

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 10, 2023

7:00pm

1. OPEN FORUM

- A. 10 Minutes Total- Give your name and address before speaking
- B. Alan Van Deusen-lot #470- has a concern of the increase in the boat slip fee increase for 2023, would like to see the board go back to the funding account and revise the numbers

AGENDA

- 2. DETERMINE QUORUM & CALL MEETING TO ORDER by Tony
 - A. Charlie absent
- 3. PLEDGE OF ALLEGIANCE
- 4. CONSENT AGENDA
 - APPROVAL OF DECEMBER MINUTES
 - APPROVAL OF PAYMENT OF BILLS
 - A. Motion by Kyle H., second by Kevin, Mike not in attendance for vote, approved 6-0.
- 5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT END OF DECEMBER 2022

Income:		
	Dues	\$110,324.03
	Other Income	\$10,071.18
	Total	\$120,395.21
Expenses for December		\$83,975.81
Net Income/Loss (December)		\$36,419.40
Cash Account Balances		\$560,424.15
Bank Account Balances as of December		\$584,375.52
	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		\$15,562

Funds

	2022	2021	
Total Outstanding Dues/Fines a/o 12/31/22:	\$46,252.26	\$40,821.61	Total a/o 12/31/21
Balance Due Liens Filed: (11)	\$31,866.97	\$27,701.22	Liens filed (13)
1st Letter (90)	\$11,457.41	\$9,186.54	1st Letter (72)
2nd Letter (6)	\$1,648.96	\$3,388.85	2nd Letter (11)
3rd Letter (3)	\$1,278.92	\$545.00	3rd Letter (1)

6. LEGAL REPORT

- A. City filed its response to our summary judgment motion.

7. UNFINISHED BUSINESS

A. JD 3046R

- a. Looking at a buy-out for \$16K. Should decide if we want to finance it or pay cash from roll-over funds.
- b. Motion by Kevin to purchase the John Deere tractor (JD3046R), use \$9,100 from the equipment leasing fund (account 702-300), and the remaining funds from the 2021 rollover account. Amendment by Kyle H., not to exceed \$18,500. Second by Mike, vote of 3-4, motion failed.
- c. Directive from Tony to Josh to look at financing options from John Deere, Finance committee will look at bank options, and then we can discuss more at the next work session.

B. New software update

- a. Onboarding with AppFolio, about a month ahead, possibly go live in February. 3 years of resident, vendor, and ledger history being migrated over.
- b. First round of paychecks went out from PayChex went well.

8. NEW BUSINESS

A. I Dock repairs

- a. Received an estimate bid from Williams Lakefront for the dock damage by the pontoon fire.
- b. Kyle H. suggested that we invoice the boat/slip owner, and then they can determine if the insurance will be involved. Rachelle will send the letter with due date of 30 days.
- c. San had a question from the lake committee if the repairs would be completed before the boating season. Tony stated that is why we want the invoice to be sent out. No cause of fire has been determined.

B. Appreciation Dinner budgeted up to \$5,000

- a. Looking at the first weekend of March, Saturday, March 4th. Rachelle will get with committees to get names of committee members to be invited.
- b. Motion by Kyle H. for a budget of up to \$5,000 for dinner, second by Mike, all approved 7-0.

C. Annual Meeting Electronic Voting budgeted up to \$10,000

- a. Motion by Kyle W. to approve up to \$10,000 for electronic voting, second by Kyle H., all approved 7-0.

9. ANNOUNCEMENTS

- A. Looking for 2023 Board Candidates

10. OPEN FORUM

- A. None

11. ROUNDTABLE

- A. Tony- all items will be in the Executive session

- B. Gwen- email about the damage to the dam, asking for ring cameras, cameras down below the dam as well
- C. Erin, Mike, Kevin, JC, Kyle W., Josh- none
- D. Kyle H.- asked about
 - a. Requested Rachelle to email the Excel final budget spreadsheet.

12. ADJOURNMENT- motion by Kyle H., second by JC, all approved, 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
January 24, 2023
7:00pm

SPECIAL MEETING:

13. Start at 8:50pm

14. John Deere 3046R

- A. Kyle H. stated that the Finance Committee suggested we finance for now. If funds are left later in the year, then we can look into the payoff option. Option of 72-month payoff, or we do the fallback of 48 months with Security Bank of Kansas City. It's a John Deere tractor from 2017 that has just over 1,000 hours.
- B. Motion by Kyle H., second by Mike, for the purchase of the John Deere 3046R, off lease, using a 48-month note through Security Bank of Kansas City with the 7% interest rate coming out of the 7002-300 account. Approved 7-0.

15. Dock Repairs

- A. Josh gave an updated quote handout from Williams Docks for 27 boat lift reinforcements on concrete docks I, L, N, O, T.
 - a. Charlie asked for Josh to have the due date on the quote to be revised or removed.
 - b. Kevin asked that angle iron be removed, it will be changed to material on the quotes for repairs.
 - c. Concrete bracing contracts, Josh and Tony will review to ensure all match and correct docks are listed.
 - d. Kyle W. asked about paragraph #4, Tony stated that they will match this paragraph to previous language used in contracts with Williams,

and also look at paragraph item #10.

- B. Kyle W. gave a summary of the scope asked from Brad at Williams Docks.
Install bracing behind each boat lift brackets, deck angle supports on concrete docks, and underwater bracing.
- C. Original quote was ~\$197,000, revised scope is now ~\$110,027.30.
Additional money can be used for any electrical issues and any funds needed for dock design.

- D. Motion by Tony, to approve up to \$111,000 for boat dock repairs as described in the 12 contracts from Williams Lakefront Construction as amended.
Second by Charlie, all approved 8-0.

Adjournment: Motion by Mike, second by Kevin at 9:35pm

WORK SESSION:

Committee Updates:

1. Activity Committee – Margaret Legel
 1. Met in December to plan for 2023, will update the minutes on the website. Activity Committee always looking for more volunteers and help from the community.
 2. Food trucks may cut back to 2x/month to increase participation, possibly add in small business table options.
 3. Will continue events throughout the year and evaluate the budget midway through the year and revise as needed.
 4. Rachele asked if the committee could look at the blurb on the RLPOA website and update as needed.
 5. Margaret said they will fix the email account issue and add minutes to the RLPOA website.
 6. Suggestion of using Boy Scouts for volunteers.
2. Lake Committee – Tim Hamilton & Bob Burasco
 1. Areas of concentration
 1. Dock specifications
 2. Boating safety articles being worked on for safety classes
 3. Boat measurement standards
 2. Minutes are posted on RLPOA website.
 3. Tony stated that the committee is good on membership (12 members) and structure. Tim stated the committee email is used and checked. Members have to attend 3 meetings in a row to be on the committee and can be removed for the meeting if more than 3 meetings are missed. Members are then voted on to fill the empty seats and positions.
 4. Kyle H. asked if there are issues that are brought to the committee by the community. Tim stated that personal issues will be brought but no major items as this time.

5. Tony suggested that new boat members to the community be directed to the lake committee.

Work Session:

1. Boat Measurement Guideline

- A. Tim Hamilton from the Lake Committee would like to propose language to be used that can be clearly communicated by BOD, members, and RLPOA office members. Once the guidelines are established, then have pictures added to the document showing how the boats are measured.
- B. Suggestion that this can only be completed by authorized water patrol and RLPOA management and this can only take place at the RLPOA clubhouse parking lot.
- C. Charlie asked about a timeline, and Tim said to have this completed by April 1st.
- D. BOD need to read document, exchange emails so it can be voted on at the next meeting.

2. Stormwater Study

- A. Josh said that once areas are decided on, then bids will go out to contractors and BOD will decide.
- B. BOD need to send questions to Josh by noon tomorrow so he can complete his 2nd follow-up.

3. Alleged landfill

- A. City of Raymore got back to Tony, and he will forward the email to the BOD.
 1. City would like all community members to attend the Raymore meeting February 16th, 2023. Emails or handwritten letters should be sent to the state representatives.
- B. House Bill 909, a landfill can be constructed within a half mile of an adjacent city and boundary to a city of 500,000 members.

4. Boom Mower

- A. Letter received from Daniel Merrick requesting a boom mower attachment. Tony tasked Maintenance to look into other options such as outsourcing, spraying of weeds, different equipment, etc.
- B. Mike would like to see labor saving and cost benefit analysis.

5. Lift Attachments

- A. Kyle H. asked this item to be added to the agenda as the boating season is fast approaching and there is still a lift moratorium in place. Josh would like

to see more data presented before this is lifted. Kyle H. asked what the path is forward, and Tony would like to see the moratorium continue into 2023 until more data can be established.

6. Dock Design

- A. Kyle H. asked if this could be completed in parallel with the dock repairs. Tony would like to complete the repairs first and then readdress the dock design in April. We also have multiple dock designs stamped that we could use to create a new design as well.
- B. JC said there still needs to be a discussion on single vs. double well slips by the BOD.

7. Mooring Lines

- A. Josh stated that Brad is continuing to work on a bid, as well as concrete bids. Kyle W. asked that this be completed by the next work session by Brad.

8. Employee Handbook

- A. See page 15 for change on removal of marijuana as a controlled substance. Rachelle will add the Employee Handbook changes to the consent agenda.

9. Proxy Ballot

- A. San, resident, asked why the RV campers can be parked in driveway for more than 3 days. Tony suggested adding this to the February work session.

10. 2022 Roll-Over

- A. Revised documents sent out with a cash subtotal ending 12/31/22 of \$561,003, and the discretionary funds as \$59,931.

Question from Cori asking about the stormwater study and if this information will be shared, and Tony said we are still working through the draft document and will share the finalized document.

Adjournment: by Tony at 8:50pm.

EXEC SESSION: None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 14, 2023

7:00pm

All Board members present.

