

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 16, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, lot 811, stated that there are currently 4 residents running for the Board. He also asked if this year’s budget had additional funds allocated for Reserve’s. No additional funds were added this year.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
 Attendees: Kyle Wilkerson (7:15), Jeff Wilson, Kyle Haulotte, JC Connelly, Gwen Barr-Crawford, Mike Conway, Josh Cresswell, Rachele Vandiver
 Absent: Kelly Bride, Tony Jose

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
 APPROVAL OF DECEMBER MINUTES
 APPROVAL OF PAYMENT OF BILLS
 - Motion to approve consent agenda: Mike
 - 2nd: Jeff
 - Approved 4-0-1

5. TREASURER’S FINANCIAL REPORT

FINANCIAL STATEMENT
December 2023

| | | |
|------------------------------------|-----------------------------|---------------|
| Income: | | |
| | Dues | \$77,485.70 |
| | Other Income | \$8,263.04 |
| | Total | \$85,748.74 |
| Expenses for December | | \$66,328.72 |
| Net Income/Loss (December) | | \$19,420.02 |
| Cash Account Balances | | 769,005.87 |
| Bank Account Balances as of August | Cash Subtotal Security Bank | \$ 750,218.13 |
| Reserves 2023 | Capital Assets Reserve | \$200,000 |

| | | |
|----------------------|--------------------------------|------------|
| Future Projects | Facilities | \$15,000 |
| | Raintree View | \$17,350 |
| | Siltation Loan | (\$45,000) |
| | Ward Road | \$10,000 |
| | Pond Walking Trail | \$50,700 |
| | Principal Payments (reserved) | \$100,000 |
| | Future New Storm Water Project | \$150,000 |
| 2022 Roll-Over Funds | | \$48,131 |

| | 2023 | 2022 | |
|--------------------------------------------|-------------|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 12/31/23: | \$50,216.90 | \$46,252.26 | Total a/o 8/31/22 |
| Balance Due Liens Filed: (11) | \$32,281.80 | \$31,886.97 | Liens filed (11) |
| 1st Letter (63) | \$10,045.72 | \$11,457.41 | 1st Letter (90) |
| 2nd Letter (15) | \$5,869.19 | \$1,648.96 | 2nd Letter (6) |
| 3rd Letter (4) | \$2,020.19 | \$1,278.92 | 3rd Letter (3) |

6. Legal Report

- December– 8 judgements, 2 making payments, 24 demand letters & \$3,791.11 delinquencies paid.

7. COMMITTEE PRESENTATION

A. Security Committee – David Mitchell

- David first presented an overview of the December 7th meeting at the clubhouse with the Lee's Summit Police department. There were 49 residents in attendance. Great turnout. Thanks to all that attended.
 - The three biggest crimes for areas like Raintree: Thefts from vehicles, thefts due to open garage doors and automobile thefts.
 - Raintree has less crime than Lakewood.
 - Raintree is more susceptible to crime compared to other areas because of the additional watercraft and boating and fishing gear for the lake.
- David also presented Raintree specific data.
 - There have been no updates on the boat fires.
 - Call the police if you see trespassers on the boat docks.
 - Driving Golf carts in the neighborhood requires a valid driver's license and proof of insurance with a maximum speed of 20 mph. Can only be driven on 30mph or lower speed limit roads. The cart must have head, brake and taillights and have only one person per seat.
 - The committee spent \$10.5k of the \$12k budget last year on off duty Lee's Summit officer patrols. Throughout 2023 there were 43 separate patrol dates. Of those 43, 23 reports were filed. Requested that as a condition of employment, any officer working for RLPOA create a written report for each shift worked. The reports were not made public due to the sensitive

information contained but do show a benefit from these patrols. There is still the question of the liability of having these officer's patrol. The office is still gathering information.

5. Haulotte asked that if any data was being gathered, specifically by an officer completing a data input sheet after each of their shifts (a request that was made at the last Security Committee Presentation.
6. Mr. Mitchell read from a group of four reports from summer '23 providing anecdotal information as to the types of activities reported by officers, but no specific numerical data.
7. Haulotte requested that the office and the committee design a document to be completed so that such data could be gathered.
In response to the suggestion that the officers may need to "check-out" and "check-in" a computer for this purpose (as the LSPD's computer may not be able to be used for this purpose) Connelly suggested that we could make a simple online form to be completed using a cell phone for input so that officers not be required to check-out and return a computer or tablet.

8. UNFINISHED BUSINESS

A. Boat Slip Lease Draft

- The draft is being finalized. The Board members will submit any last-minute changes by this Thursday. The document will then be sent to our attorney for their final review.
- The plan is to vote to approve the document at a Special meeting at the January Work Session.

B. Dock Replacement Rules

- The new rules are in the review process.
- There will be a potential dock replacement happening this year, so an approved document is needed sooner than later.
- The Board will forward comments to JC and the new rules will be discussed at a later meeting.
 - Recommendation by Haulotte that the document be called "Dock and Lift Configuration Considerations," given that the document is centered around lifts more-so than "boat dock replacement"
 - Discussion occurred regarding the payment by RLPOA vs. Slip Holder for removal of lifts.
 - Haulotte mentioned, similar to previous discussion on the topic, that we cannot make the statement, "All docks will be single well docks," until we have evaluated the cost of that move. Given that the Board has yet to receive a quote for a dock with only single-well slips and same dock for same number of double well slips, his suggestion is that we not make rules stating as such.
 - In the area of Boat Dock Specifications

C. Lamp Rynearson Seawall Engineering Contract

- The bid was discussed.
- Verbiage on lowering the lake for the replacement will need to be removed and a new contract bid provided. Far too many issues with lowering the lake in their proposal. We will need a proposal with an alternate method. We also need more specifics added on the boring locations.
- The Board hopes to have the bid ready for approval at the January Special Meeting.

D. Dock Spec's

- JC gave a summary of how the proposed dock specs were prepared.
- A committee of JC, Josh, Tony, Kyle W and David Campbell were involved.
- Discussion on which version of the document is for review. The one Kyle provided or the one that David reformatted.
- Both versions will be reviewed at the January Work Session.
- Haulotte provided written comments to the document submitted by Connelly prior to the meeting and committed to reviewing Wilkerson's draft to compare the two documents prior to the work session.

9. NEW BUSINESS

A. Appreciation Dinner budgeted up to \$6,500

- Very little discussion on the topic. Letter from Judy Taylor, lot 1024, was read suggesting the dollar amount was too high.
- Motion to approve up to \$6,500 from account #5035 for the Appreciation Dinner: Kyle W.
- 2nd: Mike
- Approved 5-0-1.

B. Trailer budgeted up to \$3,000

- Josh discussed the need for the trailer.
- Motion to approve up to \$3,000 for purchase of trailer: Kyle W.
- 2nd: Mike
- Approved 5-0-1

C. Solitude Lake Management Contract

- Discussion on how to proceed with maintenance of the Raintree Ponds in 2024.
- Motion to approve the Solitude 3 year contract acct #6081: Kyle W
- 2nd: Gwen
- Approved 5-0-1

10. ANNOUNCEMENTS

- A. 2024 Board Candidates Needed

11. OPEN FORUM

- Resident asked how many Board openings for this year. There are 3.
- Discussion on the increased fee on non-motorized watercraft from \$25 to \$50. The Board had decided the increase was needed to add much needed revenue to RLPOA.

12. ROUNDTABLE

- JC discussed that we need to start the process of informing the residents of the financial situation the RLPOA is in with all the big projects that are needed.
- Jeff volunteered to start the summation of the projects. This item will be discussed during the January Work Session.
- Rachelle reminded that the proposed Landfill was discussed Tuesday in Jefferson City. More information to follow.
- Josh provided details on the Lee's Summit Fire Department Ice Rescue training during January 16-22 at the Duck Pond. Be prepared to see emergency vehicles and firefighters in the Pond during that time.

13. ADJOURNMENT 10:25

- Motion to adjourn: Mike
- 2nd: Kyle W
- Approved 5-0-1

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session
January 22, 2024
7:00pm

Attendees: Jeff Wilson, Kyle Haulotte (7:05pm), Mike Conway, JC Connelly, Gwen Barr-Crawford, Kelly Bride with Rachelle Vandiver & Josh Cresswell.

Absent: Tony Jose and Kyle Wilkerson

Special Meeting

- 1) Boat Slip Lease Draft -Jeff Wilson called the meeting to order and discussion ensued regarding the Boat Slip Lease Agreement with liability limits for vessels to increase from \$100,000 to \$300,000. Umbrella policies are acceptable. Non-motorized vessels are covered by homeowner policies.

Kelly motioned, and Mike 2nd, that we accept the redlined Boat Slip Lease Agreement prepared by our attorney which includes \$300,000 liability. This will be the agreement sent out for 2024-25 renewals. 6-0 approved.

- 2) Addendum - The next discussion was regarding the Addendum to the Boat Slip Lease Agreement. This is used for lessees (residents) who have a lift in their slip.

It was suggested we need to re-write RLPOA regulations with further description of requirements on boat lifts. Since all boat lift approvals need to go through the Lake Committee it was decided to table for now and have the Lake Committee take it up.

Kyle H motioned, and Gwen 2nd, to adopt the Addendum to Boat Slip Lease Agreement with changes to allow boat lifts. 6-0 approved.

