducks, and Cori said it was someone in the Marline common ground area, and refused to give the owner's name.
 - h. Water in street is not tied back to the city, it's a pool drainage issue, Rachelle will share this information with the board.
 - i. Comcast contacted the resident that has the cable lines, Josh is unsure where this issue lies. Tony will take care of this issue.

15. NEW BUSINESS

- I. Street Lights on Raintree Parkway/Boat Ramp
 - a. Tony stated that all lights are back on, ticket was resolved by Evergy
- J. Lights on 291 Islands
 - a. Josh said they are scheduled to come out Thursday/Friday, new vendor is being used as previous vendor was not responding
- K. Floating Islands/bubbler
 - a. Rachelle gave this information to 3 committees and none seemed to have interest.
 - b. Hidden Cove is having a major algae bloom and chlorophyll issue, there are 3 inlets that have issues.
 - c. These islands are about \$6K for 3 islands only, no plants. These islands will take the nutrients that are feeding the algae. The fountain is unable to run as it gets clogged with algae. The fountain helps put oxygen in the water to help the fish breathe. This will help lessen the chemical usage in the pond
 - d. Rachelle will look into what plants will be the best options to place on these

islands and come back to the next meeting with more information.

- e. Underwater aerator (bubbler) could be placed to help aerate the pond, the power box will be by the electrical meter. Josh will look into more information on this system.
- L. Electrical Inspection
 - a. Josh stated that docks are inspected physically, and look for physical electrical damage
 - b. Josh stated that crew checks GFI's twice a year on all docks
 - c. Tony stated that we need inventory of what docks have junction boxes that are submersible during a rainstorm- Kevin will help get this inventory
 - d. Kyle W. asked if we have a preferred vendor, Rachelle said that we do; Kyle stated that we need a yearly certification list from the electrician
 - e. Tony directed Rachelle to include this for the 2023 budget
- M. Mooring Line at 150-foot offset from dam
 - a. Kyle W. suggested this idea to help better utilize the space near the dam for tying up
 - b. Concrete anchor block (4,000lb) connected to a cable at shore, and then have 10-12 mooring buoys going perpendicular to the dam starting at 25 feet from shore. One boat per buoy, and then each boat can connect to a buoy and still tie boats together. There would be multiple mooring buoy lines.
 - i. Kyle W. will do more research for cost and a diagram
 - c. Kyle W. asked if 2 no wake buoys can be added at the 150-foot line.
 - d. Tony suggested that we ask the boating population in the survey if they prefer 150 or 200-foot line possibly in the future

16. ANNOUNCEMENTS

- F. Family Swim August 20, 2022
- G. 2023 Budget Time-Committee deadline August 31, 2022
- H. Adult Luau, Friday, Sept. 2, 2022
- I. Fishing Derby Labor Day, Sept. 5, 2022
- J. Tony added that the last day the pool is open is Monday, Sept. 5th
 - a. School hours will begin on Monday, August 22
- K. Charlie added that the neighborhood garage sales are the second week of Sept.

17. OPEN FORUM

- Jeff Wilson, lot #679- Had a question about the process of the repairs
 - Lake committee suggested repairs to Williams docks, Kyle W. added suggestions, Williams docks went to their engineer to finalize the repairs
 - Cori Hulsey asked about the process, and Tony stated these are docks manufactured by Williams, and still under warranty, that are being repaired

18. ROUNDTABLE

- Kevin- none
- Mike- parts came in for the lights, he will begin to start the project
- Erin- asked about the status on the Trophy boat- Josh said the mechanic is coming to look at the boat in the parking lot, the tower will not be installed, and a

- Bimini will be installed
- Gwen- none
- Kyle W.- thanks for getting the boat parking lot restriped
- JC- none
- Charlie- will be absent at the next work session, and would like to add to the agenda, he will send an email to the Board, would like the fees amended
- Rachelle- thank you to Kevin for getting the City to repair all of the sidewalks on the south side
- Josh- on vacation 8/26-9/6- no cell service

19. ADJOURNMENT- move to exec session for legal by Charlie, second by Mike, all approved, 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

August 23, 2022

7:00pm

In attendance: Kyle Wilkerson, Kyle Haulotte, JC Connelly, Tony Jose, Kevin Smith, Mike Conway, Erin Hamilton, Gwen Barr-Crawford, Rachelle Vandiver, Josh Cresswell

Absent: Charlie Burke

WORK SESSION:

1. Umbrella Policy
 - a. Kyle H. will have a direct conversation with the broker to understand in more depth
2. Lake Committee Budget Requests (given by Tim Hamilton)
 - a. Concrete sidewalk to stairs next to the boat ramp, Kyle H. recommends a railing, Kyle H. suggested adding a walkway to the east side of the ramp
 - i. Thank you to David Campbell for the drawings
 - b. Bowspirit Cove- addition of kayak launch using gravel
 - c. New dock and/or dock modifications- estimates for new docks and to repair existing docks with issues
3. Boat Parking Sub-Committee Budget Request
 - a. Requested funds for architectural drawings
 - b. Parking across from the boat ramp, waiting for the land to be turned over to RPLOA from the developer
4. Finance Committee Revenue Recommendations
 - a. 8.52% CPI rate increase

- b. Recommended 100% increase to \$800 yearly boat slip rental fee to cover the costs of maintenance and replacement assuming a 20 year useful life of docks. Also studied KC market lakes' costs for annual uncovered slip rentals noting that the proposed rental of \$800 is still below all other rentals ranging from \$969-1,980 with closest private lake slip rental being Lakewood at \$969/year.
 - c. Motorized and nonmotorized boat stickers, 25% increase
 - d. Slight increase in Clubhouse and Duck Pond activity center rentals
 - e. Pontoon rental, no half days on holiday weekends, increase rental prices
 - f. Pool guests- no rollover for guest passes not used, increase price for purchased guest passes of 10 (those will roll over)
 - g. Lift attachment fee for the dock provider to install, annual lift fee (surcharge), grandfathered slip transfer fee
 - h. General discussion of price increase from board members and residents in attendance. These are recommendations and have not been voted on.
5. New Dock construction engineer RFP (Request for Proposal)
- a. JC asked if this was going to be discussed more this year or wait until 2023, Tony suggested that this item be discussed so we are best prepared prior to the 2024 budget time.
 - b. JC has concerns with how difficult it may be to inspect underwater bracing, suggestion from Tim Hamilton and Tony to check with the dock manufacturer on how the bracing chosen can be inspected
 - c. Kyle H. & Tony suggested to have multiple options listed on the RFP, such as 3- or 4-foot walkways, and single or double well slips, front mount or side lift mounts
 - d. Board and lake committee members present prefer 4-foot walkways and 6-foot headways, more discussion on the use of front mount lifts going forward
6. Office Plumbing repair
- a. Has been fixed twice this year, 2 options for a bandaid repair.
 - b. Multiple board members suggested Josh to get a bid to tie into the main sewer line, he will try to have ready at the next meeting.
7. Committee Requirements/Communication
- a. Suggestion from the board members to have Rachelle have each committee give an informal presentation to the board to give more information about their goals, purpose, meeting times, etc.
 - b. Rachelle will add this to the work session starting in January of 2023
 - c. Erin & Gwen will start working on a form that can be sent to the committee members
8. Resident Communication (Shoreline, E-news, Facebook, website)
- a. Josh is a moderator for the RLPOA Facebook page, he will reach back out to Terri about becoming an admin tomorrow

