

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
Special Meeting/Work Session
August 27, 2024
7:00 pm

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

Absent: Kelly Bride

SPECIAL SESSION:

1. Dock Electrical Bids

- To provide the safest docks possible, the Board wants to update the electrical on all boat docks to the Lake of the Ozarks standard. This is the new and improved standard.
- The Board solicited proposals for the work and three vendors have responded.
- Vendor A is accredited in Lake of the Ozarks standard, Vendor B wrote the standard and Vendor C is not accredited.
- Josh will complete dock inspections this week and a priority list for dock electrical installation will be produced.
- The Board discussed the pros and cons of each vendor.
- **Motion to approve up to \$50,000 from account #6002 for vendor B to start the upgraded electrical: Charlie**
- **2nd: Jeff**
- **Approved 5-0-2**

2. Hidden Cove desiltation bids

- We have received proposals for work from 2 vendors, and are waiting on a third and possible fourth, for the desiltation project at Hidden cove.
- The biggest issue with the project is figuring how to fund it.
- The Board discussed the proposals and ideas for funding sources.
- The discussion was tabled until the September 10th Board meeting when hopefully the other 2 vendors' proposals are received.

3. Concrete Bids for repairs

- We have received proposals for work from 3 vendors for concrete walking trail repairs.
- Some sections of our existing walking trails are in disrepair, and funds for repairs are needed yearly.
- The three vendors' proposals were discussed.

- **Motion to approve up to \$19,500 for Vendor B to repair the Clubhouse area issues and up to \$9,500 for Vendor A to repair the Lido area issues from account #2007: Kyle.**
- **2nd: Anita**
- **Approved 7-0-0**

4. Chicken Coup Guidelines

- Due to the recent signing of a bill in Missouri that restricts HOA's from prohibiting backyard chicken flocks, the ARB prepared their guidelines for chicken coops. They incorporated the Missouri law, the Department of Agriculture rules, as well as, the corresponding Lees Summit Ordinance.
- The Board, Staff and audience discussed the guideline for some time and, after a few revisions, formalized the guideline.

Chicken Coops as permitted by Mo Law and the Lees Summit ordinance. Only lots .2 acres (8712 sqft) or greater are included in this law/ordinance. Smaller lots are not covered by this rule and chickens are not allowed. Coops must adjoin the rear of the house with the axis parallel to the rear of the house not to extend further forward than the rear foundation line of the house and not to exceed more toward the side lot line than the rear corner of the lot. Residents may keep up to 6 hens (no roosters) on their lot so long as the coop is properly contained, and the coop is located no closer than ten feet from the property line and forty feet from the nearest residence. The ARB recommends roofing to match the roofing on the home. Metal roofing will not be approved.

The coop shall be a maximum of six feet in length, four feet in width and no more than ten feet in height. The run shall be a maximum of twelve (12) feet in depth from the rear of the foundation line of the house, no more than ten feet in height and no more than six feet in width. Coop and run must adjoin. The owner shall be responsible for policing of the coop to ensure compliance with nuisance and sanitation standards. It is suggested the floor of the coop and run be poured concrete. No objects shall be stored in the chicken enclosure other than chickens, chicken feed, heat source and water. Coops that go without use for six months must be removed.

- **Kelly Manz made a motion to adopt the rules.**
- **2nd: Chris**
- **Approved 4-1-2**

WORK SESSION:

1. Siltation Committee Budget Presentation

- Brian Ratigan, Siltation Committee chair, presented the Siltation Committee's requests for the 2025 budget cycle.

- Brian had a great presentation emphasizing how siltation affects the lake quality. The lake quality in turn drives many things including personal well-being and is a big contributor to your home's value.
- In the past, adequate siltation removal and containment actions have not been funded as they should have due to a lack of available funds.
- The committee is addressing this issue by requesting \$175,000 yearly for siltation efforts.
- The committee is also asking for \$12,000 in 2025 for sediment mapping studies of the Ponds, Mullendike and Party Cove.
- The Board agrees with the urgency needed and will explore funding options.

2. Waterfall Options

- The waterfall at Duck Pond has not been running for the summer.
- The Common Ground committee had previously presented funding ideas for the repair.
- We have received 3 proposals for work for the repair project. We have dropped one of the three due to not meeting our requirements.
- Staff has been directed to have Vendor A to prepare a better proposal so possible voting can take place at the September Board Meeting.

3. Dock Lift Replacement Rules

- The draft Dock Lift Replacement Rules were discussed to try to reach an agreement on the wording.
- The Lake Committee had reviewed and recommended revisions at their last committee meeting.
- These rules are needed when we start receiving new single well docks since it was decided that the single well docks will require side mount lifts.
- Josh will work with the dock vendor to answer the questions the Lake Committee had.

Adjourned 10:45pm