

**RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JANUARY 16, 2024**  
**7:00 PM**

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - San LaPoint, lot 811, stated that there are currently 4 residents running for the Board. He also asked if this year’s budget had additional funds allocated for Reserve’s. No additional funds were added this year.
  
2. DETERMINE QUORUM AND CALL MEETING TO ORDER  
 Attendees: Kyle Wilkerson (7:15), Jeff Wilson, Kyle Haulotte, JC Connelly, Gwen Barr-Crawford, Mike Conway, Josh Cresswell, Rachele Vandiver  
 Absent: Kelly Bride, Tony Jose
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA  
 APPROVAL OF DECEMBER MINUTES  
 APPROVAL OF PAYMENT OF BILLS
  - Motion to approve consent agenda: Mike
  - 2<sup>nd</sup>: Jeff
  - Approved 4-0-1
  
5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT**  
**December 2023**

|                                    |                             |               |
|------------------------------------|-----------------------------|---------------|
| Income:                            |                             |               |
|                                    | Dues                        | \$77,485.70   |
|                                    | Other Income                | \$8,263.04    |
|                                    | Total                       | \$85,748.74   |
| Expenses for December              |                             | \$66,328.72   |
| Net Income/Loss (December)         |                             | \$19,420.02   |
| Cash Account Balances              |                             | 769,005.87    |
| Bank Account Balances as of August | Cash Subtotal Security Bank | \$ 750,218.13 |
| 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 12/31/23: | \$50,216.90 | \$46,252.26 | Total a/o 8/31/22 |
| Balance Due Liens Filed: (11)              | \$32,281.80 | \$31,886.97 | Liens filed (11)  |
| 1st Letter (63)                            | \$10,045.72 | \$11,457.41 | 1st Letter (90)   |
| 2nd Letter (15)                            | \$5,869.19  | \$1,648.96  | 2nd Letter (6)    |
| 3rd Letter (4)                             | \$2,020.19  | \$1,278.92  | 3rd Letter (3)    |

## 6. Legal Report

- December– 8 judgements, 2 making payments, 24 demand letters & \$3,791.11 delinquencies paid.

## 7. COMMITTEE PRESENTATION

### A. Security Committee – David Mitchell

- David first presented an overview of the December 7<sup>th</sup> meeting at the clubhouse with the Lee's Summit Police department. There were 49 residents in attendance. Great turnout. Thanks to all that attended.
  - The three biggest crimes for areas like Raintree: Thefts from vehicles, thefts due to open garage doors and automobile thefts.
  - Raintree has less crime than Lakewood.
  - Raintree is more susceptible to crime compared to other areas because of the additional watercraft and boating and fishing gear for the lake.
- David also presented Raintree specific data.
  - There have been no updates on the boat fires.
  - Call the police if you see trespassers on the boat docks.
  - Driving Golf carts in the neighborhood requires a valid driver's license and proof of insurance with a maximum speed of 20 mph. Can only be driven on 30mph or lower speed limit roads. The cart must have head, brake and taillights and have only one person per seat.
  - The committee spent \$10.5k of the \$12k budget last year on off duty Lee's Summit officer patrols. Throughout 2023 there were 43 separate patrol dates. Of those 43, 23 reports were filed. Requested that as a condition of employment, any officer working for RLPOA create a written report for each shift worked. The reports were not made public due to the sensitive

information contained but do show a benefit from these patrols. There is still the question of the liability of having these officer's patrol. The office is still gathering information.

5. Haulotte asked that if any data was being gathered, specifically by an officer completing a data input sheet after each of their shifts (a request that was made at the last Security Committee Presentation.
6. Mr. Mitchell read from a group of four reports from summer '23 providing anecdotal information as to the types of activities reported by officers, but no specific numerical data.
7. Haulotte requested that the office and the committee design a document to be completed so that such data could be gathered.  
In response to the suggestion that the officers may need to "check-out" and "check-in" a computer for this purpose (as the LSPD's computer may not be able to be used for this purpose) Connelly suggested that we could make a simple online form to be completed using a cell phone for input so that officers not be required to check-out and return a computer or tablet.