- 3) Sub-Lease Agreement - Next discussion was regarding our Boat Slip Sublease Agreement.

JC motioned to approve with changes made in the first paragraph and Mike 2nd. No discussion. 6-0 approved.

- 4) Boat Dock Specs—Jeff suggested we not make any decisions while we have board members out who are integral to this document. Kyle H compared the two documents and redlined so we could see changes. Rachelle will clean up and format the document and send out to the Board in the next few days. JC, David, Kyle W, Tony and Josh are the ones who have had input and Mike suggested they meet and come up with a final document to give the Board for

approval at the February meeting. Josh will facilitate a meeting among the group.

Kyle H moved to adjourn; Mike 2nd. Adjournment.

Work Session

January 22, 2024

- 1) Employee Handbook—Part of the deliverable from Omni Resource Management is (1) review handbook onsite and offsite, (2) develop preliminary and final summary report and recommendation; and (3) client meeting and presentation.
- 2) Our common grounds are in need of some major future repairs. Jeff offered to chair a sub-committee to discuss our future projects, needs vs. wants, the reserve study and what is outstanding, and how we will raise the funds to take care of our property. Our recent Capital Reserve Study doesn't mention the seawall and estimates to repair/replace the seawall could run as much as \$1,000,000.

We do not have a separate account to hold our reserve funds. All funds are discretionary but always keeping in mind that we have the need sooner than later to repair the seawall, ongoing siltation, stormwater issues, sidewalk repairs, pool repairs, etc. We would like a comprehensive plans outlining all our needs.

Discussion about surveying the community or having a town hall. The sub-committee can decide how to do this. Winnebago did a recent survey which was informative. To do such a survey could cost \$25,000. Discussion about how we can accomplish a permanent dues increase to take care of these repairs. Based on our Covenants we are very limited in being able to find a way to get more than a one time, one year dues increase. A special assessment was also discussed and how we can accomplish that. We are very limited in raising our annual dues (we use the Consumer Price Index).

Mike moved to adjourn, Gwen 2nd. Meeting adjourned.

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 13, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, lot 811, stated that LS Public Works had filled the potholes on the bridge by the dam.
 - Ron Lazenski, lot 414, asked where his 24 foot 11-inch-long kayak fits in the lake watercraft categories. He was instructed to bring issues to the next Lake Committee meeting.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kyle Wilkerson (arrived at 7:30pm), Jeff Wilson, Kyle Haulotte, JC Connelly, Gwen Barr-Crawford, Mike Conway, Kelly Bride, Josh Cresswell, Rachelle Vandiver

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF JANUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - **Motion to approve consent agenda: Mike**
 - **2nd: JC**
 - **Approved 5-0-2**

5. TREASURER'S FINANCIAL REPORT

(Insert here)

6. Legal Report
 - January – 8 judgements, 1 foreclosure, 2 making payments, 24 demand letters, 1 court case & \$2,517.82 delinquencies paid.
 - The Board received a letter claiming copyright infringement for a photograph that was included in a past issue of Shoreline. The photo was previously received by an office staff member in an email and then innocently republished. RLPOA lawyers are aware, and more information will be forwarded if the claim proceeds.

7. UNFINISHED BUSINESS
 - A. Lamp Rynearson Seawall Engineering Contract
 - Lamp Rynearson provided a bid to RLPOA for the Seawall Project. The bid includes Kaw Valley core drilling in 18 locations and a report of their findings, a topographic survey of the wall failure and preliminary designs for 2 alternatives: a preliminary grouting plan and coordination with grouting contractors to drill holes and grout

behind the existing seawall, and a preliminary design to build a wall in front of the existing wall.

- **Motion to approve up to \$34,000 to be transferred from discretionary funds to account #6075: Mike**
- **2nd: Kelly**
- **Approved 6-0-1.**

B. Dock Specs and Configuration.

- The latest iteration of the Minimum Specifications for Boat Docks was reviewed, and a few items updated.
- **Motion to approve the Minimum Specification for Boat Docks after changes made: Kyle H**
- **2nd: JC**
- **Approved 7-0-1**
- A schematic configuration drawing for the 2024 “P” dock replacement was also reviewed. This is a supplemental document to be provided to potential bidders, along with the Dock Specs, detailing specific requirements for the dock being replaced. This document will now be submitted to the Lake Committee for their input.

C. Lake Regulations IV 4.0 Insurance

- After the insurance requirements were revised on the Slip Lease agreement, we found the Lake Regulations would need to be updated also.
- **Motion to raise the minimum liability insurance requirements in Lake Regulations IV 4. Insurance from \$100,000 to \$300,000: Mike**
- **2nd: Kelly**
- **Approved 7-0-1**

8. NEW BUSINESS

A. Pool Management Contract budgeted up to \$101,689 (acct # 8001-000)

- The Board reviewed the contract and noticed that lifeguard requirements for July 8 were not clear.
- **Motion to approve up to \$101,689 from account #8001-000 for the Pool Management Contract after changes: Kelly**
- **2nd: Kyle H**
- **Approved 7-0-1.**

B. RLPOA Resolution against landfill

- The Board reviewed a resolution expressing opposition to the location of the proposed landfill. A few minor changes were made.
- **Motion to approve the resolution: Kyle H**
- **2nd: Mike**
- **Approved 7-0-1**

C. 2024 Capital Improvement projects

- The Board reviewed the capital improvement projects that were included in the 2024 budget.
 - Installation of bubbler/aerator in Minnow Pond (Acct #2003-100).
 - Duck Pond Dry Basin – Clean-out of deteriorated concrete, regrade and add rocks, budgeted up to \$3,500 (Acct #2004-100).
 - Walking Trail repairs, budgeted up to \$45,680 (Acct #2007).
 - Clubhouse exterior – Fascia etc., budgeted up to \$42,500 (Acct #4004).
 - Clubhouse parking lot seal & stripe, budgeted up to \$9,885 (Acct #4005).
 - Dock Electrical Inspections and repairs, budgeted up to \$50,000 (Acct #6001).
 - Pool Repairs – Caulking, pool line repair, grates, valves, slide pump motor pad and grates, budgeted up to \$47,368 (Acct #8006-100,200,300).
- Motions were made to approve funds for the projects that are to be completed in the near term.
- **Motion to approve up to \$3,500 from account #2004-100 to clean-out and repair Duck Pond Dry Basin: Mike**
 - **2nd: JC**
 - **Approved 7-0-1**
- **Motion to approve up to \$9,885 from account #4005 to seal and stripe Clubhouse parking lot: Mike**
 - **2nd: Kelly**
 - **Approved 7-0-1**
- **Motion to approve up to \$47,368 from account #8006-100,200,300 for Pool repairs: Mike**
 - **2nd: JC**
 - **Approved 7-0-1**

D. Pool Slide Restoration

- The Board reviewed a bid for the restoration of the pool slide. The slide is in poor repair and the staff is hesitant to open the slide in this condition.
- **Motion to approve up to \$23,700 from discretionary funds transferred to account #8006-300 to gel coat slide interior and paint slide exterior: Mike**
- **2nd: JC**
- **Approved 5-1-2**

E. Backhoe repair

- The Backhoe has a hydraulic leak and is not operational until repaired.
- **Motion to approve \$3,957.31 from account #7002-200 to repair hydraulic leak on backhoe: Mike**
- **2nd: JC**
- **Approved 7-0-1**

9. ANNOUNCEMENTS

- A. 2024 Board Candidates Deadline is February 15th.
- B. Happy Valentines Day

10. OPEN FORUM

- San LaPoint, lot 811, will provide the office the new Department of Conservation booklet if needed.

11. ROUNDTABLE

- Tony provided an overview of a phone call he had with Dr. Bhoot, owner of the shopping center.
- Jeff asked if the removal of Ash trees on common ground were included in the budget. The first phase of removal is included.
- Kyle W. asked for an agenda item concerning hydrofoil riding on the lake be included in the next meeting.
- Kyle H. talked about Board meeting transparency. Kyle asked about the possibility of meeting handouts to be distributed to residents in attendance, or as a minimum, showing the handouts on the overhead projector.
- Mike thought that the signs, Facebook postings and emails announcing the meetings were sufficient.

12. ADJOURNMENT 9:35pm.

- **Motion to adjourn: Mike**
- **2nd: Kelly**
- **Approved 7-0-1**

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
FEBRUARY 27, 2024
7:00 pm

Attendees: Tony Jose, Kyle Wilkerson (arrived 7:25pm), Kyle Haulotte (arrived 7:20pm), Jeff Wilson, Mike Conway, Gwen Barr-Crawford, JC Connelly, Kelly Bride, Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

1. Employee Handbook

- Tom Nagel, Senior Consultant with Omni Human Resource Management, recently provided the updated RLPOA Employee Handbook. Omni was tasked with reviewing the document and updating it to the latest standards.
- JC, Gwen, Rachelle, Josh and Melissa met with Mr. Nagel on February 20 to review the document and make necessary changes.
- This resulting document was reviewed and compared to Kyle H's redline version at the Work Session and a few more changes were made.
- Rachelle and Melissa will review the office hours section, primarily Saturday hours during Winter months, and make changes if needed.
- Mr. Nagel will be asked about industry best practice of all-inclusive PTO (Paid Time Off) hours versus separate Vacation, Sick Leave, Bereavement and Jury Duty hours.
- We plan on having the handbook ready for voting at the March Board Meeting.