1. OPEN FORUM

- A. 10 Minutes Total- Give your name and address before speaking.
- B. Kelly Bride, typo on her bio in the Shoreline. She will send the correct info to Josh and he will have it updated on the next Shoreline.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER by Tony.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF RLPOA HANDBOOK AS AMENDED

A. Motion by Mike, second by JC, approved 7-0-1.

B. January 24th work session, Kyle H. item #6- states 'boat repairs' should state 'dock repairs'

C. January 10th board meeting- item 11 D- remove 'asked about'

D. January 10th Board meeting section 6, summary judgement should be sur-reply, removed second sentence

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

END OF JANUARY 2023

Income:

Dues	\$98,250.87
Other Income	\$66,986.07
Total	\$165,236.94

Expenses for January	\$104,629.16
Net Income/Loss (January)	\$60,607.78

Cash Account Balances \$633,055.74

Bank Account Balances as of January \$675,352.25

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

2022 Roll-Over Funds

\$59,931

	2023	2022
Total Outstanding Dues/Fines a/o 1/31/23:	\$58,317.69	\$56,484.33 Total a/o 1/31/22
Balance Due Liens Filed: (12)	\$31,308.31	\$28,455.37 Liens filed (12)
1st Letter (95)	\$11,834.75	\$11,742.38 1st Letter (88)
2nd Letter (46)	\$13,130.10	\$12,730.53 2nd Letter (48)
3rd Letter (5)	\$2,044.53	\$3,556.05 3rd Letter (7)

Comment by Kyle about Lamp Rynerson being paid in 2023 and this was not budgeted, it was budgeted for 2022 using rollover funds, \$36,080 to account 02004-000 Engineering.

6. LEGAL REPORT

	Jan. 2023
Judgments	6
Bankruptcies	0
Foreclosures	0
Making Payments	1
Demand	7
Court	2
Delq. Paid	\$7,546.46

Legal working on landfill, fire damage and two collection cases. One court case finally sold home.

2/10/2023 Dismissed case collected \$6,000 for assessments \$3,000 and legal fees \$3,000.

Will show on next month's delinquency paid.

7. UNFINISHED BUSINESS

A. Proposed Boat Measurement Guidelines

- a. Discussion on the document and where the measurement occurs
- b. Sailboat- change the 'farthest point on the back of the boat' to 'farthest point rearward on the transom of the boat'
- c. Line iii. Remove 'the outboard/jackplate is attached to the boat.'
- d. Kyle H. moves that we adopt the language in the published guide shown on the screen, with also adding the amendment of the boat length of 21'. Second by Mike, approve 7-1.

8. NEW BUSINESS

9. ANNOUNCEMENTS

- A. Happy Valentine's Day
- B. Deadline for publication tomorrow Feb 15th for 2023 Board Candidates
- C. Raymore City Council Meeting "Kill the Fill" February 16th 6:00pm at Centerview Building

10. OPEN FORUM

- A. None

11. ROUNDTABLE

- A. Tony- question to think about, should boats be shown to be operable before boat stickers are given for that year? Video for 2023 still needs to be completed. Advises board to watch the 2022 video and give any suggestions.
- B. Josh- Recap from Rachelle about the landfill bill in Jeff City today, more details will be sent via email tomorrow.
- C. Erin- Tractor loan- Josh has started the process with Security Bank and John Deere, Kyle H. will follow-up.
- a. Stormwater study – questions have gone to Amy, and Josh stated that they will be returned soon.
- D. JC- asked if dock repairs from Williams docks are on schedule, Josh stated that supplies have been ordered
- E. Gwen- follow-up on the boat fire insurance claim, waiting on a reply from our attorney on whether it's the lease/lessee's responsibility.
- F. Kyle W.- quote from Brad at Williams Docks- Josh will follow-up with tomorrow
- G. Mike- spoke with a company about ground injections around the seawall, clubhouse, and pool. Will present numbers soon.
- H. Kyle H.- monument sign at North Shore with dim lights, they are neon lights. When these lights go out in the future, Josh will use the operational budget per Tony for repairs/LED conversion.
- a. Creekside monument is still not in place. Kyle H. suggested that we submit the variance, Tony requested that Josh can then give the variance so the monument can be installed.
- I. Charlie- asked about board candidates, and we have 3 so far.

12. ADJOURNMENT- motion by Charlie, second by Mike, all approved, 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

February 28, 2023

7:00pm

All Board Members present.

WORK SESSION:

Committee Updates:

1. Siltation Committee – Brian Ratigan
 - a. 3 committee members, would like some past siltation history for Raintree Lake to decide how to move forward with the sediment issues in the lake and propose a future plan to lessen these issues

- b. Address mud at the bottom of the lake and attempt to keep the siltation from coming into the lake, including the sediment basins connected to the lake
 - c. Will look to the future for community members that may have more expertise in this area by using Shoreline and Facebook
 - d. Will eventually need bids for sediment removal in Hidden Cove
2. Pond Committee – Roger Sense
- a. 3 committee members, always looking for more members
 - b. Envisions the ponds as more than sediments ponds and can be used as a better amenity for the neighborhood by connecting as many walking trails as possible
 - c. Have asked for benches/trashcans/concrete pad/trees around ponds and rip-rap around ponds
 - d. Kyle H suggested that it might be worth looking into financing in the future to complete their 5-year plan sooner than later
 - e. 5-year plan
 - i. Lineal footage proposed for 2023- 1,014 feet (Gull Point Trail along east side of pond to Fox Run)
 - ii. 2024- 1,181 feet (Admiral Byrd Drive to Gull Point Trail)
 - iii. 2025- 157 + 36 + 151 + 423 + 171 = 942 feet

Work Session:

1. Lake Sediment Analysis
- a. Will receive sediment volume/depth maps of Sunset Cove, Hidden Cove, and Raintree Reserve. Will also look into areas by the Clubhouse, Normandy Cove, and on the west side of the lake just past the Clubhouse and bridge. These will be less than what was budgeted for 2023 in the 3-year hydrographic mapping in 2024.
 - b. The lake may be due for a project of sediment removal in 2025, which could possibly come from reserve funds. Every 3-5 years a sediment mapping may need to occur before the project location would be decided.
 - c. Tony suggested that a bid be obtained for sediment depth in all of the 10 Raintree ponds. Also ask the mapping company if they have a rough estimate once the study is completed of how much a bid may cost for that much sediment removal.
 - d. Rachele will add to the March agenda so the budget can be approved, and the study can be completed in April/May.
2. Estates Walking Trail
- a. Rachele will work on obtaining 3 bids (including our preferred vendor) for the 2023 proposed run. Recent estimate was \$59.52/linear feet. Budgeted for 2023 of \$50,700.
 - b. Will add as an April agenda item.
3. Pontoon Rental Contract
- a. Cancellation is currently at 24-hours, the office would like to change this to 2 weeks. If you cancel within the 2 weeks, member will receive a cancellation fee that is 50% of the rental fee. If you cancel outside of 2 weeks, the member will be fully refunded.
 - b. Week day/Half day pontoon rental \$135, Week day/full day pontoon rental \$250, holiday/full day \$300, deposit is \$250.
 - c. Rachele will send the updated contract in email for the BOD to review, and then it can be added to the consent agenda for March if all agreed upon.

4. Boat Slip Lease will be moved to the Executive Session.
5. Greenhouses
 - a. ARB has suggested that these are not allowed as it is a detached structure, and they will add verbiage to their rules.
6. Seawall
 - a. Option #1- TorcSill has a prebuilt structure that is often used in coastal areas, estimate of \$1,600 per linear foot, total of 600 foot of shoreline needed. Wall would be placed in front of existing seawall and then backfilled.
 - b. Option #2- Gradex would place in a riprap wall and then wall behind that would sit in front of the existing seawall which would need backfilled.
 - c. Option #3- RT Construction- grout injection process that will permeate into the soil and rocks and hold the structures in place, least expensive option.
 - d. Discussion of future plans for the seawall and Clubhouse area, which will need further larger discussions in the future by the BOD.
 - i. Tony suggested that the Office staff work on creating surveys that can be used to poll the community's needs.

Adjournment: Motion by Charlie, second by Kyle W., all approved 7-0. 9:18pm

EXEC SESSION: Legal

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 14, 2023
7:00pm

1. OPEN FORUM

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

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

A. Kyle H. absent

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF FEBRUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF RLPOA AMENDED PONTOON RENTAL CONTRACT

APPROVAL OF \$10,100 FOR DAMAGED DOCK REPAIR

A. Motion to approve by Charlie, second by Mike, approved 7-0.

5. TREASURER’S FINANCIAL REPORT – Charlie Burke

**FINANCIAL STATEMENT
END OF FEBRUARY 2023**

Income:		
	Dues	\$70,726.09
	Other Income	\$78,771.16
	Total	\$149,497.25
Expenses for February		\$114,189.46
Net Income/Loss (February)		\$35,307.79
Cash Account Balances		\$684,463.74
Bank Account Balances as of February		\$703,803.15
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$59,131

	2023	2022	
Total Outstanding Dues/Fines a/o 2/28/23:	\$50,283.56	\$52,379.67	Total a/o 2/28/22
Balance Due Liens Filed: (12)	\$30,479.85	\$28,465.37	Liens filed (12)
1st Letter (66)	\$8,033.91	\$9,957.44	1st Letter (76)
2nd Letter (34)	\$9,725.27	\$9,903.47	2nd Letter (37)
3rd Letter (5)	\$2,044.53	\$4,053.39	3rd Letter (8)

6. LEGAL REPORT

A. Upcoming hearing dates regarding the bridge at the dam:

- i. April 11th, 2023 @1:30pm- Civil Motion Hearing on our Motion for Summary Judgment

- ii. August 21st, 2023 @11:00am- Pre-trial Conference
- iii. September 19-21, 2023 @9:00am- Jury trial

7. PRESENTATION

- i. Lee's Summit R-7 School District April 4th Ballot presentation by Citizens' Advisory Committee Mike Allan, Susan Coffman and Elaine Bluml.
- ii. Lee's Summit R-7 Board of Education places debt service levy transfer on April 4 ballot.
- iii. The no tax rate increase ballot item asks voters to allow the district to shift dollars to the operating fund to support efforts to recruit and retain quality staff.

8. UNFINISHED BUSINESS

A. Lake Sediment Analysis budgeted \$15,850 acct # 6096-000

- i. Tony would like Rachelle to go back to the committee and ask for an estimate of the sediment to be removed, and estimate of the cost to remove the sediment. Also the cost of online sharing of the maps and to share the PDF.

B. Lamp Rynearson additional services

- i. Tabled to Legal session.

9. NEW BUSINESS

A. Illegal dumping at Commercial Corner – Dr. Bhoot

- i. No representatives at the meeting to discuss any further.