- b. The Office is looking to hire a replacement, and we will look at having this hired individual manage the website as well as help with this Facebook page
 - c. Software update, Josh and Rachelle have narrowed it down to 2 companies, and they need to look into further and demo
 - i. Will create a requirements document by end of December 2022, and then move onto finding the right software to fit their requirements
9. Resident Survey
- a. Survey monkey pricing handout, \$300/annually (50,000 responses per year), potentially budget for next year, can increase if needed
 - b. Kyle H. would like to use admin roles on Facebook to gauge ideas from the community to see what questions to add to the survey
10. Marline/Pendant/Royale Common Ground Update
- a. Uhl Engineering loss of stormwater engineer- no longer an option
 - b. Shafer/Kline/Warren requires a fee to give us an estimate
 - c. Lamp Rynearson- discussion by the board if we should use this firm and move forward
 - i. This will be added to the next board meeting agenda
 - ii. Josh will reach out to have them attend the next meeting to answer any questions
 - iii. Kyle H. suggests all board members read the quote, comprise questions, and bring to the next meeting
 - d. Josh will be moving rocks from the Marline area and placing the rocks on the back side of the rain garden so that Everygy can do the ground line work in the future
 - e. Tony followed up on the cable lines, and a new ticket has been placed
11. Erin will be absent from the next board meeting, can remote in on Teams, Kyle H. will take notes
- a. JC will be absent from the September work session; he will remote in on phone if possible
12. Round Table
- a. Gwen, Mike, Kevin, Tony, Kyle H., Kyle W.- none
 - b. Erin- update on Trophy boat, none at this time, Josh will follow-up with Sportsman tomorrow
 - c. Josh is out on vacation next week, will have no cell phone service
 - d. Rachelle- has 2 bids for siding replacement on Clubhouse, Tony said to move this to budget for next year

ADJOURNMENT at 10:11pm, motion by Mike, Kyle W. second, all agree.

EXEC SESSION: None

**Raintree Lake Property Owners Association
Board of Directors Meeting
September 13, 2022**

Members present: Tony Jose, Charlie Burke, Kyle Haulotte, Kyle Wilkerson, Gwen Barr-Crawford, Mike Conway, Kevin Smith, JC Connelly. Rachelle Vandiver, Josh Cresswell in attendance. Erin Hamilton Absent

1. Open Forum: no discussion
2. Quorum & Call to order: see role above.
3. Pledge of Allegiance
4. Consent Agenda
 - a. **JC moved to approve; Kyle W second. 5-0-2 with Kyle H and Charlie abstain**
5. Finance report provided by Kyle H

**FINANCIAL STATEMENT
August 2022**

Income:		
	Dues	\$83,543.95
	Other Income	\$18,170.04
	Total	\$101,713.99
Expenses for August		\$113,458.28
Net Income/Loss (August)		(\$11,744.29)
Bank Account Balances as of August		645,611.29
	Cash Subtotal Security Bank	
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$21,562

	2022	2021	
Total Outstanding Dues/Fines a/o 8/31/22:	\$42,274.30	\$37,889.46	Total a/o 8/31/21
Balance Due Liens Filed: (11)	\$30,538.80	\$29,437.98	Liens filed (16)
1st Letter (55)	\$5,964.77	\$4,913.65	1st Letter (38)

2nd Letter (12)	\$3,494.16	\$824.78	2nd Letter (3)
3rd Letter (5)	\$2,276.57	\$2,713.05	3rd Letter (6)

6. Legal Report provided by Tony J
City requested a postponement until Sept. 19, 2022.

7. **Unfinished business**

- a. Dan Miller (Civil Design Group Leader), Amy Bunnell (Sr. Project Mgr) from Lamp Rynearson
- i. Kyle W. questions
 - a. Charge extra to attend BOD meetings?
 - i. If we need to prepare significant materials, laminated boards, etc., that's when we charge add'l
 - b. Schedule?
 - i. Could complete by end of year
 - ii. Would start within two weeks or so
 - iii. Original was 20 weeks
 - c. Fee?
 - i. Lump sum fee with cap with no significant scope changes
 - ii. Bill monthly on work completed
 - 1. 3 bills in 2022
 - d. Reference Eng. Joint Contracts D...Committee type reporting
 - e. Release of documents to Client available so long as we release of LR from liability
 - f. Changed start date on short scope to Sept
 - g. Deliverable?
 - i. Setting reporting, alternatives, analyses, conceptual 30% plans
 - ii. Additional effort for final design
 - iii. Provide additional project estimates
 - 1. Assume easement costs are negligible
 - 2. Some DNR storm water permits
 - ii. JC questions
 - 1. Multiple options for each area; what's the basis for the recommendations; costs?
 - A. A: Different types of materials
 - 2. Have you been involved in these?
 - A. Yes, Cheddington and the Dam project
 - 3. With GIS, you will be able to calculate water flow into the area?
 - A. Yes
 - B. We're focused on providing flood protection for structures (to 100 year question)
 - C. Cheddington was designed for the common 10 year event
 - iii. Charlie questions
 - 1. Prioritization (last sentence) assist?
 - A. Yes, we'll provide input
 - iv. Kyle H questions