2. Sub-Committee for major repairs

- The community is aging, and several high priority maintenance/repair/amenity items have been deferred due to budget constraints. The Board has determined that action, with the community's involvement, is needed sooner versus later.
- A sub-committee, of Board members and residents, was tasked with creating and implementing the action plan.
- Jeff gave a quick introduction to the sub-committee's goals.
- Kyle H presented more specific details as to some of the steps required to achieve our goal.
- There is much more information to follow. Please follow in the Shoreline, on the RLPOA Facebook page and office emails for the latest updates.

Adjournment: 8:20 pm

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 12, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Missy Hobson, 4726 SW Gull Point Dr, gave a summary of an issue that another HOA had to address recently. A resident of that association sustained an injury on a HOA sidewalk after an encounter with a snake. The residents' lawyer had asked the association to provide detailed information about their sidewalk inspection and repair procedure and their wildlife management program. She was curious on how our association handles these issues in order to protect the RLPOA.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kyle Wilkerson, Jeff Wilson, JC Connelly, Gwen Barr-Crawford, Mike Conway, Kelly Bride, Josh Cresswell, Rachelle Vandiver, Melissa Drinnen

Absent: Kyle Haulotte

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF FEBRUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - **Motion to approve consent agenda: Mike**
 - **2nd: Kelly**
 - **Approved 6-0-1**

5. TREASURER'S FINANCIAL REPORT

(Insert here)

6. Legal Report
 - February – 8 judgements, 1 foreclosure, 2 making payments, 15 demand letters, 1 court case & \$2,616.86 delinquencies paid.

7. UNFINISHED BUSINESS
 - A. Dock Configuration
 - The Schematic Configuration Drawing 2024, "P" Dock Replacement, that had previously been approved by the Board, was reviewed and approved by the Lake Committee.
 - This is the secondary document related to "P" dock specifically that, along with the Minimum Dock Specifications, provide the requirements for the new dock that will be replaced this year.

- The Board instructed Josh to distribute an RFP to solicit bids for the project, with a 6 week turnaround time.
- He will also include a separate RFP for a double well dock. We need the cost difference information to use in the future when deciding on what type of docks to pursue.
- It was stressed how important it is to gather feedback from the vendors concerning any issues with our new specifications.

8. NEW BUSINESS

A. Raintree Rays Swim Team

- Rachel Courtney, Rays Team Manager, presented the Swim Team's request for 2024.
- They are requesting use of 2 lanes of the pool for May 22 & 23 from 5:00 to 6:00pm for new evaluations; use of the pool from May 28 – July 12, 7:00 to 10:00am, for practice; use of the pool for meet's June 12, June 26 and July 3 from 4:00 to 10:30pm, including possible rainout dates June 13 & 27th and the pool for the end of the year banquet July 14th from 5:00 to 9:00pm (Clubhouse use for a rainout). The team also requests a \$700 sponsor donation.
- The Board suggested changing the July 3rd meet to July 2nd and changing the times of the banquet to 8:00 to 10:00pm.
- **Motion to approve \$700 to sponsor (acct # 8007) and the pool/clubhouse requests with the revised dates: Mike**
- **2nd: JC**
- **Approved 6-0-1.**

B. Appoint 2024 Nominating Committee

- **Motion to approve the 2024 Nominating Committee members: David Elliott, Joan Bruns, San LaPoint, Dr. Mehrunisa Ali, Mary Lynn Tolle & Mike Legal: Mike**
- **2nd: JC**
- **Approved 6-0-1**

C. No Work Session in March

- The Board agreed that there will be no Work Session in March due to the Annual Meeting.

9. ANNOUNCEMENTS

- Annual Meeting March 28th 7:00pm.
- Happy Saint Patrick's Day

10. OPEN FORUM

- San LaPoint, lot 811, asked how the RLPOA acknowledges years of committee service. Rachelle stated that volunteers are acknowledged for 10, 20 & 25 years' service.

11. ROUNDTABLE

- Rachelle announced that there were 34 2023 Dock Slip Lessee's that haven't renewed for 2024. Mike and JC volunteered to call and remind these residents. Rachelle also said that fourteen 2023 Lessee's were not renewing for 2024. She also stated that the Committee Volunteer Appreciation Dinner was a success and everyone had a lot of fun with the Murder Mystery theme.
- This was Mike Conway's last meeting as a Board Member. He has termed out. Mike stated that he had spent a total of 10 years as a Board Member, in two different periods, and has enjoyed it all. He thanked the Board and the residents for the opportunity to serve.

12. ADJOURNMENT 7:50 pm.

- **Motion to adjourn: Mike**
- **2nd: Kelly**
- **Approved 6-0-1**

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
WORK SESSION
May 28, 2024
7:00 pm

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

Absent: Rachelle Vandiver

SPECIAL MEETING:

1. Interviews and appointment of new director

- There were five total applicants for the remaining few months of Kyle Wilkerson's vacated board position: Marsha Powell, Henry Russell, JC Connelly, Jess Hartter & Charles Cruit.
- All candidates were encouraged to attend this meeting to be interviewed. Henry Russell and Charles Cruit were present at the meeting. The Board decided to only interview these two, due to timing. The other 3 candidates' information forms would be the primary information source for voting decisions.
- The following is a quick synopsis of the candidates that was provided on their application forms, and in the case of Henry & Charles, information that was provided in-person at the meeting.
 - i. Marsha Powell – 30-year Raintree resident, Bachelor of Arts in Psychology, MBA with emphasis in Finance, worked for two Fortune 500 companies with experience in manufacturing management as well as Human Resources, former Raintree Lake Board member & Treasurer, current member of the Finance Committee, volunteer at Kansas City Disability Mentoring Day, Boy Scouts of America, United Way and served as a Deacon at Deerbrook Covenant Church.
 - ii. Henry Russell – 4-year Raintree resident, 46 years as an educator in various capacities including teacher, principal, assistant Superintendent for Human Resources and Superintendent, final 13 years as a professor in the graduate school at the University of Central Missouri, served for over 10 years on the United Way Board of Directors, active in the Rotary Club for over 20 years including serving as president, stated that the most important item to address was the long term financial stability for the RLPOA, stated that he is happy with the current lake watersports rules but would like to see more courtesy shown on busy days on the lake, stated that he would be interested in joining the RLPOA Finance committee, stated that he was very open to modification to the dues increase above current rules.
 - iii. JC Connelly – past Raintree Lake Board member, Lake Committee liaison to the board, member of Dock committee helping create the new "Minimum

Specifications for Boat Docks”, member of the Boards Human Resource committee.

- iv. Jess Hartter – 14-year Raintree Lake resident, retired Project manager at Burns & McDonnell, served as director for the Wake the World KC charity event in Kansas City, previously served on the Raintree Lake Board of Directors and served on the Lake Committee.
 - v. Charles Cruitt – 6-month Raintree Lake resident, previously on the City Council for Lake Tapawingo for 4 years and on their version of the ARB for 4 years, stated that the most important item to address is Board communications lines to the residents and make budget items much more specific, stated that he was happy with the current lake watersports rules, stated that he would be interested in joining a RLPOA committee, stated that he was not against modifying dues above the current rules but depends on the justification used.
- There was a question on the eligibility of one candidate due to a past email to a water sports group threatening legal action against the RLPOA if the board did not agree with their agenda. There is no rule preventing the candidate from running.
 - The Board voted by silent ballot with the candidate with the lowest vote total being removed during the next round of voting. Voting continued until one candidate achieved a 5 vote majority.
 - The Board welcomed Charles Cruitt as the new Board member. Thanks to all the great candidates that ran.

WORK SESSION:

1. By-law changes presented by the Nominating Committee
 - Members of the Nominating Committee presented their proposed by-law changes relating to class B board positions.
 - There is a perennial issue with reaching B class voting quorum. Last year required going door to door of class B residences to reach the quorum.
 - The B class Board member positions were filled by A class members over 2/3 of the time over the last 27 years.
 - During a rolling three-year cycle, B class members only get a vote in two of the years.
 - To help with these issues, the Nominating Committee proposes changes to the By-laws and Articles of Incorporation to combine the A & B class positions into one at large group, that would represent all classes.
 - The proposal also includes a provision that all Board members must be Association members.
 - The next step will be polling of B class members to gauge their interest in the revisions.
 - This topic will be addressed in future meetings.
2. Rental Pontoon towing of water toys & potential kayaks rentals.

- Luda Trpkosh and David Watson presented their proposal to allow the rental pontoons to tow water toys.
- Since there is a greater liability potential involved, it was suggested that an enhanced training course be required to pull the toys. The course would be paid for by the renter.
- With the added strain on the boats, and the boats requiring modifications, an increased fee for those that towed was discussed.
- A rental agreement from a Lake of the Ozarks company that allows towing was provided for discussion.
- The Lake Committee will discuss the proposal.
- Tony brought up the idea of offering rental kayaks. This will be discussed further at another meeting.

