

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
July 9, 2024  
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - Brian Mitchell, lot 1692, questioned why the no wake buoys for O, P & Q docks keep moving out into the channel. Due to the configuration of the docks, the buoys need to be a little further away from the shore than normal. The docks sustain more wave action than we would like if the buoys were moved closer to the shore.
  - David Wade, lot 1166, why there aren't any "no wake buoys" at the community dock at Champaign Point. Due the area where the dock is located, the decision was made for no buoys.
  
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 Cruit, Rachele Vandiver, Josh Cresswell and Melissa Drinnen.  
Absent: Chris Coussens
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA  
APPROVAL OF JUNE MINUTES  
APPROVAL OF PAYMENT OF BILLS  
APPROVAL OF WAIVER & RELEASE OF LIABILITY RENTAL PONTOON FORM
  - ***Motion to approve the Consent agenda: Kyle***
  - 2<sup>nd</sup>: Charles
  - Approved 7-0
  
5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT  
END OF June 2024**

Income:		
	Dues	\$78,896.61
	Other Income	\$31,090.09
	Total	\$109,986.70
Expenses	for	
for	June	\$147,345.12
Net Income/Loss (June)		(\$37,358.42)

**Cash Account Balances**

Bank Account Balances as of June		\$1,100,181.03
		\$
	Cash Subtotal Security Bank	1,143,506.51
Reserves 2024	Capital Assets Reserve	<b>\$200,000</b>
Future Projects	Facilities	<b>\$15,000</b>
	Raintree View	<b>\$17,350</b>
	Pond Walking	
	Trail	<b>\$50,700</b>
	Principal Payments on Loan	<b>\$79,157</b>
2023 Roll-Over Funds	Beginning Balance	\$70,568
Available Discretionary Funds		<b>\$288,386</b>

	<b>2024</b>	<b>2023</b>	
Total Outstanding Dues/Fines a/o 6/30/24:	\$47,322.77	\$38,819.50	Total a/o 6/30/23
Balance Due Liens Filed: (13)	\$38,219.46	\$28,065.97	Liens filed (10)
1st Letter (33)	\$4,811.88	\$5,863.30	1st Letter (50)
2nd Letter (13)	\$4,291.43	\$2,489.25	2nd Letter (9)
3rd Letter (-)	\$0.00	\$2,400.98	3rd Letter (5)

6. Legal Report

- 9 judgements, 2 foreclosures, 1 making payments, 32 demand letters, 2 court cases & \$10,482.56 delinquencies paid.

7. UNFINISHED BUSINESS

A. New Dock Spec's/Bid

- The specifications and bid were reviewed for the new dock to replace "P" dock.
- The supplier had made a few modifications to the specifications we provided.
- The concrete blocks manufacturer went from our spec'd K&R to Elite decking with the sealer added to the mix design. This Board agreed to this change.
- The cleats for bumpers were changed from spec'd "T" cleats to 8 inch galvanized cleats. The Board agreed to this change.
- The Frame design was changed from a 12 inch frame with diagonal angle iron and 3 inch corner angle to a 10 inch frame with ½ inch round bar. This change was not approved.

- There were also some changes requested to the NEW DOCK/DOCK REPAIR CONTRACT including work completion timing, cost overruns and warranty provided.
- **Motion to approve up to \$95,000 for building a new dock and replacing “P” dock with the Boards requested changes and to approve the spec’s/contract subject to agreeable changes: Charlie**
- 2<sup>nd</sup>: Anita
- Approved 6-0-1

#### B. Pool Liner Issues

- A 5 inch long crack was identified in the pool liner at the transition between the shallow and deeper water.
- The patch of this crack should be covered under warranty and hopefully will last until the end of the season.
- Further discussions needed to determine next steps required.

#### 8. NEW BUSINESS

- Lake Treatments budgeted up to \$20,000
  - Lake treatments to address vegetation issues were made at the end of May.
  - There will be another round of treatments in the near future.
  - **Motion to approve the release of lake treatment funds budgeted up to \$20,000 from account #06055-000 for \$10,000 already expended in May and remaining funds for the future treatment: Kyle**
  - 2<sup>nd</sup>: Kelly Manz
  - Approved 7-0
- New Hire Funding
  - The succession plan for the office staff requires hiring a new Office Manager.
  - Instead of waiting until October to hire for this position, the office requests that the hiring process start now with a hopeful starting date of August 5<sup>th</sup>.
  - This will allow for additional critical training opportunities.
  - These two months of additional pay should be covered by the existing 2024 budgeted amount.
  - **Motion to direct staff to begin hiring process for Office Manager: Gwen**
  - 2<sup>nd</sup>: Charlie
  - Approved 7-0
- Summer Office Hours
  - The staff is requesting to reduce summer office hours by 1 hour daily, beginning after Labor Day instead of the current October 1<sup>st</sup>. The office traffic after 4:00 pm after Labor Day is almost non-existent. This will result in around \$888 of savings.
  - **Motion to reduce summer office hours to 4:00pm (M-F) and 12:00pm (Saturday): Kelly Manz**
  - 2<sup>nd</sup>: Gwen

- Approved 6-0-1

#### 9. ANNOUNCEMENTS

- A. Swim Team Banquet Pool Closes Sunday, July 14 8-10pm.
- B. Food Truck Monday(s), July 15 & July 29.
- C. Adult Luau Saturday, July 27 at 7:00pm, Pool Closes at 6pm. The times are subject to change.

#### 10. OPEN FORUM

- Cindy Wade, lot 1166, asked about the previously discussed possible removal from boat slip waiting list for those that are delinquent on dues. This is still being discussed with the decision on how far delinquent is enough for removal still being determined.
- Brian Mitchell, lot 1692, asked if the Lake Patrol is looking for boat drivers standing while driving. There are times when this is needed and is not something that the Lake Committee is currently discussing.

#### 11. ROUNDTABLE

- Kyle asked how many of the 13 lots with liens are also on the Boat slip waiting list. Only 2 or 3 are on the list.
- Kelly Manz stated that residents have asked her about the amount of siltation in the Reserve waterway. The residents need to go first to the Siltation Committee with their concerns. Siltation will be a topic in the July Work Session. Kelly also asked about the Reserve monument utility move and possible lighting. The decision will be made after all the bids are received.
- Gwen is worried about the dangers of diving off boats in the lake areas where the depth is not known. There will be a warning published in the next Shoreline.
- Kyle wanted to make sure the items he had emailed Rachelle would be included in the July Work Session. They will be included. He also asked about the Dock Electrical Inspection bids. Josh thought the bids would all be received in the next two weeks.
- Tony told about the concerns about the perceived shortened firework display on the 4<sup>th</sup>. The fireworks budget amount will be discussed this fall.
- Josh discussed the discussions involved in putting the lake under the yellow flag rules early on the 4<sup>th</sup>. With all the concerns on the hazards caused by the flooding, the Board thanked him for making the correct decision.
- Rachelle discussed that now that the 4<sup>th</sup> is over, there will be more vacations taken by the staff. The outside audit of the RLPOA is close to completion.

#### 12. ADJOURNMENT 8:40 pm

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