1. GIS: Geographic Information Systems (elevation and topographic data; overlaid aerials)
2. Overall: have you observed cases where there is responsibility for civil improvements by the city or other jurisdiction? Are there governmental grants available for the end-product?
 - A. Not familiar with a case similar to ours where improvements could have liability by a civil jurisdiction.
 - B. MO recently had a grant program with funds from American Rescue Plan Act that was just closed, but this is rare
3. Within 1bv2: what does, "Anticipate no additional survey will be needed for future design in this area," mean?
 - A. Conduct full topographic (no further dollars to follow)
4. What should we budget for additional design and construction services if we move to the next phase?
 - A. It depends upon the scope of what is selected. We believe that we spent an estimated \$60k on Cheddington's design phase.
- v. Motion by Charlie to approve up to \$60k for 2022 Storm Water Engineer Proposal with funds transfer from Account 4004 contracted with Lamp Rynearson. Mike second.
 1. Motion carries unanimously
- b. Walking Trail budgeted to \$52.5k: Three suppliers reviewed A, B and C with C being newest that was performing work for the city of LS on our sidewalks
 - i. Kevin: Google reviews of proposed suppliers: A 4.6 (30); B 5.0 (17); C 5.0 (5.0). C is a municipal contractor
 - ii. Tony: Discussion of where we would need additional concrete work to be completed (Bulkheads for docks, Slurry for Duckpond basin)
 - iii. Tony: why is there such a large gap in price? Having a hard time assuming that we will continue to pay a 30% premium for our preferred provider
 - iv. Kyle W. suggests that the bid for A suggests cuts of concrete vs. hand-troweling which is indicative of A not reviewing the RFP clearly and likely going to have substandard work, or their end-cost will be greater.
 - v. Many board members have a hard time believing A as being a legitimate final all-in quote that wouldn't change with final invoice
 - vi. Gwen points out that the bid is only good for 15 days, so needs to be re-bid.
 - vii. Kyle H and other residents asked whether we should be spending these funds on a sidewalk given other current cost considerations?
 - viii. Kyle W makes motion to install the sidewalk from Raintree Drive to Clubhouse West side of Normandy Cove with supplier C providing services for up \$52,500 out of acct 2007 to also include any RLPOA soft incidental costs covered from same budgeted funds. Gwen Seconds. Motion carries 6-1 with Kyle H being dissenting vote.
- c. I dock contract re-deck
 - i. Josh: V, MP and O were original docks requiring new decking. MP is currently being re-decked and plan was to proceed with O dock next. Lake committee desires to have I dock re-decked vs. o-dock, so we will proceed first with I dock decking replacement. No material has been ordered at this point for neither V dock nor O dock (now that I is being repaired first)

- ii. Discussion by Kyle W to withhold signing contract in order to obtain the front mount design
 - iii. Motion by Mike to proceed with I dock contract with Kevin second vote 6-1 with Kyle W be dissenting vote
 - d. Q Dock update
 - i. Josh states that he and San checked Geometry of shoreline and located stumps underwater. Josh believes that the contour of the land doesn't allow for a 24' move of the dock to the East as the float would be on the bottom of the lake and there is a stump in 1.5' of water.
 - ii. Charlie suggests a communication to the resident that the cost to make the move is much too significant given earthmoving necessary to allow movement of the dock to the East.
 - e. 7E: Marline/Pendent/Royale Common Ground Update
 - i. Board doesn't believe the hole should stay; one of two bridges is more stable than the other. The flagstone is unstable. Pool will be removed. Red box-indifferent at the moment. Allowing bridges to stay so long as 2nd bridge is reinforced. Hole will be filled in; all personal items will be requested to be removed. Staff lay down new seed with straw over it.
- 8. New Business
 - a. Girl scout troops DPAC Usage
 - a. Charlie inquired as to whether form was used for usage
 - b. Charlie motions for approval of the usage by Girl Scouts to use the DPAC. Second by Mike: motion passes 7-0
 - b. Courtesy Dock repairs budgeted up to \$4,235
 - a. Mike moves to approve the funds for courtesy and swim dock repairs not to exceed \$7,000 Charlie 2nd; motion passes 7-0
- 9. Announcements as noted in agenda
- 10. Open forum
 - a. Discussion RE facebook admin resolution: Josh and Meagan to resolve
- 11. Roundtable
 - a. Josh: please add front mount lifts to work session agenda; Kyle W: please add underwater bracing to the agenda as well. (will be added to October working session)
 - b. JC: discussion of '05 conversations among Board and Lake Committee to do away with dual well docks and front mount lifts going forward. Should we have a Dock only committee (will be added to October working session)
 - c. Gwen: no
 - d. Mike: make sure that bids are current when they're presented to the board
 - e. Kevin: resident contacted Lee's Summit City Counsel Hillary Shields who is willing to raise the issue regarding developments not having retention ponds and wanted to know the right person to speak to the issues. Rachelle responded and suggested that Siltation committee could provide additional information
 - f. JC: Gull point courtesy dock status: Josh
 - g. Kyle W: October work session mooring lines
 - h. Kyle H: October work session regarding the Future Projects reserves and whether those funds should be placed into a sinking fund
 - i. Charlie apologized for missing Aug work session, but would like the finance committee presentation materials as well as the Boat Parking Committee Materials
- 12. Kyle Motions to adjourn, Charlie second; motion carried 7-0

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

September 27, 2022

7:00pm

WORK SESSION:

10. Activities Committee Budget Requests
 - a. Would like the same budget figures as 2022
 - b. 50th anniversary will be handled through the office
11. Raintree View Committee Budget Requests
 - a. The preliminary park development costs broken down into three phases for a 3-year plan (~\$685,000 total)
12. Pond Committee Budget Requests
 - a. 5-year plan to finish walk trails around existing ponds, pond repair, rip rap installs, future enhancements to ponds such as benches, trees, etc. Next aerator would be Minnow Pond possibly in 2026.
 - b. Tony asked about the overall cost of concrete per linear foot. This will be confirmed with the bid we just received.
 - c. Kyle H. requested a map for all the ponds and trails currently existing. Josh will provide to the board.
 - d. Tony asked about maintenance of current concrete trails, and Josh stated that this is covered by RPLOA maintenance budget.
13. Duck Pond Committee Budget Requests
 - a. Will use what is left in the 2022 budget to purchase a new serving cart.
 - b. Request for funds in case any kitchen or building repairs come up in 2023.
14. Common Ground Committee Budget Requests
 - a. Roll over the 2022 budget into 2023
 - b. Small project for beautification of Regatta Entrance
 - c. Would like to purchase the trail makers
 - i. Enlisted an Eagle Scout to complete the labor. He will fundraise to help complete the project.
 - d. Concept to have one trashcan, one bench, and a tree in multiple areas throughout the neighborhood on the walking trails
 - i. Surveyed the neighborhood and would like to purchase 14 trashcans, RPLOA would cover labor of concrete pad
 - ii. 2 trashcans and 2 benches to go on the southeast side of the lake that is lacking these
 1. Charlie requested a copy of the map of the existing trashcans, benches, and trees
 - e. Beautification of the Regatta Road Entrance- need to replace trees on all 4 islands

