

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 13, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on January 13, 2009. Members in attendance were Tom Tucek, Tim Nydegger, Bob Christian, Judy Schmoeger, Brian Whitley, Tony Jose, Brian West, Brenda Miller and Robert Dye. Also present was Rachelle Vandiver, General Manager.

Tony Jose called the meeting to order at 7:02 p.m. and announced that a quorum for the meeting was present.

2. OPEN FORUM

Shirley Thomas congratulated the Board of Directors for the recent purchase of the 12-acre tract in the Mullendike addition for the purpose of silt control and silt storage. She also complimented the General Manager, Rachelle, and the Maintenance Supervisor, Nolan, for the way they handled the transfer. She also commented that the Mullendike residents seemed to be happy that RLPOA now owned the property.

Judy Schmoeger, Brian Whitley and Rachelle Vandiver commented on recent shootings in the area and the need for everyone to be more alert.

Tom Tucek asked about the need for clarification of the appeal process and was informed by the General Manager, Rachelle, that it was to be taken up at the January Work Session by the Board.

3. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda which consisted of approval of the December minutes, payment of bills, acceptance of the Clubhouse waiver policy and budgeted amount of \$5,000.00 for the Appreciation Dinner. Tim Nydegger seconded the motion.

Brian Whitley read the proposed Clubhouse fee waiver policy for the Board members which are as follows: Residents may petition the RLPOA Board of Directors in writing at a regularly scheduled Board meeting to waive the Raintree Clubhouse rental under certain circumstances. While waiving the rental fee will be made on a case-by-case basis, there are several considerations that would factor into the decision. These considerations may include, but are not limited to, requesting a fee waiver at least 45 days before the event, requestor being a Raintree resident in good standing, proportion of participation by Raintree residents to all of participants at event, event being open to the entire Raintree community, Raintree community need/benefit from the event, and past or future service of participants to the Raintree community (examples: ex-POWs, Scouts, swim team). Under no circumstances will the deposit be waived. The motion was approved 8 to

0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the December Treasurer's Report.

Contents:

Balance Sheet (e-mailed previous and current month)
Income/Expense Statement (e-mailed previous and current month)
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of December:
Bank of Lee's Summit-Check \$ 50,000.00
Bank of Lee's Summit Sweep Acct. \$ 376,151.13

These include reserves for:
Operations \$ 44,000.00
Dock Self-Insurance \$ 30,000.00
Siltation \$135,000.00

Expenses for December: \$104,687.77
Long-Term Debt: \$ -----
Outstanding Dues/Fines a/o 12/31/08 \$ 14,218.27
Balance Due Liens Filed \$ 37,738.16

Income during December:
Dues \$ 70,758.96
Other Income Total \$ 5,209.51

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose reported to the audience that the de-siltation of Sunset Cove has begun.

He also commented that with the upcoming elections coming in March, there is an active search for Board candidates and urged interested parties to come forward.

The annual Appreciation Dinner is to be held March 7, 2009.

6. OLD BUSINESS

Legal

The most recent report of legal activity by RLPOA Legal Counsel Kapke & Willerth L.L.C. dated January 5, 2009 indicates very limited legal activity regarding delinquent accounts for unpaid dues. Another suit was filed in Jackson County Associate Circuit Court on one delinquent account because of the inability to get service in Cass County on the defendants when they moved. A docket call has

been scheduled for Wednesday, January 21, 2009 at 9:00 a.m. for that case. A second delinquent account with a judgment of \$1,768.40 to RLPOA will need the service of a professional skip tracer in order to proceed with collection of that judgment amount.

RLPOA Legal Counsel also reported extensive work done on real estate contracts and master agreements that the Board of Directors has been considering for some time.

Aquaticare Proposal

The Board of Directors reviewed the contract proposal of Kathy Beaven representing Aquaticare LLC to provide swimming pool services for Raintree Lake for the 2009 swim season. The proposed contract amount is \$63,057.00. Minor changes were requested including assurance of management presence during all swim hours. The Board will review the Aquaticare proposal again after the requested changes have been made for acceptance of the contract.

7. NEW BUSINESS

The Board members discussed the appeal of John and Mary Godfrey for return of the boat slip recently lost because of delinquent dues payment. The Godfrey's home here is for sale. Tom Tucek made a motion to deny the appeal of the Godfreys. Bob Christian seconded the motion and the motion passed 8 to 0. The boat is to be removed by March 15, 2009.

The request of Ira Roberts (RLC Corp.) for easements to be granted for utility purposes and road entry to Tract C and Tract E (Raintree Pointe) was presented to the Board. It was indicated that a review by RLPOA Legal Counsel was needed and information regarding the future planning for Tract C, Tract D and Tract B was also needed.

Office Remodeling

Rachelle Vandiver, General Manager, engaged the Board members in a discussion and review of the remodeling work in progress on the lower level of the Raintree Clubhouse. She indicated that to continue the remodeling work funds totaling \$20,000.00 would be needed during the next 45 days in addition to the remainder of funds left from the \$6,000.00 approved at the December 16, 2008 Board Meeting. Structural engineering and reinforcement for support of the upper level of the Clubhouse is underway as well as reconstruction of the lower level into offices and other alternative uses.

Recommendations were made to the General Manager to assure that all work and systems completed on the lower level of the Clubhouse would accommodate and integrate with the future remodeling work planned for the upper Clubhouse level.

Tom Tucek made a motion to approve \$20,000.00 additional funds to be used with the remainder of the \$6,000.00 funds approved at the December 16, 2008 Board

Meeting for material and services needed to further the remodeling work on the lower Clubhouse level. The General Manager is given the authority to use her discretion on how the money is to be used for the remodeling and reconstruction work for the next 60-day period. Bob Christian seconded the motion and it was approved 8 to 0.

The General Manager also informed the Board Members of potential problems with structural roof supports. Over the years cracks have developed near the metal plates at the base of the roof rafters. A study is presently in progress to determine what is needed to add extra support and to correct the structural problem.

Bob Christian moved to adjourn the meeting to Executive Session. Judy Schmoeger seconded the motion and it was approved 8 to 0. Meeting adjourned.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek moved to adjourn the regular meeting. Bob Christian seconded the motion and it was approved 8 to 0. Meeting adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION

January 22, 2009

7:00pm

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held January 22, 2009. Members in attendance: Brenda Miller, Brian West, Brian Whitley, Tony Jose, Tom Tucek and Robert Dye. Not present for this meeting were Bob Christian, Tim Nydegger and Judy Schmoeger. Also attending the meeting was Rachelle Vandiver, General Manager.

Tony Jose called the work session to order at 7:05pm.

