

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION

Work Session

May 27, 2025

7:00 pm

Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, JC Connelly, Rachelle Vandiver, Josh Cresswell, Melissa Drinnen.

Absent: Anita Burke

1. Candidate Interviews for Board Replacements

- There are currently three open Board positions due to the resignations of Chris Coussens, Kelly Manz and Charlie Cruit.
- We have five candidates that have applied for these positions.
- Four of the candidates were present for a question and answer period, Bryan Harris, San LaPoint, Kenneth Luebbert and Stefana Rule. The fifth candidate, Ray Ortiz, could not make this meeting but was at the March Meet the Candidates night.
- The Board will vote for the three Board Positions during the June 10th Board Meeting.

2. Update Employee Handbook

- The staff had originally asked for revisions to the Employee Handbook due to the changes in sick leave policy from the passage of Missouri Prop A.
- In the interim, HB 567 was passed by the Missouri House repelling this requirement.
- Because this issue is still fluid, the staff decided against any revisions to the Handbook at this time.
- When there is a final resolution in place, this topic will be revisited.

3. Hidden Cove Update

- Most of the coves' siltation has been removed. There are still some small areas at the far end that need to be addressed.
- The siltation removal vendor asked if we wanted the remaining silt just moved and spread out over the rest of the cove.
- We instructed them to fully remove this silt and transport it to the disposal site.
- Staff asked the vendor to quote the cost to install gabion rip rap around the whole cove after the silt is removed.
- The Board decided the \$96,000 quote was more than we wanted to spend at this time.

4. Lake Spraying Schedule

- Our current contractor is having staffing issues and, as of this writing, has not completed the first round of spraying.

- Timing of the spraying is very difficult. Water temperature, amount of recent rain, water clarity and dissolved oxygen content are critical.
 - The Board discussed the pros and cons of opening the lake spraying contract to other bidders in the future.
5. Dock Status
- Josh provided an update on the status of CH dock, Dock Electrical Upgrade and dock issues identified after the spring inspections.
 - Lessons learned from the first Lake of the Ozarks electrical update from “P” dock will be incorporated into future upgrades.
 - The electrical upgrade to “CH” clubhouse dock is not completed. Josh is working on timing.
 - “H” & “I” docks are also scheduled for the upgrade in 2025.
 - “NDK” dock is the next dock up for replacement, most likely in 2026.
 - Repairs needed after the spring dock inspection were briefly discussed and will be re-visited in a future meeting.
6. Electrical Upgrades
- Discussed in the prior item.
7. Pool Status
- The pool has had the liner patches installed and is currently operational.
 - We are hopeful that any future issues will not require a pool closure to repair.
 - We have a bid for a complete liner replacement. More bids will be solicited prior to the 2026 budget planning period.
8. Waterfall Status
- The broken pipe has been repaired and the area was further landscaped.
 - This waterfall should be running by the end of this week.
9. Insurance suggestions for next year
- There are several issues holding up obtaining Umbrella coverage.
 - Issues with the pool slide height, having a dam and issues with the dam discharge valve output on private land are all concerns for insurers.
 - A possible change in the renewal date to January was discussed. This could give us more time to resolve any issues before the boating/pool season.

Motion to adjourn (9:27pm): Jeff

2nd: Tony

Approved 5-0.