## 8. UNFINISHED BUSINESS

### A. Boat Slip Lease Draft

- The draft is being finalized. The Board members will submit any last-minute changes by this Thursday. The document will then be sent to our attorney for their final review.
- The plan is to vote to approve the document at a Special meeting at the January Work Session.

### B. Dock Replacement Rules

- The new rules are in the review process.
- There will be a potential dock replacement happening this year, so an approved document is needed sooner than later.
- The Board will forward comments to JC and the new rules will be discussed at a later meeting.
  - Recommendation by Haulotte that the document be called "Dock and Lift Configuration Considerations," given that the document is centered around lifts more-so than "boat dock replacement"
  - Discussion occurred regarding the payment by RLPOA vs. Slip Holder for removal of lifts.
  - Haulotte mentioned, similar to previous discussion on the topic, that we cannot make the statement, "All docks will be single well docks," until we have evaluated the cost of that move. Given that the Board has yet to receive a quote for a dock with only single-well slips and same dock for same number of double well slips, his suggestion is that we not make rules stating as such.
  - In the area of Boat Dock Specifications

### C. Lamp Rynearson Seawall Engineering Contract

- The bid was discussed.
- Verbiage on lowering the lake for the replacement will need to be removed and a new contract bid provided. Far too many issues with lowering the lake in their proposal. We will need a proposal with an alternate method. We also need more specifics added on the boring locations.
- The Board hopes to have the bid ready for approval at the January Special Meeting.

### D. Dock Spec's

- JC gave a summary of how the proposed dock specs were prepared.
- A committee of JC, Josh, Tony, Kyle W and David Campbell were involved.
- Discussion on which version of the document is for review. The one Kyle provided or the one that David reformatted.
- Both versions will be reviewed at the January Work Session.
- Haulotte provided written comments to the document submitted by Connelly prior to the meeting and committed to reviewing Wilkerson's draft to compare the two documents prior to the work session.

## 9. NEW BUSINESS

### A. Appreciation Dinner budgeted up to \$6,500

- Very little discussion on the topic. Letter from Judy Taylor, lot 1024, was read suggesting the dollar amount was too high.
- Motion to approve up to \$6,500 from account #5035 for the Appreciation Dinner: Kyle W.
- 2<sup>nd</sup>: Mike
- Approved 5-0-1.

### B. Trailer budgeted up to \$3,000

- Josh discussed the need for the trailer.
- Motion to approve up to \$3,000 for purchase of trailer: Kyle W.
- 2<sup>nd</sup>: Mike
- Approved 5-0-1

### C. Solitude Lake Management Contract

- Discussion on how to proceed with maintenance of the Raintree Ponds in 2024.
- Motion to approve the Solitude 3 year contract acct #6081: Kyle W
- 2<sup>nd</sup>: Gwen
- Approved 5-0-1

## 10. ANNOUNCEMENTS

- A. 2024 Board Candidates Needed

## 11. OPEN FORUM

- Resident asked how many Board openings for this year. There are 3.
- Discussion on the increased fee on non-motorized watercraft from \$25 to \$50. The Board had decided the increase was needed to add much needed revenue to RLPOA.

#### 12. ROUNDTABLE

- JC discussed that we need to start the process of informing the residents of the financial situation the RLPOA is in with all the big projects that are needed.
- Jeff volunteered to start the summation of the projects. This item will be discussed during the January Work Session.
- Rachelle reminded that the proposed Landfill was discussed Tuesday in Jefferson City. More information to follow.
- Josh provided details on the Lee's Summit Fire Department Ice Rescue training during January 16-22 at the Duck Pond. Be prepared to see emergency vehicles and firefighters in the Pond during that time.

#### 13. ADJOURNMENT 10:25

- Motion to adjourn: Mike
- 2<sup>nd</sup>: Kyle W
- Approved 5-0-1