Aquaticare Contract:

The proposed Aquaticare contract for management and operation of the Raintree Lake swimming pool for the 2009 summer swimming season was discussed briefly. A number of minor changes were requested prior to final approval at the January 13, 2009 Board meeting. The General Manager is presently working on the adjustments needed.

Clubhouse Rental Fee:

In response to a request by Lori Rodgers, a Raintree resident scheduling a rental of the clubhouse, the Board Members discussed lowering the clubhouse rental fee during the time that the lower level of the clubhouse is being remodeled into office space. Considerably less space is available due to the work being done.

Robert Dye made a motion to reduce the rental fee by \$100.00 until the end of March when the work on the lower level is expected to be complete and more space is available on the upper clubhouse level where the offices used to be. Rentals beginning April 1 will return to the full sum of \$330.00 and the additional deposit required as a security deposit. The General Manager will monitor the progress of the work being done and will refund \$100.00 of any rental after April 1, 2009 if the additional space is still not available. Tom Tucek seconded the motion and it was approved 5 to 0.

Bob & Nadine Markle – 10th Plat

Bob Markle requested that the Board consider permitting a realignment of the corners of lot 1199 and lot 1200 and lot 1690. During the discussion it was determined that because of it changing the common area to a slight degree, surveying work required and modifying and re-filing of the plat, it would not be worth the expense. Also permission would have to be obtained from any mortgagees, RLPOA and all lot owners involved. Bob Markle withdrew his request.

Charity Fundraisers

The Board Members indicated no interest at this time for allowing student tables for fund raisers at activity events provided by Raintree.

Steel Siding Guidelines

The Board review of proposed steel siding guidelines for Raintree residences will be considered at a future meeting.

ARB definition of “change of paint colors”

After considerable discussion and no clear conclusions made, the board decided for the time being to let the ARB Guidelines for changing paint colors on Raintree residences to remain the same.

Codes Violation Draft Letters

Codes violation draft letters ie: inoperable vehicles and appeal letters “certified mail” was reviewed at length with no changes in present procedures recommended at this time. It was directed to include all wording from Article IX, Section 7 to be in the letter of violation.

General Manager Rachelle Vandiver presented proposed changes for the 291 Highway Raintree Monument sign to the Board. Tom Tucek recommended L.E.D. lighting be used. The proposed changes are to be presented to the Raintree Villas Board for their approval.

Tentative Roll-Over Funds Available:

A general review of year end roll-over funds remaining from 2008 was conducted involving reserves established for 2009 and unfinished projects yet to be funded. A list of priorities was requested by Tony Jose and each Board Member is to indicate his preference for use of the discretionary funds remaining estimated at S\$181,083.00. It was indicated an additional \$11,000 would be available because a fishing dock was

budgeted, but the Lake Committee did not recommend.

The Board Members decided to hold the Summerfest event on June 27th of this year. The coordinators of previous years will not be available on July 4th and there would be conflict with the Boy Scouts pancake breakfast.

The Boy Scouts will have a pancake breakfast fund raiser on the 4th of July at the clubhouse. It was requested that the Boy Scouts be notified that they are required to request the use of the clubhouse in the future at least 45 days in advance of their planned event.

The usual fireworks display will be provided on the 4th of July.

Tony Jose adjourned the work session to move to Executive Session.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on February 10, 2009. Board Members present were Brian Whitley, Brian West, Tony Jose, Judy Schmoeger, Brenda Miller, Tom Tucek and Robert Dye. Board Members absent were Tim Nydegger and Bob Christian. General Manager Rachelle Vandiver was present.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum was in attendance.

2. OPEN FORUM

Chris Storms representing Boy Scout Troop 262 asked about the new 45 day in advance requirement for requests to use the clubhouse and have the rental fee waived. He was assured that the new ruling was to enable the Board to get better control over the increasing number of requests for free use of the clubhouse and that the new rule was not directed at anyone. The Board Members expressed some concern that Raintree residents should be generally involved in free clubhouse use events. A brief questionnaire is to be developed and is to be completed by everyone requesting a waiver of the clubhouse rental fee. Boy Scout Troop 262 was requested to make a formal request for 3 days of free clubhouse use at the April Board meeting. The 3 days would be for Memorial Day, the 4th of July and Labor Day.

David Mitchell, 3920 SW Windsong Dr. informed the group of a disaster preparedness meeting to be conducted by Phil Clark associated with the American Red Cross on Feb. 16th at 7:00pm at the clubhouse. The function is sponsored by

the Raintree Neighborhood Watch program.

Mr. Mitchell also reported that a Neighborhood Watch event was scheduled for March 16 at 7:00pm at the Lee's Summit Police Station and invited Raintree residents to attend. Captain Taylor and officer Weisman will conduct the meeting and provide a tour of the police station. A notice of the upcoming event is to be displayed in the March Shoreline publication.

4. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda consisting of the January Board Meeting minutes and payment of Bills. Robert Dye amended the motion requesting correction of the mistyped spelling of the word refiling (incorrectly typed refilling) and deletion of 2 words (as usual) at the end of the last sentence of the minutes of the Jan. 22 Special Meeting/Work Session prior to adjournment. The amended motion seconded by Robert Dye was approved 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the January Treasurer's Report.

Contents:

Balance Sheet (e-mailed previous and current month)
Income/Expense Statement (e-mailed previous and current month)
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of January
Bank of Lee's Summit-Check \$ 50,000.00
Bank of Lee's Summit Sweep Acct. under audit can not

balance

These include reserves for:

Operations \$ 50,000.00
Dock Self-Insurance \$ 30,000.00
Siltation \$ 50,000.00
Sea Wall \$ 24,720.00
Dam & Valve \$ 30,000.00
Raintree View \$ 55,000.00

Expenses for January \$ 83,506.97
Long-Term Debt: \$ -0-
Outstanding Dues/Fines a/o 1/31/09 \$ 36,769.33
Balance Due Liens Filed \$ 41,288.86

Income during January
Dues \$ 63,621.70
Other Income Total \$ 17,103.23

The Treasurers Report was filed for audit.

Brian West indicated that fees recently charged on RLPOA accounts will no longer be incurred and \$123.13 has been reimbursed for service charges going back to November 2008.

Robert Dye reported to the Board that Bank of the West will be paying 2.1% on money market accounts as of February 17th.

5. BOARD ANNOUNCEMENTS

Tony Jose reported that the police department will conduct Swat Team practice Feb. 17th and 18th at an old brick house located near Raintree Reserve west of Ward Road and that the fire department may also be planning a controlled burn of the structure.

Tony Jose repeated the scheduled events announced earlier in the meeting associated with the Raintree Neighborhood Watch program: The Disaster Preparedness program by the American Red Cross Feb. 16th at 7:00pm at the clubhouse and the March 16th meeting at the Lee's Summit police station at 7:00pm.

