

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
 BOARD OF DIRECTORS MEETING  
 December 10, 2024  
 7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - Ken Sharp, 4336 SW Sapelo Drive, wanted the Board to know emphatically that he was against the proposed dues increase.
  
2. DETERMINE QUORUM AND CALL MEETING TO ORDER
 

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

Absent: Kelly Bride, Tony Jose, Anita Burke
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA
 

APPROVAL OF NOVEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

  - **Motion to approve the Consent agenda: Chris**
  - 2<sup>nd</sup>: Charlie
  - Approved 6-0
  
5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT  
 END OF November 2024**

Income:		
	Dues	\$56,199.43
	Other Income	\$7,388.69
	Total	\$63,588.12
Expenses for	for November	\$86,897.68
Net Income/Loss (November)		(\$23,309.56)
 <b>Cash Account Balances</b>		
	Bank Account Balances as of November	\$910,513.50
		\$
	Cash Subtotal Security Bank	932,253.43
Reserves 2024	Capital Assets Reserve	<b>\$200,000</b>

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 Rynearson	(\$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 11/30/24:	\$60,135.5		\$52,032.93	Total a/o 11/30/23
	1			
	\$40,654.6			
Balance Due Liens Filed: (13)	0		\$31,437.96	Liens filed (10)
	\$11,499.3			
1st Letter (84)	9		\$12,861.29	1st Letter (83)
2nd Letter (16)	\$5,231.75		\$5,087.73	2nd Letter (15)
3rd Letter (4)	\$2,749.77		\$2,645.95	3rd Letter (5)

## 6. Legal Report

- 9 judgements, 1 bankruptcies, 0 foreclosures, 2 making payments, 5 demand letters, 0 court cases & \$2,720.77 delinquencies paid.

## 7. UNFINISHED BUSINESS

### A. 2025 Budget

- The 2025 budget has been discussed multiple times in the last couple of months.
- The latest budget shows a \$431,008 deficit. The \$436,000 expense for desilting Hidden cove is included. This will be paid for by cash on hand or a combination of cash and a bank loan if required.
- ***Motion to adopt budget as presented: Kyle***
- 2<sup>nd</sup>: Charlie
- Approved 6-0

### B. Boat Lift Rules on new docks

- These rules were written to address the current double well docks being replaced with single well.
- These rules have been reviewed during several past meetings.
- There was a lot of talk about other dock or lift information possibly being combined with these rules. Since P dock will be replaced in the near term, the combining of documents was deferred and will be talked about in the January work session.
- **Motion to approve Boat Lift Rules with Kyles small changes: Chris**
- 2<sup>nd</sup>: Gwen
- Approved 6-0.

#### C. Long-term Community Investment Committee Update

- The committee has so far published a first notice in the December Shoreline and a Facebook post providing additional information and a poll on funding levels the community thought was acceptable.
- There was discussion on the Facebook comments and poll results.
- The next steps in information delivery were also discussed.

#### D. Little Blue Sewer Easements

- A representative of the sewer district was present to answer questions on the easements asked for.
- The district wants to add some metering at Mullendike and at the existing pump station below the dam.
- Along with construction easements, there is a permanent easement for added metering in Mullendike.
- There are a couple of questions on the documents that the staff will forward to our attorney and insurance broker.
- A vote on approval of the easements is scheduled for the January Board meeting.

### 8. NEW BUSINESS

#### A. Dock Electrical Conversion

- The Board had previously approved Integrity Electric the vendor to start work converting the dock electrical to the Lake of the Ozarks standard.
- Integrity had been very slow gaining the proper certification from the state of Missouri.
- The Board decided that we were tired of waiting for this vendor and looked at the other vendors that had submitted bids.
- **Motion to approve up to \$50,000 total and a maximum of \$8,434 per dock for Nickell Electric Company to perform the dock electrical conversions: Kyle**
- 2<sup>nd</sup>: Kelly Manz
- Approved 6-0

- B. 291 Island Light Pole
  - One of the light poles at the 291 entrance island was recently damaged by a car.
  - **Motion to approve up to \$2,980 for a new light pole supplied by Mel Northey Co Inc.: Kelly Manz**
  - 2<sup>nd</sup>: Charlie
  - Approved 6-0.
  - The RLPOA is currently working with the insurance company for reimbursement.
  
- C. Ash Trees
  - One diseased willow tree and two ash trees need to be removed, stumps ground and the brush removed along with the brush pile at Mullendike.
  - **Motion to approve up to \$4,500 from acct #2001 for The Price is Right Tree Care to perform work: Kyle**
  - 2<sup>nd</sup>: Gwen
  - Approved 6-0.

#### 9. ANNOUNCEMENTS

- A. The Giving Tree Donations will be accepted on behalf of Choose 2 Live & Benilde Hall for ornaments (\$5) to hang on the tree. Available in the office.
- B. Office will be closed Christmas Eve, Christmas Day, New Year's Eve & New Year's Day
- C. The Holiday Decorating Contest ends December 13. See Shoreline for details.
- D. Visit with Santa & Mrs. Claus Saturday, December 14 from 2:30 – 5:00pm at the clubhouse.
- E. Committee Members needed for Common Ground, Facilities and Pool.
- F. We will not have a Work Session meeting in December.

#### 10. OPEN FORUM

- A. No one spoke.

#### 11. ROUNDTABLE

- A. Kelly Manz asked for an update to the Reserve entrance island electrical work. Staff is waiting on an update from the vendor.
- B. Kyle asked if we were using the new copier because the packages provided this evening were of very poor quality. Yes we are using the copier and will request service as necessary. Kyle also re-iterated his request from earlier in the year that the board packages be put together with PDF pro so that pages can all be upright upon review and so that color or other copies don't require printing first before putting packages together; they may be created via PDF pro.
- C. Josh provided an update on P dock replacement and Hidden cove distillation project.

#### 12. ADJOURNMENT 9:35pm

- **Motion to adjourn: Kyle**
- 2<sup>nd</sup>: Chris
- Approved 6-0.