

# RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

## BOARD OF DIRECTORS MEETING

May 13, 2025

7:00 PM

1. OPEN FORUM (10 Minutes Total – Give your name and address before speaking.)
  - San LaPoint, Lot 811, let the Board know that one of the disc golf baskets in Raintree View will be moved in the near future. Some neighboring backyards are getting a few wayward discs. San was told to talk to the office about any costs incurred. This will not need Board approval.
2. DETERMINE QUORUM AND CALL MEETING TO ORDER  
Attendees: Tony Jose, Kelly Bride, Jeff Wilson, Anita Burke, Charlie Cruitt, JC Connelly, Josh Cresswell, Melissa Drinnen and Rachelle Vandiver.  
Absent: Kyle Haulotte.
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA  
APPROVAL OF APRIL MINUTES  
APPROVAL OF PAYMENT OF BILLS
  - ***Motion to approve the Consent agenda: Charlie***
  - 2nd: Kelly
  - Approved 5-0
5. TREASURER'S FINANCIAL REPORT

### Add File

6. Legal Report
  - 10 judgements, 0 bankruptcies, 0 foreclosures, 2 making payments, 28 demand letters, 2 court cases & \$22,329.84 delinquencies paid.
7. UNFINISHED BUSINESS
  - A. Minnow Pond Electrical Install \$6550.00
    - Minnow Pond is scheduled to have an aerator installed this year.
    - The payment for the electrical part of the project is due.
    - ***Motion to approve \$6,550.00 from acct #2003-100 for aerator electrical install: Tony***
    - 2nd: JC
    - Approved 4-1
  - B. Server

- The current server for the office has had a recent downtime event and needs to be replaced.
- KelCon has a refurbished Dell PowerEdge T630 reachable tower server for \$2,400.00 before tax and labor.
- KelCon estimates labor at \$1,680.00 to install the new server, download all data from the existing server and install antivirus software.
- ***Motion to approve up to \$4,320 from acct #5002 for purchase and install of the new server: Charlie***
- 2nd: JC
- Approved 4-0-1

C. Aerators

- Power Drive Assemblies are needed for our pond aerator repairs.
- There is a bid for \$7,336.02 for three assemblies.
- ***Motion to approve up to \$7,336.02 from acct #2003-200 for purchase of three Power Drive Assemblies: Charlie***
- 2nd: Anita
- Approved 5-0

D. Insurance Umbrella

- Currently the RLPOA has no Umbrella coverage that covers the whole year.
- Our past insurer now does not cover areas with dams.
- The carrier did offer us a 30 day bridge policy expiring June 7th that we are currently under.
- The staff has been working with area brokers to try to find an insurer.
- There have been a few companies showing interest, but as of now have not offered coverage.
- If we are not able to obtain coverage by June 7th, some serious decisions will have to be made.

8. NEW BUSINESS

A. Summerfest/4th of July Budgeted up to \$10,400

- ***Motion to approve up to \$10,400 from acct #1004 for Summerfest and the 4th of July parades: JC***
- 2nd: Charlie
- Approved 5-0

B. 4th of July Fireworks Budgeted up to \$12,000

- ***Motion to approve up to \$12,000 from acct #1015 for the 4th of July fireworks display: Anita***
- 2nd: Charlie
- Approved 5-0

C. Directory Edits

- The current Lake Regulations require updating for mostly grammatical and minor clarification issues, but also for the new 4100 lb. limit for motor boat dry weights and changes to the boat lift guidelines to account for the new single well docks. These changes had previously been approved by the Board.
- The Raintree Lake Boat Slip Policy, Common Ground Tree Planting Policy, Clubhouse Rules & Procedures, and Duck Pond Activity Center Rules & Procedures & Raintree Lake Pool Rules also require updating for minor grammatical & clarification issues.
- ***Motion to approve changes to rules: JC***
- 2nd: Kelly
- Approved 5-0

D. Apartment development at the northwest corner of MO-150 & Ward

- Several staff and Board members have attended previous meetings on this topic, the last being with the Planning and Development committee.
- We discussed the tone that we wanted to present during the next City Council meeting discussing this topic.
- We are worried that the city is not following the existing city standards in allowing the apartment project.
- We also don't want to seem we are anti-development, but worry about the effects on our watershed.
- The staff will send out the talking points we want to present during the 20th meeting to the Board to obtain consensus.

9. Announcement

A. May 20th City Council meeting on development at the northwest corner of MO-150 & Ward Road 6:00pm

B. Pool Opens Saturday May 24th 10:30am to 9:00pm

10. OPEN FORUM

- David Wade, lot #1188, asked for a status of the potential dues increase timing. We are currently waiting on the data from the new Reserve Study update at the end of May. After incorporating these changes we will have a better idea on timing. David also asked about the deteriorating Duck Pond overflow under RT Drive. We are well aware of this issue, but currently nothing is on the plan to repair.
- San LaPoint, lot 811, pointed out during the meeting that there was a Wake Boat operating very close to the shore. They must remain in the center of the North arm when wake surfing.
- Kenneth Lubbert, lot 1207, asked how long it has been since the last silt removal at Hidden Cove. It has been 19 years since any major project

was completed, and this was not near the extent that the current project entails.

11. ROUNDTABLE

- Kelly asked about when the new Duck Pond Waterfall would be turned on. There are a few cracks that will need to be repaired under warranty before it is ready for the season.
- Rachelle said that the recent Part Time office position that recently quit wouldn't be filled until July.
- JC wanted clarification on the timing of the office processing of Boat Slip renewals and new Boat stickers. The Boat Slip renewals are processed by March and the boat stickers start May 1st.

12. ADJOURNMENT 8:03pm

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