6. OLD BUSINESS

Legal

RLPOA legal counsel Kapke & Willerth L.L.C. report current activity negotiating agreements with CEAH Realtors concerning the Raintree Village Basin siltation project and preparation of documentation for various land transactions.

Kapke & Willerth L.L.C. indicate limited activity pending regarding delinquent accounts for unpaid dues. Only one case is set for a docket call February 18, 2009.

Aquaticare Contract

The Board Members conducted a lengthy discussion of various parts of the proposed Aquaticare contract. Brian Whitley made a motion to accept the Aquaticare contract proposal with any modifications mentioned for the contract sum of \$63,057.00 to operate the Raintree Lake pool for the 2009 swimming season. Brian West seconded the motion and it was approved 6 to 0.

Starter Blocks for Swim Team

A discussion was held about the request for starter blocks for the swim team to be funded by RLPOA. A number of questions arose that could not be answered and as the representative for the swim team was not present and had asked that the request be delayed until the March 3rd Board Meeting the starter block and Swim Team requests will be rescheduled.

8. NEW BUSINESS

Kyle Jansen and Andrew Stubbings presented their request to place a recycling

container at the Raintree Lake swimming pool during the swimming season. They reported approximately 200lbs. of aluminum collected last year and income of about \$100.00. A motion was made by Brian Whitley to permit Kyle Jansen and Andrew Stubbings to place a recycling container at the Raintree Lake Pool for the 2009 swimming season. Tom Tucek seconded the motion and it was approved 6 to 0.

The Louis Bestgen ARB fine appeal was not acted on, as Mr. Bestgen did not show for the meeting.

Tree Farm for Mullendike

A discussion was held to determine the possibilities of using the recently purchased Mullendike property as a tree farm. It was determined that a number of possibilities exist that would benefit RLPOA by planting trees on the Mullendike tract.

Brian Whitley made a motion to create a test plot in consultation with experts in the field for a tree farm at Mullendike using conservation department trees. Tom Tucek seconded the motion and it was approved 6 to 0. Robert Dye offered to provide 100 trees from the Missouri Dept. of Conservation and to provide the labor for planting.

The Board Members discussed purchasing Thuja Giant Evergreen trees for planting at the Raintree View site and the purchase of trees from the Missouri Department of Conservation nursery to begin a tree farm at the Mullendike location.

Raintree View Budgeted Request for Thuja Giant Evergreens

Tom Tucek made a motion to budget up to \$10,000.00 for the purchase of Giant Thuja Evergreen trees to be planted at the Raintree View site and for trees to be purchased from the Missouri Conservation Dept. Nursery to begin a tree farm at Mullendike location. The budgeted funds may also be used to provide some hardwood trees for Raintree View and trees for the Party Cove area. The motion was seconded by Brian Whitley and approved 6 to 0. The General Manager was requested to follow up on the bids from Colonial Nursery and Heartland Nursery to proceed with the purchase of the trees.

Snap Fitness/Raintree Animal Clinic – 5K Run/Dog & Jog

Kim Placke, co-owner of Raintree Animal Health Center presented the Board with a request to permit a 5K Run/Dog & Jog event to be held at Raintree Lake in early August. The event is being sponsored by Summit Lake Eye Center, Snap Fitness and Raintree Animal Health Center with proceeds to go to the Breeder of police dogs to fund the purchase of dogs for the local police department. The route would be confined to the NW quadrant of Raintree Lake and not cross Raintree streets. The police and fire department would be involved. Brian Whitley made a motion to permit the 5K Run/Dog & Jog to be held in the area described provided that a maximum of 2 dogs per person be allowed, that porta pottys be provided, that the dogs refuse be cleaned up and assurance be given that the proceeds would go to the benefit of the local police department. Tom Tucek seconded the motion and it was approved 6 to 0.

Office Remodel/Scope of Work

The General Manager, Rachelle Vandiver, updated the Board Members on the progress of the offices being completed on the lower level of the Raintree clubhouse. She indicated the need for \$12,400.00 in additional funds to cover labor and materials for the next 45 days. Additional funds will be needed for furniture when the offices are complete.

Tom Tucek made a motion to provide an additional \$20,000.00 to be made available for payment of construction costs and furniture needed for the clubhouse office project. The additional funds, together with remaining funds from the \$26,000.00 already approved will be available as needed for the next 45 days. Judy Schmoeger seconded the motion and it was approved 6 to 0.

Priority Ranking Assignment

The Board Members were given a list of priority projects for possible completion during 2009 and were asked to rank each project in the order of importance. The list by each Board Member is to be completed and turned in to the General Manager by Feb. 17, 2009. The priorities will be discussed at the next work session scheduled for Feb. 26th.

Tom Tucek made a motion to adjourn the Board meeting to Executive Session. Judy Schmoeger seconded the motion and it was approved 6 to 0. The meeting adjourned to Executive Session.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek moved to adjourn the Board meeting. Brian West seconded the motion and it was approved 6 to 0. Meeting adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION MEETING

February 26, 2009

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held February 26, 2009. Members present were Tony Jose, Bob Christian, Tom Tucek, Brian Whitley, Brenda Miller, Brian West, Judy Schmoeger, Tim Nydegger, and Robert Dye. General Manager Rachelle Vandiver was also present.

Tony Jose called the work session to order at 7:00 p.m. and announced a quorum for the meeting was present.

Tom Tucek made a motion to change or rescind the motion he made at the February 10, 2009 Board of Directors Meeting regarding the purchase of trees for Raintree View, the Mullendike tract and along Ward Road (party cove).

The motion is to be changed to read as follows: To budget up to \$10,000.00 for the purchase of giant Thuja evergreen trees to be planted at Raintree View and for trees to be purchased from the Missouri Conservation Department Nursery to begin a tree farm at the Mullendike location. The budgeted funds may also be used to provide some hardwood trees for the Raintree View site. Brian Whitley seconded the motion and it was approved 8 to 0.

Brian West made a motion to approve up to \$50,000.00 for the purpose of funding a silt removal contract for the Raintree Village Basin. The funds will only be provided upon the acceptance of terms and conditions and final execution of a Desiltation Reimbursement Agreement between RLPOA and RACH, LLC, a Missouri limited liability company. The funds will be paid to Critchfield Crane Service upon completion of the de-siltation of Raintree Village Basin. Brian Whitley seconded the motion and it was approved 8 to 0.

Tom Tucek made a motion to accept the proposed Raintree Village Basin Desiltation Reimbursement agreement between RLPOA and RACH, LLC., a Missouri Limited Liability Co. contingent on acceptance of final contract wording. Bob Christian seconded the motion and it was approved 8 to 0.