3. New Dock Bids

- We have received dock bids from three vendors. Each bid includes individual bids for single well and double well docks.
- One vendor is not well known to the RLPOA. They have manufactured docks in Lake Winnebago, so Josh will be inspecting some of these comparable docks.
- It was suggested that the removed docks be saved and possibly repurposed.
- The goal is to have all the data available for a vote at the June Board Meeting.

4. Electrical Bids for Reserve Island

- We have received a bid from our preferred electrician for work needed on the Raintree Reserve Island monument electrical installation.
- The bid is a little confusing to read and is missing installation of lighting at the monument. Josh will contact the vendor for a revised bid.
- The funding for any work will come from the Ward Road expansion funds we received from the city.

5. Golf Carts

- The item included the specific topic of handicap accessible stickers for use on the common ground and the possible use of golf carts in general on common ground.
- The General Manager, or their designee, will be responsible for issuing handicap stickers. There will be specific guidelines that will need to be met to obtain.
- The guidelines and documentation required will be decided upon by the office staff and reviewed by the RLPOA attorney.
- The idea of allowing general use of golf carts on common ground was discussed.
- The disadvantages of allowing far outweighed the positives, and the idea was voted down.

Motion to Adjourn: Kyle

2nd: Charlie

Approved 8-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
June 11, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, lot 811, gave an update on the View upgrades. They are currently laying out the positions for the horseshoe pits and mini disc golf course. The View committee will submit a plan to the Board in 30 to 45 days.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Kelly Manz, Anita Burke, Gwen Barr-Crawford, Charlie Cruitt, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.
Absent: Chris Coussens

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF MAY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - ***Motion to approve the May minutes (after Kyle's revisions added) & payment of bills: Kyle***
 - 2nd: Charles
 - Approved 7-0

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
END OF May 2024**

| | | |
|---------------------------------|-----------------------------|----------------------|
| Income: | | |
| | Dues | \$99,579.11 |
| | Other Income | \$60,689.20 |
| | Total | \$160,268.31 |
| | for | |
| Expenses for | May | \$225,150.45 |
| Net Income/Loss (May) | | (\$64,882.14) |
| Cash Account Balances | | |
| Bank Account Balances as of May | | \$1,175,451.74 |
| | Cash Subtotal Security Bank | \$ 1,110,200.62 |

| | | |
|-----------------|----------------------------|-----------|
| Reserves 2024 | Capital Assets Reserve | \$200,000 |
| Future Projects | Facilities | \$15,000 |
| | Raintree View | \$17,350 |
| | Pond Walking Trail | \$50,700 |
| | Principal Payments on Loan | \$79,157 |

2023 Roll-Over Funds **\$73,393**
Available Discretionary Funds \$288,386

| | 2024 | 2023 | |
|-------------------------------------------|-------------|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 5/31/24: | \$53,841.28 | \$49,184.79 | Total a/o 5/31/23 |
| Balance Due Liens Filed: (15) | \$39,264.27 | \$29,392.05 | Liens filed (12) |
| 1st Letter (44) | \$6,023.44 | \$11,183.21 | 1st Letter (85) |
| 2nd Letter (19) | \$6,064.84 | \$3,688.84 | 2nd Letter (12) |
| 3rd Letter (6) | \$2,488.73 | \$4,920.69 | 3rd Letter (14) |

6. Legal Report

- 9 judgements, 13 demand letters, 3 court cases & \$3,274.89 delinquencies paid.

7. UNFINISHED BUSINESS

A. New Dock Manufacturer

- Josh, Tony and JC Connelly recently toured vendor B's dock's at Lake Winnebago and Creekside to get a better understanding of that manufacturer's product.
- The Board discussed warranties between the three vendors, composite versus concrete tile decking, three feet versus 4 feet wide fingers and single well versus double well design.
- The Board was polled and decided that we would pursue concrete tiles, 3 feet wide fingers and single well design.
- The Board also discussed the pros and cons of each vendors' bids.
- Williams Lakefront Construction, was chosen as the vendor for the new dock replacement scheduled for this year.
- Josh will discuss an extension to the warranty with the vendor.
- The plan is to have a contract ready for voting at a Special Meeting at the June Work Session.

8. NEW BUSINESS

A. Minnow Pond Aerator Request budgeted up to \$13,195.

- Judy Cheek from the Pond Committee was present to ask for approval of funds.
- The new aerator design has a better impeller design than the current models we use. The Board discussed swapping this aerator with the one currently in Hidden cove. The Hidden Cove aerator is constantly clogging due to the extra vegetation

growth seen in this cove. This cove is #1 on the priority list for Siltation removal when funds can be procured. The current Hidden Cove aerator should work fine in the Minnow Pond.

- The Board discussed adding a lighting kit to the new aerator since it will now be placed at Hidden Cove.
- ***Motion to approve the aerator removal from Hidden Cove and replace it with the new aerator purchased with account #02003-100 for up to \$13,195, up to an additional \$2,800 from 2023 roll over funds for an added lighting kit and to reinstall the removed aerator in Minnow Pond: Kyle***
- 2nd: Anita
- Approved 7-0.

B. Handicap (golf cart) rules

- The Board discussed the new Handicap Golf Cart on Common Ground requirements.
- Handicap golf cart requirements:
 - a. Office will require a copy of your State issued handicap placard, and a copy of your insurance on the golf cart.
 - b. This does not allow the family to utilize unless Resident that requires the exception is in the golf cart.
 - c. There is limited access for the specific request (example boat dock, fishing dock) made.
 - d. Annual renewal of permit required and must be on golf cart by May 1 each year.
- ***Motion to approve the Common Ground Regulations with the addition of handicap golf carts and their requirements, as noted: Gwen***
- 2nd: Charlie
- Approved 7-0

9. ANNOUNCEMENTS

- A. Swim Meet Wednesday, June 12th and 26th. Pool closes at 4:00pm.
- B. Cass County Sheriff Emergency Training Monday, June 17th around 9:00am.
- C. Tour de Lakes will come through the neighborhood Saturday, June 22.
- D. Summerfest Saturday, June 29th.

10. OPEN FORUM

- A. San LaPoint, lot 811, asked that the Sheriff Department clean their boats before allowing them on the lake. He also forwarded a few questions he was asked. The Bridge by the dam is on the city's plan to repair 2025-2026. The house at the end of the Marsh Wren cul-de-sac is owned and paying dues. There is no current plan for adding Pickleball courts due to lack of funding.

11. ROUNDTABLE

- A. Anita asked about the status of using the "rake" to clear vegetation from the coves. Josh stated that the rake does not work as intended and will be sold to recoup some of the cost.

Anita asked if spraying more chemicals was an option then. The Reserve Pond will be sprayed next week. An additional lake treatment may follow if the conditions are correct for application. Anita also said she was forwarding to Rachelle ideas on the Dock waiting list & budget cuts suggestions.

- B. Josh stated that a resident asked about adding guardrails to all the dock gangways. Josh will ask for bids.
- C. Kyle asked about the status of Dock electrical bids. Josh has two vendors coming out next week to solidify bids and will try for the June Work Session to seek Board approval.
- D. Gwen asked the status of pulling water toys from rental pontoons. The question of supplemental insurance purchased by the renter still needs to be decided.
- E. Kelly asked that the Grounds Crew mow the area to the west side of Sunset Cove.

12. ADJOURNMENT 9:40 pm

- ***Motion to adjourn: Charlie***
- 2nd: Gwen
- Approved 7-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
Special Meeting/Work Session
June 25, 2024
7:00 pm

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

Absent: Chris Coussens

PRESENTATION:

1. Engineered Seawall Options – Lamp Rynearson

- Greg VanPatten, Project Manager, and Brance Neal, Project Engineer, presented to the Board and residents the seawall current conditions and possible repair/replace options.
- The existing seawall consists of limestone blocks which are showing signs of delamination due to the freeze/thaw cycles caused by moisture absorption.
- To assess the extent of repair required, Lamp Rynearson contracted with Kaw Valley Engineering to perform a boring study.
- Using the information from the boring study, Lamp Rynearson presented three options: Grout Stabilization, H-Pile Seawall and Seawall removal and replacement.
- The Grout Stabilization process involves injecting material into the ground behind the existing wall to fill all voids. The material will also fill in the voids between the limestone blocks. This option is the least disruptive and has a cost estimate of between \$225,000 and \$400,000. The weathering issues with the limestone blocks is not addressed by this option. This option requires replacement of the patio on the lake side of the clubhouse which is included in the estimate.
- The next two options require dewatering the lake in front of the wall by use of a Cofferdam which adds greatly to the cost.
- The H-Pile option requires piles to be driven into the bedrock and the dock catwalk would need to be replaced. This option would cause a major disruption around the Clubhouse and take most of a summer to complete. The estimated cost for this option is \$2,210,000.
- The third option, Remove and Replace the Wall, uses Precast concrete blocks and would require replacement of the Clubhouse deck and replacement of the patio below the deck. This option causes the biggest disruption to the area. The estimated cost is \$1,990,000.
- Due to the cost and performance, Lamp Rynearson's recommendation is to perform grout injections to stabilize the existing seawall.
- The presenters then opened the floor for questions. Following is a few of the major talking points.

