

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
2025 Annual Meeting  
March 27, 2025  
7:00 pm

Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Anita Burke, Charlie Cruitt, Kelly Manz (arrived at 7:13pm), Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

Absent: Chris Coussens, Gwen Barr-Crawford

1. Determine quorum & call meeting to order
2. Pledge of Allegiance
3. Election Process - Introduction of Candidates - Joan Bruns/David Elliott
  - Class A - Kyle Haulotte, Charles Cruitt, Ray Ortiz
  - Class B - J.C. Connelly
4. Intermission for Voting
  - All in attendance had already voted.
5. Introduce Current Board Members
  - Tony Jose - President
  - Kelly Bride - Vice President
  - Kyle Haulotte - Treasurer
  - Jeff Wilson - Secretary
  - Gwen Barr-Crawford
  - Chris Coussens
  - Kelly Manz
  - Anita Burke
  - Charles Cruitt
6. Treasurer's Report

**Insert Here**

7. Approve 2025-2026 Nominating Committee (David Elliott, Dr. Ali, San LaPoint, Mike Legel and Mary Lynn Tolle)
  - ***Motion to approve 2025-2026 Nominating Committee - Kelly Bride***
  - 2nd: Jeff
  - Approved 5-0
8. State of Raintree - Tony Jose, President

- Walking Trail Repair - Many repairs were made during 2024 including Lido, Minnow Pond and the Clubhouse
- New Walking Trail was added to the Turtle Dove Pond area.
- Clubhouse Parking Lot Patch & Seal was completed
- Pool Slide Pump was replaced
- Pool Slide Fiberglass Repair & Painting was completed
- Pool Lights repaired and properly bonded
- Lake Treatment for aquatic vegetation performed
- Electrofishing Survey was performed by the Missouri Department of Conservation
- Beaver Pond Fountain was installed
- Sunset Cove Bubbler was installed
- Marline Stormwater - Removed walking trail to culvert between Royale and Pendant to discourage walking down the culvert. Drain to be installed in 2025 for uptake of sump pumps and pools
- Duck Pond Basin - Three rock checks added in waterway to slow water and collect debris prior to entering Duck Pond
- July 4th Fireworks Display
- Field Trip Seawall - Kansas neighborhood. Slurried in 2004. This is the engineers recommendation for fixing the seawall. \$480,000 cost estimate. This would have been a viable option 20 years ago. The stones in the seawall have broken apart and dropped too much now for this to solve our problem
- Clubhouse Boring to help understand Seawall repairs needed. Bedrock found at 15.5 feet below grade. Large voids and topography irregularities
- Duck Pond Waterfall replaced
- Zebra Mussel Prevention - Water Patrol inspected around 50 vessels for vessel verification and zebra mussel prevention. The Water Patrol found 2 vessels that had zebra mussels attached. Vessels were hot washed and quarantined before allowing them to buy the stickers and enter the lake
- Grounds Crew Manual - Prepared a grounds manual to instruct grounds crew of Standard Operating Procedures and Best Management Practices to have a written standard that can be measured to achieve our desired output
- 2nd annual dog swim - End of the season dog swim to allow for our furry friends to enjoy the pool in a controlled chaos. Estimated 50 dogs. More small dogs needed for 2025
- P Dock Replacement - Raintree's first single well dock. Over a year spent on minimum construction guidelines and specifications of our new docks
- Lake of Ozarks Dock Electrical Standard Upgrade - Upgrade \$9,400 per dock. Budgeted 50K per year. LOZ has the most stringent electrical code in the nation. RLPOA has decided to adopt these standards to offer our residents the safest possible lake experience
- Future Projects for 2025
  - Hidden Cove De-silt
  - CH Dock Replacement

- Dock Repairs
- Sediment Mapping Study
- Capital Asset Reserve Study
- Management Transition
- Seawall Repair and drainage
- Rip Rap
- New Motor for Work Boat
- Pool Repairs
- Dock Electrical upgrade

9. Lifetime Achievement Award

- San LaPoint was recognized as the first Lifetime Achievement Award winner for his 40 years of service to the RLPOA. Thank you San for all you do for the betterment of the community.

10. Introduction of General Manager & Staff

- Rachelle Vandiver (General Manager)
- Josh Cresswell (GM of Operations)
- Melissa Drinnen (GM of Administration)
- Alonzo Lujan (Grounds Manager)
- Jen Seamon (Office Manager)
- Debbie Hanss (Admin. Assistant)
- Margie Brumble (Admin. Assistant)
- Kelly Welch (Admin. Assistant)
- Mark Soulia (Lake Patrol Supervisor)
- Donna (Codes Compliance Officer)
- Transitions:
  - Debbie Hanss- Retired after 27 years of service to the RLPOA. Thank you for all the years of stellar service
  - 2025 will have a transition for management as Rachelle will retire in 2026. Melissa has been promoted to GM of Administration. Josh has been promoted to the GM of Operations.
  - Jen Seamon has been promoted to Office Manager.

11. Committee Recognition for 2024

- Activities (Margaret Legel Chair)
- Appeals (Roland Thibault Chair)
- ARB (Tom Atkins Chair)
- Common Ground (TBD)
- Conservation (San LaPoint)
- Duck Pond Activity Center Committee (Marilyn Burasco Chair)
- Facilities - TBD
- Finance Committee (Kyle Haulotte Chair)
- Lake Committee (Dan Stacks & Scott Chambers Co-Chairs)

- Nominating Committee (David Elliott & Joan Bruns Co-Chairs)
- Pond Committee (Roger Sense Chair)
- Pool Committee (TBD)
- Raintree View (Brenda Miller & San LaPoint)
- Security Committee (David Mitchell Chair)
- Siltation Committee (Brian Ratigan Chair)
- Welcoming Committee – TBD
- Boat Parking Sub-Committee (Molly Hipfl Chair)
- Long Term Investment Sub-Committee (Jeff Wilson Chair)

12. Announcements

- A. Proposal 1 - Newly Elected Board Members - **CLASS A** Kyle Haulotte 338 votes & Charles Cruik 263 votes. **CLASS B** James “JC” Connelly 35 votes
- B. Proposal 2 - To Waive the “Boats in Driveway” enforcement - For allowing boats in the driveways 355 votes, No boats and boat trailers in driveways 100 votes, Abstain 21 votes
- C. Proposal 3 - To amend RLPOA By-Laws - For amending the By-Laws as published 329 votes, Against amending the By-Laws 79 votes, Abstain 65 votes

13. Open Forum

- No one spoke

14. Adjournment : 7:39 pm

- ***Motion to Adjourn: Kyle***
- 2nd: Kelly Bride
- Approved: 6-0