Tom Tucek made a motion to adjourn the Special Session at 7:19pm. The motion was seconded by Bob Christian and the meeting was adjourned.

Tony Jose convened the Work Session at 7:20pm.

Rachelle Vandiver reviewed with the Board Members various proposals from Danka Imaging for copiers and printers for use by the RLPOA office staff. Tony Jose requested that Tim Nydegger gather additional information concerning copying machines, printers and copying services and provide them for the next work session.

The Board members reviewed a series of letters associated with code violations, the timing of code violation notices, of fines, assessed and appeals available. It was determined that changes should be made in the second warning letter imposing the first fine of \$25.00. The last line of the paragraph addressing the appeals process and the sentence to eliminate was "Once an appeal has been submitted all fines and suspensions are on hold".

The issue of acceptable steel siding guidelines for use by the ARB Committee involving Raintree Lake residences was discussed briefly and will be taken up again at the next Work Session. Judy Schmoeger offered to attempt to obtain information that will be helpful.

The Board went over a listing of proposed future projects to establish a priority ranking for the use of available funds remaining from 2008. The General Manager is establishing the rankings as indicated by the Board members' preference and will provide the final listing.

Tom Tucek mentioned anticipated changes in Lake Regulations being currently proposed by the Lake Committee pertaining to the launching of light watercraft and violations of Lake Regulations.

The General Manager submitted a proposed Charitable Events Questionnaire to be completed by anyone requesting a waiver of Clubhouse rental fees. She will use the form to monitor and properly manage those requests.

Charley Sandman brought before the Board his concern about substandard roofing jobs being done on Raintree Lake residences. Thirty-year ridge shingle being used on forty-year roofing projects and other substandard materials mentioned. He asked if the contractors' names could be placed on the ARB applications.

The meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 3, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on March 3, 2009. Board Members present were Tim Nydegger, Judy Schmoeger, Brian Whitley, Bob Christian, Tony Jose, Brian West and Robert Dye. Board Members absent were Tom Tucek and Brenda Miller. General Manager Rachelle Vandiver was present.

Tony Jose called the meeting to order at 7:01 p.m. and announced a quorum was present for the meeting.

2. OPEN FORUM

No comments were made during the open forum session.

5. CONSENT AGENDA

Bob Christian made a motion to approve the Consent Agenda consisting of the February minutes and payment of bills. Tim Nydegger seconded the motion and it was approved 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the February Treasurer's Report.

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Siltation \$ 50,000.00
Sea Wall \$ 24,720.00
Dam & Valve \$ 30,000.00
Raintree View \$ 55,000.00

Expenses for February \$105,866.85
Long-Term Debt: \$ -0-
Outstanding Dues/Fines a/o 2/28/09 \$ 30,625.36
Balance Due Liens Filed \$ 40,323.28

Income during February
Dues \$ 59,666.54
Other Income Total \$ 19,390.78

The Treasurers Report was filed for audit.

Representatives of the Little Blue Valley Sewer District made a presentation at the Board Meeting regarding needed support by area residents to fund a \$38,468,850.00 revenue bond issue that will be presented for public vote on April 7, 2009. The bond issue would fund acquiring, constructing, improving or extending the Middle Big Creek Sub-district wastewater collection and treatment system and provide for payment of principal and interest on the bonds as well as the cost of operations and maintenance including all future improvements and extensions solely from revenues derived by the Little Blue Valley Sewer District.

At some point estimated to be about 15 years into the future, the Raintree Lake area may be connected to the new sewage system depending on available flow capacity. Art Davis and Stan Christopher indicated the project should be complete by 2012 and enable development and expansion throughout the southeast Lee's Summit area to Pleasant Hill to grow for the next 40 to 50 years. The pumping station at Raintree Lake below the dam would eventually be dismantled. The bonds are

expected to be financed through the Missouri State Revolving Fund established for wastewater projects and is eligible for up to \$2,000,000 from the recent Federal stimulus package bill. The increase in residential sewer cost is expected to be about 2.7% annually. The planned sewer project will have no effect on the system at Raintree Lake until it is reconnected to the new system in about 2024.

A scheduled meeting regarding the upcoming vote on the sewer bond issue is to be held at the Raintree Lake Clubhouse on April 1, 2009. The presentation will be by representatives of the Little Blue Valley Sewer District. The meeting will be from 6:00 to 8:00 p.m.

5. BOARD ANNOUNCEMENTS

Tony Jose made the following announcements of upcoming events.

- A. The Raintree Lake Annual Meeting is to be held March 26, 2009 at 7:00 p.m. at the Grace Baptist Church.
- B. Raintree Lake Adult Mixer pizza party is to be held March 27, 2009 from 6:00 to 10:00 p.m. at the Raintree Lake Clubhouse.
- C. The Neighborhood Watch Committee tour of the Lee's Summit Police Department is scheduled for March 16, 2009 at 7:00 p.m.
- D. Mandatory Boat Safety Meetings will start March 7th at 10:00 a.m. at the Clubhouse. RSVP.
- E. MO-DOT bids on 150 Highway construction from Horridge Road to 291 Highway are to be in by July with construction work expected to start by August of this year.
- F. Sewer line and holding basin bids for work along Ward Road are out and expected to be under contract within about one month with work on the sewer line along Ward Road to start this summer and completion expected in about six months. The holding basin is expected to take longer.
- G. Soundings are to be taken at the Raintree Village Basin when de-siltation is complete and the results given to MO-DOT and the City of Lee's Summit.

6. OLD BUSINESS

Legal

RLPOA legal counsel reports a re-drafting of a de-siltation agreement is being prepared regarding Raintree Village Basin and will be available for Board review and recommendation soon. A Promissory Note to be executed by RACH is also to be presented. A suit originally scheduled for a docket call on Wednesday, February 18, 2009, was rescheduled for a continuance on Wednesday, March 4, 2009. If a settlement proposal is not received by that date, the matter will be set for trial. NO

other matters were reported.

Starter Blocks

The Board Members briefly discussed the request by the swim team for swim blocks. The Board has studied the swim team's starting blocks request several times over the past few months and have agreed to purchase two Paddock #4909 starting platforms that will fit anchors in the pool deck. The price for the four swim blocks needed is \$6,041.00.

Robert Dye made a motion to authorize the General Manager to purchase the four swim blocks needed by the swim team for the sum of \$6,041.00 with the understanding that RLPOA will be reimbursed for two of the starting blocks (\$3,020.50) by the swim team. The motion was seconded by Judy Schmoeger and the motion was approved 6 to 0. K. C. Gunit Inc. will provide four Paddock #4909 starting platforms.

Bob Christian made a motion to approve \$700.00 for the swim team this season. Tim Nydegger seconded the motion and it was approved 6 to 0.