- i. How long will the Seawall stones last if the grout process was used? Although a year estimate wasn't available, it has taken 50 years to reach this point and should last several more decades.
- ii. What is the grout warranty? Lamp Rynearson provided a 2-year maintenance bond to repair any construction issues.
- iii. There was worry of the seawall buckling from the force of the grout injection. Lamp Rynearson did not think this was a concern.
- iv. Is there any product that could be applied to the seawall blocks to stop delamination? This will require further research.
- v. Lamp Rynearson was asked to solicit feedback from other grout injection customers and allow us to possibly visit sites that were recently completed and sites that were completed some years ago for comparison.

SPECIAL MEETING:

1. New Dock Spec's/Bid

- The latest bid has not been received. This item will be added to the July Board Meeting agenda if bid is received in time.

WORK SESSION:

1. Security – Flock Safety Cameras

- Flock Safety contacted the Board to discuss their product to deter crime. They provide a camera system that is an infra-structure free license plate reader for residential roadways that utilizes Vehicle Fingerprint technology to capture vehicle attributes.
- Their system allows the user to search full, partial and temporary plates by time at a particular location. It can search license plate location by time at particular locations and allows search by vehicle type, make, color, license plate state, missing/covered plates and other unique features like bumper stickers, decals and roof racks.
- The system can also send an alert to Law Enforcement when a vehicle entered into the NCIC crime database passes by a flock camera.
- The system cost is a little over \$100,000 with a \$47,500 yearly fee after the first year.
- There are still many questions that need answered before the Board would be in a position to make a decision on potential use in our community. More information to follow.

2. Dock Waiting List

- The question was asked if the Dock Waiting list and accompanying rules were in need of revision.
- There was a lot of discussion on the sub-lease program and the pros and cons of the lessee being able to pick the sub-lessee.
- We also discussed ways to shorten the waiting list by removing someone from the list if a lien is requested to be placed on their property, which currently occurs after dues remain unpaid for more than two consecutive quarters.

- An audit of boat slip occupants or/lessees/sublessees is being performed by the staff and it was requested that all data be gathered around slips without boats, slips with boats other than those either registered to the slip lessee or to a slip sublessee, quantities of slips with lifts and any other data that will be helpful in analyzing slip leasing and subleasing.
- An inquiry was made by a board member if dates of application to join the boat slip waiting list were collected and it was confirmed that they are collected. The same member requested that the application date be added to the published boat slip waiting list.
- No decisions were made on the topic and further discussions will follow.

3. Waterfall Proposal

- The Duck Pond Waterfall is not currently functioning and is in need of repair. A Garden Club representative, Toni Trivalent, presented the club's idea on how to fund the repairs.
- The committee was asked in the past about the feasibility of adding a picnic shelter outside of the pool area. There was a \$15,000 set aside in a Facilities Committee reserve account to pay for such a project. This money has been there since that time.
- The club requested Board approval to use these funds to help pay for the waterfall repairs. The club currently has one bid, is waiting on a second and is trying to secure a third. When the bids are finalized, the Board will vote on the funding proposal.

4. Waiver and Release of Liability Rental Pontoon(s)

- The Board had previously discussed the possibility of allowing water toys to be pulled from rental pontoons. There was also talk on providing kayaks and pedal boats for rental.
- To lay the groundwork for these possible additions, the “Waver and Release of Liability Agreement” was reviewed by the RLPOA lawyer for modifications needed to protect the RLPOA from potential additional liability. His revisions will be incorporated in the new agreement.
- The insurance broker also stated that there are no liability insurance policies available for renters to buy for protection.
- Our insurance broker stated that the liability to the association on renters driving pontoons is the same as renters driving and pulling toys. No added liability to the association.

Meeting adjourned 9:25 pm

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
July 9, 2024
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Brian Mitchell, lot 1692, questioned why the no wake buoys for O, P & Q docks keep moving out into the channel. Due to the configuration of the docks, the buoys need to be a little further away from the shore than normal. The docks sustain more wave action than we would like if the buoys were moved closer to the shore.
 - David Wade, lot 1166, why there aren't any "no wake buoys" at the community dock at Champaign Point. Due the area where the dock is located, the decision was made for no buoys.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Kelly Manz, Anita Burke, Gwen Barr-Crawford, Charlie Cruit, Rachele Vandiver, Josh Cresswell and Melissa Drinnen.
Absent: Chris Coussens

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF JUNE MINUTES
APPROVAL OF PAYMENT OF BILLS
APPROVAL OF WAIVER & RELEASE OF LIABILITY RENTAL PONTOON FORM
 - ***Motion to approve the Consent agenda: Kyle***
 - 2nd: Charles
 - Approved 7-0

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
END OF June 2024**

| | | |
|------------------------|--------------|---------------|
| Income: | | |
| | Dues | \$78,896.61 |
| | Other Income | \$31,090.09 |
| | Total | \$109,986.70 |
| Expenses | for | |
| for | June | \$147,345.12 |
| Net Income/Loss (June) | | (\$37,358.42) |

Cash Account Balances

| | | |
|----------------------------------|-----------------------------|------------------|
| Bank Account Balances as of June | | \$1,100,181.03 |
| | | \$ |
| | Cash Subtotal Security Bank | 1,143,506.51 |
| Reserves 2024 | Capital Assets Reserve | \$200,000 |
| Future Projects | Facilities | \$15,000 |
| | Raintree View | \$17,350 |
| | Pond Walking | |
| | Trail | \$50,700 |
| | Principal Payments on Loan | \$79,157 |
| 2023 Roll-Over Funds | Beginning Balance | \$70,568 |
| Available Discretionary Funds | | \$288,386 |

| | 2024 | 2023 | |
|-------------------------------------------|-------------|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 6/30/24: | \$47,322.77 | \$38,819.50 | Total a/o 6/30/23 |
| Balance Due Liens Filed: (13) | \$38,219.46 | \$28,065.97 | Liens filed (10) |
| 1st Letter (33) | \$4,811.88 | \$5,863.30 | 1st Letter (50) |
| 2nd Letter (13) | \$4,291.43 | \$2,489.25 | 2nd Letter (9) |
| 3rd Letter (-) | \$0.00 | \$2,400.98 | 3rd Letter (5) |

6. Legal Report

- 9 judgements, 2 foreclosures, 1 making payments, 32 demand letters, 2 court cases & \$10,482.56 delinquencies paid.

7. UNFINISHED BUSINESS

A. New Dock Spec's/Bid

- The specifications and bid were reviewed for the new dock to replace "P" dock.
- The supplier had made a few modifications to the specifications we provided.
- The concrete blocks manufacturer went from our spec'd K&R to Elite decking with the sealer added to the mix design. This Board agreed to this change.
- The cleats for bumpers were changed from spec'd "T" cleats to 8 inch galvanized cleats. The Board agreed to this change.
- The Frame design was changed from a 12 inch frame with diagonal angle iron and 3 inch corner angle to a 10 inch frame with ½ inch round bar. This change was not approved.

- There were also some changes requested to the NEW DOCK/DOCK REPAIR CONTRACT including work completion timing, cost overruns and warranty provided.
- **Motion to approve up to \$95,000 for building a new dock and replacing “P” dock with the Boards requested changes and to approve the spec’s/contract subject to agreeable changes: Charlie**
- 2nd: Anita
- Approved 6-0-1

B. Pool Liner Issues

- A 5 inch long crack was identified in the pool liner at the transition between the shallow and deeper water.
- The patch of this crack should be covered under warranty and hopefully will last until the end of the season.
- Further discussions needed to determine next steps required.

8. NEW BUSINESS

- Lake Treatments budgeted up to \$20,000
 - Lake treatments to address vegetation issues were made at the end of May.
 - There will be another round of treatments in the near future.
 - **Motion to approve the release of lake treatment funds budgeted up to \$20,000 from account #06055-000 for \$10,000 already expended in May and remaining funds for the future treatment: Kyle**
 - 2nd: Kelly Manz
 - Approved 7-0
- New Hire Funding
 - The succession plan for the office staff requires hiring a new Office Manager.
 - Instead of waiting until October to hire for this position, the office requests that the hiring process start now with a hopeful starting date of August 5th.
 - This will allow for additional critical training opportunities.
 - These two months of additional pay should be covered by the existing 2024 budgeted amount.
 - **Motion to direct staff to begin hiring process for Office Manager: Gwen**
 - 2nd: Charlie
 - Approved 7-0
- Summer Office Hours
 - The staff is requesting to reduce summer office hours by 1 hour daily, beginning after Labor Day instead of the current October 1st. The office traffic after 4:00 pm after Labor Day is almost non-existent. This will result in around \$888 of savings.
 - **Motion to reduce summer office hours to 4:00pm (M-F) and 12:00pm (Saturday): Kelly Manz**
 - 2nd: Gwen

- Approved 6-0-1

9. ANNOUNCEMENTS

- A. Swim Team Banquet Pool Closes Sunday, July 14 8-10pm.
- B. Food Truck Monday(s), July 15 & July 29.
- C. Adult Luau Saturday, July 27 at 7:00pm, Pool Closes at 6pm. The times are subject to change.

10. OPEN FORUM

- Cindy Wade, lot 1166, asked about the previously discussed possible removal from boat slip waiting list for those that are delinquent on dues. This is still being discussed with the decision on how far delinquent is enough for removal still being determined.
- Brian Mitchell, lot 1692, asked if the Lake Patrol is looking for boat drivers standing while driving. There are times when this is needed and is not something that the Lake Committee is currently discussing.

