

RAINTREE LAKE PROPERTY OWNERS' ASSOCIATION  
Special Meeting/Work Session  
June 24, 2025  
7:00 pm

Attendees: Tony Jose, Kelly Bride, Kyle Haulotte, Jeff Wilson, JC Connelly, San LaPoint, Kenny Luebbert, Bryan Harris, Rachelle Vandiver, Melissa Drinnen.

Absent: Anita Burke

SPECIAL MEETING

1. Dam Tree Removal

- The most recent Missouri Department of Natural Resources dam inspection suggested that overgrowth at the water discharge valve outlet needed to be cleared. There was concern that the overgrowth could block the water discharge. This issue could hamper our ability to purchase Umbrella Insurance coverage.
- This discharge area is located on resident owned land which makes the situation harder to resolve.
- The resident has given the RLPOA a maintenance easement to be able to perform the overgrowth removal.
- The resident also realizes the need to make the easement permanent so any future property owner would be bound by the same agreement. He is currently working with his lawyer on the proper method to ensure this.
- ***Motion to approve up to \$4,500 from acct# 2001 for clearing of existing and volunteer trees and other vegetation in an approximate 30ft x 60ft area: Bryan.***
- 2nd: JC
- Approved 5-1-1

2. Harbor Circle Tree Removal

- There is a dead tree in the common area that needs to be removed.
- ***Motion to approve up to \$2,850 from acct# 2001 to remove and haul away dead tree, grind stump & clean up chips: Kelly***
- 2nd: JC
- Approved 7-0

3. Flag Order budgeted up to \$3,000 (05023-210)

- The Blue flags and white Raintree Lake flags around the lake need to be replaced at least two times per year.
- ***Motion to approve up to \$3,000 from acct# 5023-210 to purchase 43 flags: JC***
- 2nd: Bryan
- Approved 7-0

Adjournment 8:35pm

- ***Motion to adjourn: Kenny***
- 2nd: JC
- Approved 7-0

## WORK SESSION

1. Unfunded Project List
  - To help bring the new Board members up to date and to kickstart the 2026 budgeting process, a list of potential projects that were unfunded during the 2025 budget cycle and already on wish lists was created.
  - This list was reviewed during the meeting with several changes made.
  - The just completed Reserve Study 2026 anticipated expenses will be added and reviewed by the Board.
  - This list will then be discussed in a future Work Session.
2. Google Fiber
  - During recent discussions, a possible change in our internet supplier was discussed.
  - The office contacted Google Fiber for a quote so comparisons could be made.
  - Bryan and Kenny volunteered to work with all our current IT systems and see what improvements can be made to better streamline the process.
3. Outdoor member visible projects completion/status
  - With the amount of projects that are in planning or in work, the RLPOA process for managing these projects need to be reviewed.
  - Josh will prepare a presentation on our project management system and will present to the Board in the July Work Session.

Added items:

1. Wing Foil & E Foil approval
  - Two residents were present to ask the board about the approval process to add a new kind of water sport to the lake.
  - One resident had purchased a Wing Foil last year and the first time he tried to put it on the lake, Water Patrol said that it wasn't properly approved and had to leave the lake.
  - He thought he had done everything correctly, but was told to attend the next Lake Committee meeting to discuss the issue.
  - The next Lake Committee is not until August.
  - Due the meeting being so close to the end of the boating season, the Board gave the resident approval to use the craft for the time being. This will allow for time

to observe the operation and give the Lake Committee more insight before the next meeting.

- The second resident had purchased a E Foil and was waiting to attend the next Lake Committee meeting. He got nervous that he would be stuck with a huge investment if this ended up not being approved. He ended up returning the craft to the seller.
- Both these items highlight the ever changing landscape of water sports and the need to be proactive in addressing new technology.