- f. Member of the committee would like to donate an inexpensive and expensive poop bag dispenser to help with the dog poop issues throughout Common Ground
15. Pool Committee Budget Requests
- a. Would like to hire a planner/architect to devise a long-term master plan for the pool and playground area
 - b. Would like to purchase stools for the concession stand area
 - c. Water fountain and bottle filler possibly in the breezeway between the restrooms
 - d. Updated signs in the restrooms, hooks in the changing rooms for hanging bags/clothes
 - e. Charlie asked about the restroom floors, committee will look into the cleaning process and consider options for next year
16. Security Committee Budget Requests
- a. Request to rollover 2022 budget to cover increase costs of off duty officers, and maintain the budget
 - b. Off duty officers are hired to patrol neighborhood throughout the year to cover nights as needed
 - c. Tony guided committee to spend the 2022 budget and the board will discuss on how to cover and possibly increase 2023 budget to cover the increase of cost
 - d. Charlie tasked the committee with increasing their budget for 2023
17. Staff Budget Requests
- a. Wi-Fi and security cameras to the maintenance building, large fan in the meeting/workspace, boom mower to cut the weeds near the lakes/ponds
 - i. Bat wing currently 3 days/weeks, boom mower 2 days/week. Case mower is the only one that can hold both attachments (horsepower requirement)
 - b. Self-pro weed eater to use on areas such as guardrails, canopy roll-guard kit (x2)
 - c. Wish list- widen garage door to 15', add gravel to the drive around
 - i. Rachelle will check that gravel can be added with the special use permit
 - d. Charlie asked about tax on items listed, Tony recommended increasing their final budget number
 - e. Discussion of the fishing pier, this was tasked to Pond Committee
 - f. Gwen asked about the pond bubbler. Rachelle included the costs for the bubbler for Hidden Cove and the island plants in the budget
 - g. Sidewalk repairs, Josh is working on these
 - h. Concrete swell on the dry basin by Duck Pond, this will still be repaired on 2022 budget
18. Charlie overview of all Committees- no funds needed for Nominating, Finance, ARB, Appeals, Facilities (committee not in place), Welcoming, and Social Media
- a. Seawall and dock plans will be discussed at the October work session

ROUND TABLE

1. Gwen, Kevin, Charlie, Tony- none
2. Erin- Committee questions, comprised a list with Gwen, will give to board once the budget is done
3. Kyle H.- Reserve access how much funding should be set aside, look at all requests from committee and decide if all items are wanted/needed (binary yes/no), and then go through and rank each item/budget

- a. Tony guided Board to look over Revenue items and there will be a discussion at the next board meeting. Kyle H. recommended to yes/no all Revenue items, and then we will discuss all no's at the next board meeting
 - i. Board agreed that revenue binary votes would be yes/no with no votes being discussed further at future meeting; yes votes finalizing that revenue item. Committee budget request items yes/no before next meeting. Yes vote items will be prioritized; no vote items to not be included in 2023 committee prioritization workbook.
 - b. Charlie does not like the approach of binary yes/no, would like to prioritize as done in the years past
 - c. Concerns from residents about the committee members being pushed off committees and residents not being heard
- 4. Kyle W., JC- absent
 - 5. Mike moves to adjourn, Kyle H. seconds.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 11, 2022

7:00pm

All Board members present.

8. OPEN FORUM

- A. 10 Minutes Total – Give your name and address before speaking.
- B. San LaPoint 4 items he wants to bring to the board's attention.
 - a. Stated trailer parking references in the rules and has seen multiple campers and stated there is not anything stated in the rules.
 - i. Kyle H. asked about the code enforcer, and Rachelle said he works 5 days/week. Rachelle stated that they have 72 hours to move the trailers/campers. They are sent a letter, and then given 10 days to correct.
 - b. Ramp gate lock needs to be looked at and possibly replaced. He said the numbers are hard to get to correct and the lock opened. Josh said this is the third lock for this year.
 - c. North ramp blockage, is there a plan for blocking this?
 - d. ARB asked about artificial turf possibly allowing in the future due to climate changes and its effect on growing grass.
- C. Jeff Wilson, lot #769, asking about the budget and what large expenses have been taken from this account. Rachelle stated that this is general account. Kyle H. stated that they projected for 2022 to be in the deficit, and as of today we are at a surplus.

AGENDA

- 9. DETERMINE QUORUM & CALL MEETING TO ORDER by Tony
- 10. PLEDGE OF ALLEGIANCE

7. CONSENT AGENDA
 APPROVAL OF SEPTEMBER MINUTES

A. Motion to approve minutes contingent of revisions by Kyle H. on 10/11/22 at 6:17pm, second by Mike, approved, 7-0-1.
 APPROVAL OF PAYMENT OF BILLS

B. All approved, 7-0.

10. TREASURER'S FINANCIAL REPORT

**FINANCIAL
 STATEMENT
 SEPTEMBER 2022**

Income:		
	Dues	\$96,229.48
	Other Income	\$11,421.39
	Total	\$107,650.87
Expenses for September		\$174,695.46
Net Income/Loss (September)		(\$67,044.59)
Bank Account Balances as of September		627,684.70
Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$21,562

	2022	2021	
Total Outstanding Dues/Fines a/o 9/30/22:	\$39,647.96	\$33,555.98	Total a/o 9/30/21
Balance Due Liens Filed: (16)	\$33,164.20	\$27,431.07	Liens filed (16)
1st Letter (45)	\$4,759.10	\$4,041.32	1st Letter (33)
2nd Letter (6)	\$1,724.66	\$824.78	2nd Letter (3)
3rd Letter (-)	\$0.00	\$1,258.81	3rd Letter (3)