11. ROUNDTABLE

- Kyle asked how many of the 13 lots with liens are also on the Boat slip waiting list. Only 2 or 3 are on the list.
- Kelly Manz stated that residents have asked her about the amount of siltation in the Reserve waterway. The residents need to go first to the Siltation Committee with their concerns. Siltation will be a topic in the July Work Session. Kelly also asked about the Reserve monument utility move and possible lighting. The decision will be made after all the bids are received.
- Gwen is worried about the dangers of diving off boats in the lake areas where the depth is not known. There will be a warning published in the next Shoreline.
- Kyle wanted to make sure the items he had emailed Rachelle would be included in the July Work Session. They will be included. He also asked about the Dock Electrical Inspection bids. Josh thought the bids would all be received in the next two weeks.
- Tony told about the concerns about the perceived shortened firework display on the 4th. The fireworks budget amount will be discussed this fall.
- Josh discussed the discussions involved in putting the lake under the yellow flag rules early on the 4th. With all the concerns on the hazards caused by the flooding, the Board thanked him for making the correct decision.
- Rachelle discussed that now that the 4th is over, there will be more vacations taken by the staff. The outside audit of the RLPOA is close to completion.

12. ADJOURNMENT 8:40 pm

- **Motion to adjourn: Kelly Bride**
- 2nd: Kyle
- Approved 7-0

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session

July 23, 2024

7:00 pm

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

WORK SESSION:

1. Clubhouse exterior bids for budget 2025

- The clubhouse/pool house exterior siding has been in need of replacement for some time. Budget shortfalls have deferred this much needed maintenance for several years.
- The exterior replacement is now planned for the 2025 budget cycle.
- Funds for gutter and soffit replacement is also currently in the 2024 budget. Replacing these at the same time as the exterior siding makes the most sense. Therefore, the gutter and soffit replacement will be rolled over to the 2025 budget cycle so they can be completed in tandem.
- The Board agreed that the cedar shakes will not be replaced with like material. Alternate materials were discussed. James Hardie cement material as well as steel and vinyl will all be considered.
- The staff will contact a vendor for estimates with different types of siding material.
- These estimates will be used in the 2025 budget planning.

2. Waterfall Repair/Replacement Proposal

- The Duck Pond waterfall is currently not functional due to liner issues.
- The Garden Club has asked that the \$15,000 in Facilities Reserve be used for the repairs.
- The staff has received two quotes so far for this repair work. One of these quotes included a total rebuild and one was for only repair of existing. The repair-only vendor will be asked to re-quote assuming total rebuild.
- We will also solicit at least one more quote before discussions continue.

3. Seawall Engineering Project

- The vendor that Lamp Rynearson has been in contact with for grout stabilization has not yet provided the Board with any properties that we could visit that have had the grout stabilization project completed.
- When researching the overall project, we had contacted RT Construction, another grout stabilization company. The staff will ask this vendor if they have any properties where stabilization was done that we could visit.
- Sean Flandermeyer, Lot RSV04, has a contact that was involved with the Riss Lake seawall grout project a few years ago. He will provide any information about the project to Kelly Manz.

- The Board also discussed a couple of quotes we had obtained in late 2022 of other options for the seawall repair/replacement.
- Torqsill Foundations had provided a quote for Tidewall Vinyl sheet piling & Gradex provided a quote for a Grindstone Hardscape Solutions Retaining wall.
- These two vendors will be contacted for updated quotes.

4. Stormwater Project

- The Lamp Rynearson Stormwater Engineering Study results were reviewed again to bring the newer board members up to date.
- The study identified five areas of concern.
- The Breezy Point site has a minor failure of the interlocking blocks that line the channel at the lateral culvert outfall and a major failure of the interlocking blocks that line the drainage channel from the lake edge upstream. This will be repaired with our existing staff.
- Raintree Parkway to Sandpiper primary concern is flooding. There is a 4 ft x 4 ft reinforced concrete box culvert that conveys drainage from the south under Raintree Parkway to the lake. The best option for remediation is to replace the undersized box culvert with a 7 ft x 4 ft box culvert. This is the City of Lee's Summit concern. Staff has been in contact with the city and they are well aware of their issue. No timeline for completion has been received.
- The Sunset Cove issue is being addressed in our Siltation plan.
- The Windemere to Hidden Cove site is located east of Hidden Cove Dr and north of Hidden Cove Ct. There is a concrete-lined channel downstream of a pipe outfall conveying drainage from the adjacent Windemere subdivision. The concrete channel ends at RLPOA property where it becomes a grass-lined channel until it reaches the culvert under Hidden Cove Dr. The grass-lined channel has a flat slope and tends to stay wet for prolonged periods of time. Re-grading of the channel will be completed by current staff.
- The Marline/Pendant/Royale site. We have removed the short section of sidewalk near the south property corner of 4070 Pendant Dr. This led to a section of a concrete drainage channel that is not intended for pedestrian traffic due to the slippery conditions. The overall plan for Marline needs further discussions as there are several plans available and all are expensive to implement.

5. Dock Lift Replacement Rules

- A sample document was prepared by J.C. Connelly to give us a starting point for discussions we need to have concerning our transition from double well docks with front mount lifts to single well docks with side mount lifts.
- The document has been reviewed in the past with revisions made.
- We reviewed it again tonight with a few more changes made.
- The document will now go to the Lake Committee for their review.

6. Water toys for Rentals

- There have been discussions about the possibility for RLPOA to provide water toys for rental.
- This topic was discussed and some pros and cons identified.
- The Board decided that a pilot program for kayaks only in 2025 would be a possible starting point.
- This topic will need further discussions over the winter before a determination on viability can be made.

7. Review of dock electrical bids

- An additional bid from a Lake of the Ozarks standard vendor is due this week.
- Hopefully we will have all we need to vote on the topic in August.

8. Plan for rip rap replacement

- The plan for this year is to rip rap 3 ponds (Fox Run, Turtle and Blue Heron) and a few spots around the main lake.
- An assessment of the rip rap condition around the lake will be completed in August.
- The process will be completed with current staff and equipment.

Motion to adjourn: Charlie

2nd: Chris

Voted 8-0 to adjourn 8:40 pm.

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

August 13, 2024

7:00 PM

1. OPEN FORUM (10 Minutes Total—Give your name and Lot number before speaking)

- Barbara Johnson, Lot 170, questioned when Hidden Cove would get attention. She is concerned that this is bringing her property value down as it's in her backyard. The Board has Hidden Cove as the next siltation project but there are also others (Sunset Cove, Raintree Reserve, Normandy Cove) and other general projects in the mix. We have an expired bid of over \$400,000 and are finalizing bids now in order to make a decision and perhaps finance the project.

2. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

- **Motion to approve the Consent Agenda: Charles Cruit**
- 2ND--Gwen Barr-Crawford
- Approved 6-0

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

END OF July 2024

Income:

| | |
|--------------|--------------|
| Dues | \$199,421.16 |
| Other Income | \$26,608.38 |
| Total | \$226,029.54 |

Expenses for
for July

\$149,816.89

Net Income/Loss (July)

\$76,212.65

Cash Account Balances

| | | |
|----------------------------------|-----------------------------|------------------|
| Bank Account Balances as of July | | \$1,125,909.84 |
| | | \$ |
| | Cash Subtotal Security Bank | 1,150,383.45 |
| Reserves 2024 | Capital Assets Reserve | \$200,000 |
| Future Projects | Facilities | \$15,000 |
| | Raintree View | \$17,350 |
| | Pond Walking Trail | \$50,700 |
| | Principal Payments on Loan | \$79,157 |
| 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) |
| | Total Roll-over balance | \$70,568 |
| Available Discretionary Funds | | \$288,386 |

| | 2024 | 2023 | |
|-------------------------------------------|-------------|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 8/31/24: | \$51,953.41 | \$56,982.67 | Total a/o 8/31/23 |
| Balance Due Liens Filed: (11) | \$37,996.40 | \$30,174.64 | Liens filed (12) |
| 1st Letter (52) | \$6,572.79 | \$16,372.11 | 1st Letter (111) |
| 2nd Letter (10) | \$3,616.44 | \$7,674.09 | 2nd Letter (24) |
| 3rd Letter (7) | \$3,767.78 | \$2,761.83 | 3rd Letter (7) |

6. LEGAL REPORT

Judgments = 9, Foreclosures = 2, Making payments = 3, Demand Letters = 23, Court 1 and \$2,632.28 in delinquent dues paid.

7. PRESENTATION:

- Reissue of Special Use Permit for Maintenance Building-Neighborhood Meeting
 Nine residents attended with questions regarding the reissuance of the maintenance building special use permit. This will go before the Lee’s Summit Planning Commission on Thursday, September 12 at 5:00 PM at City Hall. If approved it will go before the City Council on Tuesday, October 8 at 6:00 PM at City Hall.

Dennis Hunter, Lots 949-951 said the noise of the gators would make him vote no on the renewal. Josh said once the construction is finished on Ward Road they would not be making the short cuts and would be re-routed back onto Ward Road.

