

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session

February 25, 2025

7:00 pm

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

Absent: Kelly Manz, Chris Coussens, Kyle Haulotte, Gwen Barr-Crawford

OPEN FORUM:

1. Long Term Community Investment Sub-Committee - We want to hear your questions.
 - After a short introduction about the Sub-Committees objectives, the floor was open for questions.
 - The Board took questions/comments for 1 hour and answered as many as possible.
 - The Questions and Answers from the meeting, as well as questions submitted to the office before the meeting, will be published on the RLPOA website and in the Shoreline in the near future.

WORK SESSION:

1. Online Video Chat Platforms
 - The topic of online recordings of the Boards meeting was discussed.
 - The topic includes the board members ability to attend the meeting virtually with the ability to take part in the voting process, as well as the ability of members to view the meetings online.
 - After a lot of discussion a few assignments were given.
 - Josh will work with Anita's husband Jeffrey on the equipment required to support such meetings.
 - Anita will start work on the Rules and Guidelines for Virtual Meetings.
 - Rachelle will research the Bylaws and Covenants for anything related to this topic.
2. Clubhouse Rental Restaurant Pop-up
 - After discussion the Board decided not to pursue this idea further unless there is renewed interest shown.
3. Cost to fill holes vs. slurry
 - There was further discussion on the issues with the clubhouse seawall.
 - The decision was made to fill the existing holes for a few years until a good long term solution on seawall repair is made.
 - Josh will come up with costs for filling these holes so we are ready for a vote at the March Board Meeting.

4. Funding for shared dock replacement vs. tenant dock replacement
 - There was discussion if the dock slip fees were meant to cover all docks or just tenant docks.
 - The Board thought shared docks (tenant and courtesy on the same dock) would be covered by the dock slip fees.
 - The contract for CH dock will continue

5. Ward Basin
 - The owner of the shopping center, Dr. Bahoot, has again asked the RLPOA if we wanted to take control of the ward basin.
 - Before the decision can be made, a meeting will be held with Tony, Josh, Melissa, Rachelle and Ben from the chiropractor office overlooking the basin.

6. SMS/Text Messaging to enrolled members
 - The ability to text enrolled members when an urgent item needs to be sent to the members was discussed.
 - To start the process, appfolio needs a dedicated cell phone line to originate the calls.
 - Josh will purchase the cell phone, than the process can be started.

7. Aquaticare Pool Management and Maintenance Contract \$106,250
 - The contract was budgeted for \$104,739. There was discussion on the best way to fund the budgeting shortfall.

Adjournment: 9:30pm.