

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
April 9, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San Lapoint, Lot 811, asked about the campers in driveway rule. The rule states that no camper may be parked or stored on any lot for more than 72 hours unless they are stored in an enclosed garage or such other enclosure approved by the ARB. Kyle Haulotte said that the current bylaw needs re-written to better clarify. This will be discussed again at a later Work Session. We encourage anyone seeing a camper parked for longer than 72 hours to call the office with the address.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kyle Wilkerson (arrived at 7:40pm), Kyle Haulotte, Jeff Wilson, Kelly Manz, Anita Burke, Chris Coussens, Kelly Bride, Gwen Barr-Crawford, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.

3. PLEDGE OF ALLEGIANCE

4. INTRODUCTION OF NEW MEMBER
 - New Board members Anita Burke, Chris Coussens and Kelly Manz were introduced. Welcome to the Board.

5. INTRODUCTION OF NEW ATTORNEY – Jason Rew
 - Jason Rew was introduced as our new RLPOA attorney. He stated that he has practiced law at Oswald Rew LLC for 25 years. He also represents the HOA's at Lake Winnebago, Lake Tapawingo and Lake Lotawana. He was asked about the recording of Board meeting and said that there is no Sunshine Law requiring and that most HOA's do not record.

6. CONSENT AGENDA 1
APPROVAL OF MARCH MINUTES
APPROVAL OF PAYMENT OF BILLS
 - **Motion to approve consent agenda 1: Kelly Bride**
 - 2nd: Jeff
 - Approved 4-0-4

CONSENT AGENDA 2

- APPROVAL OF MARCH ANNUAL MEETING MINUTES
- **Motion to approve consent agenda 2: Kyle H**
 - 2nd: Gwen
 - Approved 4-0-4

7. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
END OF March 2024**

Income:			
	Dues		\$79,658.66
	Other Income		\$119,256.16
	Total		\$198,914.82
Expenses for for March			\$71,823.07
Net Income/Loss (March)			\$127,091.75
Cash Account Balances			\$1,175,829.48
Bank Account Balances as of March			\$1,150,291.88
Cash Subtotal Security Bank			
Reserves 2024	Capital Assets Reserve		\$200,000
Future Projects	Facilities		\$15,000
	Raintree View		\$17,350
	Pond Walking Trail		\$50,700
	Principal Payments on Loan		\$79,157
2023 Roll-Over Funds			\$73,393
Available Discretionary Funds			\$288,386
		2024	2023
Total Outstanding Dues/Fines a/o 3/31/24:	\$54,202.19	\$42,672.11	Total a/o 3/31/23
Balance Due Liens Filed: (19)	\$40,020.95	\$30,479.85	Liens filed (12)
1st Letter (62)	\$7,599.26	\$5,337.67	1st Letter (46)
2nd Letter (19)	\$6,311.30	\$4,810.06	2nd Letter (20)
3rd Letter (1)	\$270.68	\$2,044.53	3rd Letter (5)

**NOT YET
RECONCILED**

- **Motion to remove \$45,000 Siltation Loan from Financial Statement: Kyle H.** The RLPOA had removed the silt from the Shopping Center Pond years ago. The shopping center entity at the time was supposed to reimburse the RLPOA \$45,000 for doing the work, since it is their property. Since then, that entity went Bankrupt, and the loan was discharged. We will never receive these funds.
- 2nd: Kelly Bride
- Approved: 7-0-1

8. Legal Report

- 8 judgements, 2 making payments, 39 demand letters, 1 court case & \$4,848.81 delinquencies paid.

9. UNFINISHED BUSINESS

A. Rules for boats and boat trailers in driveways

- Class A had 77.9% voting to waive the rule and allow it from April 1st to October 31st 2024.
- Class B had 73.9% voting to NOT waive the rule.
- Combined, 75.6% approved waiving.
- The Nominating Committee is debating splitting the 2 classes next year where the A & B vote would decide the outcome for each individual class (Class A votes dictate if Class A lots can have boats/boat trailers in the driveway and Class B will decide for Class B lots).
- The vote is on the ballot each year for a couple of reasons. First, we have trouble reaching the quorum during the annual meeting and removing this vote would make the effort to reach quorum even harder. We are worried that less people would vote. Second, to permanently allow boats and trailers in the driveway during the boating season would require a vote to change the Covenants. This is a very hard and costly proposition.
- ***Motion to approve rules published in 2023 to forgo the no boats/boat trailers in driveways for 2024 boating season: Kyle H***
- 2nd: Kelly Bride
- Approved 6-1-1

B. Boat Parking

- The lot for additional parking added across the road from the main boat trailer parking lot was discussed.
- Last year, a layer of gravel was placed over the lot.
- Someone complained to the city and we were told by the city that the new gravel added was in violation and had to be removed. We removed the excess gravel. Any upgrades to the lot requires a full-blown asphalt/concrete parking lot with curbs and drainage. Since completing the option could cost \$250,000 or more, the board decided to leave the lot as is for now.

