

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
Special Meeting/Work Session  
June 25, 2024  
7:00 pm

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

Absent: Chris Coussens

PRESENTATION:

1. Engineered Seawall Options – Lamp Rynearson

- Greg VanPatten, Project Manager, and Brance Neal, Project Engineer, presented to the Board and residents the seawall current conditions and possible repair/replace options.
- The existing seawall consists of limestone blocks which are showing signs of delamination due to the freeze/thaw cycles caused by moisture absorption.
- To assess the extent of repair required, Lamp Rynearson contracted with Kaw Valley Engineering to perform a boring study.
- Using the information from the boring study, Lamp Rynearson presented three options: Grout Stabilization, H-Pile Seawall and Seawall removal and replacement.
- The Grout Stabilization process involves injecting material into the ground behind the existing wall to fill all voids. The material will also fill in the voids between the limestone blocks. This option is the least disruptive and has a cost estimate of between \$225,000 and \$400,000. The weathering issues with the limestone blocks is not addressed by this option. This option requires replacement of the patio on the lake side of the clubhouse which is included in the estimate.
- The next two options require dewatering the lake in front of the wall by use of a Cofferdam which adds greatly to the cost.
- The H-Pile option requires piles to be driven into the bedrock and the dock catwalk would need to be replaced. This option would cause a major disruption around the Clubhouse and take most of a summer to complete. The estimated cost for this option is \$2,210,000.
- The third option, Remove and Replace the Wall, uses Precast concrete blocks and would require replacement of the Clubhouse deck and replacement of the patio below the deck. This option causes the biggest disruption to the area. The estimated cost is \$1,990,000.
- Due to the cost and performance, Lamp Rynearson's recommendation is to perform grout injections to stabilize the existing seawall.
- The presenters then opened the floor for questions. Following is a few of the major talking points.

- i. How long will the Seawall stones last if the grout process was used? Although a year estimate wasn't available, it has taken 50 years to reach this point and should last several more decades.
- ii. What is the grout warranty? Lamp Rynearson provided a 2-year maintenance bond to repair any construction issues.
- iii. There was worry of the seawall buckling from the force of the grout injection. Lamp Rynearson did not think this was a concern.
- iv. Is there any product that could be applied to the seawall blocks to stop delamination? This will require further research.
- v. Lamp Rynearson was asked to solicit feedback from other grout injection customers and allow us to possibly visit sites that were recently completed and sites that were completed some years ago for comparison.

#### SPECIAL MEETING:

##### 1. New Dock Spec's/Bid

- The latest bid has not been received. This item will be added to the July Board Meeting agenda if bid is received in time.

#### WORK SESSION:

##### 1. Security – Flock Safety Cameras

- Flock Safety contacted the Board to discuss their product to deter crime. They provide a camera system that is an infra-structure free license plate reader for residential roadways that utilizes Vehicle Fingerprint technology to capture vehicle attributes.
- Their system allows the user to search full, partial and temporary plates by time at a particular location. It can search license plate location by time at particular locations and allows search by vehicle type, make, color, license plate state, missing/covered plates and other unique features like bumper stickers, decals and roof racks.
- The system can also send an alert to Law Enforcement when a vehicle entered into the NCIC crime database passes by a flock camera.
- The system cost is a little over \$100,000 with a \$47,500 yearly fee after the first year.
- There are still many questions that need answered before the Board would be in a position to make a decision on potential use in our community. More information to follow.

##### 2. Dock Waiting List

- The question was asked if the Dock Waiting list and accompanying rules were in need of revision.
- There was a lot of discussion on the sub-lease program and the pros and cons of the lessee being able to pick the sub-lessee.
- We also discussed ways to shorten the waiting list by removing someone from the list if a lien is requested to be placed on their property, which currently occurs after dues remain unpaid for more than two consecutive quarters.

- An audit of boat slip occupants or/lessees/sublessees is being performed by the staff and it was requested that all data be gathered around slips without boats, slips with boats other than those either registered to the slip lessee or to a slip sublessee, quantities of slips with lifts and any other data that will be helpful in analyzing slip leasing and subleasing.
- An inquiry was made by a board member if dates of application to join the boat slip waiting list were collected and it was confirmed that they are collected. The same member requested that the application date be added to the published boat slip waiting list.
- No decisions were made on the topic and further discussions will follow.

### 3. Waterfall Proposal

- The Duck Pond Waterfall is not currently functioning and is in need of repair. A Garden Club representative, Toni Travalent, presented the club's idea on how to fund the repairs.
- The committee was asked in the past about the feasibility of adding a picnic shelter outside of the pool area. There was a \$15,000 set aside in a Facilities Committee reserve account to pay for such a project. This money has been there since that time.
- The club requested Board approval to use these funds to help pay for the waterfall repairs. The club currently has one bid, is waiting on a second and is trying to secure a third. When the bids are finalized, the Board will vote on the funding proposal.

### 4. Waiver and Release of Liability Rental Pontoon(s)

- The Board had previously discussed the possibility of allowing water toys to be pulled from rental pontoons. There was also talk on providing kayaks and pedal boats for rental.
- To lay the groundwork for these possible additions, the “Waver and Release of Liability Agreement” was reviewed by the RLPOA lawyer for modifications needed to protect the RLPOA from potential additional liability. His revisions will be incorporated in the new agreement.
- The insurance broker also stated that there are no liability insurance policies available for renters to buy for protection.
- Our insurance broker stated that the liability to the association on renters driving pontoons is the same as renters driving and pulling toys. No added liability to the association.

Meeting adjourned 9:25 pm

