

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
 BOARD OF DIRECTORS MEETING
 September 10, 2024
 6:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - No one spoke.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES
 APPROVAL OF PAYMENT OF BILLS
 APPROVAL OF INCLUSION OF “.2 ACRES OF PROPERTY” IN CHICKEN COOP GUIDELINES

 - **Motion to approve the Consent agenda: Kelly Bride**
 - 2nd: Charlie
 - Approved 3-0-2

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
 August 2024**

Income:		
	Dues	\$58,532.22
	Other Income	\$18,879.02
	Total	\$77,411.24
Expenses for August		\$107,630.77
Net Income/Loss (August)		(\$30,219.53)
Cash Account Balances		109,777.33
Bank Account Balances as of August		\$
	Cash Subtotal Security Bank	1,079,123.88
Reserves 2024	Capital Assets Reserve	\$200,000
Future Projects	Facilities	\$15,000
	Raintree View	\$17,350

Pond Walking Trail		\$50,700
Principal Payments (reserved)		\$79,157
2023 Roll-Over Funds beginning balance		\$131,093
13-Feb	Lamp Ryneerson Mid-Ameriacan	(\$34,000)
13-Feb	Pool	(\$23,700)
11-Jun	Pond/Fountain	(\$2,825)
10-Sep	Waterfall	(\$10,057)
	Total Roll-over balance	\$60,511
Available Discretionary Funds		\$288,386

	2024	2023	
Total Outstanding Dues/Fines a/o 9/30/24	\$51,953.41	\$56,982.67	Total a/o 8/31/22
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

- 9 judgements, 1 foreclosures, 2 making payments, 13 demand letters, 1 court cases & \$3,201.93 delinquencies paid.

7. UNFINISHED BUSINESS

A. Hidden Cove Siltation Bids

- There were many attendees to share their views on the Hidden Cove Siltation issue. The Board thanked them for their interest.
- The four received bids were reviewed and pros and cons of each bid discussed.
- The Board was trending on approving bid D until the question of how to pay for the project was presented.
- The financing discussion led to several attendees expressing their view that Siltation removal should be the top priority for the Board. Further discussion on competing projects and limited funds continued.
- It was decided that the funding approval would be delayed until the financing solution is solidified. Kyle will work in securing the financing options.

- Josh will work with Vendor D on a contract and ask when is the drop-dead date for contract approval and still complete the project this winter. Josh will also work with the city on the permitting process.

B. Waterfall options

- The three bids for repairing the Duck Pond Waterfall feature were discussed.
- ***Motion to approve funds for Vendor A to repair the waterfall. \$15,000 coming from Facilities Reserves and the remaining coming from 2023 rollover funds: Charlie***
- 2nd: Kelly Manz
- Approved 5-0-1

C. Raintree Reserve Electrical Meter

- The bid to relocate the electrical meter from the front yard of the resident to the Reserve Island was reviewed.
- ***Motion to approve \$9,200 to move the electrical meter to the island. Funds will come from the city provided Ward Road project: Charlie***
- 2nd: Kelly Manz
- Approved 6-0-0

8. NEW BUSINESS

A. Pond Committee Request

- Roger Sense, Pond Committee chair, presented the committees proposal to add a new Walking Trail by Fox Run Pond.
- The trail will connect three other existing trails.
- There were four bids submitted for the work.
- ***Motion to approve up to \$50,700 from Reserve for Vendor B to complete walking trail: Kelly Manz***
- 2nd: Charlie
- Approved 6-0-0

B. Resident Request to place rocks on shoreline 82124-1188

- Davis and Cindy Wade, lot 1188, requested that they be allowed to add large rocks at the shoreline for a kayak launch point.
- The staff had previously reviewed and did not approve.
- Adding additional kayak launch points has been discussed by the lake committee.
- The Board suggested that the Wade's attend a Lake Committee meeting with their request.

C. CPI for 2025

- CPI data for July 2023 was presented, an increase of 2.9%. This data is used for determining the maximum dues increase for 2025.

- **Motion to increase dues by CPI index 2.9%: Kelly Bride**
- 2nd: Gwen
- Approved 6-0-0

D. Pergola Guidelines

- Tom Adkins, chair of the ARB, attended the meeting to present new wording for the Pergola description.
- New wording will be as follows:
 - Pergola Guidelines: A Pergola is a tall yard structure composed of columns or pillars supporting an open stationary crossbeam system. Pergolas can be stand-alone structures close to home structure or extend from the side of the house. Pergolas can be made of wood, vinyl, fiberglass and other sturdy materials. Applications will be reviewed on a case-by-case basis. Fixed roofing is prohibited.
- There was some confusion between a Pergola and a Gazebo. These are two separate items.

9. ANNOUNCEMENTS

- A. Planning & Zoning (Maint. Special Use Permit) has been rescheduled to Sept. 26th 5:00pm.
- B. Mum Order Pick Up is Saturday September 21st at the Raintree Lake Clubhouse from 9:00am to 1:00pm. Extras will be sold until they run out.
- C. Flu Shots Wednesday, Sept. 18 from 10:00am to 12:00pm at the Duck Pond Activity Center
- D. Tractor Demo is scheduled for September 23rd at 10am.

10. OPEN FORUM

- A. No one spoke.

11. ROUNDTABLE

- A. Kelly Manz thanked the staff for removing the big bush at the Reserve. She would also like a few more bushes removed. She was asked to start a petition to gauge neighbors interest.

12. ADJOURNMENT 8:06 pm

- **Motion to adjourn: Charlie**
- 2nd: Jeff
- Approved 6-0-0