B. Raintree Rays Swim Team requests budgeted \$700 acct # 8007-000

- i. Rachel Courtney, looking for more community support to cheer on the Rays at the swim meets versus other community neighborhoods. Registration will be open on the website.
- ii. Looking for sponsorship from local businesses, ads will be on multiple locations.
- iii. Request for \$700 for RLPOA to be a sponsor.
- iv. Practices request to use the pool on 2 nights in May and then M-F mornings in the summer. Also multiple dates on home meets, home meet rain-outs, and team end of the year banquet. All dates listed on the handout.
- v. Motion to approve by Kyle W. \$700 from account # 8007-000, second Mike, all approved 7-0.

C. Garden Club Presentation New Area For Plantings

- i. Would like to add to the rain garden on Raintree Parkway and around the flagpole by the clubhouse, will take care of to get it started with watering and labor. The

Board members approve and ask that they communicate with the Raintree View committee of their plans.

D. Wine Club Request for Storage

- i. Would like a locked storage area to use at the Duck Pond to store larger items used at the monthly meetings.
- ii. Directive that the wine club will provide a lock for a double cabinet, and will work with Josh to get this installed and a copy of the key will be kept in the Office.
- iii. Josh requested a copy of their cabinet key at the Duck Pond from the Garden Club to be provided to the Office.

E. Bottom Bubbler (AerMaster Pro) for Hidden Cove, budgeted \$5,300 acct # 2003-100

- i. JC asked about the voltage, and Josh stated that all voltage will be up higher on the control panel in case of flooding.
- ii. Kyle W. stated that his quote does not have sales tax, and the staff will install the unit.
- iii. Motion by Kyle W. to approve the bottom bubbler from account #2003-100, for the amount not to exceed \$6,100, with the excess \$800 coming from the 2022 rollover fund. Second by Charlie, all approved 7-0.

10. ANNOUNCEMENTS

- A. Boat Slip Leases and Payments due tomorrow, March 15
- B. Happy St. Patrick's Day Friday, March 17
- C. Annual Meeting Thursday, March 30, 2023 7:00pm

END OF BUSINESS

11. OPEN FORUM

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

- A. San asked about the plumbing issues for the Clubhouse, and Tony stated that the issues have been resolved.

12. ROUNDTABLE

- A. JC- question about how the Board would proceed if a boat length is challenged. Tony suggested that JC write up a document with his questions, and will discuss more in the future. The lock that is on the gate for the boat ramp, Josh will try to secure it to the gate.
- B. Kevin- Last board meeting tonight, thank you to all!
- C. Mike- Minutes from the February work session, added budget items for each Seawall option.

- i. Option #1: \$1,450-\$1,600 at 500 feet
 - ii. Option #2- The wall above that would sit in front of the existing seawall- \$885,000
 - iii. Option #3- permanent option for 30-50 years- \$216,000
 - iv. Also contacted another company for another option.
- D. Erin- Last board meeting as well, will be out of town for the Annual Meeting. Will need someone to take minutes and read the annual minutes report.
- E. Gwen, Tony, Charlie- none
- F. Kyle W.- requesting I dock quote, mooring line quote, and to discuss at the April meeting, a sub-committee be formed for the Seawall/Clubhouse/green space use.

13. ADJOURNMENT

- A. Motion to adjourn by Charlie, second by Mike, all approved 7-0.

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
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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

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING MINUTES

April 11, 2023

7:00pm

4. OPEN FORUM

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

Blanch with the Raintree Garden Club gave a report to the Board on the butterfly garden now planted at Raintree Reserve by the rain garden. San LaPoint remarked that the committee would like to see what is currently planted in the rain garden prior to any additional plants.

Cori Hulsey asked about Marline common ground storm water study. Josh to email Amy, with Lamp

Rynearson on a completion date.

AGENDA

- 5. DETERMINE QUORUM & CALL MEETING TO ORDER: All in attendance with Charlie Burke arriving at 7:03pm and Kyle Wilkerson arrived at 7:04pm. Rachelle Vandiver & Josh Cresswell were also in attendance.
- 6. PLEDGE OF ALLEGIANCE
- 7. INTRODUCTION OF NEW MEMBERS: Tony introduced new members Kelly Bride and Jeff Wilson.
- 5. CONSENT AGENDA
 APPROVAL OF MARCH MINUTES
 APPROVAL OF PAYMENT OF BILLS
 APPROVAL OF POOL HEAT EXCHANGER BUDGETED \$9,680.00
 APPROVAL OF ANNUAL MEETING MINUTES FROM 2023
Mike moved to approve the consent agenda as amended. JC seconded. Motion passed 7 For 0 Against and 1 Abstained.
- 7. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT END OF MARCH 2023

Income:	Dues	\$139,260.33
	Other Income	\$117,945.66
	Total	\$257,205.99
Expenses for March		\$83,136.90
Net Income/Loss (March)		\$174,069.09
Cash Account Balances		\$886,877.93
Bank Account Balances as of March		\$891,900.54
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$59,131

	2023	2022	
Total Outstanding Dues/Fines a/o 3/31/23:	\$42,672.11	\$46,576.34	Total a/o 3/31/22
Balance Due Liens Filed: (12)	\$30,479.85	\$28,465.37	Liens filed (12)
1st Letter (46)	\$5,337.67	\$6,672.44	1st Letter (54)
2nd Letter (20)	\$4,810.06	\$7,737.52	2nd Letter (29)

8. LEGAL REPORT

Judgments – 8

Bankruptcies, Foreclosures, making payments 0

Demand letters 9

Delinquent Paid in March \$19,680.11

3/20/23 Mediation Resolved

3/30/23 Deposition on Counter Petition.

4/11/23 Hearing held today for Civil Motion – pending update from counsel.

9. E. Changed agenda since insurance agent was present.

Insurance Renewals budgeted up to \$109,500 - discussed Host versus Liquor liability. Umbrella last year would not cover us due to jetskis on lake and fireworks. Still searching for a provider. The board requested for our agent to provide who he has been in contact with and the reason why they turned us down.

Kyle H moved to bind coverage as provided with the umbrella still pending. JC seconded. Motion passed 8-0.

13. UNFINISHED BUSINESS

A. Rules for boats & boat trailers in driveways

Mike moved to approve the Rules for “Boats In Driveway” with removing “during the boating season”. Kyle H seconded. Motion passed 8-0.

B. Lake Sediment Analysis budgeted \$15,850 acct # 6096

JC moved to approve the lake sediment analysis budgeted up to \$14,500 from account # 6096. Charlie seconded. Motion passed 8-0

C. Estates Walking Trail Bid- Discussed the current prices and how much over budget the project is. Requested we table till next month with the Pond Committee sharpening their pencils.

D. Moratorium on boat lifts for 2023 – Discussed keeping moratorium in place. Requested a price for reinforcing a single lift. Subject to continue to next meeting.

14. NEW BUSINESS

A. Common Ground Committee-Trail Markers – Cori Hulsey presented the request from the common ground committee for trail markers. The board requested to take back to committee and see what plan or plans they want us to consider. Currently plan not provided. Market package.

B. Request to start Bourbon Club – Darren Perkins presented to the board a request to start a Bourbon Club. The board requested that Darren contact the Wine Club to share space or trade spaces as the Wine Club has 53 members. Darren will contact them. Board supports the creation of the Bourbon Club.

C. Appeal Boat Slip Loss – 033123-229 – Gwen made a motion to deny appeal for boat slip. Seconded by Kelly. Motion Passed 6 For and 2 against

D. Appeal ARB Disapproval of paint colors – 040423-609 Kyle H moved to override the ARB as the paint colors were approved in 2022. Seconded by Kyle W. Motion passed 6-1-1.

E. Insurance Renewals budgeted up to \$109,500 (see attached) Above.

F. Firework bids for 7/4 and 9/23 JC moved to approve the firework bids for 4th of July and 50th Anniversary. Seconded by Charlie. It is noted that the Board stated we should change the date on the anniversary as it is in conflict with Lee’s Summit’s Oktoberfest. Motion passed 8-0.

G. Pool Chairs Kyle W moved to approve up to \$8,726 for budgeted items of laptop, chaise lounges and chairs from account # 8007. Charlie seconded. Motion passed 8-0.

H. Pool plumbing repair (flanges) budgeted up to \$5,500 JC approved up to \$4,635 proposed on 4/7/23 for plumbing repair. Mike seconded. Motion passed 8-0.

I. Tree maintenance budgeted \$2,250.00 Mike approved tree maintenance to include the Blue Spruce on Regatta in the amount of \$2,650.00. Motion passed 6-0-2.

J. Officer Positions:

Tony Jose – President

Kyle Wilkerson – Vice President

Kyle Haulotte – Treasurer

Jeff Wilson - Secretary

15. ANNOUNCEMENTS

- D. Garden Club Spring Plant Fundraiser April 21 – April 29 at Creekside Market on 58 Hwy
- E. Neighborhood Garage Sale April 27-April 29
- F. Boat Stickers on vessels (in driveways or on water) by May 1, 2023

16. OPEN FORUM San LaPoint brought up the 72 hour rule on campers, RV's and Non-boat trailers. Dan Stacks and Scott Chambers introduced themselves as the new Lake Committee Chair and Co-Chair.

17. ROUNDTABLE Skipped due to time management.

18. ADJOURNMENT to legal. 10:00pm

EXEC SESSION: Legal

Raintree Lake Property Owners Association
Work Session
April 25, 2023
7:00 pm

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Charlie Burke, Mike Conway, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Rachelle Vandiver and Josh Cresswell.
Kyle Haulotte absent.

Committee updates: Common Ground Committee – Moved to May Work Session.
Duck Pond Activity Center – Did not attend meeting.

Boat Lift Removal Pro-rate I-5:

- Steve Finneseth, lot # 435, requested that his Lift fee for dock I-5 be prorated for the period his slip will be without a lift in 2023.
- He has been sub-leasing his dock for the past several years to someone who installed a lift. This person now does not want to sub-lease this year and is moving out the lift. Mr. Finneseth has already paid the \$200 lift fee for the year.
- Lots of discussion from the board. Needs further discussion.