9. NEW BUSINESS

A proposal for a new Clubhouse trash enclosure was discussed briefly and will be brought up again at the next Work Session..

Brian West made a motion to purchase trees for up to \$8,000.00 for tree replacement on Common Grounds as requested by the Common Ground Committee. The General Manager is to make the determination on placing the order. Brian Whitley seconded the motion and it was approved 5 to 1. Robert Dye was opposed.

Common Ground budgeted request for Estate islands. This was included in Common Ground request for tree replacement.

Brian Whitley made a motion to approve an additional \$22,000.00 to bring the total amount up to \$80,000.00 for construction of the 291 Raintree Lake monument. The motion was seconded by Brian West and approved 6 to 0.

The Board members discussed the proposal of moving the handicapped lift to a new location at the exterior northeast corner of the Clubhouse and construction of a shaft on the outside wall of the Clubhouse to accommodate the handicapped power lift. Bob Christian made a motion to approve up to \$10,000.00 to move the handicapped power lift and build an exterior shaft to accommodate it. Brian Whitley seconded the motion and it was approved 4 to 2. Judy Schmoeger and Robert Dye were opposed.

Rachelle Vandiver, General Manager, reviewed the progress being made in the remodeling project for the first level of the Clubhouse. She requested additional funds needed to carry the project forward for the next 30 days. Bob Christian made

a motion to provide \$16,950.00 additional funds to add to any remaining funds already allocated for the first level Clubhouse remodeling project to be used for expenses incurred during the months of March and April. Brian Whitley seconded the motion and it was approved 6 to 0.

Charley Sandman and ARB Committee member Darrell Bennett discussed the need to draft a new ARB form to address the omission of necessary information in the current form used. They recommended adding the name of the contractor for each project to emphasize the homeowner's responsibility for requiring contractors to adhere to ARB rules and guidelines, to change the word laminated to manufactured enhanced ridge or double layer single ridge and to provide an update on all brands of shingles currently being used for roofing houses. It was recommended that the ARB Committee draft a new ARB application form that the Board of Directors can consider for adoption at the next Board Work Session.

The proposal that the RLPOA Codes Administrator attend or be a member of the ARB Committee was also suggested and will be a matter taken up by the Board.

Brian Whitley made a motion to go to Executive Session. Bob Christian seconded the motion and it was approved 6 to 0. Meeting was adjourned to Executive Session at 8:58 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
MARCH 26, 2009**

DETERMINE QUORUM AND CALL MEETING TO ORDER

The Annual Meeting of the Raintree Lake Property Owners Association was held on March 26, 2009 at 7:00 p.m. at the Grace Baptist Church. Board members in attendance were Robert Dye, Brian West, Brenda Miller, Bob Christian, Tony Jose, Brian Whitley, Tim Nydegger and Judy Schmoeger. Absent was Tom Tucek. The General Manager, Rachelle Vandiver, and most of her office staff were also present.

Tony Jose called the meeting to order at 7:05 p.m. and declared that a quorum of Class A and Class B Raintree residents were present in person or by proxy.

Tony Jose introduced each of the current Board Members to the audience.

Robert Dye, Secretary of the RLPOA, read the minutes from the Annual Meeting last year held March 27, 2008.

Bob Christian made a motion for approval of the minutes and Tim Nydegger seconded the motion. All members approved. 7 – 0.

TREASURER'S REPORT:

Brian West presented the Treasurer's Report for the year ending December 31, 2008.

Financial Statement as reported Year End 2008

Bank Account Balances as of December 31, 2008:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$393,930.68

These include reserves for:

Operations	\$35,152
Dock Self insurance	\$30,000
Siltation	\$135,000

Income	\$973,757.64
Expenses	\$780,695.40
Long-Term Debt	\$ -0-
Roll-Over at Year End	\$181,083.00

ELECTION PROCESS FOR NEW BOARD MEMBERS

Introduction of Candidates/Voting

Tony Jose initiated the beginning of the election process with the introduction of candidates. Class A candidates are Judy Schmoeger, Tim Nydegger Tom Tucek, Tim Lucas, Tim Kirkpatrick and Tom Atkins. Class B candidate was David Mitchell. Each candidate was given a chance to speak to the audience presenting their thoughts and ideas. Brian Whitley spoke on behalf of Tom Tucek who was not present.

A call was made for nominations from the floor for both Class A and Class B candidates but no additional names were offered.

A motion was made for nominations to cease by Bob Christian. The motion was seconded by Brian West and passes unanimously.

David Elliott began the election process conducted by the Raintree Nominating Committee. He announced that David Mitchell was a new Board Member as he had run for the seat unopposed in Class B. The Raintree Lake members present were asked to cast their ballots for the candidates of their choice and the results would be known later in the meeting.

Captain Mark Taylor and Officer Michael Reese representing the Lee's Summit Police Department gave presentations regarding criminal activity in the Lee's Summit area and measures that can be taken to counter crime. They encouraged residents to be alert and report any unusual or suspicious activity. Some of the things mentioned were to lock your cars, keep garage doors closed, light up the boat docks and back yards and watch out for each other. The Lee's Summit Police Department plans to add 21 new officers in the next 3 years. Call 969-7390 to secure help or make reports.

STATE OF RAINTREE LAKE

Tony Jose reported to the attending RLPOA members some of the recent accomplishments at Raintree Lake.

1. The completion of the desiltation project for Sunset Cove. \$110,000.00 project.
2. The purchase of 12 acres at the upper end of the southwest arm of Raintree Lake west of Ward Road for a future silt capture basin and silt depository.
3. The remodeling of the Raintree Lake Clubhouse lower level into offices.
4. A completed contract and full funding of the 291 Raintree Monument that is to be constructed soon.
5. The desiltation agreement with Mike Atcheson of RACH to clean out the Raintree Village Basin at the head of Sunset Cove should be completed soon according to Joe Willerth.

Tony Jose complimented the Raintree Board Members for their contribution of time and effort, for their good range of thought, cooperation and professionalism. He stated they represent Raintree very well.

6. A new handicapped lift is being planned for the upper level of the Clubhouse.

Tony Jose complimented Nolan Plymell and his crew for the work they did in remodeling the lower level of the Clubhouse.

Tony Jose responded to questions regarding Raintree residents who are delinquent in dues payments and described the process used to pursue collection of delinquent accounts. He stated that we have been making progress with our collection of delinquent accounts compared to previous years and very limited legal action has been necessary.

LEGAL MATTERS – RLPOA ATTORNEY JOE WILLERTH

Joe Willerth reported on legal matters that have taken place this past year. There have been 9 lawsuits involving Raintree residents due to delinquent dues. Five lawsuits have been completed recovering \$15,000.00. Three judgements are pending, one judgement with payments being made, and two judgements need completion of asset search. One judgement is set for trial in May. There have been five bankruptcies, three under Chapter 7 here little or no recovery is made and two under Chapter 13 with some payments being received.

