

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session  
January 28, 2025  
7:00 pm

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

Absent: Kelly Manz, Chris Coussens

WORK SESSION:

1. Online Video Chat Platforms

This item is on hold until a future Work Session. Chris Coussens is one of the main contributors for this item and was not present.

2. Lake Committee Rules Recommendations

The Lake Committee recommendations from their December 2nd meeting were discussed. There was a lot of discussion on the recommendation to limit the weight of watercraft to a 4,100 lb. dry weight. Some of the Board thought this might be too low. Josh will research current weights of boats stickered this year and this recommendation will be discussed at a future meeting. When asked how the 4,100 lb. limit was determined San LaPoint from the Lake Committee stated that the weight was determined following recommendations for lift manufacturers that the boat dry weight should be 75% of the lift capacity.

3. Rental Pontoon Agreement - Alcohol/Smoking

The idea of prohibiting alcohol and smoking on rental pontoons was discussed. The Board discussed how the RLPOA would enforce such a change. The Lake Patrol is already looking for, and will call Police, if they discover an intoxicated driver on any vessel. The Pontoons are also inspected when returned to look for any damage that may have been caused by cigarette burns. Currently there are no pending changes to the agreement.

4. Ice Machine for Clubhouse

The current Ice machine in the clubhouse is broken. We have discussed replacement ideas in a previous meeting. The idea of not replacing the machine in the clubhouse and instead purchasing a cheaper ice machine for the Maintenance building was discussed. The common ground staff requires access to ice in the summer. Staff was directed to use this approach. It was noted that the quote provided by the supplier within the Board Packet during which the replacement was discussed was for a model that didn't match any of the model numbers within the packet. There was also discussion of more economical machines for the clubhouse with more frequent replacement, which may be an option.

## 5. Rollover 2024

Ideas on possible projects to complete using 2024 rollover funds were discussed. The topic of the appropriate level to spend down our discretionary funds will be a topic at a future meeting.

Unfinished projects/topics from 2024

## 6. Seawall

There are no funds currently available for replacement of the seawall.

There was discussion on deferring the project or borrowing money to complete. There was discussion that we need to fill holes near clubhouse that are currently roped off to provide a safe passing across any area currently roped off due to sinking.

Josh will determine the cost to fill the current holes in the clubhouse lawn caused by the seawall voids so a decision on how to fund can be made.

## Storm water

The staff has several of the stormwater projects already planned for the coming year; including de-silting a Hidden cove inlet and grading the Breezy Point inlet.

There is also an idea to remove some of the Pendant sidewalk and install a French drain to help with the slick concrete issue.

The issue with the undersized drainage pipe under Raintree Parkway at Sandpiper will be discussed with the city of Lee's Summit again.

## Directory

The vendor for our past directories is no longer in business.

A new vendor was found, but at a very increased cost.

The decision was made to not pursue a new directory for this year. All the directory information is available online at the RLPOA website.

## Annual Meeting Ballot anything added?

No new ballot lounge will be added, other than the items previously discussed.

## Employee Handbook

Staff is currently working on language for stipends and Paid Time Off.

## J.P. Roberts Monuments

There has been no correspondence from J.P. Roberts on fulfilling the requirement to add monuments at the Point and Creekside.

A formal letter will be sent from our attorney reminding him of his obligation to provide the monuments and requesting proceeds from the sale of the property following the auction of same which was caused by the developer not properly and timely paying his property taxes due on the lot.

## Pool Cover

The Pool Cover needs to be replaced.

There is currently \$25,000 in the 2025 budget for Pool Repairs.

The plan is to use this money to replace the cover.

If other pool repairs are needed this year, a way to fund will have to be determined.

#### Dock Electrical

Vendor started with newly installed P-Dock and will follow a prioritization of repairs to be provided by staff to vendor and the Board. Also discussed need for a dock replacement prioritization schedule from staff.

#### Marline Sidewalk

This is really the Pendant sidewalk that was discussed previously.

#### 7. Clubhouse “Pop-up Restaurant”

The idea of allowing vendors to rent the Clubhouse for a pop-up restaurant night was discussed. No food could be prepared in the clubhouse kitchen.

It was suggested that there be a simple poll of Raintree residents that are in the catering business to determine level of interest before too much work is done pursuing this idea.

Motion to adjourn: Charlie

2nd: Kelly Bride

Passed 7-0

Adjourned 8:23pm