

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
Special Meeting/Work Session
October 22, 2024
7:00 pm

Attendees: Tony Jose, Jeff Wilson, Kelly Bride, Kelly Manz, Anita Burke, Charlie Cruit, Chris Coussens, Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

Absent: Kyle Haulotte, Gwen Barr-Crawford

Special Meeting:

1. Release of Funds (Acct# 6001-200) for Dock Repairs

- Josh presented the findings from the recent dock inspections.
- A total of \$53,173.40 of repairs are needed.
- ***Motion to approve \$53,173.40 for dock repairs: Kelly Bride***
- 2nd: Anita
- Approved 6-0

2. New Dock Contract

- After some agreed to revisions with the vendor, the New Dock contract is ready for approval.
- ***Motion to approve New Dock/Dock Repair Contract: Jeff***
- 2nd: Kelly Manz
- Approved 6-0.

Work Session:

1. Nominating Committee Presentation for By-Law Changes

- David Elliot, Co-Chair, presented the Nominating Committee's Bylaw and Article of Incorporation changes they recommend for voting in 2025.
- There is always a struggle to reach "B" class quorum at the annual meetings.
- Their proposed change would combine both "A" and "B" class together for the purpose of determining quorum. All Board positions would then be at-large positions. There will be no more "A" or "B" only directors.
- The committee also proposes a change where the Nominating Committee can only nominate RLPOA members for open board positions. Only in the event there are not enough candidates to fill every vacancy may the committee nominate a non-member.
- This proposal also amends and restates the complete By-Laws deleting obsolete provisions and typographical errors.
- The Board will vote on these proposals at the next Board Meeting.

2. 2024 AAR (After Action Review) Lake Regulations

- Josh presented the Water Patrols recommendations to the Lake Regulations.
- The Patrol would like to revise the hours for the swim docks from 7:00am to 9:00pm to 7:00am to Sunset. They feel swimming after dark is a potential safety issue.
- They would also like to add to the regulations that children under seven must wear a Coast Guard approved personal flotation device while on a boat, following the Missouri law.
- The Patrol would also like to require that each person occupying a Kayak or paddle board shall be required to wear a Coast Guard approved life saving device.
- Four members of the Lake Committee were present to discuss their recommendations for changes to the Regulations for 2025.
- There were some differences of opinion among the committee, residents in attendance, staff and the Board on some of the topics presented.
- The Board asked the Lake Committee to reach consensus before they represent to the Board.

3. 2025 Budget

- The Board reviewed the preliminary budget submitted by the Finance Committee, as well as the prioritized committee requests.
- As in previous years, current budget revenue constraints only allowed a few of the committee requests to be considered to be added to the 2025 budget.

4. Recording Meetings

- The idea of recording Board Meetings was further discussed.
- A live streaming only option was discussed.
- Chris will work out some of the logistics of pursuing this idea and this will be discussed further at the next Work Session.

5. Long-term Community Investment Committee Update

- Tony presented information on the state of the de-siltation and walking trail situations. Both much needed projects are behind schedule and underfunded with a bleak picture of recovery anytime soon.
- Jeff then presented a brief history of why the committee was formed and achievements that have been made. A summary follows:

The Board of Directors has come to the conclusion that revenue will never be large enough to cover the growing list of expenses of the association. A Long Term Community Investment committee was formed to find the reasons why we always have a budget deficit and possible ways to correct this issue long-term. Following is a summary of the decision milestones the committee has achieved.

The committee discovered that a large portion of the revenue shortfall was caused by past boards decisions not to raise the dues by the CPI index in several past years, as allowed by the bylaws. This has caused our dues to fall behind inflation by over

\$500,000 per year. This lost revenue along with an aging infrastructure are the main contributors to our current cash flow issues. The committee concluded that the only possible solution to this problem is adopting a onetime permanent dues increase.

- The committee discussed what would be an appropriate increase of dues to be asked for from our members. The Board proposes a one of three levels of monthly increase, \$21 or \$27 or \$33, beyond the CPI index increases, to be voted on by the membership in early 2025. The three different levels represent minimum funding required, a sustainable funding source or extra money for new and improved amenities.
- Further details will be made available in the coming weeks.

Motion to adjourn: Tony

2nd: Jeff

Adjourned 11:07pm