Cash Subtotal Security Bank

	2020
Total Outstanding Dues/Fines a/o 9/30/2020:	\$39,166.30
Balance Due Liens Filed: (17)	\$34,447.70

1st Letter (21)	\$2,432.55
2nd Letter (7)	\$1,879.67
3rd Letter (1)	\$406.38

11. LEGAL REPORT

	Jan. 2022	Feb.2022	March 2022	April 2022	May 2022	June 2022	July 2022	Aug.2022	Sept. 2022	Oct.
Judgments	7	7	6	7	7	8	8	6	6	
Bankruptcies	0	0	0	0	0	0	0	0	0	
Foreclosures	0	0	0	1	1	0	0	0	1	
Making Payments	2	2	2	1	1	1	1	1	1	
Demand	9	8	9	27	13	11	13	8	9	
Court	1	3	3	3	2	1	1	1	1	
Delq. Paid	\$9,147.91	\$15,234.35	\$11,512.14	\$7,064.61	\$15,692.93	\$12,041.99	\$20,378.24	\$13,711.61	\$4,485.08	

Legal Report for 2022 and Comparison

2/4/2022 No response or tentative date pending on legal matters. 7/12/2022 Meeting scheduled with Judge for August 22, 2022 8/22/2022 City requested a postponement until Sept. 19, 2022 10/7/2022 RLPOA attorney has filed a motion for Summary Judgment. Conference set for November 7th, then the judge has up to 90 days to rule on it.

20. UNFINISHED BUSINESS

A. Boat slip Annual Fee

- a. Kyle H. gave background on dock repairs/replacements and what they cost per year, which is how the Finance Committee came up with the \$800 proposed boat slip fee.
 - i. Inspections, boat dock maintenance, insurance are all fees that are incurred throughout the year. Also gave a comparison of boat slip fees from other communities in the KC area.
 - ii. Charlie was approached by a member of the community of about the process for budget and revenue this year and he wanted to share with the Board. Why are all of the committees not treated the same? Tony stated that the Finance committee was the only committee's opinion taken into consideration for Revenue budget. Charlie had questions about Board members also being on committees. Rachelle stated the Treasurer is the chair of the Finance committee and the current and past treasurers stay on the committee to help the transition go smoothly. Rachelle stated that there is not a rule that states a board member cannot be on a committee or as a chair.
- b. Tony stated that this budgeting process was chosen so that more time could be spent on items that board members disagree on. There is not a need to discuss items that majority of the board already agrees on. Tony wanted to separate budget and revenue discussions. This discussion will continue in open forum if needed.
- c. Rachelle stated that dock dynamics have changed which has created a cost change in the dock maintenance.
- d. Bob Burasco, resident, asked why other public lakes are being compared as RLPOA is non-for-profit. Kyle H. stated that non-for-profit lakes were listed as well.
- e. Resident member asked why now these costs listed above are considered. Another member stated that community has not been told and thinks this should possibly be voted on by the community and numbers given to community. Kyle H. stated that this is a dock replacement cycle based on a reserve study performed by an independent agency. Also, that the HOA dues should not subsidize the dock slip fees.
- f. Craig Coleman, lot #316, agreed that finance numbers should be shown to community. He asked what has changed that more engineered docks are needed. Kyle H. and Kyle W. stated that overall dock prices have increased, and this is not shown in the slip fees. Also that insurance policies have changed and we needed to show our underwriter that we have a better dock solution. Newer docks are built differently than the older wooden docks that are still upholding.
- g. Craig Morris, #MH27, supports the fees. He said that 50% of the slips were sub-leased, and asks why this is the case, and residents should look at that.
- h. Kelly McBride, lot #12, has been on the finance committee for the last 3 years, and has encouraged fees to be increased, but the committee has not supported this in the past.
- i. Jeanne Willerth, lot #517, said there is a lack of transparency from the board to the community. Also asked if the boat stickers can be increased

- so that all boaters are taking on the cost.
- j. Charlie and Kevin asked about increasing the fees to more than the proposed \$800 to stay ahead of the game. Kyle H. said fees can be evaluated again next year if needed.
 - k. Tony tabled the item for 30 minutes to move onto other agenda items at 8:10pm.
 - l. Charlie stated that all revenue fees will be increased for 2023. Tony read all fee increases and stated this will be sent in an email tomorrow. Tony stated that the lift attachment fee and annual lift maintenance fee will not be voted on tonight as we do not have the appropriate numbers from the dock vendor.
- B. Annual Lift Maintenance Fee
- a. 24 docks, 288 slips, this fee would cover accelerated wear and tear on docks and insurance.
 - b. JC concerns are that there will be more costs with dock structures and agrees with the fees.
 - c. Charlie asked about the yield this would create this year, which is about \$16,000 for about 81 docks with lifts at \$200 each.
 - d. Kyle W. would like more numbers from the dock manufacturer to have a more accurate decision and ensure costs to the association are covered.
 - e. Tony summarized that this fee would cover the costs for structural additions added to dock to support the lift. This is not added by the companies that move or attach the lifts.
 - i. Lift attachment fee is separate. The lifts cause a structural change to where the lift is being placed on the dock. This fee will cover additional costs incurred to the dock for maintenance.
 - f. The Board would like for Josh to reach out to dock manufacturer, Brad, for more budget numbers.
 - g. General comment from Erin to residents in audience that board meeting and work session minutes are listed on the RLPOA website. The numbers and summary given by the Finance Committee are listed in the minutes.
- C. 2023 Budget Discussion
- a. Tony read all the proposed fees and asked if the board is comfortable voting on the boat slip and annual lift maintenance fees before publishing to the residents, board members do not want to vote yet.
 - b. Rachelle asked if this new revenue items should be published to community. Tony stated that it would be posted in the Shoreline, E-news, and the RLPOA FB page.
 - c. Tony stated that these revenue numbers will not cover everything that is needed. Needed projects will be deferred in 2023 as RPLOA does not have the income and funds to cover it.
 - d. Tony asked for board to vote tonight on approving the 2023 CPI for Class A (\$629.40), Class B (\$419.40), and commercial fees (\$560.16), all approved. Motion by Kyle H, second by Mike, approved 7-0.
 - e. Tony asked for those willing to vote tonight on all revenue items except lift attachment fee and annual lift maintenance fee, 3 approved, one vote rescinded by Mike.
 - f. Tony asked for those willing to vote tonight on all revenue items except lift attachment fee, annual lift maintenance fee, and boat slip fee, no votes.
 - g. Kyle H. asked about ranking of the committee budget priorities and this

will happen by the board members before the next work session. Ranked items will be discussed at the next work session.