Mooring Buoys:

- Kyle W had previously presented to the Board that mooring buoys would be a good alternative to boats having to anchor at the dam.
- Reviewed bids from Coast Construction LLC and Williams Lakefront Construction.
- Lots of discussions, but no decisions made.
- The Board will gather more information and discuss it further in July.

New dock specifications:

- Revised document reviewed and discussed.

Pond Committee Walking Trail Bid recommendation:

- Roger Sense, committee chair, presented walking trail bids and scope of work.
- The Committee's request is currently greater than the amount budgeted.
- The Board will look at options and this item will be back on the agenda for the May meeting.

Formation of seawall sub-committee:

- The seawall in front of the clubhouse and pool requires repair. Mike has gathered repair options and bids. Tony suggested the scope of the matter may require a sub-committee to address.
- Decided that a Professional Engineer's input was required. Mike and Kelly to gather more information to present to the full Board.

Website Security:

- Some recent events suggested our website security needed reviewed.
- Tony investigating concerns. This may require outside assistance.
- Tony will provide an update at the May meeting.

No trailers/campers/RV's in driveway:

- Concerns over requirements and enforcement.
- Primary participants not in attendance. Moved to May Work Session.

Boat length appeal process:

- JC drafted a new appeal process that better defines the actions required.
- Rachelle to revise Lake regulations.

Moratorium on Boat Lifts for 2023:

- Kyle H is the lead. Due to his absence, item was moved to May work session.

Meeting adjourned 9:13 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
 BOARD OF DIRECTORS MEETING
 MAY 9, 2023
 7PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)

No one spoke.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Kyle Haulotte, Charlie Burke, Mike Conway, Kelly Bride, JC Connelly, Rachelle Vandiver, Josh Cresswell
 Absent: Gwen Barr-Crawford

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF APRIL MINUTES
 APPROVAL OF PAYMENT OF BILLS
 APPROVAL OF POOL SLIDE STEPS \$6000

- Motion to approve consent agenda: Charlie.
- 2nd: Kelly.
- Approved 6-0-1

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
 END OF APRIL 2023**

Income:		
	Dues	\$101,947.12
	Other Income	\$25,802.16
	Total	\$127,749.28
	Expenses for April	\$191,444.89
	Net Income/Loss (April)	(\$63,695.61)
	Cash Account Balances	\$800,011.28
	Bank Account Balances as of April	\$807,510.70
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000

Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$53,131

	2023	2022	
Total Outstanding Dues/Fines a/o 4/30/23:	\$64,358.71	\$65,974.27	Total a/o 4/30/22
Balance Due Liens Filed: (12)	\$29,592.05	\$30,084.65	Liens filed (13)
1st Letter (156)	\$19,138.06	\$15,797.66	1st Letter (129)
2nd Letter (26)	\$7,949.40	\$7,999.69	2nd Letter (29)
3rd Letter (17)	\$7,679.20	\$12,092.27	3rd Letter (25)

6. LEGAL REPORT

- Raintree Parkway bridge at dam: Judge is under advisement after 4/11 Civil Motion hearing on our Motion for Summary Judgement. Jury Trial scheduled 9/19-21.

7. UNFINISHED BUSINESS

A. Estates Walking Trail Bid

- Decided on scope of work.
- Discussion on funding sources.
- The Board requires 2 additional bids.
- Tabled to June Board meeting.

B. Lake Sediment Analysis for Duck Pond

- Motion to approve \$1000 from 6096 to add Duck Pond to analysis: Kyle W.
- 2nd: Mike.
- Approved 6-1.

C. Lake Regulations – Boat Length Appeal

- Motion to add appeal process to Lake Regulations Section XIV section 4. Small change to section 3: JC.
- 2nd: Mike.

- Approved 7-0.

D. Umbrella Policy

- Follow up required obtaining details of endorsements and exclusions from broker.
- Motion to approve \$14,568.75 for acct 5003-300 with overage from 5003 insurance savings: Kelly.
- 2nd Kyle W.
- Approved 5-1-1.

E. Walking Trail and Bulkhead Repair

- Discussion on priorities of repairs needed.
- Will discuss further at another time.
- Motion to approve \$13500 from acct 2004-100 Common Ground Repairs, \$5000 from acct 6045 Swim Dock Repairs and \$1500 from acct 6001 for Bulkhead repair (1 on “O” dock and 2 on “H” dock) and 2 Walking Trail culvert flyovers: Kyle H.
- 2nd: Charlie.
- Approved 6-1.

8. NEW BUSINESS

A. ARB Appeal CRK31 fence

- Resident requesting fence along property line up to the garage instead of 22 feet back from the front of the house.
- Motion to support ARB decision: Kyle H
- 2nd: JC
- Approved 7-0.

9. ANNOUNCEMENTS

- A. Boat Stickers on vessels (in driveways or on water) by May 1, 2023.

10. OPEN FORUM

- No one spoke.

11. ROUNDTABLE

- Kyle H: Board answered his questions on a few April Work Session issues.
- Charlie: Asked for a Landfill update. Kansas City issued a 12 month moratorium on landfills.
- Tony: Gave update on proposed development on the Northwest corner of 150 and Ward road. Presented a Protest Application forwarded by Arborwalk HOA. Forwarded to residents via Facebook.
- Kelly: Presented email from PST Engineering on clubhouse seawall issues. Email will be discussed at the May Work Session.
- Jeff: Wanted clarification that the orange top markers for boat anchoring at the dam were indeed at 150 feet.

12. ADJOURNMENT

- Motion to adjourn: Kyle H.
- 2nd: Charlie.
- Approved: 7-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
May 23, 2023
7pm

All board members present.

Committee Updates:

1. Common Ground Committee

- Kathy Goldman is Chair, Corey Hulsey is Co-Chair.
- Sharon McCann, Secretary, presented.
- Presented mission statement.
- Committee has no big ticket items to request in the near future.
- Discussed Common Ground and Pond Committee overlap. There may be further discussion on this topic.
- Discussed future work required on Islands at Regatta entrance. Two trees were removed recently due to disease and wind. Existing Bradford Pear trees could also be an issue in the future.

- Other future projects on the committee's wish list include: Parking lot at Hidden Cove and Raintree, Walking trail around Hidden Cove and a garden at the end of Gull Point Court.
- Committee agreed to assist the Board with an inventory of Common Ground sidewalk issues.
- David Campbell was in attendance and brought up the Emerald Ash Borer issue that could soon start affecting common ground ash trees. He volunteered to inventory the ash trees we have to help in future planning.

2. Duck Pond Activity Center Committee

- Chair Marilyn Burasco presented.
- Presented that there are no big item requests in the future.
- Their biggest complaint was renters attaching things to the walls.
- The center's chairs may need refinishing in the future.

Work Session:

1. Committee Expectations.

- Preliminary document prepared by Rachelle and presented to the Board.
- Document will be reviewed and changes implemented by the Board.
- After completing, the document will be presented to the committee chairs for their input.

2. Seawall update/engineering

- Discussion on proposal from PST Engineering and the possible need for additional Seawall expert vendors.
- Board will invite RT Construction to conduct a one day further review for no charge to better solidify their proposal for soil stabilization and wall preservation using a grout injection process.
- Board agreed to have Lamp Rynearson also give a proposal on the Seawall project.
- Agreed to place the funding for the PST Phase one Structural Evaluation Consultation and cursory review of data on the June Board Meeting Consent agenda.

3. Website security.

- Progress has been made.
- Tony has a few items he still wants to complete.

4. No trailers/campers/RV's in driveway.

- Governing documents reviewed and potential changes discussed.
 - Board agreed that the documents were sufficient and a change to the violation letter is needed.
 - Rachelle will update the letter and provide to Board for input.
5. Deposit on boat lifts.
- Discussion started due to recent incidents of residents moving from Raintree and leaving their boat lift for the RLPOA to remove at the association's expense.
 - Board discussed options available to preclude this issue from happening in the future.
 - Decision made to update the New Property Owners check list to see if this alleviates the issues.
6. Dock Specifications.
- Discussion on adding underwater bracing requirement to document.
 - The updated specification document will be sent to Board members and the co-chairs of the lake committee for review.
7. NDK dock issues.
- During repair of additional floats, one slip was found to have the lift attach support cracked in two places.
 - Dock owner was present in meeting. Josh will have Williams, preferred vendor, provide a quote for repair. Board's opinion is the cost of repair is the slip owner's responsibility.

Motion to adjourn: Tony, 2nd: Charlie. Adjourned at 9:22pm to exec session for legal.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 13, 2023
7PM**

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)

No one spoke.
2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Kyle Haulotte, Charlie Burke, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Rachelle Vandiver, Josh Cresswell
Absent: Mike Conway

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF MAY MINUTES
APPROVAL OF PAYMENT OF BILLS
APPROVAL FOR \$1,800 TO BE TRANSFERRED TO ACCOUNT #6075 FOR
ENGINEERING.

- Motion to approve consent agenda: Kelly
- 2nd: JC
- Approved 6-0-1

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT END OF MAY 2023

Income:		
	Dues	\$112,083.94
	Other Income	\$38,824.68
	Total	\$150,908.62
Expenses for May		\$111,272.29
Net Income/Loss (May)		\$39,636.33
Cash Account Balances		\$883,513.97
Bank Account Balances as of May		\$843,691.74
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$53,131

	2023	2022	
Total Outstanding Dues/Fines a/o 5/31/23:	\$49,184.79	\$45,190.09	Total a/o 5/31/22
Balance Due Liens Filed: (12)	\$29,392.05	\$28,321.30	Liens filed (11)

1st Letter (85)	\$11,183.21	\$6,367.29	1st Letter (60)
2nd Letter (13)	\$3,688.84	\$3,423.13	2nd Letter (12)
3rd Letter (10)	\$4,920.69	\$7,078.37	3rd Letter (14)

6. LEGAL REPORT

- Raintree Parkway bridge at dam: No update.

7. UNFINISHED BUSINESS

A. Estates Walking Trail Bid

- Three bids submitted.
- Discussion on how to fund.
- Further discussion on feasibility with much needed repairs required to existing trails.
- Motion to table: Kelly
- 2nd: Charlie
- Approved 5-1-1

B. Umbrella Policy

- Previously voted to bind coverage.
- Some discussion on exclusions and if additional coverage needed for gaps.

