

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 11, 2025  
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - Ken Sharp, 4336 SW Sapelo Drive, asked about the ballot language for the upcoming vote on the dues increase. The language is not written yet. He asked if there would be a No dues increase option. Yes, there will be a no dues increase voting option. Ken also said he had contacts that would bid on assuming the lawn cutting for the common areas. He was asked to provide the contact info to the office. In the past, we could not even get a call back from lawn care companies after they saw what's involved.
  
2. DETERMINE QUORUM AND CALL MEETING TO ORDER  
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Anita Burke, Gwen Barr-Crawford, Chris Coussens, Rachelle Vandiver, Josh Cresswell and Melissa Drinnen. Kelly Manz attended via phone.  
Absent: Charlie Cruit.
  
3. PLEDGE OF ALLEGIANCE
  
4. CONSENT AGENDA  
APPROVAL OF JANUARY MINUTES  
APPROVAL OF PAYMENT OF BILLS
  - ***Motion to approve the Consent agenda after Kyles changes to the minutes: Kelly Bride***
  - 2<sup>nd</sup>: Anita
  - Approved 6-0-0
  
5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT  
END OF JANUARY 2025**

Income:		
	Dues	\$148,642.67
	Other Income	\$46,396.21
	Total	\$195,038.88
Expenses for	for January	\$33,233.85
Net Income/Loss (January)		\$161,805.03

**Cash Account Balances**

Bank Account Balances as of January		\$994,537.35
Cash Subtotal Security Bank		\$974,710.90
Reserves 2025	Capital Assets Reserve	<b>\$200,000</b>
Future Projects	Raintree View	<b>\$13,650</b>
	Principal Payments on Loan	<b>\$79,157</b>
2024 Roll-Over Funds	Beginning Balance	\$13,179
	Total Roll-over balance	<b>\$13,179</b>

	<b>2025</b>	<b>2024</b>	
Total Outstanding Dues/Fines a/o 1/31/25:	\$83,453.6	\$50,216.90	Total a/o 1/31/24
	5		
	\$48,402.8		
Balance Due Liens Filed: (19)	9	\$32,281.80	Liens filed (11)
	\$16,982.8		
1st Letter (112)	0	\$10,045.72	1st Letter (63)
	\$13,044.0		
2nd Letter (41)	4	\$5,869.19	2nd Letter (15)
3rd Letter (10)	\$5,023.92	\$2,020.19	3rd Letter (4)

- 6. Legal Report
  - 9 judgements, 1 bankruptcies, 0 foreclosures, 2 making payments, 42 demand letters, 3 court cases & \$6,797.45 delinquencies paid.
- 7. UNFINISHED BUSINESS
  - A. Formalize Exception for tandem kayak
    - This item actually addresses the Extended Length kayak that was approved last year with a one year exception. The Lake Committee/Lake Patrol wanted feedback about this kayak during last year's boating season. The big concern was possible limited visibility to other boaters.

- There was no feedback received, so the Board took this to mean that there were no safety issues identified.
  - **Motion to extend exception for another year: Kyle**
  - 2nd: Kelly Bride
  - Approved 6-0
- B. Lake Committee Rule Change regarding boat weight limit max of 4100 lbs.
- Josh reported on the number of vessels above the 4100 lbs limit. The information on dry weight was very hard to find. After researching a sample of the vessels stickered last year, there were several over this limit.
  - It was noted that almost all lakes have a weight limit.
  - The Board has asked the Lake Committee to come back with information on how they arrived at the limit. There was some confusion if this was based on boat lift maximum ratings.
8. NEW BUSINESS
- A. Reserve Asset Study
- The RLPOA asset Reserve Study was last completed in late 2020.
  - The vendor for the study, Reserve Advisors, recommended an updated study be performed in 5 years.
  - The staff wanted to know the Board's direction on whether a new study was warranted.
  - There was discussion on the merits of using the new studies data for the Long Term Community Investment sub-committees recommendations or continue using the 2020 study. There was concern if the new study could be completed in time for use by the LTCI sub-committee. Staff will try to get a solid completion date from Reserve Advisors.
  - **Motion to approve up to \$6,900 from account #5005-100 for an updated Reserve Study: Chris**
  - 2nd: Anita
  - Approved 5-0-1
- B. New Boat Motor
- The staff's Work Boat requires a new motor.
  - **Motion to approve up to \$8,500 from account #6013-000 for a new Work Boat motor: Kyle**
  - 2nd: Kelly Bride
  - Approved 6-0
- C. Aerator motors and floats
- Replacement parts are required for our Pond aerator for the new season.
  - **Motion to approve up to \$13,000 for 2 sets or \$6,500 for 1 set of motors and floats from account #2003-100: Kyle**
  - 2nd: Chris

- Approved 6-0

#### D. Electronic Election

- Staff was directed to research a cheaper vendor option for next year.
- **Motion to approve up to \$9,995 from account #5021-100 for the Electronic Election: Kyle**
- 2nd: Gwen
- Approved 5-0-1

#### E. Dock Repairs

- Staff is seeking funds for any dock repairs identified during the Spring Dock Inspections.
- The decision was tabled until March. Josh already has approval for up to \$2,000 if an immediate repair is needed.

#### F. Dock Electrical

- The Board feels the upgrade of our Dock's electrical to the Lake of the Ozarks standard is one of the top priorities.
- **Motion to approve \$50,000 from account # 6002-000 for dock electrical upgrades: Kyle**
- 2nd: Jeff
- Approved 6-0

#### G. New Dock(s)

- The next dock for replacement priority list was updated to assign CH dock as the next to replace. During a recent inspection some damage was noted that had not been previously identified.
- The vendor's bid for CH replacement included both overhead and underwater bracing. Staff was directed to have them change the bid to remove the overhead bracing.
- **Approve up to \$135,000 from account #6001-100 for a replacement CH dock: Chris**
- 2nd: Anita
- Approved 4-1-1

#### H. Maintenance Equipment

- Staff asked for approval of funds for the Maintenance Equipment budgeted in 2025. A Ventrac mower purchase accounted for the vast majority of the funds.
- There was discussion on whether buying or renting the Ventrac was the better idea.
- Staff was directed to research the costs for rental and an estimate of the average yearly hours we would expect from the mower.

I. Pool Chaise Loungers

- Every year, several loungers are damaged beyond repair and require replacement.
- **Motion to approve up to \$7,914 from account #8005-000 for new Pool Chaise Loungers: Kelly Bride**
- 2nd: Gwen
- Approved 6-0

9. ANNOUNCEMENTS

- A. 2025 Board Candidates needed by February 15th.

10. OPEN FORUM

- A. No one spoke.

11. ROUNDTABLE

- A. Tony asked for the Lake Committee to discuss the potential issues with overloaded pontoons.
- B. Kyle again suggested that Staff use PDF Pro when putting together the Board meeting material files.
- C. Jeff talked about a possible March Shoreline article about the Reserve Study showing the items that were anticipated to be repaired or replaced from 2021 to 2025 but were instead deferred. There was discussion on the best way to present the data to the community. There was also discussion on Ken Sharp's request to join the LTCI subcommittee. The Board decided that enlisting new members this late in the process would be counterproductive. The Board also decided that we would wait to add an LTCI article to the Shoreline and disseminate all the information at once instead.

12. ADJOURNMENT 9:23pm

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