Mary Nester Adams, Lot 952 and Dan Stacks, Lot 787 were concerned about the gator noise and damage to turf with the shortcuts. Josh also indicated the crew will be cleaning up the tree line on Friday and are mindful of neighbors wishes of what they would like to see cut down or remain on the property line.

Doreen Kostelac lives at 17204 E. 163rd St across from the maintenance building and is not a resident of Raintree. She came to compliment RLPOA for being good neighbors and said they were very courteous.

8. UNFINISHED BUSINESS/UPDATES

- Boat Slip Waitlist Disqualifications—

Motion—Kyle Haloutte moved to approve the insertion of the following in the official boat slip waiting list and assignment policy. It shall read as “In the event a resident on the wait list becomes delinquent on dues and/or assessments, being 3 or more quarters delinquent, or has outstanding fines remaining unpaid with a lien against the property, and being 3 or more quarters delinquent, that resident’s name shall be removed from the Boat Slip Wait List.”

2nd--Chris Coussens

Approved 6-0

- Dock Electrical Bids—Josh said we were still short on bids. One bidder is behind but working on it. The final bidder will be here tomorrow. Josh expects both companies to have their bids in so we can discuss at the next work session.

9. NEW BUSINESS

- Request for Clubhouse Usage—Choose to Live

Robin Walsh said this is the 4th year for the Walk and Lee’s Summit has had 3 losses within the fire department, one being at our neighborhood station #5. Her organization has developed a peer to peer program for schools, they are paying for counseling for over 25 people and they continue to support families who have suffered losses by visits and providing meals.

Motion by Kyle Haloutte to approve use of the clubhouse/pool restrooms on Saturday, September 21

2nd—Kelly Manz

Approved 6-0

- Request to Cross Common Ground #072324-476

Danny Howell, Lot 476, request to cross common ground underneath a sidewalk to install a drain and pop-up

Motion by Chris Coussens to approve the crossing of common ground for a drain line and pop-up emitter for the purpose to drain water from Lot #476. Resident shall be liable for any damage to the sidewalk and RLPOA shall have no responsibility for any damage to the pop-up by mowers, etc.

2nd—Kelly Bride

Approved 5-0-1 (Kyle Haloutte abstain)

- ARB Appeal #080624-2993

Glenn (Eddy) Brown, Lot 299, appealed a pergola decision and Kyle Haloutte wondered why this was objected to. The pergola requested has a flat top but there are louvers which open and close and it is not a flat roof. No one from ARB was present to shed light on their decision. Joe Willerth was in the audience and said he was drafting new language for future pergola/gazebo requests since newer structures are upscale and would enhance properties.

Motion by Kelly Manz to approve the application submitted for a 9'X14'X92" aluminum powder coated pergola with louver roofing.

2nd—Chris Coussens

Approved 6-0

- Copier Proposals

Our copier lease runs out this October and we were presented with 3 bids for a new copier lease. We currently have a Canon copier but one of the bids was offering a much smaller copier. The staff would like a 60-month lease.

Motion by Chris Coussens to approve bid from Company A for a 60-month lease in the amount of \$295/month from account #5021-200 service contracts.

2nd—Charles Cruit

Approved 6-0

- ARB recommendation on Missouri State HB 2062 – Real Property (Chickens)

Since this is a new law there was much discussion about how to move forward. Also whether a resident needs to fence the perimeter of their yard as well as heights, depths, and widths of such structures. What if residents put a coop on their property and then use it to store lawnmowers? What are the repercussions if chickens are found on common ground? Should we charge a fee for residents who want chicken coops? Perhaps HOAs will file a lawsuit challenging the law to be reversed. Since there are many questions we will ask our legal counsel for guidance and discuss at the next work session.

10. ANNOUNCEMENTS

- A. Family Swim & Movie Night August 17. The pool slide will still be down and unusable.
- B. Labor Day Fishing Derby
- C. Dog Days of Summer Swim Tuesday, September 3

11. OPEN FORUM

- San LaPoint asked if we had further information as to when the dam bridge would be repaired/replaced. The current schedule is for engineering to be done 2025 and replacement in 2026 but staff indicated the engineers have been out to look at it already. We will watch the Lee's Summit budget to see if it gets moved up to 2025 or stays in their 2026 budget.
- JC Connelly wondered is everything was ready to go on replacing P Dock. Josh said the attorneys are finalizing the contract and we will have a special meeting during our next work session to finalize the contract.

12. ROUNDTABLE

- Kyle Haloutte asked the staff to finish getting bids for all projects that are in our 2024 budget so that we can complete them this year.
- Josh gave a pool slide update. The pump seal went bad and is at a machinery shop getting new seals. This is covered under the warranty since this is new and was caused by the piping being installed incorrectly. The piping will be repaired and RLPOA will not be paying for the repairs of the piping. It is expected to be finished Wednesday, August 21. Staff will inform residents via a Facebook post.

13. ADJOURNMENT

Kyle Haloutte motioned to adjourn; Gwen Barr-Crawford 2nd, 6-0 to adjourn to exec session for legal at 8:25pm.

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

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
SPECIAL USE PERMIT MEETING #2
SEPTEMBER 18TH, 2024
6:00 pm

Attendees: Rachelle Vandiver, Joshua Cresswell

1. Special Use Permit: None in attendance.

Adjournment 6:15pm: Motion from Rachelle to adjourn, Seconded by Josh- All in Favor.

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
 BOARD OF DIRECTORS MEETING
 September 10, 2024
 6:00 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, Gwen Barr-Crawford, Charlie Cruitt, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen.
 Absent: Anita Burke, Chris Coussens

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES
 APPROVAL OF PAYMENT OF BILLS
 APPROVAL OF INCLUSION OF “.2 ACRES OF PROPERTY” IN CHICKEN COOP GUIDELINES

 - **Motion to approve the Consent agenda: Kelly Bride**
 - 2nd: Charlie
 - Approved 3-0-2

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
 August 2024**

| | | |
|------------------------------------|-----------------------------|------------------|
| Income: | | |
| | Dues | \$58,532.22 |
| | Other Income | \$18,879.02 |
| | Total | \$77,411.24 |
| Expenses for August | | \$107,630.77 |
| Net Income/Loss (August) | | (\$30,219.53) |
| Cash Account Balances | | 109,777.33 |
| Bank Account Balances as of August | | \$ |
| | Cash Subtotal Security Bank | 1,079,123.88 |
| Reserves 2024 | Capital Assets Reserve | \$200,000 |
| Future Projects | Facilities | \$15,000 |
| | Raintree View | \$17,350 |

| | | |
|----------------------------------------|------------------------------|------------------|
| Pond Walking Trail | | \$50,700 |
| Principal Payments (reserved) | | \$79,157 |
| 2023 Roll-Over Funds beginning balance | | \$131,093 |
| 13-Feb | Lamp Ryneerson Mid-Ameriacan | (\$34,000) |
| 13-Feb | Pool | (\$23,700) |
| 11-Jun | Pond/Fountain | (\$2,825) |
| 10-Sep | Waterfall | (\$10,057) |
| | Total Roll-over balance | \$60,511 |
| Available Discretionary Funds | | \$288,386 |

| | 2024 | 2023 | |
|------------------------------------------|-------------|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 9/30/24 | \$51,953.41 | \$56,982.67 | Total a/o 8/31/22 |
| Balance Due Liens Filed: (11) | \$37,996.40 | \$30,174.64 | Liens filed (12) |
| 1st Letter (52) | \$6,572.79 | \$16,372.11 | 1st Letter (111) |
| 2nd Letter (10) | \$3,616.44 | \$7,674.09 | 2nd Letter (24) |
| 3rd Letter (7) | \$3,767.78 | \$2,761.83 | 3rd Letter (7) |

6. Legal Report

- 9 judgements, 1 foreclosures, 2 making payments, 13 demand letters, 1 court cases & \$3,201.93 delinquencies paid.

7. UNFINISHED BUSINESS

A. Hidden Cove Siltation Bids

- There were many attendees to share their views on the Hidden Cove Siltation issue. The Board thanked them for their interest.
- The four received bids were reviewed and pros and cons of each bid discussed.
- The Board was trending on approving bid D until the question of how to pay for the project was presented.
- The financing discussion led to several attendees expressing their view that Siltation removal should be the top priority for the Board. Further discussion on competing projects and limited funds continued.
- It was decided that the funding approval would be delayed until the financing solution is solidified. Kyle will work in securing the financing options.

- Josh will work with Vendor D on a contract and ask when is the drop-dead date for contract approval and still complete the project this winter. Josh will also work with the city on the permitting process.

B. Waterfall options

- The three bids for repairing the Duck Pond Waterfall feature were discussed.
- ***Motion to approve funds for Vendor A to repair the waterfall. \$15,000 coming from Facilities Reserves and the remaining coming from 2023 rollover funds: Charlie***
- 2nd: Kelly Manz
- Approved 5-0-1

C. Raintree Reserve Electrical Meter

- The bid to relocate the electrical meter from the front yard of the resident to the Reserve Island was reviewed.
- ***Motion to approve \$9,200 to move the electrical meter to the island. Funds will come from the city provided Ward Road project: Charlie***
- 2nd: Kelly Manz
- Approved 6-0-0

8. NEW BUSINESS

A. Pond Committee Request

- Roger Sense, Pond Committee chair, presented the committees proposal to add a new Walking Trail by Fox Run Pond.
- The trail will connect three other existing trails.
- There were four bids submitted for the work.
- ***Motion to approve up to \$50,700 from Reserve for Vendor B to complete walking trail: Kelly Manz***
- 2nd: Charlie
- Approved 6-0-0

B. Resident Request to place rocks on shoreline 82124-1188

- Davis and Cindy Wade, lot 1188, requested that they be allowed to add large rocks at the shoreline for a kayak launch point.
- The staff had previously reviewed and did not approve.
- Adding additional kayak launch points has been discussed by the lake committee.
- The Board suggested that the Wade's attend a Lake Committee meeting with their request.