C. Lift Movements

- Discussion on movement requirements. Currently there is a moratorium on new lifts and any lift movement among docks will be determined on a case to case basis.
- New requirements will be presented to the Lake Committee.
 - Reinforcement front plates and “X” bracing at any new slip location for a Front Mount Lift is required to be installed prior to the lift installation.
 - Any Front Mount Lift movement will be completed by a licensed and insured contractor.
 - The contractor will install the lift so that the lift is neutrally buoyant in the up position.
 - The maximum acceptable lift length is 20 feet.

- All expenses for a lift relocation including the above requirements will be paid by the homeowner requesting the lift relocation.

8. NEW BUSINESS

A. Common Ground Conditions – Mitch Forte.

- Untimely rains caused a one-time issue with excess grass clippings.
- Mowing crews doing much better since, utilized overtime to catch up.
- Summer college help now available for weed eating around lake.
- Issue with not removing clipping from sidewalks.
- Question on who double checks work performed.

B. Summerfest budgeted up to \$10,000 account 1004.

- Motion to approve: Jeff
- 2nd: Kelly
- Approved 6-1-0

C. Yellow flag rule for 4th of July.

- Mandatory No Wake and no towing of water sports equipment or skiing, beginning at 3pm until dark on July 4th.
- Motion to approve: Kyle H
- 2nd: Charlie
- Approved 7-0-0

9. ANNOUNCEMENTS

A. Looking for historical information for 50th Anniversary Shoreline Edition.

B. Swim meet pool closes at 4:00 pm June 14 & June 21.

C. Happy Father's Day Sunday June 18th.

D. June 19th next Food Truck Night! 4:30pm – 7:30pm.

E. June 24th Summerfest Carnival 3:00pm - 7:00pm.

F. 4th of July Parades and Fireworks

10. OPEN FORUM

- Megan Gentile, lot NS41, asked why the trash can was removed at Duck Pond. There was a safety hazard when parking to remove bags.
- San LaPoint, lot 811, informed that the Lake Committee meeting is now July 10th.
- Cori Hulse, lot 273, asked about the Option 3 bid for Marline storm water project. Bid is for a rectangular pipe.

11. ROUNDTABLE

- JC: Heard that a boat was measured somewhere other than clubhouse parking lot. No one was aware of an incident. Also ask if any blue-green algae found at lake. None has been found.
- Jeff: Asked if we had obtained competing bids for fireworks. We have bids. Presented an informal poll showed the majority of boats anchored at the dam are over 150 feet away. Warned that before we get too far in the storm water and clubhouse seawall bids that we discuss a realistic budget that we might have to work with.
- Kyle W: Wanted to discuss security at next meeting. Brought up the idea of Neighborhood trash pick-up. Discussed dock underwater bracing.
- Charlie: Wants to discuss dock specs at next work session. Asked about NKD dock repairs.

12. ADJOURNMENT 9:06pm

- Motion to adjourn: Charlie
- 2nd: Kyle W
- Approved: 7-0-0

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
June 27, 2023
7pm

Attendees: Tony Jose, Jeff Wilson, Mike Conway, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Rachelle Vandiver, Josh Cresswell. Kyle Haulotte arrived at 7:05pm

Absent: Kyle Wilkerson and Charlie Burke.

1. Equipment repair for Case JX95 tractor

- Motion to release \$12,000.00 from account #07007-200 for repair: JC

- 2nd: Kelly
 - Approved: 5-0
2. Aerator repair
- Motion to release \$3,211.00 from account #02003-200 for repair: Kelly
 - 2nd: Jeff
 - Approved: 5-0
3. Additional Lake Treatment
- Motion to transfer \$5,000.00 out of account #06092 to account #06055 for additional lake treatment. Payment of \$8,500.00 from account #06055: Jeff
 - 2nd: JC
 - Approved: 5-0

Adjournment:

- Motion to adjourn: Mike
- 2nd: JC
- Approved: 6-0 7:12pm

WORK SESSION

7:12pm

Open Forum:

Tony led a positive news open forum for anyone to discuss positive items that recently happened. Tony and a couple of residents presented.

Committee Updates:

1. Pool Committee
 - Moved to July meeting.
2. Raintree View Committee
 - San LaPoint presented. Brenda Miller and Robert Dye are also members.
 - Committee is planning to complete a small disc golf course and 2 horseshoe pits in 2023.
 - Committee is asking for \$25,000 in the 2024 budget cycle to place in reserve for future projects.

- Question asked if turning the area over to Lees Summits Parks and Recreation might jump start further planned additions.

3. Conservation Committee

- San LaPoint presented and is only current member.
- Committee is a subset of the lake committee and goals are to improve lake aesthetics, water quality and fish habitat.
- Committee is working with the Missouri Department of Conservation to complete a fish shocking study to analyze the fish population in 2023.
- Committee also asking for \$10,000 budget in 2024 for a goose roundup and egg control to better control the geese population.

4. Security Committee

- David Mitchell, committee chair, presented. Committee has 6 members.
- Presented crime statistics year to date for Raintree. 47 calls total.
- The Police Department wants to stress the importance of not leaving valuables in view in vehicles and to keep garage doors closed.

Work Session:

1. Lap lane in pool

- Dianne Hanlin, Pool Committee chair, presented to the Board via email that a resident had requested a lap lane be allowed in the pool 10:30am to 12:00 daily.
- Discussion on idea and how to best implement idea.
- Board will ask Pool committee chair to contact Rays swim team on using their ropes for a test run to gauge interest.

2. Off-duty Officers

- David Mitchell, Security Committee chair, presented an overview of the off-duty Lees Summit Police Officer program.
- The RLPOA hires off-duty officers to patrol the community on a rotating schedule. Officers are uniformed and in patrol cars.
- Officers provide summary of details of their shift. David stated that they do run radar for speeders.
- Brief discussion on pros and cons of installing security cameras.

- 2023 budget is \$12,000. If current schedule for patrols is fulfilled, he projects to be over budget by \$750.
 - After a recent increase in the hourly rate the department charges, David questioned the cost/benefit of the patrols.
 - The committee will need increased funding in 2024 if current schedule of patrols is carried over.
3. Trash Companies
- Kyle W. had previously expressed interest in neighborhood wide trash collection.
 - Mike Gleason of American Waste Systems Inc presented a short summary of what his company could provide.
 - The company currently provides service for 10 HOA's and has about 3,000 customers.
 - Kyle W. and Mr. Gleason will meet to further explore possibilities.
4. Committee Expectations Draft
- The Board has completed their review and editing of the draft.
 - The draft will be presented to the committee chairs for their input before publishing.
5. Seawall update/engineering
- Item is tabled until a future session.
6. Fines up to \$5,000 maximum
- In a previous meeting, there was a question on maximum fines allowed.
 - The Architectural Review Board documents have several areas that state the maximum fine allowed is \$5,000.
 - Some discussion on if this amount is sufficient.
 - Decision made to leave as is until a time when an issue arises.
7. Dock specifications
- Item moved to July work session.
8. Lift relocation update
- JC reported that there have been two lift moves since the lift relocation document was published.
 - In both cases the lifts had to be shortened to 20 feet.

Motion to adjourn: Kelly, 2nd: JC, approved 5-0. Adjourned at 9:28pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 11, 2023
7PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Cori Hulsey, lot 273, wanted an update on the Marline stormwater issue. Josh had called Amy from Lamp Rynearson earlier in the day and did not connect.
 - Bill Irwin, lot 1283, asked about an update on the proposed landfill. Tony brought him up to date.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Kyle Haulotte, Charlie Burke, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Mike Conway, Rachelle Vandiver and Josh Cresswell.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JUNE MINUTES
APPROVAL OF PAYMENT OF BILLS

- Motion to approve consent agenda: Jeff
- 2nd: JC
- Approved 5-0-3

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT
END OF JUNE 2023

Income:

Dues	\$99,297.69
Other Income	\$34,730.19
Total	\$134,027.88

Expenses for June		\$263,328.47
Net Income/Loss (June)		(\$129,300.59)
Cash Account Balances		\$774,840.83
Bank Account Balances as of June		\$823,809.79
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$53,131

	2023	2022	
Total Outstanding Dues/Fines a/o 6/30/23:	\$38,819.50	\$38,023.86	Total a/o 6/30/22
Balance Due Liens Filed: (10)	\$28,065.97	\$27,557.89	Liens filed (12)
1st Letter (50)	\$5,863.30	\$4,141.45	1st Letter (38)
2nd Letter (9)	\$2,489.25	\$2,318.83	2nd Letter (8)
3rd Letter (5)	\$2,400.98	\$4,005.69	3rd Letter (9)

6. LEGAL REPORT

- June – 7 judgements, 2 making payments, 5 demand letters, 1 court case & \$1,149.50 delinquencies paid.
- Raintree Parkway bridge at spillway: No updates.

7. UNFINISHED BUSINESS

A. Approval of front mount lift movement requirements.

- Added to Lake Regulations Section, III. Lift guidelines number 4. Requirements for front lift movement from slip to slip.
- Motion to approve: Kyle H.
- 2nd: JC
- Approved 8-0

8. NEW BUSINESS

A. ARB Exterior Paint Appeal - #7623-461

- ARB declined application because the main color was too dark.

- Motion to approve colors as requested: Kyle W.
- 2nd: Kyle H.
- Approved: 7-1.

B. Sunset Cove Swim Dock Issues – Nicole Mustain, lot 133

- Nicole Mustain, and many others whose lots border Sunset Cove, presented the current status of the cove and reasons why they feel that it is unacceptable.
- Tony updated on items that have and will be done in the future to help the situation with the overgrowth of vegetation.
- Tony stated the swim dock will not be moved and also cleared up the misconception that the RLPOA owned the retention pond upstream of the cove. It is owned by the shopping center.
- Resident suggested if the lot owners agreed to buy some of the common ground between their lot and the pond that would give the RLPOA funds to help mitigate the pond issues. Tony asked if the resident would find out if enough of the owners agreed with this proposal to discuss further.
- Two different residents also brought up a Special Assessment might be a way to fund the mitigation.
- Board suggested that the residents be proactive and lodge complaints with the city and the shopping center owners and to become active in the associations Siltation committee.