10. NEW BUSINESS

A. Hours of Operation for the office

- The office proposed office hours times for Spring/Summer and Fall/Winter.
- After some discussion on what the Saturday hours should be, the decision on hours was tabled and will be placed on the April Work Session agenda for further discussion.

B. Fireworks bid for 7/4

- We received a bid for the display from Wald & Co.
- The bid was for \$9,400 and the display will have all included in last year's display minus 1 shell.
- There was discussion on soliciting other bids for the 2025 display.
- **Motion to approve the bid from Wald & Company Acct #: Kyle H**
- 2nd: Kelly Bride
- Approved 7-0-1

C. Dolphin purchase \$2,845.26 acct. #8006-300

- The Dolphin is a robotic pool liner cleaner that has a 10 year warranty
- The robotic cleaner we have is 12 years old and is wearing out.
- **Motion to approve purchase of Dolphin: Jeff**
- 2nd: Anita
- Approved: 7-0-1

D. Lake Committee appeal Lot #404 4/3/24

- Mira Doneva and Ron Ladzinski were present to appeal the Lake Committees decision to decline their application for approval of their 24' 11" kayak.
- The Lake Committee co-chairs were not present at the meeting to inform the board on their reasons for declining. Although San LaPoint attended the meeting where the decision was made and said the main factor was the overall length.
- Mira and Ron provided a detailed letter and described the reasons for the length, their experience in the sport and all the safety measures they take when on the lake.
- The decision was tabled and will be discussed at a later Work Session when the Lake Committee co-chairs can better present their reasoning for the decision.

E. Officer Positions

- Nominations for Officer Positions were made, and subsequent voting decided the new Officers.
- President – Tony Jose
- Vice President – Kelly Bride
- Treasurer – Kyle Haulotte
- Secretary – Jeff Wilson

11. ANNOUNCEMENTS

- A. Garden Club Spring Plant Fundraiser April 26 – May 5 at the Creekside Market on Hwy 58. Be sure to mention the Raintree Garden Club at checkout.
- B. Neighborhood Garage Sale April 25 – April 27.
- C. Boat Stickers on vessels (in driveways or on water) by May 1, 2024.

12. OPEN FORUM

- San LaPoint, lot 811, made sure the Board knew they were always welcome to attend the RLPOA committee's meetings. He also said that more work is being completed to add horseshoe pits and a mini disc golf course at Raintree View.
- Cindy Wade, lot 1188, told of the hazards associated with parking on both sides of the street preventing emergency vehicles from being able to pass. Although the Board agreed, parking rules are dictated by the city.

13. ROUNDTABLE

- Gwen brought up the RLPOA position on golf carts. Item discussion was tabled until a future Work Session. She also suggested a quarterly comparison of the boat slip lease list to the outstanding dues list. This might be a way to encourage prompt payment if residents are behind in payments. It was agreed that further discussion will be held at a future Work Session. Gwen also brought up where the Rip Rap stored at Mullendyke will be placed. Josh stated that the planning on the next areas for rip rap will occur later this summer.
- Kyle Wilkerson announced that this was his last meeting, and he was resigning from the Board. The Board greatly values his contributions and hard work. He will be missed.
- Kyle Haulotte asked that a landscape planning discussion be placed on the April Work Session.
- Josh informed the Board that work on the Pool Slide will start on April 17th.
- Jeff stated in the last week he saw residents throwing rip rap into the lake and pulling up lake side vegetation. The RLPOA spends money every year maintaining the banks of the lake. Disturbing the banks only cost residents more in the long run. Jeff commented on some common ground mowing he thought could have been done better. Jeff also brought up that there were some discussions between the Garden Club and the Raintree View committee on the Butterfly garden boundaries and content. We will discuss the topic further at the April Work Session.

14. ADJOURNMENT 9:15 pm

- ***Motion to adjourn: Jeff***
- 2nd: Kyle Haulotte
- Approved 8-0