

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

BOARD OF DIRECTORS MEETING

June 10, 2025

7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
 - San LaPoint, Lot 811, asked if anyone had information on the 291 entrance road resurfacing. One lane is complete and the rest should be completed Tuesday night
2. DETERMINE QUORUM AND CALL MEETING TO ORDER
Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, Anita Burke, JC Connelly, Josh Cresswell, Melissa Drinnen and Rachelle Vandiver. San LaPoint and Bryan Harris joined after the Board election.
Absent: none
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA
APPROVAL OF MAY MINUTES
APPROVAL OF PAYMENT OF BILLS
 - ***Motion to approve the Consent agenda: Kelly***
 - 2nd: JC
 - Approved 4-0-1

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT END OF MAY 2025

Income:

Dues	\$64,987.56
Other Income	\$75,947.22
Total	\$140,934.78

Expenses for May	\$284,955.05
Net Income/Loss (May)	(\$144,329.77)

Cash Account Balances

Bank Account Balances as of May	\$1,108,868.80
Cash Subtotal Security Bank	\$1,125,874.17

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

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

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

	2025	2024	
Total Outstanding Dues/Fines a/o 5/31/25:	\$63,676.89	\$67,087.43	Total a/o 5/31/24
Balance Due Liens Filed: (14)	\$53,335.77	\$40,176.44	Liens filed (16)
1st Letter (77)	\$11,998.92	\$11,858.90	1st Letter (87)
2nd Letter (14)	\$3,954.47	\$8,066.17	2nd Letter (27)
3rd Letter (5)	\$3,853.70	\$6,985.92	3rd Letter (14)

6. Legal Report

- 9 judgements, 0 bankruptcies, 0 foreclosures, 1 making payments, 21 demand letters, 2 court cases & \$12,223.60 delinquencies paid.

7. UNFINISHED BUSINESS

A. Appointment of Board Members

- There are five candidates for the 3 open Board positions: San LaPoint, Bryan Harris, Kenneth Luebbert, Ray Ortiz and Stephana Rule.
- A silent vote of the current Board members was taken.
- The three with the top vote totals were elected to the Board.
- Welcome to San LaPoint, Bryan Harris & Kenneth Luebbert, your new Board members. Congratulations.

8. NEW BUSINESS

A. ARB extension for builder

- The owner/builder of lot RP02 was present to ask for an extension of his new home construction application and to appeal the ARB fines for #50625-RP02 for not completing the work in time.

- He stated that the build process was delayed with some issues under his control, but mostly waiting on the city for approvals etc. which were out of his control.
- ***Motion to allow the Builder/Resident an extension up to January 15, 2026 to complete the build with waving of the three fines incurred so far. If the Builder/Resident does not complete the build by the extension date, the three waived fines will be re-instituted and fines will start again at the 4th level: Kyle***
- 2nd: Tony
- Approved 7-0

9. ANNOUNCEMENTS

- A. MODOT is repaving their part of the 291 entry road.
- B. Pool is open.
- C. Anita attended the area wide HOA meeting to discuss issues relating to like HOA's. The city of Lee's Summit is discussing a possible city wide trash carrier to service all of Lee's Summit. HOA's would be able to opt out.

10. OPEN FORUM

- David Wade, lot #1188, asked for one of our city No Trespassing signs to be added to Effertz Cove due to the high number of non HOA's members using the cove to fish.

11. ROUNDTABLE

- JC reminded the Board that the new members will need to be caught up with the current issues affecting the HOA. Tony gave a quick update on some of the issues and the staff will send out some more information.
- San thanked the Board members for their votes and is eager to jump aboard.
- Jeff gave a short update of the status of the Reserve Study update being provided by Reserve Advisors. Jeff also gave his thoughts on the Hidden Cove siltation project and the importance in the future to include funds for rip rap around the bank on any new siltation project.
- There was some talk on how to better utilize E-news to give the community better on time updates of the HOA's activities.
- Kyle told the group that the Finance Committee meeting will soon start up and asked for interesting parties to attend. Kyle also asked for an update of the light pole damage at the 291 entrance. The Board had decided that the island still had adequate lighting and the replacement pole be utilized as a spare for any other damage in the future. There was also some discussion on the way underwater bracing is used on the new single well docks. This topic will be explored in a future meeting.
- Josh has just completed the 2nd day of orientation for our new Grounds Manager, Brian Mitchell.

12. ADJOURNMENT 8:35pm
- ***Motion to adjourn: Bryan***
 - 2nd: JC
 - Approved 7-0