

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
May 14, 2024  
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - Jimmy Tucker, 4909 SW Raintree Ct, addressed the issue of weed build-up in the lake. Specifically, coontail near the banks causing trouble while fishing. Several other residents offered their input. Rachele gave a quick description of the vegetation control process. Herbicide application is dictated by proper water temperature, and dyes, to block sunlight from reaching the vegetation, are only used in ponds due to the cost. The last two years have been a bigger challenge with the warmer weather in late winter/early spring. De-siltation actions were a big topic. The Board acknowledges that siltation issues are a big concern that needs to be addressed. Limited funds have constrained the Board, in not only siltation mitigation, but many other much needed but deferred projects. Discussions on long-term solutions are a top priority. A resident offered suggestions on reducing budget expenditures. The Board and the Finance committee will review. Another resident suggested adding a fee to any ARB approval requests to add additional revenue. An increased fee for pool usage and stickers required on bicycles were also suggested.
  
2. DETERMINE QUORUM AND CALL MEETING TO ORDER  
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Kelly Manz, Anita Burke, Chris Coussens, Gwen Barr-Crawford, Rachele Vandiver, Josh Cresswell and Melissa Drinnen.
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA
  - APPROVAL OF APRIL MINUTES
  - APPROVAL OF PAYMENT OF BILLS
  - APPROVAL OF RULE 11, SECTION XI WATER SPORTS: Wake foils
  - ***Motion to approve the April minutes (after Kyle's revisions), payment of bills, and approve Rule 11, under Section XI Water Sports: Wake Foils. To read as; Any apparatus including 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: Anita***
  - 2<sup>nd</sup>: Kelly Manz
  - Approved 6-0-1

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT  
END OF April 2024**

Income:			
	Dues		\$158,112.09
	Other Income		\$61,655.42
	Total		\$219,767.51
Expenses for	for April		\$188,067.56
Net Income/Loss	(April)		\$31,699.95
<b>Cash Account Balances</b>			<b>\$1,163,407.27</b>
Bank Account Balances as of April			\$1,242,811.43
	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
		<b>2024</b>	<b>2023</b>
Total Outstanding Dues/Fines a/o 4/30/24:	\$67,087.43	\$64,358.71	Total a/o 4/30/23
Balance Due Liens Filed: (16)	\$40,176.44	\$29,592.05	Liens filed (12)
1st Letter (87)	\$11,858.90	\$19,138.06	1st Letter (156)
2nd Letter (27)	\$8,066.17	\$7,949.40	2nd Letter (26)
3rd Letter (14)	\$6,985.92	\$7,679.20	3rd Letter (17)

6. Legal Report

- 8 judgements, 2 making payments, 23 demand letters, 5 court cases & \$4,567.88 delinquencies paid.

## 7. UNFINISHED BUSINESS

### A. Special Use Permit for Maintenance building

- Josh stated that the permit is still in work.
- There will be a notices sent to all residents within 300 feet of the building to solicit any objections to the permit.
- The permit must be approved by the Planning & Development and the City Council. Approval is at least 180 days away.

### B. Dock Bids

- Two out of the three vendors haven't had issues with the new minimum dock specifications. The third bidder has not responded recently. The original request for proposal went to 8 different companies. These three are the only ones that were interested in bidding.

### C. Dock Electrical Bids

- The first vendor bid is in. A second vendor is being solicited expected in 2 weeks.

### D. Electrical Meter Bid

- This item refers to removing the unused meter in the front yard of 101 SW Drake circle.
- Our preferred electrician is preparing 3 bids. One to remove and terminate existing service. The second is to run a line to the monument from the existing service. The third is to make changes to the electrical run to the monument utilizing the shortest route.

### E. Siltation Project

- The preferred contractor for the Hidden Cove siltation contract is currently out of the country. Conversations will continue when he returns.

### F. Board Appointment Process

- There are currently 5 candidates for the partial year seat vacated by Kyle Wilkerson. Deadline to apply is Friday May 17.
- The Board vetting process will be held at the May Work Session.

## 8. NEW BUSINESS

### A. Summerfest (budgeted \$18,250 for all 2024 activities)

- ***Motion to approve the Activities budgeted funds up to \$18,250 for all 2024 activities this year: Chris***
- 2<sup>nd</sup>: Kelly Bride
- Approved: 7-0

### B. Security issues from weekend

- David Mitchell, Security Committee chair, presented general security information, as well as specifics on the events of May 6<sup>th</sup>.
- Discussion regarding utilizing a pdf form for the off-duty officers to use.
- Police reports written for Raintree Lake: January – 7, February – 9, March – 6, April – 7, May (as of 5/14) - 21.
- Categories of crimes for Raintree as of May 14, 2024: Vandalism – 6, Fraud – 4, Domestic – 6, Theft from Vehicles – 10, Rape – 1, Sodomy – 1, Death Investigation – 2, Assaults – 2, Burglary – 2, Breaking and Entering – 1.
- Specific crime reports for night of May 6: Burglary – 1 (opened garage from opener found in unlocked vehicle), Thefts from autos – 5, Stolen auto – 4 (three were unlocked). There were 7 total stolen including stolen vehicles brought into Raintree and dumped.
- Tips from police on how to keep yourself free of crime: Hide valuables in vehicles or better yet remove, lock vehicles, close garage doors, park in well lighted areas or better yet park in the garage & keep outside lights on at night.
- There were questions asked about possibly adding a camera system, sending out a mass notification when crime events happen & making Raintree a gated community.
- The whole topic of Raintree Lake security will be a topic at the June Work Session.

#### 9. ANNOUNCEMENTS

- A. Pool Opens Monday May 20<sup>th</sup> at 4:00pm.
- B. Rental Pontoons still available for Memorial Day. The decision was made to allow ½ day rentals for this day.

#### 10. OPEN FORUM

- A. No one spoke.

#### 11. ROUNDTABLE

- Tony asked if a decision on allowing the trellis at the Butterfly Garden was ever made. An informal vote was made and trellis was approved 6-0-1.
- Melissa had a question on the type of \$300,000 coverage that was needed for boat stickers. She will talk to our insurance agents with examples to clarify.
- Chris asked if golf cart usage was a scheduled future topic in a meeting. It will be an agenda item in the May Work Session.

#### 12. ADJOURNMENT 9:00 pm

- **Motion to adjourn: Kyle**
- 2<sup>nd</sup>: Chris
- Approved 7-0