C. Duck Pond Activity Center Usage – Girl Scout Troops 2170 and 2998.

- Troops asked to use the center for their meetings.
- Motion to approve as requested: Kyle W.
- 2nd: Mike
- Approved 8-0

D. Suicide Awareness Walk – Robin Walsh

- Requested to use the pool restrooms and the area in front of the clubhouse September 16th from 8:00am to 12:00pm for the Choose 2 Live Suicide Awareness Walk.
- Motion to approve as requested: Charlie
- 2nd: Kelly
- Approved 8-0.

E. Facilities Outside Electrical Receptacle

- Additional electrical outlet needed outside in front of clubhouse.
- Motion to approve the addition of an in-ground electrical receptacle for \$2,695.00 from account #4004: Charlie
- 2nd: Mike
- Approved: 7-0-1

9. ANNOUNCEMENTS

- A. Looking for historical information for 50th Anniversary Shoreline Edition.
- B. Raintree Rays Swim Meet Wednesday July 12. Pool closes at 4:00pm.
- C. Food Truck Monday, July 24 4:30pm – 7:30pm.
- D. Adult Luau Saturday, July 29 7:00 – 10:00pm.

10. OPEN FORUM

- Sonja Campbell, lot 467, presented that one day while boating close to the shore, a water patrol boat sped between them and the shore. Josh will communicate with Patrol.

11. ROUNDTABLE

- Kyle W. asked about response from walking trail issues request (7 work orders so far), where we are on the dock specification document, an update on Seawall bids and the lift movements discussed at last Work Session.
- Kyle H. reminded board that we need Daniel Merrick at an upcoming meeting.
- Charlie wanted more updates on a few items from the July Work Session.
- JC wanted to clarify the placement of No Wake buoys. Buoys are placed between 90 and 100 feet from docks.
- Tony wanted us to check into “an agreement” with the City of Lee’s Summit Police Department for off-duty officers. Confirm we are listed as an additional insured on the certificate of insurance.

12. ADJOURNMENT 9:13pm

- Motion to adjourn: Charlie
- 2nd: Mike
- Approved: 8-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
July 25, 2023
6:00 pm

Attendees: Tony Jose, Jeff Wilson, Kyle Haulotte, Mike Conway, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Kyle Wilkerson, Charlie Burke, Rachelle Vandiver, Josh Cresswell.

Field Trip: Toured Pool, Dam area & Sunset Cove for information used in the Work Session.

Work Session:

2. Pool Committee update
 - Moved to a future meeting.
3. Dog Days of Summer
 - Tony suggested that the pool host a dog only event after the last day of the pool season.
 - Pool Committee agreed with the idea.
 - The Board talked about the pros and cons and details of the event.
4. Pool Liner
 - The pool sustained a large breakage of the liner.
 - The Board reviewed the damage.
 - Repairs were set for later in the week.
 - The board discussed further repairs that will be needed after the pool closes for the season.
5. Sunset Cove
 - This year, sunset cove has been overrun with algae\etc.
 - The board toured the cove to see the current status.
 - The cove had been chemically treated the day before, so although the area still has issues, it was much improved.
 - During the tour the board discussed further ways to improve the situation.
 - Three options were presented and will be discussed further.
6. Mooring Buoys
 - The idea of mooring buoys at the dam has been discussed previously.
 - The area was toured to better understand the placement area.
 - The board is working on a method to poll residents to gauge interest in the idea.
7. Ground Crew Calendar of events
 - The Board had wanted an update from Dainel Merrick to form a better understanding of the normal day to day operations of the Ground Crew.
 - Daniel presented to the board the expectations for his crew.
 - Additional information from Daniel and Josh was requested.

AUGUST 8, 2023
7PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Steve Tesch, Lot SC16, thanked the Board for the work completed controlling the vegetation in Sunset Cove.
 - San La Point, Lot 811, asked why the HOA price comparison was included in the latest Shoreline. The comparison came at no cost to the RLPOA. The comparison was published as information only.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Kyle Haulotte, Charlie Burke, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Mike Conway, Rachelle Vandiver, Josh Cresswell

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JULY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - Motion to approve consent agenda: Kelly
 - 2nd: JC
 - Approved 7-0-1

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT END OF JULY 2023

Income:		
	Dues	\$144,370.30
	Other Income	\$20,624.32
	Total	\$164,994.62
	for	
Expenses for July	July	\$128,163.06
Net Income/Loss (July)		\$36,831.56
Cash Account Balances		\$826,852.30
Bank Account Balances as of July		\$809,816.63
	Cash Subtotal Security Bank	

Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$53,131

	2023	2022	
Total Outstanding Dues/Fines a/o 7/31/23:	\$56,982.67	\$52,812.88	Total a/o 7/31/22
Balance Due Liens Filed: (12)	\$30,174.64	\$32,298.22	Liens filed (13)
1st Letter (111)	\$16,372.11	\$11,515.82	1st Letter (98)
2nd Letter (24)	\$7,674.09	\$4,579.42	2nd Letter (16)
3rd Letter (7)	\$2,761.83	\$4,419.42	3rd Letter (9)

6. LEGAL REPORT

- July – 7 judgements, 3 making payments, 12 demand letters, 2 court cases & \$4,730.90 delinquencies paid.

7. UNFINISHED BUSINESS

A. Sunset Cove Bubbler

- Discussion on Sunset Cove and the best way to improve vegetation issues.
- Motion to approve up to \$13,000 from account 4004 for electrical work and bubbler installation: Kelly.
- 2nd: JC
- Approved 8-0

8. NEW BUSINESS

A. Clubhouse request 080223-517

- The issue had been resolved prior to the meeting.

9. ANNOUNCEMENTS

- Looking for historical information for 50th Anniversary Shoreline Edition Deadline August 15th!
- Family Swim Night Saturday, August 19th, 6-9pm.
- Back-to School hours for the pool begin Monday, August 21st 4-8 pm.

- D. Labor Day Fishing Derby! September 4th.
 - E. “Dog” Days of Summer Off-Leash play-and-swim party! September 5th. Watch for details.
 - F. Raintree Fall Garage Sales September 7, 8 & 9th.
 - G. Lees Summit District 1 Open House August 30, 5:30-7:00pm at the Bridge (Old Lees Summit Post Office).
10. OPEN FORUM
- No one presented.
11. ROUNDTABLE
- Jeff asked if there was a vetting process on the resident work orders received. Informed there is a process.
 - Charlie wanted to know why the Storm Water issue was not on the agenda. It will be on the September Work Session agenda.
 - Kyle W. asked about the latest on walking trail repairs needed. Jeff, Josh and Tony will perform a survey on August 30th.
 - Gwen started a discussion on Golf Carts parked illegally on common ground/walking trails and what can be done to mitigate. (Raintree handicapped stickered carts are exempt).
12. ADJOURNMENT 8:12 pm
- Motion to adjourn: Mike
 - 2nd: Charlie
 - Approved: 8-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
SPECIAL MEETING/WORK SESSION
AUGUST 22, 2023
7:00 pm

Attendees: Tony Jose, Jeff Wilson, Kyle Haulotte, Mike Conway, Kelly Bride, JC Connelly, Kyle Wilkerson, Charlie Burke, Rachelle Vandiver, Josh Cresswell.

Absent: Gwen Barr-Crawford.

Special Meeting:

Consent Agenda: Transfer \$5,000 from roll-over to outsource Human Resources Services including training, succession planning, employment law evaluation, etc to account # 03052-000 training/seminars.

- Motion to approve: JC
- 2nd: Mike
- Approved 5-0

Work Session:

1. Raintree View Committee Budget Requests

- San LaPoint presented.
- The committee is requesting \$25,000 to add to the reserve fund for future additions.
- The committee also requests to spend \$2,000 from the reserve fund to install 2 horseshoe pits and a 3 to 4 hole disc golf course.

2. Conservation Committee Budget Requests

- San LaPoint presented.
- The committee is asking for \$16,000 for a Goose round-up and Muskrat trapping and the board suggested additional funds for fish habitat installation.

3. Activities Committee Budget Requests

- Margaret Legel presented.
- The committee is requesting \$18,250 for hosting nine events.

4. Pond Committee Budget Requests

- Roger Sense presented.
- The committee is asking for \$25,000 for the walking trail reserve fund. This amount, along with the \$50,700 currently in the reserve fund, will allow completion of the Turtle Dove Pond trail and one of three connector sections.
- The committee is also asking for \$2,000 rollover from 2023 for Pond repair and \$13,195 to add an aerator to Minnow Pond. This is the last pond without an aerator.

5. Common Ground Committee Budget Requests

- No committee member was present.
- The committee is requesting \$10,742.23 for additional trash cans to add to the walking trails.

6. Security Committee Budget Requests

- No committee member was present.
- The committee is asking for \$15,000 for off-duty police patrols through the community on a rotating basis.

7. Boat Parking Sub-Committee Budget Requests

- No committee member was present.
- The committee is requesting \$60,000 for research and planning for a proposed new boat parking lot.

8. Duck Pond Activity Center Committee Budget Requests

- Marilyn Burasco presented.
- The Committee is asking for \$700 for repairs/replacements for center amenities.

9. Staff Budget Requests

- Josh Cresswell presented.
- Staff is requesting \$9,178 for replacement of the Pool slide pump & damaged piping.
- Requesting \$2,000 for grating installation over two other pool pumps, \$2,845.26 for a new pool vacuum, and additional funds for pool slide refurbishment.
- Requesting \$25,092.98 for two stand-up mowers, \$3,000 for a 10 foot utility trailer, & \$40,000 for a new rental pontoon boat.
- Requesting funds for painting/staining of the clubhouse cedar shakes, replacing of clubhouse gutters and painting of soffits. Currently working on bids.

10. Siltation Committee Budget Requests

- Brian Ratigan presented.
- The committee is asking for \$420,000 for the removal of silt from Hidden Cove.
- There was lots of discussion on the overall siltation removal strategy.

11. Pool Committee Budget Requests

- Dianne Hanlin presented.
- The committee requested \$110 for lap lane dividers, \$255 for bathroom fans and \$265 for starting block covers.

