

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
 BOARD OF DIRECTORS MEETING
 October 8, 2024
 7:00 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, Chris Coussens, Charlie Cruit, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.

Absent: Anita Burke, Gwen Barr-Crawford

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

 - **Motion to approve the Consent agenda: Kelly Bride**
 - 2nd: Charlie
 - Approved 5-0-1

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
 END OF September 2024**

Income:		
	Dues	\$59,962.47
	Other Income	\$13,671.11
	Total	\$73,633.58
Expenses for	for September	\$197,845.40
Net Income/Loss (September)		(\$124,211.82)
Cash Account Balances		
Bank Account Balances as of September		\$998,462.54
	Cash Subtotal Security Bank	\$
		1,079,123.88
Reserves 2024	Capital Assets Reserve	\$200,000
Future Projects	Raintree View	\$13,650

	Principal Payments on Loan		\$79,157
2023 Roll-Over Funds	Beginning Balance		\$131,093
	13-Feb	Lamp Ryneerson	(\$34,000)
	13-Feb	Mid-America Pool	(\$23,700)
	11-Jun	Pond/Fountain	(\$2,825)
	10-Sep	Waterfall	(\$10,057)
	8-Oct	Waterfall lights	(\$1,400)
		Total Roll-over balance	\$59,111
Available Discretionary Funds			\$288,386

	2024		2023	
Total Outstanding Dues/Fines a/o 9/30/24:	\$46,504.08		\$56,982.67	Total a/o 9/30/23
Balance Due Liens Filed: (13)	\$37,849.21		\$30,174.64	Liens filed (12)
1st Letter (39)	\$5,264.43		\$16,372.11	1st Letter (111)
2nd Letter (8)	\$3,069.35		\$7,674.09	2nd Letter (24)
3rd Letter (1)	\$321.09		\$2,761.83	3rd Letter (7)

6. Legal Report

- 9 judgements, 1 bankruptcies 0 foreclosures, 1 making payments, 11 demand letters, 0 court cases & \$2,604.59 delinquencies paid.

7. UNFINISHED BUSINESS

A. Hidden Cove De-siltation funding and contract

- Different ways of funding the project were discussed and the contract supplied by the contractor, Randy Spaulding Excavating Inc, was reviewed.
- Josh mentioned that the permitting process has started and he sees no issues with getting the permit.
- Josh also stated that overall, the staff was happy with the contract.
- The Board wants the contract to be reviewed by our legal counsel before signing.
- It was also decided to use available funds currently at Security Bank for the project. We will also secure a commitment for a small loan if needed to replenish our accounts if funds drop below the minimum required.
- ***Motion to approve de-siltation of Hidden Cove by Randy Spaulding Excavating in the amount up to \$431,900 contingent on perfection of a \$300,000 line of credit with Security Bank and acceptable legal review of the contract by counsel: Tony***
- 2nd: Jeff

- Approved 6-0
- B. Duck Pond waterfall lights
- The contractor for the waterfall rebuild will add lighting at no cost. If the Board wants color changing light system there would be an additional \$1,200 to \$1,400 charge.
 - **Motion to approve up to \$1,400 for a color changing light system at Duck Pond waterfall: Charlie**
 - 2nd: Kelly Manz
 - Approved 6-0
- C. Infrastructure improvement updates
- The Lido walking trail replacement project is in work, as well as the Fox Run addition.
 - The sidewalk repair by the clubhouse is complete.
- D. Lake Improvement updates
- The Dock electrical improvements will start after the vendor representative passes the Lees Summit accreditation test.
 - Staff is still trying to attain the engineering stamp for the new dock replacement. The Lake committee agreed to some changes to the specifications. These changes will be reviewed by the vendor's engineer.

8. NEW BUSINESS

- A. Remaining walking trail funds for repairs
- There is still \$9,312 left in the walking trail repair fund after the recent completions.
 - The Board would like as many repairs possible to be completed.
 - **Motion to approve \$9,312 from remaining funds for walking trail repairs: Kelly Manz**
 - 2nd: Charlie
 - Approved 6-0
- B. ARB Appeal 10074-DP23
- Ryan and Rebecca Noorlander, lot DP23, were present to appeal their ARB rejection for adding a Gazebo.
 - There was a lot of discussion about what is a gazebo versus what is a pergola.
 - The Board recognizes that there needs to be more added to the ARB rules differentiating between the two and to reflect the new technologies in the industry.
 - A small group will be tasked with coming up with the revised rules.
 - **Motion to override the ARB's decision on not approving the Gazebo: Kelly Bride.**
 - 2nd: Chris.

- Approved 5-0-1.
- C. Raintree View committee budget requests
- San LaPoint presented the View committee's request to remove the horseshoe pits and disc golf items from the request and instead would like to fund the projects by using money from their reserve funds.
 - **Motion to transfer \$3,700 from the Raintree Views reserve fund to install two horseshoe pits and a small disc golf course: Chris.**
 - 2nd: Kelly Bride.
 - Approved 5-0-1.

9. ANNOUNCEMENTS

- A. Committee members needed for Common Ground, Facilities and Pool Committees.
- B. Covid shots available by Sign-up Genius (no walk-ins) October 16 at the DPAC from 10:00am to 12:00pm.
- C. Craft Fair October 18 & 19 (see hours in Shoreline).
- D. City Council meeting October 22nd 6:00pm for the Maintenance Building Special Use Permit.
- E. South Police Substation groundbreaking Friday October 25th at 2:30pm.
- F. Halloween Trunk or Treat Saturday October 26th 6:00pm to 8:00pm.
- G. Suicide Awareness Walk October 26th.

10. OPEN FORUM

- A. Marlo Cranor, lot MH47, spoke about an ARB request he had made for an existing fence repair. After some discussion staff found that the ARB request was approved the night before.

11. ROUNDTABLE

- A. Chris Coussens wanted an agenda item in the future for discussion on videotaping the meetings again. There was some discussion and the item will be added to a future meeting agenda.

12. ADJOURNMENT 9:12 pm

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