

# RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING

April 8, 2025

7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - No one spoke.
2. DETERMINE QUORUM AND CALL MEETING TO ORDER  
Attendees: Tony Jose, Kelly Bride, Jeff Wilson, Kelly Manz, Charlie Cruik, JC Connelly, Josh Cresswell and Melissa Drinnen.  
Absent: Kyle Haulotte, Anita Burke, Chris Coussens.
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA  
APPROVAL OF MARCH MINUTES (Board & Annual)  
APPROVAL OF PAYMENT OF BILLS
  - ***Motion to approve the Consent agenda: Kelly Bride***
  - 2nd: Charlie
  - Approved 5-0
5. TREASURER'S FINANCIAL REPORT

## FINANCIAL STATEMENT END OF MARCH 2025

### Income:

Dues	\$70,522.63
Other Income	\$127,433.98
Total	\$197,956.61

Expenses for	
for March	\$246,770.89
Net Income/Loss (March)	(\$48,814.28)

### Cash Account Balances

Bank Account Balances as of March	\$1,144,316.48
Cash Subtotal Security Bank	\$1,210,801.68

Reserves 2025	Capital Assets Reserve	\$200,000
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Future Projects:

	Raintree View	<b>\$13,650</b>
	Principal Payments on Loan	<b>\$79,157</b>
	Expected Operating Balance January 2026	<b>\$126,185</b>
2024 Roll-Over Funds	Beginning Balance	\$13,179

Total Roll-over balance **\$13,179**

	<b>2025</b>	<b>2024</b>	
Total Outstanding Dues/Fines a/o 3/31/25:	\$66,532.44	\$59,652.21	Total a/o 3/31/24
Balance Due Liens Filed: (19)	\$51,823.37	\$34,576.41	Liens filed (12)
1st Letter (37)	\$5,115.36	\$8,618.99	1st Letter (71)
2nd Letter (23)	\$7,633.24	\$10,443.68	2nd Letter (33)
3rd Letter (9)	\$1,960.47	\$6,013.13	3rd Letter (12)

**BANK STATEMENT NOT YET  
RECONCILED**

### **Add File**

6. Legal Report
  - 11 judgements, 1 bankruptcy, 1 foreclosures, 0 making payments, 31 demand letters, 2 court cases & \$8,577.22 delinquencies paid.
7. UNFINISHED BUSINESS
  - A. Lake Committee Rule Change regarding boat weight max of 4100 lbs.
    - The Lake Committee was tasked to come up with a proposal regarding an appropriate maximum weight limit for watercraft.
    - This item was discussed at length in multiple Lake Committee meetings.
    - The committee reviewed 25 different 21 ft. boat models.
    - Ultimately the committee proposed a 4100 lbs. max dry weight limit.
    - Lift max limits were not a determining factor in their decision, although they did verify the new limit would be under the max lift limit.

- The Board discussed their recommendation and the fact that surrounding lakes have also adopted a maximum weight limit.
- The Board thought that choosing a limit in line with the area was needed to help limit RLPOA liability.
- The lake committee was tasked with coming up with a proposal for grandfathering existing lake vessels that are above the new limit.
- ***Motion to accept the Lake Committees recommendation of a 4100 lbs. dry weight limit to go into effect at the end of the current boating season: JC***
- 2nd: Charlie
- Approved 4-1

B. Water Patrol Lift \$10,157.35

- The new CH dock will have a single well slip for the Water Patrol's Trophy Boat and will need a lift installed when the dock is completed.
- The new lift will be 4 point side mounted.
- In the discussion on how to finance this lift, Josh stated that we received \$6,000 from the Little Blue Sewer District for an easement and over \$5,000 from insurance for the damaged light pole at the 291 entrance. Both of these were not included in our revenue projections for the year.
- ***Motion to approve up to \$10,500 from Sewer District and insurance funds for a new side mounted lift for the Trophy Boat: Kelly Bride***
- 2nd: JC
- Approved 5-0

C. Dock Electrical upgrade - \$86,400 Docks-V,O,Q,L,H,I,CH 1&2,T

- The 2025 budget has \$50,000 approved for the dock electrical upgrade to the Lake of the Ozarks standard.
- Josh requested the Board also approve spending the leftover dock electrical funds from 2024.
- The Board would like the time to discuss the current state of the budget and roll over funds before approving anything beyond the 2025 \$50,000 allocation.