C. CPI for 2025

- CPI data for July 2023 was presented, an increase of 2.9%. This data is used for determining the maximum dues increase for 2025.

- **Motion to increase dues by CPI index 2.9%: Kelly Bride**
- 2nd: Gwen
- Approved 6-0-0

D. Pergola Guidelines

- Tom Adkins, chair of the ARB, attended the meeting to present new wording for the Pergola description.
- New wording will be as follows:
 - Pergola Guidelines: A Pergola is a tall yard structure composed of columns or pillars supporting an open stationary crossbeam system. Pergolas can be stand-alone structures close to home structure or extend from the side of the house. Pergolas can be made of wood, vinyl, fiberglass and other sturdy materials. Applications will be reviewed on a case-by-case basis. Fixed roofing is prohibited.
- There was some confusion between a Pergola and a Gazebo. These are two separate items.

9. ANNOUNCEMENTS

- A. Planning & Zoning (Maint. Special Use Permit) has been rescheduled to Sept. 26th 5:00pm.
- B. Mum Order Pick Up is Saturday September 21st at the Raintree Lake Clubhouse from 9:00am to 1:00pm. Extras will be sold until they run out.
- C. Flu Shots Wednesday, Sept. 18 from 10:00am to 12:00pm at the Duck Pond Activity Center
- D. Tractor Demo is scheduled for September 23rd at 10am.

10. OPEN FORUM

- A. No one spoke.

11. ROUNDTABLE

- A. Kelly Manz thanked the staff for removing the big bush at the Reserve. She would also like a few more bushes removed. She was asked to start a petition to gauge neighbors interest.

12. ADJOURNMENT 8:06 pm

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

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session

September 24, 2024

7:00 pm

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

Absent: Kelly Manz

WORK SESSION:

1. Activities Committee Budget Presentation

- Margaret Legel, Activities Committee chair, presented their request for 2025.
- The committee is asking for \$18,000. This is slightly less than the 2024 approved budget.
- There would be no Adult Luau next year, but otherwise there will be a full slate of activities including Easter Egg Hunt, Adult Pizza Party and Pontoon rides, Summerfest, Family Swim, Fishing Derby, Trunk or Treat and Visit with Santa.

2. Grounds Crew Budget Presentation

- Alonzo Lujan, Grounds Manager, presented his 2025 budget request.
- The request was broken down into three categories: a new Ventrac 4500Y Tractor, a needs list and a wants list.
- There was a lot of talk about the Ventrac tractor. The tractor has an option for a 39-inch boom. This can be used for weed eating the lake shore allowing manpower to be utilized in other areas. Tractor and attachment total \$73,057.
- The needs list includes a flammable storage cabinet, single stage air compressor, a 48-inch spiked aerator, a 2000W generator and a new John Deere gator, totaling \$49,931.
- The wish list includes a Gator cart and a used pickup truck totaling \$27,733.
- The Reserve Study forecasts spending \$65,000 in 2025 for gators and mowers.

3. Conservation Budget Presentation

- San LaPoint spoke for the Conservation committee.
- The committee is asking for \$8,000 for a Goose Roundup.

4. Raintree View Budget Presentation

- San LaPoint spoke for the Raintree View committee.
- The committee is asking for \$25,000 to add to their reserve fund.
- They also want to use \$2,700 from reserves for a small disc golf course and \$1,000 for two horseshoe pits.

5. Pond Budget Presentation

- Roger Sense, Pond Committee chair, presented.
- The committee is asking for \$25,000 for their walking trail reserve fund, \$2,000 for miscellaneous pond repair and \$13,000 to add one aerator each to Turtle Dove and Admiral Bird Ponds. These ponds are longer in length and would benefit from the added aerator.
- The Reserve Study forecasts spending \$15,071 on aerators in 2025.

6. Pool Budget Presentation

- Josh Cresswell presented staff's recommendation for the pool liner repair/replacement.
- The staff recommends the White INTER-GLASS Reinforced Polymetric System. This comes with a 25-year warranty and is estimated to cost \$195,700.
- The staff also recommends a new pool cover with an approximate cost of \$24,266.
- The Reserve Study forecasts spending \$28,896 in 2026 for a pool cover and \$25,284 in 2026 for the pool finish repair.

7. Lake Patrol Presentation

- The Lake Patrol is asking for a new Bennington Pontoon for a rental boat at an estimated cost of \$54,807. One of the current rentals is in poor condition.
- They are also asking for a new motor for the Work boat. This would cost an estimated \$8,500.
- The Reserve Study forecasts spending \$42,893 for a pontoon in 2025

8. Duck Pond Activities Center Presentation

- The Duck Pond committee is asking for \$1,389 to extend the current lawn irrigation system to include one additional area.
- They would also like WIFI added to the center. This would cost an estimated \$1,200 per year.
- They have also asked for \$150 for purchase of flowers for the entrance pots.

9. Lake Committee Presentation

- San LaPoint presented for the Lake Committee.
- The committee is asking for \$200,000 for a new dock and funding for dock repairs.
- The committee is also asking for \$50,000 for dock electrical repairs. These repairs will bring the docks up to the improved Lake of the Ozarks standard.
- The committee would like funds for a sidewalk for the boat ramp. Estimates range from \$750 to \$4,950.
- They are also asking for \$3,000 for concrete repair on the boat ramp.

10. Facilities Budget Presentation

- Facilities is asking for \$111,572 for Clubhouse siding and gutter replacement and \$36,646 for a Clubhouse Security system with \$2,304 for cloud-based monitoring.
- The Reserve Study forecasts spending \$74,199 in 2025 for siding replacement.

11. Floating Islands Presentation

- Rachelle and staff are requesting \$2,783 for floating islands to be added to Hidden Cove. Floating Islands pull problematic nutrients out of the water and restore the balance of your water body without the use of chemicals.

12. Seawall Directive

- Staff had asked the Board for a directive in 2025 so a funding item can be put in the budget requests.
- The Board is currently weighing options for a long-term solution.
- The staff was directed to fill in the current voids/holes in the lawn and remove the orange fences.

13. Stormwater Directive

- The Board would like to remove part of the sidewalk/drainage channel between Pendant and Royale. This will help eliminate a slip and fall risk and help with drainage.

14. Loan Options

- Loan options to pay for projects that are unable to be paid for by the normal budget were pursued. A 5 year, 7.25% loan, up to \$1,000,000 was discussed. This would require a \$239,000 yearly payment for P & I.

15. Miscellaneous budget requests

- The Siltation committee is asking for \$12,000 for sediment mapping of ponds, Mullendike and Party Cove.
- The Boat Parking committee is asking for \$25,000 in reserve funds.
- Staff is asking for \$8,000 to add water service to the estate islands.

Motion to adjourn: Charlie

2nd: Kyle

Adjourned 10:11pm

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 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 | \$59,111 |
| Available Discretionary Funds | | | \$288,386 |

| | 2024 | | 2023 | |
|-------------------------------------------|-------------|--|-------------|-------------------|
| Total Outstanding Dues/Fines a/o 9/30/24: | \$46,504.0 | | | |
| | 8 | | \$56,982.67 | Total a/o 9/30/23 |
| | \$37,849.2 | | | |
| Balance Due Liens Filed: (13) | 1 | | \$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

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

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***
 - 2nd: 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) |
| Cash Account Balances | | |
| 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 | | \$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 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***
- 2nd: 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***
- 2nd: 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 4th 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 4th Monday of each month from 6:00 to 8:00pm November to May of 2025: Gwen***
- 2nd: 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 19th: Charlie***
- 2nd: Kelly Manz
- Approved 6-0-1.

9. ANNOUNCEMENTS

- A. Boats in Driveway ended Oct 31st.
- B. The Giving Tree Lighting Ceremony Tuesday November 19th 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 1st.
- 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***
- 2nd: Chris
- Approved 7-0-0

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**
 - 2nd: 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) |
| Cash Account Balances | | |
| | Bank Account Balances as of November | \$910,513.50 |
| | Cash Subtotal Security Bank | \$ 932,253.43 |
| 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 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 | \$59,111 |
| Available Discretionary Funds | | | \$288,386 |

| | 2024 | | 2023 |
|--------------------------------------------|-------------|-------------|--------------------|
| Total Outstanding Dues/Fines a/o 11/30/24: | \$60,135.5 | | |
| | 1 | \$52,032.93 | Total a/o 11/30/23 |
| Balance Due Liens Filed: (13) | \$40,654.6 | | |
| | 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***
- 2nd: 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**
- 2nd: 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**
- 2nd: 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**
 - 2nd: 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**
 - 2nd: 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**
- 2nd: Chris
- Approved 6-0.