

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION
Special Meeting/Work Session
April 22, 2025
7:00 pm

Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Anita Burke (had to leave the meeting at 8:30pm), Charlie Cruik, JC Connelly, Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

Absent: Kelly Manz

Left Early at 8:30pm: Anita Burke

SPECIAL MEETING:

1. Insurance Renewals

- RLPOA insurance policies are due for renewal on May 7th.
- The office, along with our insurance broker, has been soliciting quotes since February.
- Up until 2 hours before the meeting, we had received quotes for all the policies and intended on voting for approval.
- Our insurance broker let us know at 5pm the day of the meeting that the quote for Umbrella coverage had been rescinded. The carrier no longer wants to cover properties that contain dams. The carrier did offer a 30 day policy to give us time to find a possible replacement.
- The Board discussed possible options available, including asking about coverage with the dam as exclusion and seeing if another carrier would offer Umbrella coverage if they could also insure for Property and General Liability.
- The office will contact our broker to answer the questions collected.
- The City of Lee's Summit and the State of Missouri will be contacted for possible answers to the issue of the uncleared vegetation on the resident owned emergency dam relief valve discharge area that the DNR had an issue with.
- Due to the time sensitive nature, the Board came up with a Motion that would protect the RLPOA from the possibility of no insurance coverage.
- ***Motion to approve up to \$136,000 to bind insurance as proposed: all coverage lines from 2025 insurance review except Umbrella totaling \$101,036 to be bound by May 5th pending final search for Umbrella options and bind 30 day Umbrella for \$2,211.30 if no Umbrella options found. If options are found within the approved amount, bind umbrella and necessary policies: Tony.***
- 2nd: JC
- Approved: 6-0

WORK SESSION:

Although not required, a resident with an issue was allowed to discuss with the Board. Charlie Sandman, lot 1282, did not understand the reason for the office to obtain and deposit checks for Pontoon Rental Deposits. Sometime in the past the procedure of just holding the deposit

check and returning the check to the resident after the rental was returned in acceptable condition was revised to include depositing the check into RLPOA accounts. He was told that this is common practice for Deposit checks to be deposited to verify that the renter has the funds available in case of a later issue. He did not agree with the process.

1. Lift Guidelines

- The proposed changes to the Lake Regulations were discussed. This included rules related to lift guidelines for double well docks, as well as the new single well docks.
- After a lot of discussion, we paused this item to restart later in the meeting during a similar topic.

2. Server

- The server for the staff's computer system recently crashed due to hard drive issues. The office was essentially left with no way to conduct a lot of RLPOA business.
- The hard drive issue was repaired after a couple of days.
- The technician doing the repairs informed the staff that he would recommend replacing our aging server to head off any future issues.
- A refurbished Dell PowerEdge T630 rackable tower server was recommended. The quoted price of \$2,575 did not include tax and labor.
- The Office will contact the technician to get a good estimate on the labor charge and ask if it included moving our existing data to the new server and included antivirus software.
- This topic will be included in the May 13th Board meeting for possible voting for approval.

3. Selling back front mount lifts to RLPOA

- After a little discussion it was agreed that the RLPOA would not want to get into this business.

4. Rollover Funds discussion on financial statement

- The proper method to highlight rollover funds in the Financial Statement and how funds should be utilized was discussed.
- The office will compile data requested and this topic will be discussed at a future Work Session.

5. Directory edits needed

- A recent review of the RLPOA rules highlighted a few small changes were required.
- After discussion of some of the items, along with the proposed lift guidelines, it was evident that all the changes needed to be packaged differently for better comprehension.

- This topic will be discussed further in a future meeting.

6. 291 Island Light Pole

- The light pole was received from the individual that caused the crash insurance company.
- The Board feels that the existing two light poles provide more than adequate lighting and replacing the pole is not required.
- It would be a better use of the insurance settlement to keep this new pole as a spare and utilize the funds for other much needed projects.

Motion to adjourn (9:30pm): Kyle

2nd: Charlie

Approved 5-0.