12. Lake Committee Budget Requests

- Dan Stacks presented.
- The committee is requesting \$250,000 to replace one dock and repair others as needed.
- Asking \$10,000 for dock electrical and structural inspections.
- Asking \$10,000 for a Professional Engineering approval of new dock specifications.
- Asking \$1,000 for pea gravel for a kayak access point to the lake.
- Asking \$4,850 for a concrete tie-in between the boat ramp and first courtesy dock.

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
September 26, 2023
7:00 pm

Attendees: Tony Jose, Jeff Wilson, Kyle Haulotte, Mike Conway, Kelly Bride, JC Connelly, Kyle Wilkerson, Charlie Burke, Rachelle Vandiver, Josh Cresswell.

Absent: Gwen Barr-Crawford.

1. Slide Restoration

- The Board discussed options for restoring the pool slide.
- We currently have a bid from Safe Slide Restoration.
- Josh discussed the possibility of filling in all the section joints.
- The office will seek a bid for a new slide from White Water for comparison.

2. Pool Liner

- The Board discussed repair possibilities or complete replacement of the pool liner.
- The office will ask the company that made the warranty repairs this summer what that type of repair would have cost out of pocket. This will give us an idea on what funds need to be budgeted for next year.
- We have one bid for complete liner replacement. The office will seek two more.

3. Pool Caulking

- Pool re-caulking will need to be budgeted for next year at a minimum if we are not replacing the liner completely.
4. Stormwater Study
- The Board discussed the Stormwater Study results completed by Lamp Rynearson. The Breezy Point, Marline/Pendant/Royale, Raintree Parkway to Sandpiper, Sunset Cove and Windemere to Hidden Cove proposals were included in the discussions.
 - The Board agreed to provide a link to the study on the RLPOA website.
5. Boat Dock Spec's
- Discussed next steps for the new Dock spec's.
 - One member of the lake committee, David Campbell, stated he has some revisions he thinks are needed. He will supply the board with his redlined version.
6. 2024 Budget Revenue
- The Board discussed the revenue items of the budget and what the estimates for 2024 should be.
 - Board had discussions on boat sticker fees and decided a \$175 fee will be charged for next year for motorized stickers. Non-motorized fees will be \$50.
 - The prorated refund of boat slip fees for residents leaving Raintree will be eliminated.
 - A new boat slip sublease fee of \$100 will be charged.
7. Seawall Project
- Discussed the PST Engineering proposal pluses and minuses.
 - There are 2 bids out for a Ground Penetrating Radar study of the land around the seawall to see how big the problem really is.
 - Mike will contact TorcSill Foundations again to further discuss their bid.
8. Mash Wren common ground tree
- There is a damaged tree on common ground that will need removed. A bid approval of \$3,300 to remove will be placed on the next board meeting consent agenda

Charlie Burke announced that he is moving out of Raintree soon and will resign from the Board. Many thanks for his years of service on the Board. He and his leadership will be missed.

Adjournment: 10:00pm

- Motion to adjourn: Charlie

- 2nd: Mike
- Approved 7-0.

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
 BOARD OF DIRECTORS MEETING
 OCTOBER 10, 2023
 7PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Brian Ratigan, lot 170, suggested splitting up the dock slip fees into two or four payments.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Jeff Wilson, Kyle Haulotte, Kyle Wilkerson, Charlie Burke, Kelly Bride, Gwen Barr-Crawford, JC Connelly, Mike Conway, Josh Cresswell, Rachelle Vandiver

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES
 APPROVAL OF PAYMENT OF BILLS
 APPROVAL OF TREE REMOVAL UP TO \$3,300

- Motion to approve consent agenda: Mike
- 2nd: Kelly
- Approved 7-0-1

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
 END OF SEPTEMBER 2023**

Income:		
	Dues	\$77,578.34
	Other Income	\$17,542.06
	Total	\$95,120.40
Expenses for September		\$100,995.53
for July		
Net Income/Loss (September)		(\$5,875.13)

Cash Account Balances		\$705,103.37
Bank Account Balances as of September		\$683,535.83
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$48,131

	2023	2022
Total Outstanding Dues/Fines a/o 9/30/23:	\$98,258.68	\$42,274.30 Total a/o 9/30/22
Balance Due Liens Filed: (10)	\$31,808.50	\$30,538.80 Liens filed (11)
1st Letter (348)	\$52,843.04	\$5,964.77 1st Letter (55)
2nd Letter (26)	\$8,543.95	\$3,494.16 2nd Letter (12)
3rd Letter (9)	\$5,063.19	\$2,276.57 3rd Letter (5)

The large 1st letter number is due to confusion issues with the Appfolio system. Improvements are in process.

6. Legal Report

- September– 8 judgements, 2 making payments, 16 demand letters & \$3,767.41 delinquencies paid.
- The court case on ownership of the bridge by the dam has been dismissed.

7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Appeal Lake Citation #8323-590

- Richard Sonner presented his case on the appeal to the board for operating in a careless manner/traveling in the wrong direction.
- Motion to dismiss violation and fine: Kyle H.
- 2nd: Charlie
- Approved: 7-0-1

B. Dock Replacement Rules Draft

- JC prepared a draft for dock replacement rules when single well docks are installed.
- The board discussed the draft and will discuss further in a future work session.

C. Hidden Cove – Siltation

- The Board discussed de-silting Hidden Cove. Josh has an informal bid with a 2% interest rate
- Josh told to ask for formal bids for not only Hidden Cove, but also Sunset Cove and Raintree Reserve.

D. Raintree View – LS Parks Partnership

- The board discussed the partnership where Lees Summit Parks and Rec will develop Raintree View.
- Tony to meet with appropriate personnel for further discussions.

E. H Dock Fire repairs

- The bid to repair the H dock was reviewed.
- Motion to approve up to \$6,300 from acct 6001-200 to repair dock: Kyle H.
- 2nd: Kelly
- Approved: 8-0.

9. ANNOUNCEMENTS

- A. Reward for information leading to the arrest or conviction of persons lighting fires in Camelot Cove.
- B. Trunk or Treat will be Saturday, October 28.

10. OPEN FORUM

- San LaPoint, lot 811, wanted a clarification on the bridge by the dam ownership. The City of Lee's Summit has a permanent easement to maintain and repair the bridge structure from the floor of the spillway up, including the vertical supports of the bridge and the end abutments. The RLPOA is only responsible for the base slab.

11. ROUNDTABLE

- JC forwarded a question from the lake committee on when the finance committee meets and how to see their minutes. You can call the office for meeting times, although no more meetings are scheduled this year. There aren't really minutes kept. The budget figures are the result of

the meetings. The budget will be discussed in length at the October Work Session. JC also forwarded the question on why pool users don't pay more when dock slip users pay more.

- Kyle W. asked about walking trail repairs. There are about 115 sections throughout the area that need to be replaced. Also, many flyovers need replaced and uneven surfaces need leveling. Bids are being requested for repairs. He also received clarification that the new attorney would be the one to prepare all the new lease agreements.
- Kyle H. asked about the issue with kayaking on the association ponds. There is already language in the rules preventing this. Wording will be revised to better clarify. He also asked about the bid for the Clubhouse exterior shingles staining and fascia/gutter replacement. We have a current bid of \$92,000. Most likely will not be funded 2024. Also had a discussion on seawall repair options.
- Charlie asked about funding for ash tree EAP disease. There will be funding in 2024.

12. ADJOURNMENT 8:40 pm

- Motion to adjourn: Charlie
- 2nd: Mike
- Approved: 8-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
October 24, 2023
7:12 pm

Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, Kyle Haulotte, Mike Conway, Gwen Barr-Crawford, Rachelle Vandiver, Josh Cresswell.

Absent: Kelly Bride, JC Connelly.

1. Seawall update

- Mike had recently contacted Carson Long from TorcSill Foundations for an update. They are waiting on a 3rd party design firm to provide information before giving us a bid.
- Kyle W. brought up that coring's should be completed to identify the best place for the pilings/wall. Bids will be solicited.

2. Solar panel solicitation

- Barry from Spartan made a short presentation on the benefits of solar panels.

3. 2024 Budget

- The Board discussed the budget numbers and made several changes. Discussions will continue.

Adjournment: 10:30pm

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2023
7:12 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)

- No one spoke.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

Attendees: Tony Jose, Jeff Wilson, Kyle Haulotte, Kyle Wilkerson, JC Connelly, Mike Conway, Josh Cresswell, Rachelle Vandiver
 Absent: Kelly McBride, Gwen Barr-Crawford

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF OCTOBER MINUTES
 APPROVAL OF PAYMENT OF BILLS

- Motion to approve consent agenda: Mike
- 2nd: Kyle W.
- Approved 5-0

5. TREASURER’S FINANCIAL REPORT

FINANCIAL STATEMENT
END OF OCTOBER 2023

Income:		
	Dues	\$179,417.00
	Other Income	\$12,015.99
	Total	\$191,432.99
Expenses for	for October	\$158,219.18
Net Income/Loss (October)		\$33,213.81
Cash Account Balances		\$696,310.08

Bank Account Balances as of October		\$747,523.07
Cash Subtotal Security Bank		
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$48,131

	2023	2022	
Total Outstanding Dues/Fines a/o 10/31/23:	\$62,968.94	\$39,647.96	Total a/o 10/31/22
Balance Due Liens Filed: (10)	\$31,732.96	\$33,164.20	Liens filed (16)
1st Letter (142)	\$21,676.57	\$4,759.10	1st Letter (45)
2nd Letter (19)	\$6,136.47	\$1,724.66	2nd Letter (6)
3rd Letter (6)	\$3,422.94	\$0.00	3rd Letter (-)

- AppFolio 142 delinquency number needs further research to determine if accurate.

6. Legal Report

- October– 8 judgements, 2 making payments, 12 demand letters & \$3,125.04 delinquencies paid.

7. UNFINISHED BUSINESS

A. Social Media Committee

- RLPOA’s committees are not covered by insurance for defamation and the office and the Board do not police the current Neighborhood website. The RLPOA could be liable for any damages related to the website.
- ***Motion to dissolve the social media committee as of 11/14/23, due to liability for their Facebook page, as we now have our own page and maintain through the office: Kyle H.***
- 2nd: Mike
- Approved 4-0-1.

B. Raintree View – LS Parks Partnership.

- The Board is pursuing a partnership with the city of Lee's Summit to develop Raintree View.
- Tony working with the City and their lawyers progressing the plan.
- The Homeowners surrounding the View and the View committee will be consulted for their input.

