

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session

July 23, 2024

7:00 pm

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

WORK SESSION:

1. Clubhouse exterior bids for budget 2025

- The clubhouse/pool house exterior siding has been in need of replacement for some time. Budget shortfalls have deferred this much needed maintenance for several years.
- The exterior replacement is now planned for the 2025 budget cycle.
- Funds for gutter and soffit replacement is also currently in the 2024 budget. Replacing these at the same time as the exterior siding makes the most sense. Therefore, the gutter and soffit replacement will be rolled over to the 2025 budget cycle so they can be completed in tandem.
- The Board agreed that the cedar shakes will not be replaced with like material. Alternate materials were discussed. James Hardie cement material as well as steel and vinyl will all be considered.
- The staff will contact a vendor for estimates with different types of siding material.
- These estimates will be used in the 2025 budget planning.

2. Waterfall Repair/Replacement Proposal

- The Duck Pond waterfall is currently not functional due to liner issues.
- The Garden Club has asked that the \$15,000 in Facilities Reserve be used for the repairs.
- The staff has received two quotes so far for this repair work. One of these quotes included a total rebuild and one was for only repair of existing. The repair-only vendor will be asked to re-quote assuming total rebuild.
- We will also solicit at least one more quote before discussions continue.

3. Seawall Engineering Project

- The vendor that Lamp Rynearson has been in contact with for grout stabilization has not yet provided the Board with any properties that we could visit that have had the grout stabilization project completed.
- When researching the overall project, we had contacted RT Construction, another grout stabilization company. The staff will ask this vendor if they have any properties where stabilization was done that we could visit.
- Sean Flandermeyer, Lot RSV04, has a contact that was involved with the Riss Lake seawall grout project a few years ago. He will provide any information about the project to Kelly Manz.

- The Board also discussed a couple of quotes we had obtained in late 2022 of other options for the seawall repair/replacement.
- Torqsill Foundations had provided a quote for Tidewall Vinyl sheet piling & Gradex provided a quote for a Grindstone Hardscape Solutions Retaining wall.
- These two vendors will be contacted for updated quotes.

4. Stormwater Project

- The Lamp Rynearson Stormwater Engineering Study results were reviewed again to bring the newer board members up to date.
- The study identified five areas of concern.
- The Breezy Point site has a minor failure of the interlocking blocks that line the channel at the lateral culvert outfall and a major failure of the interlocking blocks that line the drainage channel from the lake edge upstream. This will be repaired with our existing staff.
- Raintree Parkway to Sandpiper primary concern is flooding. There is a 4 ft x 4 ft reinforced concrete box culvert that conveys drainage from the south under Raintree Parkway to the lake. The best option for remediation is to replace the undersized box culvert with a 7 ft x 4 ft box culvert. This is the City of Lee's Summit concern. Staff has been in contact with the city and they are well aware of their issue. No timeline for completion has been received.
- The Sunset Cove issue is being addressed in our Siltation plan.
- The Windemere to Hidden Cove site is located east of Hidden Cove Dr and north of Hidden Cove Ct. There is a concrete-lined channel downstream of a pipe outfall conveying drainage from the adjacent Windemere subdivision. The concrete channel ends at RLPOA property where it becomes a grass-lined channel until it reaches the culvert under Hidden Cove Dr. The grass-lined channel has a flat slope and tends to stay wet for prolonged periods of time. Re-grading of the channel will be completed by current staff.
- The Marline/Pendant/Royale site. We have removed the short section of sidewalk near the south property corner of 4070 Pendant Dr. This led to a section of a concrete drainage channel that is not intended for pedestrian traffic due to the slippery conditions. The overall plan for Marline needs further discussions as there are several plans available and all are expensive to implement.

5. Dock Lift Replacement Rules

- A sample document was prepared by J.C. Connelly to give us a starting point for discussions we need to have concerning our transition from double well docks with front mount lifts to single well docks with side mount lifts.
- The document has been reviewed in the past with revisions made.
- We reviewed it again tonight with a few more changes made.
- The document will now go to the Lake Committee for their review.

6. Water toys for Rentals

- There have been discussions about the possibility for RLPOA to provide water toys for rental.
- This topic was discussed and some pros and cons identified.
- The Board decided that a pilot program for kayaks only in 2025 would be a possible starting point.
- This topic will need further discussions over the winter before a determination on viability can be made.

7. Review of dock electrical bids

- An additional bid from a Lake of the Ozarks standard vendor is due this week.
- Hopefully we will have all we need to vote on the topic in August.

8. Plan for rip rap replacement

- The plan for this year is to rip rap 3 ponds (Fox Run, Turtle and Blue Heron) and a few spots around the main lake.
- An assessment of the rip rap condition around the lake will be completed in August.
- The process will be completed with current staff and equipment.

Motion to adjourn: Charlie

2nd: Chris

Voted 8-0 to adjourn 8:40 pm.