

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
SPECIAL MEETING
APRIL 23, 2024
7:00 pm

Attendees: Tony Jose, Kyle Haulotte, Kelly Bride, Jeff Wilson, Gwen Barr-Crawford, Kelly Manz, Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

Absent: Chris Coussens, Anita Burke

1. Insurance Renewals

- Rachelle presented details on the RLPOA insurance renewal process for 2024-2025.
- Our current policies end on May 6th, 2024.
- We received only 1 bid other than a bid from our current carriers.
- This one bid was for Workman Compensation only.
- The process of soliciting bids started in February. It was suggested to try to start earlier next year, although most carriers do not provide bids until a month or two ahead of when the policy would take effect.
- **Motion to approve the renewal of our current policies, in the amount of \$109,701 from account #'s 5003-100 thru 800: Kelly Bride**
- **2nd: Kyle**
- **Approved 5-0**

2. Lake Committee Appeal #4144324

- Current Lake Regulations state that the maximum length allowed for "other boats" is 18 feet.
- Ron Ladzinski and Mira Doneva, lot 414, had presented a request to allow their 24 feet 11 inch tandem kayak. The request was denied by the Lake Committee. The denial was appealed to the Board.
- Dan Stacks, co-chair of the Lake Committee, presented the committee reasoning for the denial. He had the understanding that the ruling on the original request was simply a "does this vessel meet the current requirements". Since it did not, the request was unanimously denied.
- The Board asked Dan what issues the Lake Committee foresee if the appeal was approved. Dan stated that his personal opinion, not speaking for the Lake Committee, was the longer kayak could cause a safety issue on the lake due to poor visibility and boaters not realizing how long the kayak really is. He was also worried about the precedent allowing this variation might cause in the future.
- The Board discussed the pros and cons of allowing this vessel on the lake.
- The decision was made to allow this one vessel an exemption for this year only. During the boating season the Water Patrol will observe the interaction between this vessel and surrounding vessels.
- The results will be discussed at a future Work Session after the end of the boating season.

3. Pool Light change order

- During the repair of the pool liner this spring, the contractor observed several issues with the in-pool lights.
- The lights were not waterproof, had no grounding and only 4 out of the 8 were operational.
- **Motion to approve the pool light repair for up to \$5,000 from account # 8006-100: Jeff**
- **2nd: Kelly Bride**
- **Approved: 5-0**

4. Pool Slide change order

- During the repair of the pool slide this spring, the contractor observed a broken flange between 2 slide sections.
- **Motion to approve \$1,700 over the original budgeted amount from account # 8006-200: Kyle**
- **2nd: Gwen**
- **Approved: 5-0**

Adjournment: 7:35 pm

Work Session:

1. Updates on Dock Electrical/Dock Bids/Spillway Bridge
 - We have received 1 bid for Electrical repair and have 1 bid in work. The Board discussed the priority list for repairs, so the correct docks are completed first.
 - There are 3 bids in work for Dock Replacement. One is just compiling the bid, the second has asked a few questions and was directed to the Minimum Dock Specifications for clarity, the third has not responded to a message for an update. These bids are due May 31, 2024.
 - The Spillway bridge on Raintree Parkway by the dam was added to the city of Lee's Summit 2025-2026 Capital Improvement Plan. At this time, this plan has not been approved by the city. If approved, the engineering for the project will start at the end of 2025 with construction beginning in early 2026. The plan is to repair the roadway bridge deck and structural supports.
2. Temporary basketball goals
 - This item dealt with violations for temporary basketball goals being lowered to the ground during high wind events. No one on the Board saw a need for action related to this matter.
3. Electrical Meter Drake Circle
 - Travis Styer, 1001 SW Drake Circle, requested removal of an inoperative temporary utility box/stand from his property.
 - This was installed when the Reserve was being developed to provide lawn irrigation to the lots closest to Ward Road.
 - Although the stand is no longer needed, the electrical service may be used in the future for the monument island lighting.
 - The developer will be asked to fulfill their obligation and remove the stand and continue the electrical run to the island.
 - The office will also solicit outside bids to remove the stand and run the electrical to the island.
4. 2024 Silt Project
 - The Siltation Committee has prioritized Hidden Cove as the first area to begin silt removal.
 - A preliminary plan to remove the silt and place it in our Mullendyke holding area was previously provided to us by our contractor. The preliminary price tag was \$420,000 with a financing option.
 - The Office will ask the contractor to provide an updated bid for this work so the Board can start the preliminary planning for the project.
5. Board Appointment Process
 - The process for replacing the departed board member, Kyle Wilkerson, was discussed.
 - It was decided that signs will be placed announcing an opening on the Board for the remaining term.
 - Applicants will have until May 16 to apply.
 - The applications will be reviewed, and voting will occur, at the May 28th Special Session/Work Session.
6. Raintree View Rain Garden (Butterfly Garden)
 - The Garden Club gave out handouts and discussed the Butterfly Garden current state and a brief view for the future. The amount of work the club does maintaining this garden was commended.
 - The club is looking at adding a trellis and a possible bench in the future.
 - The club was asked to provide a photo of the trellis.
7. 72 hour Rule Enforcement
 - The 72 hour rule on campers/etc. allowed in driveways was discussed.
 - Kyle had previously proposed a revision to the letter sent to violators removing the 72 hour language.

- There was also a recent review from the RLPOA attorney concerning the matter. Our attorney stated that the 72 hours only applies to inoperable vehicles in the driveway, not campers, trailers, etc.
- With the addition of the new Board members, it was decided to discuss the whole process again in the May Work Session.

8. Lake Committee Recommendation Wake Foiling

- The Lake Committee identified safety issues with Wake Foil operation in the past and wanted to propose new rules covering their usage. The wake foil rider can be too far from the watercraft for both the boater to timely pick up the downed rider and for other boaters to properly associate the rider with the vessel responsible for the device and rider.
- The committee recommends adoption of the following rule: "Wake foils can only be operated from behind motorized watercraft. Wake foils must be operated within 100 feet of the rear 180-degree radius of the towing watercraft. Wake foils cannot be launched from any dock."
- A decision was made to place approval of the recommendation on the May Board Meeting Consent agenda.

9. Grounds Manual

- The recently updated RLPOA Grounds Manual was reviewed. This manual contains the process in which the RLPOA maintains the common ground areas.
- There are still areas that require further updates, and the Board was asked to provide their input.
- This manual will be discussed at a future Work Session.

Adjournment 9:00pm:

- Motion to adjourn: Kyle
- 2nd: Kelly Manz
- Approved: 5-0