

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, lot 811, gave an update on the View upgrades. They are currently laying out the positions for the horseshoe pits and mini disc golf course. The View committee will submit a plan to the Board in 30 to 45 days.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Kelly Manz, Anita Burke, Gwen Barr-Crawford, Charlie Cruitt, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.
Absent: Chris Coussens

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF MAY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - ***Motion to approve the May minutes (after Kyle's revisions added) & payment of bills:***
Kyle
 - 2nd: Charles
 - Approved 7-0

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
END OF May 2024**

Income:		
	Dues	\$99,579.11
	Other Income	\$60,689.20
	Total	\$160,268.31
	for	
Expenses for	May	\$225,150.45
Net Income/Loss (May)		(\$64,882.14)
Cash Account Balances		
Bank Account Balances as of May		\$1,175,451.74
	Cash Subtotal Security Bank	\$ 1,110,200.62

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 5/31/24:	\$53,841.28	\$49,184.79	Total a/o 5/31/23
Balance Due Liens Filed: (15)	\$39,264.27	\$29,392.05	Liens filed (12)
1st Letter (44)	\$6,023.44	\$11,183.21	1st Letter (85)
2nd Letter (19)	\$6,064.84	\$3,688.84	2nd Letter (12)
3rd Letter (6)	\$2,488.73	\$4,920.69	3rd Letter (14)

6. Legal Report

- 9 judgements, 13 demand letters, 3 court cases & \$3,274.89 delinquencies paid.

7. UNFINISHED BUSINESS

A. New Dock Manufacturer

- Josh, Tony and JC Connelly recently toured vendor B's dock's at Lake Winnebago and Creekside to get a better understanding of that manufacturer's product.
- The Board discussed warranties between the three vendors, composite versus concrete tile decking, three feet versus 4 feet wide fingers and single well versus double well design.
- The Board was polled and decided that we would pursue concrete tiles, 3 feet wide fingers and single well design.
- The Board also discussed the pros and cons of each vendors' bids.
- Williams Lakefront Construction, was chosen as the vendor for the new dock replacement scheduled for this year.
- Josh will discuss an extension to the warranty with the vendor.
- The plan is to have a contract ready for voting at a Special Meeting at the June Work Session.

8. NEW BUSINESS

A. Minnow Pond Aerator Request budgeted up to \$13,195.

- Judy Cheek from the Pond Committee was present to ask for approval of funds.
- The new aerator design has a better impeller design than the current models we use. The Board discussed swapping this aerator with the one currently in Hidden cove. The Hidden Cove aerator is constantly clogging due to the extra vegetation

growth seen in this cove. This cove is #1 on the priority list for Siltation removal when funds can be procured. The current Hidden Cove aerator should work fine in the Minnow Pond.

- The Board discussed adding a lighting kit to the new aerator since it will now be placed at Hidden Cove.
- ***Motion to approve the aerator removal from Hidden Cove and replace it with the new aerator purchased with account #02003-100 for up to \$13,195, up to an additional \$2,800 from 2023 roll over funds for an added lighting kit and to reinstall the removed aerator in Minnow Pond: Kyle***
- 2nd: Anita
- Approved 7-0.

B. Handicap (golf cart) rules

- The Board discussed the new Handicap Golf Cart on Common Ground requirements.
- Handicap golf cart requirements:
 - a. Office will require a copy of your State issued handicap placard, and a copy of your insurance on the golf cart.
 - b. This does not allow the family to utilize unless Resident that requires the exception is in the golf cart.
 - c. There is limited access for the specific request (example boat dock, fishing dock) made.
 - d. Annual renewal of permit required and must be on golf cart by May 1 each year.
- ***Motion to approve the Common Ground Regulations with the addition of handicap golf carts and their requirements, as noted: Gwen***
- 2nd: Charlie
- Approved 7-0

9. ANNOUNCEMENTS

- A. Swim Meet Wednesday, June 12th and 26th. Pool closes at 4:00pm.
- B. Cass County Sheriff Emergency Training Monday, June 17th around 9:00am.
- C. Tour de Lakes will come through the neighborhood Saturday, June 22.
- D. Summerfest Saturday, June 29th.

10. OPEN FORUM

- A. San LaPoint, lot 811, asked that the Sheriff Department clean their boats before allowing them on the lake. He also forwarded a few questions he was asked. The Bridge by the dam is on the city's plan to repair 2025-2026. The house at the end of the Marsh Wren cul-de-sac is owned and paying dues. There is no current plan for adding Pickleball courts due to lack of funding.

11. ROUNDTABLE

- A. Anita asked about the status of using the "rake" to clear vegetation from the coves. Josh stated that the rake does not work as intended and will be sold to recoup some of the cost.

Anita asked if spraying more chemicals was an option then. The Reserve Pond will be sprayed next week. An additional lake treatment may follow if the conditions are correct for application. Anita also said she was forwarding to Rachelle ideas on the Dock waiting list & budget cuts suggestions.

- B. Josh stated that a resident asked about adding guardrails to all the dock gangways. Josh will ask for bids.
- C. Kyle asked about the status of Dock electrical bids. Josh has two vendors coming out next week to solidify bids and will try for the June Work Session to seek Board approval.
- D. Gwen asked the status of pulling water toys from rental pontoons. The question of supplemental insurance purchased by the renter still needs to be decided.
- E. Kelly asked that the Grounds Crew mow the area to the west side of Sunset Cove.

12. ADJOURNMENT 9:40 pm

- ***Motion to adjourn: Charlie***
- 2nd: Gwen
- Approved 7-0