Mr. Willerth complimented the Board of Directors for a year of very few legal issues. He also complimented the Lake Committee and the Lake Patrol for their efforts in keeping the lake safe for the residents and enforcing the rules that have been established.

He also reminded the audience of an upcoming bond election April 7, 2009 for the Little Big Creek Sewer District that involves the Raintree Lake area and totals \$38 million dollars. The Sewer District representatives will hold a meeting April 1, 2009 at the Raintree Lake Clubhouse at 6:00 p.m. to inform local residents regarding the bond proposal.

Rita Madison spoke of the need for more volunteers, more community involvement in Raintree affairs and better attendance at meetings.

INTRODUCTION OF GENERAL MANAGER AND STAFF

Tony Jose announced that it was the birthday of General Manager, Rachelle Vandiver, and everyone sang Happy Birthday to Rachelle. Tony then introduced Rachelle and her staff, Debbie Hanss, Carole Jacobs, Gene Jewell, Nolan Plymell, Scott Webber and David Dohnalek. He thanked them for their service to Raintree Lake and for their dedication and effort.

COMMITTEE RECOGNITION

Tony Jose thanked the members of each committee who have contributed much for the past year to the successful operation of Raintree Lake and the surrounding community. The committees and chairmen:

Activities Committee – Rhonda Masters and Brenda Miller

Appeals Committee – Bill Peck

Architectural Review Board – Darrell Bennett

Common Ground Committee – Shirley Thomas

Conservation Committee – San LaPoint

Facilities/Pool Committee – Harold Johnson

Finance Committee – Bob Christian

Lake Committee – San LaPoint and Roland Thibault

Neighborhood Watch – David Mitchell

Siltation Committee – Shirley Thomas

Welcoming Committee – Rose Marie Walter

Clubhouse Renovation Committee – Bob Christian

Raintree View – Tom Tucek

Nominating committee – David Elliott

ANNOUNCEMENTS

A. Newly elected Board Members

David Elliott, Chairman of the Nominating Committee reported the results of the election for new Board Members. The Class A Board Members elected were Tim Nydegger with 307 votes, Judy Schmoeger with 307 votes, Tim Kirkpatrick with 214 votes and Tim Lucas with 213 votes. The Class B Board Member elected was David Mitchell by acclamation as he ran for the position unopposed. Tom Atkins received 131 votes and Tom Tucek 121 votes.

B. Nominating Committee for 2009.

Tony Jose asked for volunteers for Nominating Committee members for 2009. The same members volunteered to serve another year. They are Dave Elliott, Jim Metzger, Rita Madison and Shirley Thomas.

Tony Jose called for any issues to be brought up at this time. Shirley Thomas commented about the good working relationship between the office staff, the Board of Directors and the various committees and their members. She indicated much has been accomplished this past year.

ADJOURNMENT

Bob Christian made a motion to adjourn the Annual Meeting. The motion was seconded by Brian West and the motion was approved by all. The meeting was adjourned at 8:28 p.m..

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 14, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on April 14, 2009. Board Members present were Brenda Miller, Judy Schmoeger, Tim Nydegger, Tim Kirkpatrick, Tony Jose, Brian West, David Mitchell and Robert Dye. Board Member Tim Lucas was absent. General Manager Rachelle Vandiver was in attendance.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum was present for the meeting.

2. OPEN FORUM

Rita Madison expressed her concern about a rumor going on in the community that there is a possibility the Board of Directors may reduce the RLPOA dues and may raid the reserves. She indicated that she feels the dues are reasonable and that many other projects should be funded to make the community better.

Dave Mac Queen indicated that money needs to be appropriated for caulking of the expansion joints of the perimeter of the swimming pool or to remove the pool cover so estimates can be made for bids.

Brian Whitley requested that a notice be placed in the Shoreline publication regarding tax rebates available during Christmas lights freedom day.

Charley Sandman requested that the subject of the Board of Directors Executive Sessions be made known to Raintree residents so they will be aware of issues being discussed. It was indicated an effort will be made to place the subject matter of future Executive Sessions on the Board Meeting Agenda.

6. CONSENT AGENDA

Robert Dye requested that two additional short paragraphs be added to complete the Executive Session Minutes of March 3, 2009 and that the Board Meeting minutes of March 3, 2009 have spelling corrected on page 2 at the middle of the page deleting the word dismounted and retyped as dismantled and on page 3 near the bottom left side delete the word Granite and retyped Gunite and the word of be corrected to or in the second paragraph from the bottom of page 4. (or be a member of the ARB).

A motion was made by Tim Nydegger to approve the consent agenda consisting of the March Minutes and the requested changes and payment of bills. The motion was seconded by Judy Schmoeger and approved 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the March Treasurer's Report.

Contents:

Balance Sheet (e-mailed previous and current month)
Income/Expense Statement (e-mailed previous and current month)
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of March	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 437,902.86

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 50,000.00
Sea Wall	\$ 24,720.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00

Expenses for March	\$ 61,266.88
Long-Term Debt:	\$ -0-
Outstanding Dues/Fines a/o 3/31/09	\$ 18,908.55
Balance Due Liens Filed	\$ 39,010.41

Income during March	
Dues	\$ 89,293.77
Other Income Total	\$ 33,816.72

Delinquent dues breakdown:

1 quarter delinquent	\$ 6,078.08
2 quarters delinquent	\$ 9,373.03
3 quarters delinquent	\$ 3,534.74

Rollover funds available (unused revenues from 2008) \$156,722.00

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

The city planning commission is scheduled to review the Raintree Lake monument proposal on April 28, 2009.

Boat Safety Meetings are scheduled for April 18 and April 30. Stickers must be on all watercraft by May 1.

6. OLD BUSINESS

Legal

Kapke & Willerth L.L.C., RLPOA attorneys report a delinquent account with a balance owed of \$3,052.06 is scheduled for trial on Friday, May 29, 2009. A proposed consent to judgment providing \$300.00 payments per month to retire the delinquent account has been sent to the defendant's attorney for possible acceptance to resolve the case.

The Desiltation Agreement for the Raintree Village Basin between RACH (Mike Atcheson) and the RLPOA Board of Directors has been completed which will permit the desiltation activity to proceed. Additional documentation is to be completed concerning the promissory note, construction easements and transfer of ownership of the Raintree Village Basin to RLPOA. RACH is required to execute a \$45,000.000 promissory note payable to RLPOA for funding the desiltation of the Raintree Village Basin, repayment to be made upon the sale of Lot 4 or Lot 5 Raintree Village or not later than 5 years, whichever occurs first.

