

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

August 13, 2024

7:00 PM

1. OPEN FORUM (10 Minutes Total—Give your name and Lot number before speaking)

- Barbara Johnson, Lot 170, questioned when Hidden Cove would get attention. She is concerned that this is bringing her property value down as it's in her backyard. The Board has Hidden Cove as the next siltation project but there are also others (Sunset Cove, Raintree Reserve, Normandy Cove) and other general projects in the mix. We have an expired bid of over \$400,000 and are finalizing bids now in order to make a decision and perhaps finance the project.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

- **Motion to approve the Consent Agenda: Charles Cruit**
- 2ND--Gwen Barr-Crawford
- Approved 6-0

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

END OF July 2024

Income:

Dues	\$199,421.16
Other Income	\$26,608.38
Total	\$226,029.54

Expenses for
for July

\$149,816.89

Net Income/Loss (July)

\$76,212.65

Cash Account Balances

Bank Account Balances as of July		\$1,125,909.84
		\$
	Cash Subtotal Security Bank	1,150,383.45
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	Beginning Balance	\$131,093
	13-Feb Lamp Rynearson	(\$34,000)
	13-Feb Mid-America Pool	(\$23,700)
	11-Jun Pond/Fountain	(\$2,825)
	Total Roll-over balance	\$70,568
Available Discretionary Funds		\$288,386

	2024	2023	
Total Outstanding Dues/Fines a/o 8/31/24:	\$51,953.41	\$56,982.67	Total a/o 8/31/23
Balance Due Liens Filed: (11)	\$37,996.40	\$30,174.64	Liens filed (12)
1st Letter (52)	\$6,572.79	\$16,372.11	1st Letter (111)
2nd Letter (10)	\$3,616.44	\$7,674.09	2nd Letter (24)
3rd Letter (7)	\$3,767.78	\$2,761.83	3rd Letter (7)

6. LEGAL REPORT

Judgments = 9, Foreclosures = 2, Making payments = 3, Demand Letters = 23, Court 1 and \$2,632.28 in delinquent dues paid.

7. PRESENTATION:

- Reissue of Special Use Permit for Maintenance Building-Neighborhood Meeting
 Nine residents attended with questions regarding the reissuance of the maintenance building special use permit. This will go before the Lee's Summit Planning Commission on Thursday, September 12 at 5:00 PM at City Hall. If approved it will go before the City Council on Tuesday, October 8 at 6:00 PM at City Hall.

Dennis Hunter, Lots 949-951 said the noise of the gators would make him vote no on the renewal. Josh said once the construction is finished on Ward Road they would not be making the short cuts and would be re-routed back onto Ward Road.

Mary Nester Adams, Lot 952 and Dan Stacks, Lot 787 were concerned about the gator noise and damage to turf with the shortcuts. Josh also indicated the crew will be cleaning up the tree line on Friday and are mindful of neighbors wishes of what they would like to see cut down or remain on the property line.

Doreen Kostelac lives at 17204 E. 163rd St across from the maintenance building and is not a resident of Raintree. She came to compliment RLPOA for being good neighbors and said they were very courteous.

8. UNFINISHED BUSINESS/UPDATES

- Boat Slip Waitlist Disqualifications—

Motion—Kyle Haloutte moved to approve the insertion of the following in the official boat slip waiting list and assignment policy. It shall read as “In the event a resident on the wait list becomes delinquent on dues and/or assessments, being 3 or more quarters delinquent, or has outstanding fines remaining unpaid with a lien against the property, and being 3 or more quarters delinquent, that resident’s name shall be removed from the Boat Slip Wait List.”

2nd--Chris Coussens

Approved 6-0

- Dock Electrical Bids—Josh said we were still short on bids. One bidder is behind but working on it. The final bidder will be here tomorrow. Josh expects both companies to have their bids in so we can discuss at the next work session.

9. NEW BUSINESS

- Request for Clubhouse Usage—Choose to Live

Robin Walsh said this is the 4th year for the Walk and Lee’s Summit has had 3 losses within the fire department, one being at our neighborhood station #5. Her organization has developed a peer to peer program for schools, they are paying for counseling for over 25 people and they continue to support families who have suffered losses by visits and providing meals.

Motion by Kyle Haloutte to approve use of the clubhouse/pool restrooms on Saturday, September 21

2nd—Kelly Manz

Approved 6-0

- Request to Cross Common Ground #072324-476

Danny Howell, Lot 476, request to cross common ground underneath a sidewalk to install a drain and pop-up

Motion by Chris Coussens to approve the crossing of common ground for a drain line and pop-up emitter for the purpose to drain water from Lot #476. Resident shall be liable for any damage to the sidewalk and RLPOA shall have no responsibility for any damage to the pop-up by mowers, etc.

2nd—Kelly Bride

Approved 5-0-1 (Kyle Haloutte abstain)

- ARB Appeal #080624-2993

Glenn (Eddy) Brown, Lot 299, appealed a pergola decision and Kyle Haloutte wondered why this was objected to. The pergola requested has a flat top but there are louvers which open and close and it is not a flat roof. No one from ARB was present to shed light on their decision. Joe Willerth was in the audience and said he was drafting new language for future pergola/gazebo requests since newer structures are upscale and would enhance properties.

Motion by Kelly Manz to approve the application submitted for a 9'X14'X92" aluminum powder coated pergola with louver roofing.

2nd—Chris Coussens

Approved 6-0

- Copier Proposals

Our copier lease runs out this October and we were presented with 3 bids for a new copier lease. We currently have a Canon copier but one of the bids was offering a much smaller copier. The staff would like a 60-month lease.

Motion by Chris Coussens to approve bid from Company A for a 60-month lease in the amount of \$295/month from account #5021-200 service contracts.

2nd—Charles Cruit

Approved 6-0

- ARB recommendation on Missouri State HB 2062 – Real Property (Chickens)

Since this is a new law there was much discussion about how to move forward. Also whether a resident needs to fence the perimeter of their yard as well as heights, depths, and widths of such structures. What if residents put a coop on their property and then use it to store lawnmowers? What are the repercussions if chickens are found on common ground? Should we charge a fee for residents who want chicken coops? Perhaps HOAs will file a lawsuit challenging the law to be reversed. Since there are many questions we will ask our legal counsel for guidance and discuss at the next work session.

10. ANNOUNCEMENTS

- A. Family Swim & Movie Night August 17. The pool slide will still be down and unusable.
- B. Labor Day Fishing Derby
- C. Dog Days of Summer Swim Tuesday, September 3

11. OPEN FORUM

- San LaPoint asked if we had further information as to when the dam bridge would be repaired/replaced. The current schedule is for engineering to be done 2025 and replacement in 2026 but staff indicated the engineers have been out to look at it already. We will watch the Lee's Summit budget to see if it gets moved up to 2025 or stays in their 2026 budget.
- JC Connelly wondered is everything was ready to go on replacing P Dock. Josh said the attorneys are finalizing the contract and we will have a special meeting during our next work session to finalize the contract.

12. ROUNDTABLE

- Kyle Haloutte asked the staff to finish getting bids for all projects that are in our 2024 budget so that we can complete them this year.
- Josh gave a pool slide update. The pump seal went bad and is at a machinery shop getting new seals. This is covered under the warranty since this is new and was caused by the piping being installed incorrectly. The piping will be repaired and RLPOA will not be paying for the repairs of the piping. It is expected to be finished Wednesday, August 21. Staff will inform residents via a Facebook post.

13. ADJOURNMENT

Kyle Haloutte motioned to adjourn; Gwen Barr-Crawford 2nd, 6-0 to adjourn to exec session for legal at 8:25pm.