

Raintree Lake Property Owners Association

RLPOA 2023 Annual Meeting

March 30, 2023

7:00 PM

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

**ABSENT:** Erin Hamilton

**AGENDA:**

1. Determine quorum & call meeting to order
  - a. Quorum present, meeting called to order by President Jose
2. Pledge of Allegiance
3. Election Process -
  - a. Introduction of Candidates-David Elliot
    - i. Introduced Class A candidates:
      1. Tony Jose
      2. Kelly Bride
      3. Jeff Wilson
    - ii. Class B:
      1. This year there is not a Class B candidate. After that, the cycle (Class B directors elected 2 out of 3 years) will repeat. Your vote is still important and required for quorum.
4. Intermission for residents to vote
5. Introduce Current Board Members
  - a. Tony Jose introduced the current board.
6. Approve 2022 Annual Meeting minutes
  - a. *Mike Conway moves to approve the 2022 annual meeting minutes. Seconded by Charlie Burke. 5 for 0 against 2 abstain-motion passes.*
7. Approve 2023-2024 Nominating Committee
  - a. *Kyle Haulotte moves to approve the 2023-2024 nominating committee members as follows: David Elliott, Joan Bruns, San LaPoint, Joe Willerth, Dr. Ali and Mary Lynn Tolle. Seconded by Mike Conway. Unanimous 7 for 0 against and 0 abstain, motion passes.*
8. Treasurer's Financial Report – Read by Treasurer Kyle Haulotte

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
FINANCIAL STATEMENT  
YEAR END 2022**

## Budget Analysis

Year End Income: \$ 1,491,036

Year End Expenses \$ 1,283,775

### Bank Account Balances as of December 31, 2022

Cash Subtotal Security Bank \$ 584,376

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

	2022		2021
Outstanding Dues/Fines a/o 12/31/22	\$ 46,252.26	\$	40,821.61
Balance Due On Liens Filed (11) compared to (13)	\$ 31,866.97	\$	27,701.22
1st Letter (90) compared to (72)	\$ 11,457.41	\$	9,186.54
2nd Letter (6) compared to (11)	\$ 1,648.96	\$	3,388.85
3rd Letter (3) compared to (1)	\$ 1,278.92	\$	545.00

## 9. State of Raintree

### Presented by Tony Jose, President Accomplishments of 2022

- Amenities
  - Added Walking Trail from Raintree Drive to Pool.
  - Installed Additional pool shade by zero depth area.
  - Purchased new 2nd pontoon.
  - Installed electrical service for Beaver aerator.
- Cost Savings
  - Added a 'deduct meter' for irrigation at the Duck Pond Activity Center.
  - Purchased new bush hog to save labor.
- Maintenance
  - Maintained the existing boat parking with mill & overlay of asphalt.
  - Installed a new furnace a/c for office.

- Long Term Planning
  - Moving to new software – AppFolio – for member management
  - Refreshed and Estimated the Plan for a Park at Raintree View
  - Created a Boat Parking Sub-Committee
  - Reviewed the plans for new Docks on Raintree Lake (replacement and new)
  - Contracted for Lake Hydrographic Survey
  - Contracted for Storm Water Engineering Study that reviews 5 areas within Raintree
  - Gathered preliminary estimates for the repair / replacement of the clubhouse sea wall
- Deferred Items
  - Replacement of concrete swale in Duck Pond Dry Basin
  - Addition of Walking Trail Markers
  - Replacement of Exterior Siding on clubhouse

### 2023 Goals

- Amenities
  - Increased funds for off-duty officers - Security
  - Additional walking trail in the Estates
  - Convert Swim dock from wood to composite.
- Cost Savings
  - Purchase a Self-propelled weedeater as part of labor reductions.
- Maintenance
  - Making Repairs to pool heater, caulking and valves
  - Install bottom bubbler (aerator) for Hidden Cove
  - Repair / replacement of concrete swale in Duck Pond Dry Basin
  - Replace soffits and gutters on clubhouse
  - Continuation of dock repairs
- Long Term Planning
  - Continue to build reserves and plans for: stormwater project, capital assets and the seawall
  - Review and implementing features within AppFolio which should cross every category (Amenities / Cost Savings / Maintenance / Long Term Planning)

#### **10. Introduction of General Manager and Staff**

- a. Staff introduced by President Jose

#### **11. Committee Recognition for 2022**

- a. **Activities Committee-Tonya Gundersen**
- b. **Appeals Committee-Roland Thibault**
- c. **Architectural Review Board-Tom Atkins**
- d. **Boat Parking Sub-Committee – San LaPoint**
- e. **Common Ground Committee-Kathy Goldman**
- f. **Conservation Committee-San LaPoint**
- g. **Duck Pond Activity Center Committee-Marilyn Burasco**
- h. **Facilities Committee-TBD**
- i. **Finance Committee-Kyle Haulotte**
- j. **Lake Committee-Tim Hamilton & Bob Burasco**

- k. Nominating Committee-David Elliott and Joan Bruns
- l. Raintree View Committee-Brenda Miller & San LaPoint
- m. Security Committee-David Mitchell
- n. Siltation Committee-Brian Ratigan
- o. Social Media Committee-Megan Gentile
- p. Welcoming Committee-TBD

**12. Announcements**

- a. Proposal 1 -Newly Elected Board Members
  - i. Class A Results 442 votes cast 24.1% of Residents
    - 1. Tony Jose – 361 Winner
    - 2. Jeff Wilson – 340 Winner
    - 3. Kelly Bride – 325 Winner
  - ii. Class B Results 43 votes cast 30.1% of Residents  
No Class B candidate this year.
  
- b. Proposal 2- To waive the “Boats in driveway” enforcement
  - iii. FOR            336
  - iv. AGAINST    134
  - v. ABSTAIN      22

**OPEN FORUM (Time Limit of 15 minutes total)**

**No one spoke during open forum.**

**ADJOURNMENT@7:41 PM**