

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 13, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, lot 811, stated that LS Public Works had filled the potholes on the bridge by the dam.
 - Ron Lazenski, lot 414, asked where his 24 foot 11-inch-long kayak fits in the lake watercraft categories. He was instructed to bring issues to the next Lake Committee meeting.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kyle Wilkerson (arrived at 7:30pm), Jeff Wilson, Kyle Haulotte, JC Connelly, Gwen Barr-Crawford, Mike Conway, Kelly Bride, Josh Cresswell, Rachelle Vandiver

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF JANUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - **Motion to approve consent agenda: Mike**
 - **2nd: JC**
 - **Approved 5-0-2**

5. TREASURER'S FINANCIAL REPORT

(Insert here)

6. Legal Report
 - January – 8 judgements, 1 foreclosure, 2 making payments, 24 demand letters, 1 court case & \$2,517.82 delinquencies paid.
 - The Board received a letter claiming copyright infringement for a photograph that was included in a past issue of Shoreline. The photo was previously received by an office staff member in an email and then innocently republished. RLPOA lawyers are aware, and more information will be forwarded if the claim proceeds.

7. UNFINISHED BUSINESS
 - A. Lamp Rynearson Seawall Engineering Contract
 - Lamp Rynearson provided a bid to RLPOA for the Seawall Project. The bid includes Kaw Valley core drilling in 18 locations and a report of their findings, a topographic survey of the wall failure and preliminary designs for 2 alternatives: a preliminary grouting plan and coordination with grouting contractors to drill holes and grout

behind the existing seawall, and a preliminary design to build a wall in front of the existing wall.

- **Motion to approve up to \$34,000 to be transferred from discretionary funds to account #6075: Mike**
- **2nd: Kelly**
- **Approved 6-0-1.**

B. Dock Specs and Configuration.

- The latest iteration of the Minimum Specifications for Boat Docks was reviewed, and a few items updated.
- **Motion to approve the Minimum Specification for Boat Docks after changes made: Kyle H**
- **2nd: JC**
- **Approved 7-0-1**
- A schematic configuration drawing for the 2024 “P” dock replacement was also reviewed. This is a supplemental document to be provided to potential bidders, along with the Dock Specs, detailing specific requirements for the dock being replaced. This document will now be submitted to the Lake Committee for their input.

C. Lake Regulations IV 4.0 Insurance

- After the insurance requirements were revised on the Slip Lease agreement, we found the Lake Regulations would need to be updated also.
- **Motion to raise the minimum liability insurance requirements in Lake Regulations IV 4. Insurance from \$100,000 to \$300,000: Mike**
- **2nd: Kelly**
- **Approved 7-0-1**

8. NEW BUSINESS

A. Pool Management Contract budgeted up to \$101,689 (acct # 8001-000)

- The Board reviewed the contract and noticed that lifeguard requirements for July 8 were not clear.
- **Motion to approve up to \$101,689 from account #8001-000 for the Pool Management Contract after changes: Kelly**
- **2nd: Kyle H**
- **Approved 7-0-1.**

B. RLPOA Resolution against landfill

- The Board reviewed a resolution expressing opposition to the location of the proposed landfill. A few minor changes were made.
- **Motion to approve the resolution: Kyle H**
- **2nd: Mike**
- **Approved 7-0-1**

C. 2024 Capital Improvement projects

- The Board reviewed the capital improvement projects that were included in the 2024 budget.
 - Installation of bubbler/aerator in Minnow Pond (Acct #2003-100).
 - Duck Pond Dry Basin – Clean-out of deteriorated concrete, regrade and add rocks, budgeted up to \$3,500 (Acct #2004-100).
 - Walking Trail repairs, budgeted up to \$45,680 (Acct #2007).
 - Clubhouse exterior – Fascia etc., budgeted up to \$42,500 (Acct #4004).
 - Clubhouse parking lot seal & stripe, budgeted up to \$9,885 (Acct #4005).
 - Dock Electrical Inspections and repairs, budgeted up to \$50,000 (Acct #6001).
 - Pool Repairs – Caulking, pool line repair, grates, valves, slide pump motor pad and grates, budgeted up to \$47,368 (Acct #8006-100,200,300).
- Motions were made to approve funds for the projects that are to be completed in the near term.
- **Motion to approve up to \$3,500 from account #2004-100 to clean-out and repair Duck Pond Dry Basin: Mike**
 - **2nd: JC**
 - **Approved 7-0-1**
- **Motion to approve up to \$9,885 from account #4005 to seal and stripe Clubhouse parking lot: Mike**
 - **2nd: Kelly**
 - **Approved 7-0-1**
- **Motion to approve up to \$47,368 from account #8006-100,200,300 for Pool repairs: Mike**
 - **2nd: JC**
 - **Approved 7-0-1**

D. Pool Slide Restoration

- The Board reviewed a bid for the restoration of the pool slide. The slide is in poor repair and the staff is hesitant to open the slide in this condition.
- **Motion to approve up to \$23,700 from discretionary funds transferred to account #8006-300 to gel coat slide interior and paint slide exterior: Mike**
- **2nd: JC**
- **Approved 5-1-2**

E. Backhoe repair

- The Backhoe has a hydraulic leak and is not operational until repaired.
- **Motion to approve \$3,957.31 from account #7002-200 to repair hydraulic leak on backhoe: Mike**
- **2nd: JC**
- **Approved 7-0-1**

9. ANNOUNCEMENTS

- A. 2024 Board Candidates Deadline is February 15th.
- B. Happy Valentines Day

10. OPEN FORUM

- San LaPoint, lot 811, will provide the office the new Department of Conservation booklet if needed.

11. ROUNDTABLE

- Tony provided an overview of a phone call he had with Dr. Bhoot, owner of the shopping center.
- Jeff asked if the removal of Ash trees on common ground were included in the budget. The first phase of removal is included.
- Kyle W. asked for an agenda item concerning hydrofoil riding on the lake be included in the next meeting.
- Kyle H. talked about Board meeting transparency. Kyle asked about the possibility of meeting handouts to be distributed to residents in attendance, or as a minimum, showing the handouts on the overhead projector.
- Mike thought that the signs, Facebook postings and emails announcing the meetings were sufficient.

12. ADJOURNMENT 9:35pm.

- **Motion to adjourn: Mike**
- **2nd: Kelly**
- **Approved 7-0-1**