- h. Kyle H. asked for the Board to begin thinking of a number that we want as an operating and capital reserve. Board members need to look at the file sent by Kyle H. Discussion of the reserve study and if these numbers should be considered when deciding on our capital reserve.

21. NEW BUSINESS

22. ANNOUNCEMENTS

- L. Trunk or Treat, Saturday, October 22nd from 6-8pm in the clubhouse parking lot
- M. Boat and boat trailers deadline October 31st

23. OPEN FORUM

- A. Jeff Wilson, asked for the Board to continue thinking about increasing the HOA dues. This could be an item brought to the communities' attention for further discussion. Mike said that our covenants state that we can only increase the dues by a certain percentage each year.

24. ROUNDTABLE

- Kevin, Kyle H., Mike, Tony, JC, Charlie- none
- Erin- will be absent from the next work session, another board member will take minutes
- Gwen- absent from the next work session
- Kyle W.
 - Siltation loan, this will be discussed in an upcoming executive session.
 - Follow-up on the social media, RLPOA FB page. Josh needs more training but hoping to post the items listed above about the proposed budget.
 - New management system- no feedback yet from the Board, Rachelle and Josh continuing to look into its capability with the pool ID system, direct deposit, and payroll.
 - Discuss the use of the Clubhouse as more of an amenity for use by all residents, Rachelle will add to future work session.
- Rachelle
 - November work session will be the week before Thanksgiving on 11/15.
 - Will be on vacation next week, Josh will be in charge.
- Josh
 - Trophy boat has been completed, will be picked up this week and will do a water test and give the Board an update if needed.
 - Will send a budget number for a new pontoon to the Board.
 - Will follow-up with Brad from Williams docks.

25. ADJOURNMENT- motion by Kyle H., second by Mike, all approved, 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

Oct. 25, 2022

7:00pm

Members in attendance were: Tony Jose, Charlie Burke, Kevin Smith, Kyle Haulotte, Kyle Wilkerson, Mike Conway and JC Connelly. Rachelle Vandiver and Josh Cresswell were also in attendance. Erin Hamilton and Gwen Barr-Crawford were absent.

WORK SESSION:

1. Bid for office restroom – Repairs to the office bathroom, capping the old sewer line and connecting to the new line that exists. Board requested to place on the Consent Agenda for approval.
2. Reserve Accounts – Discussion around setting up reserve accounts for future large projects of seawall, stormwater, capital assets and operational.
3. 2023 Budget – Worked through the committee budget requests and placed in budget by priority ranking. Discussed difficulty prioritizing activities with needs and wants.

ADJOURNMENT: 10:24pm Moved to exec session for Legal & Personnel.

EXEC SESSION: Legal & Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 8, 2022

7:00pm

Josh Cresswell and Charlie Burke absent

11. OPEN FORUM

D. 10 Minutes Total- Give your name and address before speaking- None

AGENDA

12. DETERMINE QUORUM & CALL MEETING TO ORDER by Tony

A. Josh & Charlie absent

13. PLEDGE OF ALLEGIANCE

8. CONSENT AGENDA
APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF OFFICE RESTROOM REPAIR

A. Motion by Mike, second by JC, approved 7-0.

12. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
OCTOBER 2022**

Income:

Dues	\$103,159.48
Other Income	\$12,645.70
Total	\$115,805.18

Expenses for October	\$122,558.40
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Net Income/Loss (October)	(\$6,753.22)
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Bank Account Balances as of October	586,935.53
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Cash Subtotal Security Bank

Reserves 2022	Capital Assets Reserve	\$96,429
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Future Projects	Facilities	\$15,000
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Raintree View	\$17,350
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Siltation Loan	(\$45,000)
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Ward Road	\$10,000
Pond Walking Trail	\$25,000

2021 Roll-Over Funds \$21,562

	2022	2021	
Total Outstanding Dues/Fines a/o 10/31/22:	\$63,834.20	\$53,197.04	Total a/o 10/31/21
Balance Due Liens Filed: (15)	\$34,431.90	\$28,052.63	Liens filed (13)
1st Letter (175)	\$22,666.38	\$17,168.56	1st Letter (128)
2nd Letter (16)	\$4,580.35	\$6,235.20	2nd Letter (24)
3rd Letter (5)	\$2,155.57	\$1,740.65	3rd Letter (4)

13. LEGAL REPORT

Judgments = 6
 Bankruptcies = 0
 Foreclosures = 0
 Making Payments = 1
 Demand Letters = 11
 Court = 1
 Delinquent amount paid in October \$3,940.32

A. Ownership of bridge discussions with the courts was held yesterday, City of Lee's Summit scheduled a motion for a continuance until December 1st.

26. UNFINISHED BUSINESS

D. Garage door replacement- current garage doors are not insulated, rest of garage is not insulated with the exception of front of shop where heat is.

a. JC motions to approve the cheaper bid by Overhead Garage Door of a non-insulated door from 2021 rollover funds, second by Mike, approved 7-0.

E. Software Upgrade

a. Appfolio dropped the price for RLPOA, \$0.70/unit, one time set-up fee, and then monthly website fee if used
 b. Rachele will email tomorrow to create a Zoom call with company regarding implementation questions, any board member can join.
 c. Motion to approve up to \$20,000 from account 5021-100 of the 2022 budget for the purchase of the Appfolio management software contingent on questions to be answered satisfactorily by the company, by Mike second by JC, vote 6-0-1.

