

# RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session  
January 22, 2024  
7:00pm

Attendees: Jeff Wilson, Kyle Haulotte (7:05pm), Mike Conway, JC Connelly, Gwen Barr-Crawford, Kelly Bride with Rachelle Vandiver & Josh Cresswell.

Absent: Tony Jose and Kyle Wilkerson

## Special Meeting

- 1) Boat Slip Lease Draft -Jeff Wilson called the meeting to order and discussion ensued regarding the Boat Slip Lease Agreement with liability limits for vessels to increase from \$100,000 to \$300,000. Umbrella policies are acceptable. Non-motorized vessels are covered by homeowner policies.

***Kelly motioned, and Mike 2<sup>nd</sup>, that we accept the redlined Boat Slip Lease Agreement prepared by our attorney which includes \$300,000 liability. This will be the agreement sent out for 2024-25 renewals. 6-0 approved.***

- 2) Addendum - The next discussion was regarding the Addendum to the Boat Slip Lease Agreement. This is used for lessees (residents) who have a lift in their slip.

It was suggested we need to re-write RLPOA regulations with further description of requirements on boat lifts. Since all boat lift approvals need to go through the Lake Committee it was decided to table for now and have the Lake Committee take it up.

***Kyle H motioned, and Gwen 2<sup>nd</sup>, to adopt the Addendum to Boat Slip Lease Agreement with changes to allow boat lifts. 6-0 approved.***

- 3) Sub-Lease Agreement - Next discussion was regarding our Boat Slip Sublease Agreement.

***JC motioned to approve with changes made in the first paragraph and Mike 2<sup>nd</sup>. No discussion. 6-0 approved.***

- 4) Boat Dock Specs—Jeff suggested we not make any decisions while we have board members out who are integral to this document. Kyle H compared the two documents and redlined so we could see changes. Rachelle will clean up and format the document and send out to the Board in the next few days. JC, David, Kyle W, Tony and Josh are the ones who have had input and Mike suggested they meet and come up with a final document to give the Board for

approval at the February meeting. Josh will facilitate a meeting among the group.

***Kyle H moved to adjourn; Mike 2<sup>nd</sup>. Adjournment.***

## **Work Session**

January 22, 2024

- 1) Employee Handbook—Part of the deliverable from Omni Resource Management is (1) review handbook onsite and offsite, (2) develop preliminary and final summary report and recommendation; and (3) client meeting and presentation.
- 2) Our common grounds are in need of some major future repairs. Jeff offered to chair a sub-committee to discuss our future projects, needs vs. wants, the reserve study and what is outstanding, and how we will raise the funds to take care of our property. Our recent Capital Reserve Study doesn't mention the seawall and estimates to repair/replace the seawall could run as much as \$1,000,000.

We do not have a separate account to hold our reserve funds. All funds are discretionary but always keeping in mind that we have the need sooner than later to repair the seawall, ongoing siltation, stormwater issues, sidewalk repairs, pool repairs, etc. We would like a comprehensive plans outlining all our needs.

Discussion about surveying the community or having a town hall. The sub-committee can decide how to do this. Winnebago did a recent survey which was informative. To do such a survey could cost \$25,000. Discussion about how we can accomplish a permanent dues increase to take care of these repairs. Based on our Covenants we are very limited in being able to find a way to get more than a one time, one year dues increase. A special assessment was also discussed and how we can accomplish that. We are very limited in raising our annual dues (we use the Consumer Price Index).

***Mike moved to adjourn, Gwen 2<sup>nd</sup>. Meeting adjourned.***