8. NEW BUSINESS

A. Raintree Rays Swim Team

- With all the snow/cold day school cancellations this year resulting in the final school day to be extended a week, the Rays wanted to discuss a revised training schedule for the team.
- A preliminary plan of May 19-22, 27-30 and June 2 late afternoon/early evening window was recommended. The plan will still need coordination with the Pool Management Company before finalization.
- RLPOA sponsorship of the team was also discussed.

- ***Motion to approve \$700 from acct #8007 to sponsor the 2025 Raintree Rays Swim Team: JC***
- 2nd: Charlie
- Approved 5-0

B. The Mapping Network Sediment Analysis

- Brian Ratigan, Chair of the Siltation Committee was present to discuss the overall siltation plan and what the committee would like to accomplish in 2025.
- He obtained bids for the sediment mapping of the 8 estates ponds, Party Cove and Mullendyke and proposed that Party Cove and Mullendyke were the priority for this year.
- The Board decided to postpone the decision until more data is available from the Hidden Cove cleanout.
- This item will be discussed again at the July Board meeting.

C. Garden Club Butterfly Garden Update

- Blanche McWilliams was present to discuss the Garden Clubs ideas for the Butterfly Garden in 2025. A new trellis will be installed and a new sign will be added at the end of the year.
- The Board thanked the Club for all its hard work in making Raintree Lake a beautiful community.

D. Boat Lift Guidelines

- Boat Lift Guidelines were again discussed by the Board.
- The idea of incorporating these guidelines into the Minimum Specification for Boat Docks document was also debated.
- Josh will compile the data to be presented at the April Work Session.

E. Sublease Fee Fine Requirements

- There have been instances in the past where docks were found to be subleased without the sublease fee and documentation being submitted to the office.
- These instances put the RLPOA in a precarious position if an accident occurs to a person on the dock with no liability agreement.
- The idea of an implementation of a fine when these cases are found to discourage this behavior.
- There will be an education campaign to let everyone know of this fine structure before implementation.
- ***Motion to institute a fine, starting after an educational period, for subletting a slip without the proper fee and documentation provided to the RLPOA reading "First violation will result in a \$200 fine and the second violation will result in a \$500 fine and loss of the sublease for that season": Charlie***

- 2nd: Kelly Bride
- Approved: 5-0

F. Equipment Repairs-\$9,605.01 Acct #7002-200

- A preseason inspection found that the Case JX95 tractor was in need of repair.
- The tractor is used to pull the batwing mower and is an essential piece for our common ground maintenance.
- ***Motion to approve \$9,700 from acct #702-200 for repair of the Case JX95 tractor: JC***
- 2nd: Kelly
- Approved: 5-0

G. Hidden Cove Restoration

- Josh provided an update on the desilting project at Hidden Cove.
- The disposal area at Mullendyke is filling up and an alternate site may be needed. The sight is already identified, but an additional transportation fee would be charged.
- Additional rock is also needed for proper rip rapping of the shore.
- Josh will present the information when it becomes available.

H. Election of Officers

- After discussion it was decided that the Officers for 2025 will be the same as in 2024.
- ***Motion to approve the following 2025 Board of Directors; Tony Jose, President, Kelly Bride, Vice President, Kyle Halloute, Treasurer & Jeff Wilson, Secretary: JC***
- 2nd: Charlie
- Approved: 5-0

9. ANNOUNCEMENTS

A. None

10. OPEN FORUM

- San LaPoint, lot 811, asked if anyone had ever claimed responsibility for the damage to the boat ramp gate. Nobody has come forward. Josh will review the damage.
- Kyle Tinker, lot 477, stated that he has kayaks, but the \$50 sticker fee on each is not worth the one or two times he would use them in a year. It was noted that with more people not getting stickers due to the increased fee that maybe the revenue generated from these stickers may have gone down since the fee increase, and there are less people enjoying the lake. The fee will be discussed

by the Finance Committee later this year. Kyle also discussed his frustration on finally getting a sublease on a dock but now cannot put a lift in.

11. ROUNDTABLE

- Due to the late hour, Tony asked that we suspend the Roundtable table discussion. All agreed.

12. ADJOURNMENT 10:09pm

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