

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
May 28, 2024
7:00 pm

Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Gwen Barr-Crawford, Kelly Manz, Anita Burke, Chris Coussens, Josh Cresswell, Melissa Drinnen.

Absent: Rachelle Vandiver

SPECIAL MEETING:

1. Interviews and appointment of new director

- There were five total applicants for the remaining few months of Kyle Wilkerson's vacated board position: Marsha Powell, Henry Russell, JC Connelly, Jess Hartter & Charles Cruit.
- All candidates were encouraged to attend this meeting to be interviewed. Henry Russell and Charles Cruit were present at the meeting. The Board decided to only interview these two, due to timing. The other 3 candidates' information forms would be the primary information source for voting decisions.
- The following is a quick synopsis of the candidates that was provided on their application forms, and in the case of Henry & Charles, information that was provided in-person at the meeting.
 - i. Marsha Powell – 30-year Raintree resident, Bachelor of Arts in Psychology, MBA with emphasis in Finance, worked for two Fortune 500 companies with experience in manufacturing management as well as Human Resources, former Raintree Lake Board member & Treasurer, current member of the Finance Committee, volunteer at Kansas City Disability Mentoring Day, Boy Scouts of America, United Way and served as a Deacon at Deerbrook Covenant Church.
 - ii. Henry Russell – 4-year Raintree resident, 46 years as an educator in various capacities including teacher, principal, assistant Superintendent for Human Resources and Superintendent, final 13 years as a professor in the graduate school at the University of Central Missouri, served for over 10 years on the United Way Board of Directors, active in the Rotary Club for over 20 years including serving as president, stated that the most important item to address was the long term financial stability for the RLPOA, stated that he is happy with the current lake watersports rules but would like to see more courtesy shown on busy days on the lake, stated that he would be interested in joining the RLPOA Finance committee, stated that he was very open to modification to the dues increase above current rules.
 - iii. JC Connelly – past Raintree Lake Board member, Lake Committee liaison to the board, member of Dock committee helping create the new "Minimum

Specifications for Boat Docks”, member of the Boards Human Resource committee.

- iv. Jess Hartter – 14-year Raintree Lake resident, retired Project manager at Burns & McDonnell, served as director for the Wake the World KC charity event in Kansas City, previously served on the Raintree Lake Board of Directors and served on the Lake Committee.
 - v. Charles Cruitt – 6-month Raintree Lake resident, previously on the City Council for Lake Tapawingo for 4 years and on their version of the ARB for 4 years, stated that the most important item to address is Board communications lines to the residents and make budget items much more specific, stated that he was happy with the current lake watersports rules, stated that he would be interested in joining a RLPOA committee, stated that he was not against modifying dues above the current rules but depends on the justification used.
- There was a question on the eligibility of one candidate due to a past email to a water sports group threatening legal action against the RLPOA if the board did not agree with their agenda. There is no rule preventing the candidate from running.
 - The Board voted by silent ballot with the candidate with the lowest vote total being removed during the next round of voting. Voting continued until one candidate achieved a 5 vote majority.
 - The Board welcomed Charles Cruitt as the new Board member. Thanks to all the great candidates that ran.

WORK SESSION:

1. By-law changes presented by the Nominating Committee
 - Members of the Nominating Committee presented their proposed by-law changes relating to class B board positions.
 - There is a perennial issue with reaching B class voting quorum. Last year required going door to door of class B residences to reach the quorum.
 - The B class Board member positions were filled by A class members over 2/3 of the time over the last 27 years.
 - During a rolling three-year cycle, B class members only get a vote in two of the years.
 - To help with these issues, the Nominating Committee proposes changes to the By-laws and Articles of Incorporation to combine the A & B class positions into one at large group, that would represent all classes.
 - The proposal also includes a provision that all Board members must be Association members.
 - The next step will be polling of B class members to gauge their interest in the revisions.
 - This topic will be addressed in future meetings.
2. Rental Pontoon towing of water toys & potential kayaks rentals.

- Luda Trpkosh and David Watson presented their proposal to allow the rental pontoons to tow water toys.
- Since there is a greater liability potential involved, it was suggested that an enhanced training course be required to pull the toys. The course would be paid for by the renter.
- With the added strain on the boats, and the boats requiring modifications, an increased fee for those that towed was discussed.
- A rental agreement from a Lake of the Ozarks company that allows towing was provided for discussion.
- The Lake Committee will discuss the proposal.
- Tony brought up the idea of offering rental kayaks. This will be discussed further at another meeting.

3. New Dock Bids

- We have received dock bids from three vendors. Each bid includes individual bids for single well and double well docks.
- One vendor is not well known to the RLPOA. They have manufactured docks in Lake Winnebago, so Josh will be inspecting some of these comparable docks.
- It was suggested that the removed docks be saved and possibly repurposed.
- The goal is to have all the data available for a vote at the June Board Meeting.

4. Electrical Bids for Reserve Island

- We have received a bid from our preferred electrician for work needed on the Raintree Reserve Island monument electrical installation.
- The bid is a little confusing to read and is missing installation of lighting at the monument. Josh will contact the vendor for a revised bid.
- The funding for any work will come from the Ward Road expansion funds we received from the city.

5. Golf Carts

- The item included the specific topic of handicap accessible stickers for use on the common ground and the possible use of golf carts in general on common ground.
- The General Manager, or their designee, will be responsible for issuing handicap stickers. There will be specific guidelines that will need to be met to obtain.
- The guidelines and documentation required will be decided upon by the office staff and reviewed by the RLPOA attorney.
- The idea of allowing general use of golf carts on common ground was discussed.
- The disadvantages of allowing far outweighed the positives, and the idea was voted down.

Motion to Adjourn: Kyle

2nd: Charlie

Approved 8-0