F. 2023 Budget Discussion

- a. All items approved with some board discussion.
 - i. Transfer fee and new member amenity fee will be budgeted at 25,000.
- b. Lift attachment fee of \$250, resident would incur only when attaching a new lift or reattaching a lift from one slip to another- not approved
 - i. Resident will be charged to attach lift based on William's dock fees.
- c. Yearly lift maintenance fee of \$200- approved (account code 412)
- d. Grandfathered slip transfer fee of \$1000- approved (account code 413)
- e. Common Area Expense- bubbler added in
- f. Employee related expenses 3003- budget adjustment \$564,000
 - i. Kyle H. requested an accurate head count, new employees if needed, hours worked this year by employees, and exact pay per employee- Rachelle will create/send out spreadsheet
- g. Facilities expense 4004- change \$89,500 to \$45,000 to cover fixing gutters and soffits
 - i. Take \$50,000 out of Capital Reserves, so total becomes \$200,000 for additional cost or potential siding fix to Clubhouse
 - ii. Lift attachment fee (revenue) of \$16,200 for the year
- h. Gen. & Admin
 - i. Office Equipment 5020- modify from \$7,000 to \$2,000
- i. Lake/Siltation/Conservation
 - i. Pond Capital Improvement 6080- \$4,500 to \$2,000
- j. Maintenance Building
 - i. Gas/Oil 7003- increase from \$13,000 to \$15,000
- k. Pool
 - i. Gas 8002-300- increase from \$4,500 to \$6,500
 - ii. Pool Management Contract 8001 decrease from \$100,725 to \$98,250
- l. Shorelines
 - i. Printing/Typesetting 9002 increase \$2,000 to \$20,000
- m. Available discretionary funds adjusted from \$51,147 to \$60,906.
- n. Motion to approve the budget by Mike based on approved changes to discretionary funds of \$60,906, second by JC, approved 7-0.

27. NEW BUSINESS

A. AG-Power Lease for 2023

- a. One tractor on lease, one tractor is being retired and lease payment will end, new tractor with new lease. Multiple questions from the Board, will table item to December board meeting when Josh is in attendance. Rachelle will get an updated quote with questions answered.

B. Aquaticare Pool Contract for 2023- see handout

C. Capital Electric bid for 291 island lights

- a. Motion to approve bid and transfer funds for bid from account 4004 to 2003-200 by JC, second by Erin, approved 7-0.

28. ANNOUNCEMENTS

- N. Veteran's Day Friday, November 11th

- O. Work Session moved to November 15th
- P. Christmas Tree Lighting Ceremony, November 15th at 6:00pm
- Q. Offices will be closed Monday & Tuesday (11/14 & 11/15) for construction

29. OPEN FORUM

- A. Jeff Wilson stated we should continue upkeep on the Clubhouse as it reflects our community.

30. ROUNDTABLE

- A. Mike- resident asked for more history of the neighborhood and add a second pool
- B. Kevin- Creekside & Raintree Pointe neighborhoods do not have their monuments in place. We approved last year. Need to discuss with developer.
- C. Kyle W.- asked about posting on FB page- Rachelle said that Josh and office member will be trained and begin posting
 - Tony- waiting for reply from city councilwomen about the siltation pond, ditch by 163rd & Ward, and the islands by Fire station. Requested meeting.
 - a. Stacked block seawall option to discuss in future

31. ADJOURNMENT- 10:45pm motion by Mike, second by JC, all approved, 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 15th, 2022

7:00pm

In attendance: Tony Jose, Charlie Burke, Kyle Haulotte, Erin Hamilton, Gwen Barr-Crawford, Kevin Smith and JC Connelly. Absent: Mike Conway and Kyle Wilkerson. Rachelle Vandiver and Josh Cresswell were also in attendance.

WORK SESSION:

1. Sub-leasing slip presentation- Craig Morris
 - a. Lake sub-committee created a recommendation to the lake committee that if lease chooses to sublease their slip, they may sublease to the previous year's sublease or to the person with the highest-ranking priority wait list. If not subleased in the previous year, slip must be subleased to person with highest ranking priority on waitlist.
 - i. If person on wait list is given opportunity to sublease, their decision does not affect their standing or position in any way on priority waitlist for permanent slip.
 - b. Voted at the September Lake committee meeting, 3-3; no motion to vote in October, only discussed at the November meeting. Kyle H. recommended that the committee discuss it more and try again for another motion.

- c. 288 total slips, 90 grandfathered slips attached to house, 37 grandfathered slips subleased, 235 slips leased through HOA in the general pool = 110 slips or 46% of total slips subleased to members
 - d. Appreciates the change from finance committee for an increase in boat slip fees, and hopes this recommendation will be discussed at board meeting.
 - e. Discussion by board and residents about pros and cons. Possible idea of a lottery model for some docks that are easily accessible, or docks are accessible to certain streets of residents, trading slips could be an option.
2. AG-Power Lease for 2023
 - a. New bid, less hours, 4 years, 300 hours
 - b. Currently at 263.5 hours/year, tractors roughly used 6 months out of the year
 - c. Leasing option has been used on tractors so that large repairs can be taken care of if needed
 - i. Josh will look into the buyout option on the tractor in its current state
 - ii. Tony would like to know the difference between the cost per hour is different on the bids, Josh will follow-up and have ready at the December board meeting
3. Boom mower
 - a. Quote handout, boom will be on the side of the tractor and has wheels that will go over the rocks by the lake
 - b. Ranked #27 by the board, Kyle H. is asking if this is being pushed to the 2022 funds. Tony wanted data to show the cost savings for labor, and more information for the possible purchase of this attachment to the tractor.
 - c. Charlie is requesting an analysis from the maintenance manager (Josh) of how this will help, cost labor savings, comprehensive maintenance equipment plan, etc. Discuss more at the January work session.
4. Old pontoon rental
 - a. Bid received to replace the lower unit as it was severely damaged
 - b. Tony and board agreed to go forward with these repairs for 2022, and this will be added to the consent agenda. Josh will suggest that warranty starts once the boat is placed back in service.
5. ADJOURNMENT: Move by Charlie, second by JC, all approved 6-0.

EXEC SESSION: None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 13, 2022

7:00pm

All Board members

14. OPEN FORUM

10 Minutes Total- Give your name and address before speaking

- E. San LaPoint, lot #811- asking if there were funds approved to by a new dock in 2023,

- Tony said no. It is only \$250,000 approved in budget for dock maintenance.
- F. Alan VanDeusen, lot #470- appreciates the work of the board to increase fees to get the docks fixed, and just wanted to bring awareness that money for the docks is not spent to the general funds.