Kapke & Willerth L.L.C. report they have been contacted by legal counsel of the Raintree Lake Corporation (Ira Roberts) regarding resumption of negotiations concerning land purchases by RLPOA. RLPOA legal counsel have been instructed to stand down in these negotiations for the time being.

Kelly Crawford Appeal of ARB Fines

Kelly Crawford was unable to be present to appeal ARB fines and will be rescheduled at a later date.

Swim Team Date Requests

The dates for pool reservations by the swim team were discussed by the Board. Robert Dye made a motion that the swim team be given pool reservation for swim meets on June 10, July 1, July 15 and July 22. Brian West seconded the motion and it was approved by all Board Members. 7 to 0. The reserved time is from 4:30 pm to the end of the meet.

Raintree Reserve

Moved topic for executive session.

Chris Storms – Troop 262 Pancake Breakfast

Chris Storms representing Boy Scout Troop 262 presented the completed charitable events request form now required by RLPOA for consideration of free use of the Raintree Lake clubhouse. The Board reviewed the information provided. Judy Schmoeger made a motion to permit the local Boy Scout Troop 262 to use the clubhouse free of charge for the 3 days requested which are Memorial Day, the 4th of July and Labor Day dependent only on the condition of the clubhouse on those dates as some construction activity may be in progress. Tim Nydegger seconded the motion and it was approved by all. 7 to 0.

10. NEW BUSINESS

Angel Niswonger Charitable Event Request

The Board Members reviewed a charitable event questionnaire submitted to the RLPOA for consideration of free clubhouse use to hold a fundraising event for the benefit of the Aqua Viva Children's Home located in Guatemala. The date of the event would be May 1st, 2009 from 8:00pm to 12:00am. This is a community outreach program involving 7 Raintree residents who are serving on the mission team as volunteers this summer. Angel Niswonger submitted the request. Judy Schmoeger made a motion to provide the clubhouse free of charge on May 1st for the fundraiser that evening. Tim Kirkpatrick seconded the motion and all approved. 7 to 0.

Anna Bury & George Willman Appeal Boat Slip Forfeiture

Chris Limpus Appeal Boat Slip Forfeiture

Stephanie Hazelton Appeal Boat Slip Forfeiture

Robert Whitney Appeal Boat Slip Forfeiture

There were 4 appeals made before the Board Members to overturn boat slip forfeitures. Three appeals were made by family members who explained each circumstance leading to the forfeiture and Tony Jose spoke for the 4th party who could not be present. The appeals were made by Theresa Bury for her mother-in-law Anna Bury and George Willman. Chris Limpus for his mother who passed away in May of 2008, Stephanie Hazelton spoke in her own behalf and Tony Jose represented Robert Whitney. The Board will act on these appeals later in Executive Session.

Dewayne Siniawski Request to Cross Common Ground

Dewayne Siniawski requested that the Board Members permit a drain extension across common ground to the lake to correct water problems at his home. This action has been recommended by the Raintree Lake Staff. Only 21 feet of common ground is to be crossed. Judy Schmoeger made a motion to permit Mr. Siniawski to install the pipe system across common ground in order to correct the problem. Tim Nydegger seconded the motion and all approved. Property location 4833 SW Gull Point Drive.

Lake Patrol Budgeted Request for Hard Top for Patrol Boat

The Board Members discussed the request of the Lake Patrol for a hard top to be installed on the patrol boat. Robert Dye made a motion to accept the bid of Midwest Marine to purchase the Raintree patrol boat hard top for \$2,115.00. Brian West seconded the motion and all approved. 7 to 0.

New Clubhouse Trash Enclosure

A new clubhouse trash enclosure was discussed briefly and moved to a future work session after we receive additional bids.

Common Ground Budgeted Request for Estate Circle Islands Infrastructure

Budgeted \$16,000

The Common Ground Committee request for funds to be made available for the Estate Islands infrastructure was discussed. Tim Nydegger made a motion to approve up to \$18,000 for the Estate Islands infrastructure. \$2,000 of the funds needed, will be provided by account number 2000-100 (Fertilizer/Seed/Mulch). A1 Hydroflo, LLC is the chosen contractor. Tim Kirkpatrick seconded the motion and all approved. 7 to 0.

Common Ground Budgeted Request for Additional Aerator/Fountains Budgeted \$10,000

The Common Ground Committee request for a replacement or back up aerator/fountain was discussed. Judy Schmoeger made a motion to provide up to \$10,000 for the purchase of the aerator/fountains requested. Brian West seconded the motion and all approved. 7 to 0.

Maintenance Budgeted Request for Backhoe/front-end Loader

The purchase of a backhoe/front-end loader for use by the Maintenance Dept. was discussed at length. Review of a large number of offerings on line was presented and whether to lease or purchase was debated.

A motion was made by Judy Schmoeger to approve up to \$31,000 for the purchase of a used 2005 New Holland Backhoe/front-end loader model #LB75B subject only to a mechanical inspection and compression test. The motion was seconded by Robert Dye. The motion passed 6 to 1 with Tim Kirkpatrick opposed.

CRC Request for MEP Design

Bob Christian commented on the need for work to be done on the handicapped lift and concern over budget problems and the need for direction to move forward.

It was determined that the structural reinforcement needs to be done first before anything else at this point in time. A report is due soon regarding a recent structural inspection. The issue of needed concrete flatwork was also mentioned. The Board will take up further discussion regarding the clubhouse renovation at the next work session.

Tim Nydegger will try to bring information to the Board regarding mechanical, electrical and plumbing needs for the clubhouse at a future meeting.

Office Remodel Scope of Work

Judy Schmoeger made a motion to approve up to \$2,500 to pay for current office work. Seconded by David Mitchell. Motion approved by all. 7 to 0.

Change Work Session to 4th Tuesday of the Month

Brian West made a motion to change the scheduled work sessions to the 4th Tuesday of each month. Seconded by Judy Schmoeger all approved. 7 to 0.

Election of Board Officers

Tony Jose called for nominations for President. Tony Jose self nominated himself. No other nominations were made and Tony Jose was declared President by acclamation.

Tony Jose called for nomination for Vice-President. Tony Jose nominated Judy Schmoeger. Tim Kirkpatrick nominated Tim Nydegger. By secret ballot Tim Nydegger was declared Vice-President.

Tony Jose called for nominations for Treasurer. Judy Schmoeger nominated Brian West. No other nominations. Brian West was declared Treasurer by acclamation.

Tony Jose called for nominations for Secretary. David Mitchell was nominated by Tony Jose. No other nominations were made. David Mitchell was declared Secretary by acclamation.

Pool Caulking Request

The pool caulking request of Dave Mac Queen will be scheduled for review for next work session/special meeting.

