

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
BOARD OF DIRECTORS MEETING
January 14, 2025
7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - Ken Sharp, 4336 SW Sapelo Drive, provided data about recent CPI dues increases. He stated that the 2022 the CPI index was 5.4% with the RLPOA published letter showing 5.1%. The 2023 CPI index was 8.5% with the RLPOA published letter showing 7.3%. Tony stated that the majority of the issues with dues not following CPI were during the years of 1975 to 1990, when the developer headed the RLPOA. Ken also stated that the majority of the Facebook posts related to a potential dues increase were against the increase, as well as, most of the people he meets on his walks around the community. It should be noted that a recent Facebook vote showed that 72% of the 252 responses favored a dues increase, and all the five other residents in attendance at the meeting were for the increase.

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

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF DECEMBER MINUTES
APPROVAL OF PAYMENT OF BILLS
 - **Motion to approve the Consent agenda: Charlie**
 - 2nd: Anita
 - Approved 4-0-1

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT
END OF December 2024**

Income:		
	Dues	\$61,324.70
	Other Income	\$10,954.04
	Total	\$72,278.74
Expenses for	for December	\$142,931.09
Net Income/Loss (December)		(\$70,652.35)

Cash Account Balances

Bank Account Balances as of December				\$860,649.74
	Cash Subtotal Security Bank			\$844,513.85
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 12/31/24:	\$56,104.19		\$50,216.90	Total a/o 12/31/23
Balance Due Liens Filed: (13)	\$40,831.59		\$32,281.80	Liens filed (11)
1st Letter (56)	\$8,160.41		\$10,045.72	1st Letter (63)
2nd Letter (14)	\$4,706.92		\$5,869.19	2nd Letter (15)
3rd Letter (3)	\$2,405.27		\$2,020.19	3rd Letter (4)

6. Legal Report

- 9 judgements, 1 bankruptcies, 0 foreclosures, 1 making payments, 25 demand letters, 5 court cases & \$3,699.07 delinquencies paid.

7. UNFINISHED BUSINESS

A. LBV Sewer Easements Request

- 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 small permanent easement for added metering in Mullendike.
- The RLPOA will receive compensation for allowing the easements with a payment of \$6,166 and four wood timber material storage bins will be replaced with a concrete block structure and an older gate and fencing will be replaced with a new gate and fencing at Mullendike.
- **Motion to approve LBV Sewer District Easement Request: Charlie**
- 2nd: Anita
- Approved 5-0

8. NEW BUSINESS

A. Clubhouse Ice Machine Options

- The Clubhouse ice machine needs to be replaced.
- Options for replacement were discussed.
- The Board directed the staff to lead the decision-making process.

9. ANNOUNCEMENTS

A. 2025 Board Candidates Needed.

10. OPEN FORUM

A. No one spoke.

11. ROUNDTABLE

- A. Rachele stated there will be a staff meeting to discuss an expense staggering strategy.
- B. Anita asked why the employee related expenses in the 2025 budget were not broken down by position. This year's positions are in flux while there is a reorganization so breaking out by position did not make sense.
- C. Josh informed us that we have been paid by the person liable for the damage's insurance company for the 291 island entrance accident that destroyed a light pole.
- D. Jeff asked what Long Term Community Investment Committee information we should include in the February Shoreline. There will be a republish of the December article with a solicitation for questions or comments.
- E. Tony asked when we would start seeing pumps arrive for the Hidden Cove siltation removal project. Josh stated we should see ground work started in two weeks with pumps arriving in three weeks.

12. ADJOURNMENT 8:10pm

- **Motion to adjourn: Charlie**
- 2nd: Anita
- Approved 5-0.