AGENDA

15. DETERMINE QUORUM & CALL MEETING TO ORDER by Tony
16. PLEDGE OF ALLEGIANCE
9. CONSENT AGENDA
APPROVAL OF NOVEMBER MINUTES
- A. Motion to accept minutes as amended by Mike, second by JC, approved 5-0-3.
APPROVAL OF PAYMENT OF BILLS
- APPROVAL OF REPAIR TO PONTOON LOWER UNIT
- B. Motion by Kyle, second by Charlie, approved 8-0.
14. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT NOVEMBER 2022

Income:

Dues	\$76,534.28
Other Income	\$8,414.56
Total	\$84,948.84
Expenses for November	\$96,381.95
Net Income/Loss (November)	(\$11,433.11)
Bank Account Balances as of November	554,884.58
Cash Subtotal Security Bank	

Reserves 2022	Capital Assets Reserve	\$96,429
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$25,000
2021 Roll-Over Funds		\$15,562

	2022	2021	
Total Outstanding Dues/Fines a/o 11/30/22:	\$52,092.10	\$49,741.65	Total a/o 11/30/21
Balance Due Liens Filed: (13)	\$32,433.80	\$27,552.63	Liens filed (12)
1st Letter (123)	\$15,541.05	\$15,064.55	1st Letter (111)
2nd Letter (10)	\$2,838.33	\$5,449.25	2nd Letter (19)
3rd Letter (3)	\$1,278.92	\$1,675.22	3rd Letter (4)

- A. Cash account balance of \$504,896.92
- B. Discussion on how this should be listed in future agendas. Bank account balance (as we have reported in the past) or Cash Account Balance (which includes outstanding checks).

15. LEGAL REPORT

- A. Summary judgement motion- will be filing our response by 12/16/22. City has a new attorney. Good conversations have been made between our attorney and the city. More discussions will be in the executive session.

32. UNFINISHED BUSINESS

- G. Aquaticare Pool Contract for 2023
 - a. Charlie and Tony requested that the office begin writing a 'received date' on all documents that come into the office
 - b. Motion by Kyle H. to approve the Aquaticare contract in amount of \$98,250.00 for 2023, second by Kyle W., all approved, 8-0.**
- H. 2023 Dues Rate Increase Notice
 - a. The wrong percentage was given, but the numbers were correct, just a minor housekeeping issue.

33. NEW BUSINESS

D. Fire Station #5 Request

- a. JC asked about water basins near the building and runoff, fire department members stated it is runoff from hard surfaces of the building and parking lots. Concern from the Board about how this will affect RLPOA's storm water for Sunset Cove. Tony asked for a more definitive answer.
- b. Drains from contamination of equipment goes into the sanitary sewer which goes into the city sewer.
- c. Josh asked about the Regatta islands, and if the fire station will repair islands and fix any irrigation, power lines, etc. Tony would like a final agreement on these topics.
- d. Any stop lights are under the control of MODOT.
- e. There are no plans for any light/noise reduction for neighboring houses.

E. Dock Roll-over Funds

- a. **Kyle H. motions to approve dock rollover funds in the amount of \$6,624, second by Charlie, all approved 8-0.**

F. Revision to Employee Handbook

- a. Kyle H. suggested that 'monthly' be added before stipend under the Health Insurance section on page 7.
- b. Rachelle would like to add an Inclement Weather Policy and follow the operating status of the Lee's Summit schools.
 - i. Tony would like Rachelle to look into a new phone system once the software system is in place.
- c. Kyle W. asked about part-time employees, Rachelle will update the wording on page 7 in the Vacation section.
- d. Josh asked about holiday pay, full day for Christmas Eve and New Year's Eve, Rachelle and Board members recommend staying at half day.
- e. Rachelle asked to pay the lake patrol members time and half on summer holidays of Memorial Day, Fourth of July, Labor Day. Agreed and this will get added into the handbook.
- f. Kyle W. asked about the use of marijuana verbiage. Tony would like legal to look into this over the next few months to make changes for the 2024 handbook.
- g. Table to January, Rachelle will provide an updated copy with the above changes.

G. Pool Rules Revision

- a. Rachelle will remove the line about carryover of credits from item #6. Will add that 'Unused purchased guest credits can be rolled over'.
- b. **Kyle H. motions pool rules be approved with minor amendments, second by Mike, approved 8-0.**

H. Procedure for Annual Lift Fee

- a. Rachelle asked who gets the lift fee. The individual leasing the slip gets the fee. The lessee can charge the individual they are sub-leasing to, but the lessee bears the responsibility of the slip and lift.
- b. The letter to resident about fees, add a line, 'If the boat slip contains a lift, an additional \$200 annual fee is due.'
- c. Boat slip lease document- Board suggested to add, 'The Lessor and Lessee agree that the Lessee may not alter or modify said boat slip or dock'.
 - i. Remove the line about installation of electricity in the dock.
- d. **Motion to approve the lift fee letter and boat slip lease document as amended above by Mike, second by JC, approved 8-0.**

- e. Question from a resident about whom is responsible if there is major damage to the dock, and this goes back to the lessee.
- I. Activities Committee Roll-Over Funds
 - a. Request from the committee as there is more member participation in the next year, they may need more budget
 - b. Kyle H. suggested the committee move forward and show the community the enthusiasm and use the budget as needed, and then if more budget is needed later in the year, then the Board can look at numbers
 - c. Rachelle asked that if there are event coordinators, could you please communicate who they are to the office.

34. ANNOUNCEMENTS

- R. RLPOA website now has a link to the RLPOA Facebook Page
- S. Making Memories & Helping Others, Ornaments for Charities
- T. Holiday Office Hours- Closed Christmas Eve, Christmas, Monday Dec.26th & New Year's Day and Monday, January 2, 2023.

35. OPEN FORUM

- A. Jeff Wilson asked about the RLPOA page, Rachelle will work with Megan & Josh to stop using the older page that is no longer being used
- B. Charley Sandman, resident, asking about the boat fee increase, Board discussion to explain the increase.
- C. Alan asked that the Board explain to residents the increase in boat slips fees. It was stated it was in the November Shoreline.

36. ROUNDTABLE

- A. Gwen, Erin, Mike, Rachelle, - none
- B. Kevin & Kyle H. asking about the 291 island lights. Tony and Josh are looking into this issue. Capital Electric will be here Thursday to look into this issue further.
- C. JC asked about an update on software, this started today and onboarding will be Monday, December 19, 2022.
- D. Kyle W. asking about the AG Power lease, Josh will follow-up tomorrow. Asked if we are still waiting on a reply from Brad, Josh will follow-up about any outstanding items.

- E. ADJOURNMENT- ***motion by Kyle H., second by Charlie, to move to exec session for legal. Approved 8-0.***