8. NEW BUSINESS

A. Appeal ARB decision 081723-421

- Michael Wilson presented his case on the appeal to the board of the ARB decision to require removal of his existing greenhouse. The greenhouse has been in place at least 10 years and Mr. Wilson stated that at the time of installation the office verbally stated no ARB approval was needed.
- ***The Board voted 3-2 to overrule the ARB but since a 2/3 majority is required to overrule, this item will be placed on the December Board Meeting agenda.***

B. Appeal DPAC charge 100823-1024

- Judy Taylor presented her appeal to the \$25 trip charge to lock the DPAC after the door was found open after her rental. She stated the lock was very hard to lock and the emergency contact number was not easy to find.
- ***Motion to overrule trip charge: Kyle W.***
- 2nd: Kyle H.
- Voted to overrule: 5-0.

C. ARB recommendation to appoint ARB member Joe Willerth.

- ***Motion to approve: Kyle H.***
- 2nd: Mike.
- Approved 5-0.

9. ANNOUNCEMENTS

- Reward for information leading to the arrest or conviction of persons lighting fires throughout Raintree.
- Craft Show Nov. 17 & 18 at the clubhouse.
- Office will be closed Nov. 23, 24 & 25.

10. OPEN FORUM

- San LaPoint, lot 811, asked if repairs to the bridge adjacent to the dam are scheduled. Repairs are not currently scheduled. He also asked if the security committee received funds for extra patrols. The budget is still being finalized.

11. ROUNDTABLE

- JC asked when the fire damaged boats at Camelot will be removed. The boat owners are still working with their insurance and still do not know when the boats will be removed.
- Mike gave an update on the Seawall project. TorqSill gave an estimate of \$20,000 to \$30,000 for an Engineering study.
- Josh stated that the Senior Engineer for Lamp Rynearson has a seawall repair idea. They are currently looking for a third party boring company. Also, they stated that GPR, ground penetrating radar, will not work for our situation.
- Kyle W. asked if the walking trail repairs identified were included in the 2024 budget request. They are included. He also asked if the potential new RLPOA lawyer search is continuing. Work will resume with Kelly as the lead.
- Kyle H. asked if all Board members have prioritized the committee requests. Mike still needs to update. He stated he will complete the next day.
- Rachelle stated she will be on Vacation the first week of December. She also said that \$360 was collected at the tree lighting ceremony. Thanks to all.

12. ADJOURNMENT 8:41 pm

- Motion to adjourn: JC
- 2nd: Mike
- Approved: 5-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
NOVEMBER 28, 2023
7:00 pm

Attendees: Tony Jose, Kyle Haulotte, Jeff Willson, Mike Conway, Gwen Barr-Crawford, Kelly Bride, Rachelle Vandiver, Josh Cresswell.

Absent: Kyle Wilkerson, JC Connelly.

1. Marline/Pendant/Royale Ct. Stormwater project

- The lead engineer for the Lamp Rynearson stormwater project presented the latest proposals for this area of concern.

- Several residents that live in the affected area provided input.
 - A flooding area not previously known was identified.
 - Lamp Rynearson will update proposal with the latest area.
2. 2024 Budget
- The Board discussed the 2024 budget and made several more changes.

Adjournment: 10:00 pm

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2023
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
- Brian Williams, 708 SW Estates Dr, spoke about transparency in the Board meetings. He stated that when he was on the board, the meetings were recorded. Rachelle stated the RLPOA attorney has since instructed us not to record the meetings due to liability issues. Brian brought up that it might help to only record the board's comments and not anything from the residents. Rachelle will bring up to the attorney for consideration.
2. DETERMINE QUORUM AND CALL MEETING TO ORDER
- Attendees: Tony Jose, Kyle Wilkerson, Kyle Haulotte, Jeff Wilson, JC Connelly, Kelly Bride, Mike Conway, Gwen Barr-Crawford, Rachelle Vandiver
Absent: Josh Cresswell
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
- APPROVAL OF NOVEMBER MINUTES
APPROVAL OF PAYMENT OF BILLS
- **Motion to approve consent agenda: Mike**
 - 2nd: Jeff
 - Approved 7-0-1
5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

END OF NOVEMBER 2023

Income:		
	Dues	\$70,896.27
	Other Income	\$10,643.50
	Total	\$81,539.77
Expenses for	for November	\$64,010.89
Net Income/Loss (November)		\$17,528.88
Cash Account Balances		\$718,875.08
Bank Account Balances as of November		\$736,051.56
	Cash Subtotal Security Bank	
Reserves 2023	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	Pond Walking Trail	\$50,700
	Principal Payments (Reserved)	\$100,000
	Future New Storm Water Project	\$150,000
2022 Roll-Over Funds		\$48,131

	2023	2022	
Total Outstanding Dues/Fines a/o 11/30/23:	\$52,032.93	\$52,092.10	Total a/o 11/30/22
Balance Due Liens Filed: (10)	\$31,437.96	\$32,433.80	Liens filed (13)
1st Letter (83)	\$12,861.29	\$15,541.05	1st Letter (123)
2nd Letter (15)	\$5,087.73	\$2,838.33	2nd Letter (10)
3rd Letter (5)	\$2,645.95	\$1,278.92	3rd Letter (3)

6. Legal Report

- November– 8 judgements, 2 making payments, 9 demand letters & \$1,812.75 delinquencies paid.

7. UNFINISHED BUSINESS

- Appeal ARB decision 081723-421
 - This is continued from the November Board meeting.
 - Mr. Michael Wilson is appealing the ARB decision to disapprove his backyard greenhouse. He has had the greenhouse for at least 10 years and was only recently cited. The greenhouse violates the no outside structure code.

- ***Motion to uphold the ARB decision: Kyle W***
- 2nd: JC
- Approved 6-1

- 2024 Budget
 - Several budget numbers that were not fully understood were clarified.
 - The budget includes principal and interest payments for a loan to correct some of the stormwater issues. The actual loan origination will be discussed in 2024.
 - ***Motion to approve 2024 budget: Mike***
 - 2nd: Kelly
 - Approved 6-1

- Raintree View – LS Parks Partnership
 - Tony discussed the process that the board used to get us to this point.
 - The View development idea has been discussed for years.
 - In June 2022, Steve Casey of SC Planning and Development presented his plan for developing the area into a park. This study was funded by the RLPOA. The projected total cost of the park was \$685,000.
 - Since that time, the Board has discussed ways to build the park without using RLPOA scarce funds.
 - The idea was discussed for the city of Lee's Summit to develop the area as a LS park. This would give the residents a nice park without the cost to the members.
 - The Board voted to proceed with the idea.
 - Tony started working with the city to see if it was a possibility.
 - The city's plan had many milestones that needed to be met to make the idea a reality. At each of the milestones an agreement was made to allow the RLPOA to back out of the deal for any reason.
 - The Board had planned on bringing the idea to the community when enough facts were known to give a complete picture.
 - On Monday before the November Work Session, the Board President was sent the presentation and failed to bring it before the Board for a vote at the Work Session's

Executive Session. The President also failed to get the information to the members in a timely manner.

- The plan as presented would have removed the swing set from the playground until the new parks plan was in place. This one item ran contrary to the goal of improving the area.
 - The Board has decided that we will no longer proceed with the city partnership.
 - The development project will be added to the long list of projects that need completing when funds are available.
- 2024 Marline/Pendant/Royale Stormwater Issues
 - After a Work Session where Lamp Rynearson presented their plan to mitigate the issues, a new area of flooding concern was identified.
 - Lamp Rynerson is adjusting their plan to now include the new area.
 - The Board will revisit the plan early in 2024.
 - Seawall Update
 - Lamp Rynearson is finding a third party to perform boring studies.
 - This is needed for them to continue working on their plan.
 - More will be discussed early in 2024.

8. NEW BUSINESS

A. Cancellation of Work Session for December

- ***Motion to cancel December Work Session: Kyle W.***
- 2nd: Kyle H
- Approved 7-0

B. Appeal boat slip forfeiture - #101923-1185

- Mr. Carollo is appealing his forfeiture caused by delinquent 3rd quarter dues.
- Mr. Carollo stated he thought he had mailed the check.
- He also stated he did not receive the first notice of the violation.
- ***Motion to accept Mr. Carollo apology and overrule forfeiture: JC***

- 2nd: Mike
 - Approved 3-2-2
- C. Boat Slip Lease
- The new boat slip lease agreement is being finalized.
 - Board voting for approval should be conducted at the January meeting.
- D. 2024 Annual Meeting Ballot Content
- The Board discussed if any new items should appear on the 2024 ballot.
 - Tony led a discussion on RLPOA dues. A possible increase in dues was brought up as a way to fund our ever-increasing backlog of projects that need to be completed. This was just a discussion. No decision on a ballot issue was made.
- E. Boat Parking Overflow Lot
- The RLPOA had graveled the existing boat parking area to improve conditions.
 - A resident filed a complaint with the city.
 - The city forced us to remove the gravel due to a code's violation. The gravel was placed in piles.
 - After another resident complaint on the piles, the board decided to remove the piles and leave the lot as before, dirt and weeds.
 - A possible new paved parking lot will be discussed in the future.
- F. Dock Spec's
- The new Dock Spec's will be finalized with the help of Josh and JC.
 - The approval of the spec will be placed on the January meeting agenda.
- G. HOA Insurance Review
- The review process will start on February 1st.
 - New companies will be solicited to compete for the bid.

9. ANNOUNCEMENTS

- A. Giving Tree donations continued through December 31st.
- B. Holiday Decorating Contest judging ends today.
- C. Office will be closed Dec 25, Dec 26, Jan 1 and Jan 2.

10. OPEN FORUM

- San LaPoint, lot 811, asked if a vote allowing campers in the driveways was going to be placed on the ballot. It will not.

11. ROUNDTABLE

- Tony issued an apology for his handling of the View development.
- Kelly made sure everyone was aware of the giant storm water culverts being installed in some of the new 150 hwy development. Possible additional runoff to our lake is always a great concern.

12. ADJOURNMENT 10:13 pm

- ***Motion to adjourn: Mike***
- 2nd: JC
- Approved 7-0

