

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
November 12, 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, Kyle Haulotte, Jeff Wilson, Anita Burke, Gwen Barr-Crawford, Kelly Manz, Chris Coussens, Charlie Cruitt, Rachelle Vandiver and Melissa Drinnen.  
Absent: Kelly Bride, Josh Cresswell
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA  
APPROVAL OF OCTOBER MINUTES  
APPROVAL OF PAYMENT OF BILLS
  - **Motion to approve the Consent agenda: Charlie**
  - 2<sup>nd</sup>: Kelly Manz
  - Approved 5-0-2
  
5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT  
END OF October 2024**

Income:		
	Dues	\$196,015.07
	Other Income	\$14,030.24
	Total	\$210,045.31
Expenses for	for October	\$239,670.98
Net Income/Loss (October)		(\$29,625.67)
<b>Cash Account Balances</b>		
Bank Account Balances as of October		\$919,620.47
		\$
	Cash Subtotal Security Bank	996,797.31
Reserves 2024	Capital Assets Reserve	\$200,000
Future Projects		

	Raintree View		<b>\$13,650</b>
	Principal Payments on Loan		<b>\$79,157</b>
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	<b>\$59,111</b>
Available Discretionary Funds			<b>\$288,386</b>

	<b>2024</b>		<b>2023</b>	
Total Outstanding Dues/Fines a/o 10/31/24:	\$69,076.4	9	\$98,258.68	Total a/o 10/31/23
	\$40,164.7	5	\$31,808.50	Liens filed (10)
Balance Due Liens Filed: (13)	\$19,084.6	8	\$52,843.04	1st Letter (348)
1st Letter (133)	\$6,839.18	8	\$8,543.95	2nd Letter (26)
2nd Letter (20)	\$2,987.88	5	\$5,063.19	3rd Letter (9)
3rd Letter (5)				

## 6. Legal Report

- 9 judgements, 1 bankruptcies, 0 foreclosures, 2 making payments, 23 demand letters, 0 court cases & \$10,228.18 delinquencies paid.

## 7. UNFINISHED BUSINESS

### A. Nominating Committee By-Law Changes & Articles of Incorporation (Ballot)

- The Nominating Committee's 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.
- This proposal also amends and restates the complete By-Laws deleting obsolete provisions and typographical errors.
- Tony made a directive to place these proposals on the 2025 ballot.
- There was some confusion with some of the back-up documents being reviewed having different language than the latest nominating committee proposal.

- Tony rescinded his directive and asked that all documentation be re-reviewed and updated and this topic be placed on the December Board Meeting agenda.

B. Pergola and Gazebo Guidelines

- The revised ARB guidelines for Pergolas and Gazebos were discussed.
- These guidelines were recently reviewed, revised and approved by the ARB.
- ***Motion to approve up the Pergolas and Gazebo guidelines with one typographical error corrected: Kyle***
- 2<sup>nd</sup>: Gwen
- Approved 7-0-0

C. 2025 Revenue

- The Finance Committee's proposed 2025 Revenue amenity/administration fees were reviewed.
- Kyle provided the details on several of the decisions.
- ***Motion to approve Finance Committee's amenity/administration fees for 2025: Charlie***
- 2<sup>nd</sup>: Anita
- Approved 7-0-0.

D. Dock Lift Replacement Rules (Single Well Slips)

- The latest updates to the new Dock Lift Replacement Rules were discussed.
- Several revisions were made to the document.
- There are still questions on allowing pontoons on lifts. Staff will ask Williams engineers for their opinion.
- Voting for approval is expected in the December Board Meeting.

8. NEW BUSINESS

A. Girl Scout Troop #2170 & 2335 – Nicole Werth

- Troop 2170/2335 is requesting use of the DPAC the 4<sup>th</sup> Monday of each month from 6:00 to 8:00pm November to May of 2025.
- Troop 2170 has used this time slot in previous years.
- ***Motion to approve Troop 2170/2335 request the use of the DPAC the 4<sup>th</sup> Monday of each month from 6:00 to 8:00pm November to May of 2025: Gwen***
- 2<sup>nd</sup>: Charlie
- Approved 7-0-0

B. Change of Work Session Date to Tuesday November 19

- ***Motion to change the November Work Session from the week of Thanksgiving to November 19<sup>th</sup>: Charlie***
- 2<sup>nd</sup>: Kelly Manz
- Approved 6-0-1.

9. ANNOUNCEMENTS

- A. Boats in Driveway ended Oct 31<sup>st</sup>.
- B. The Giving Tree Lighting Ceremony Tuesday November 19<sup>th</sup> 6:30pm. Donations will be accepted on behalf of Choose 2 Live & Benilde Hall for Ornaments (\$5) to hang on the tree.
- C. Office will be closed Thanksgiving Day thru Sunday Dec 1<sup>st</sup>.
- D. Holiday Decorating Contests ends December 13. See Shoreline for details.
- E. Committee Members Needed for Common Ground, Facilities and Pool.

10. OPEN FORUM

- A. JC Connelly, lot 1231, asked about the status of the "P" dock replacement. The dock is waiting on the Engineering Stamp.
- B. David Elliot, lot 466, brought the Board up to date on the proposed changes to the Bylaws and Articles of Incorporation. Only a resident or Tenant of a resident can be nominated for a Board position.

11. ROUNDTABLE

- A. Kyle requested that the Committee Priority List be re-published with names attached to the rankings.

12. ADJOURNMENT 8:47 pm

- ***Motion to adjourn: Kyle***
- 2<sup>nd</sup>: Chris
- Approved 7-0-0