Tony Jose moved the Board to Executive Session for review of the appeals.

The Board meeting was reconvened.

The Board Members discussed the 4 appeals made in the meeting regarding boat slip forfeitures. Anna Bury and George Willman, Chris Limpus, Stephanie Hazelton and Robert Whitney. A motion was made by Tim Kirkpatrick to restore the boat slips to all 4 parties making appeals and overturn the forfeitures. All amounts due must be paid within 5 days or the boat slips will be forfeited. Chris Limpus was given 30 days to bring the boat slip current. The motion was seconded by Judy Schmoeger and approved by 5 to 2. Brenda Miller and David Mitchell voted no.

Tony Jose moved back to executive session at 9:15pm.

Judy Schmoeger made a motion to adjourn. Tim Kirkpatrick seconded the motion and all approved. The meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION SPECIAL MEETING/ WORK SESSION APRIL 28, 2009

A special meeting/work session of the Raintree Lake Property Owners association was held April 28, 2009. Members present were Tony Jose, Tim Nydegger, Brian West, David Mitchell,

Judy Schmoeger, Brenda Miller, Robert Dye, and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tim Lucas was absent.

Tony Jose called the special meeting to order at 7:01 p.m. and announced a quorum.

Tim Nydegger made a motion to approve up to \$61,000 for insurance. Robert Dye seconded the motion and it was approved 7 to 0.

Tim Nydegger made a motion to approve up to \$17,000 for Summerfest. Tim Kirkpatrick seconded the motion and it was approved 7 to 0.

Judy Schmoeger made a motion to approve up to \$5,100 for Spring Fling. Brian West seconded the motion and it was approved 7 to 0.

Judy Schmoeger made a motion to approve up to \$3,000 for the whole pool decking to be caulked including labor and material. Brian West seconded the motion and it was approved 7 to 0.

The Board members discussed at great length the repair of the old office space. There has only been one estimate returned, and Judy Schmoeger stated that rules prohibit the Board from continuing without further bids. The Board agreed to take no further action except for Rachelle to continue with the pier repair since that falls under her authority.

Tim Nydegger made a motion to adjourn the special meeting at 7:28 p.m. Judy Schmoeger seconded the motion and the meeting was adjourned.

Tony Jose convened the work session at 7:29 p.m.

The Board discussed the status of each item on the 2009-2010 priority list. The Board also looked at the items that did not make the current priority list for future planning.

The Board discussed the issue of the huge mulch pile brought up by Mike Ditty via e-mail. It was decided that a walking trail would be made with the mulch.

Board Members reviewed the new ARB roof application drawn up by Charley Sandman and approved by the ARB. The Board had nothing more to add and directed ARB to start using the new roof application.

The Appeals Committee will meet with the Board of Directors on May 12 at 6:45 p.m. to discuss their concerns about the number of waivers the Board is giving residents. The meeting will be held in the conference room downstairs.

Robert Dye designed a new fine letter because he was concerned that previous fine letters may be confusing to residents.

There was general discussion about where to place a new marina. Nothing was resolved at this time, and there will be further discussion in the future.

A new charitable event questionnaire was presented to the Board. Two items were added to the questionnaire; date of the event and organization benefiting from event.

The Board discussed the building of the new clubhouse trash enclosure. Rachelle will continue pursuing more bids.

Tim Nydegger asked the CRC Committee to meet to start the design phase. Tim needs the committee to pick out appliances, plumbing and light fixtures to continue the MEP design.

David Mitchell stated that he is still working on a new boat slip reminder letter and will have it ready by the next work session.

Because of federal rules, all of Raintree Lake's wood sign posts have to be replaced with a standard galvanized steel post. For an unknown price the city would install a decorative sign post (no picture available). After polling the Board Members, it was decided not to pursue the decorative signs.

There is concern about RLPOA liability and trespassing on the newly purchased Mullendike property. Rachelle will contact Cass County to find out about their no trespassing sign regulations and enforcement policy. No trespassing signs will be put up as soon as possible.

Tony Jose asked Board Members to look at the area south of Sandpiper before the next board meeting. The channel is getting deeper and wider and ideas are needed to fix the problem.

Brian West made a motion to adjourn to executive session. David Mitchell seconded the motion and the work session was adjourned at 9:35 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 12, 2009
7:00p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on May 12, 2009. Members in attendance were Tony Jose, David Mitchell, Tim Kirkpatrick, Robert Dye, Brenda Miller, Tim Nydegger, Judy Schmoeger and Brian West. General Manager, Rachelle Vandiver, was also present. Tim Lucas was absent.

Tony Jose called the meeting to order at 7:05 p.m. and announced a quorum present.

OPEN FORUM:

Shirley Thomas stated that something should be written in the Shoreline about how nice the lawns look at the Villas, Cobblestone and Fountains. Shirley also wanted to recognize the men,

young and old who have been planting flowers at the Duck Pond. Tony Jose asked Shirley to write a short article for the June Shoreline.

John Smith explained briefly how his boat was damaged by a log or something else. His insurance company sent his boat to the factory where they changed the design of his boat because they did not have the mold of his 2001 Ranger boat due to its age. Tony Jose asked the Board if anyone had any objection to adding John Smith's item to the agenda as 7D or 7E under new business. No objections noted.

CONSENT AGENDA:

Judy Schmoeger made a motion to approve the April minutes and the payment of bills. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West presented the April Treasurer's Report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

BUDGET ANALYSIS

Bank Account Balances as of April:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit sweep Acct.	\$449,295.62
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self insurance	\$30,000
Siltation	\$50,000
Sea Wall	\$24,720
Dam & Valve	\$30,000
Raintree View	\$55,000
Expenses for April:	\$110,229.38
Long- Term Debt:	\$ -
Outstanding Dues/Fines a/o 4/30/09:	\$ 39,007.33 Total Amount
1 st letter	\$ 15,461.25
2 nd Letter	\$ 6,863.67
3 rd Letter	\$ 16,682.41
Balance Due Liens Filed	\$ 42,965.91
Income during April;	
Dues	\$68,641.27
Other Income total	\$9,733.53

Tony Jose referred to the April minutes and asked if the rollover funds available (unused revenues from 2008) was still at 156,722.00. Brian West said yes and Tony Jose asked that it be

amended on the current financial report. Reports filed for audit and file it with the rollover included.

BOARD ANNOUNCEMENTS:

Tony Jose stated that we are still working on some issues with the city in reference to the Summerfest parade. We may have a snag with the fireworks show and we are working on solutions with that as well. The Fishing Derby is scheduled for May 25 (Memorial Day) at the Duck Pond. We have five volunteers for the event. The Raintree Monument will begin on or about May 15. Garage sales start tomorrow night with preview night, and Lake Cleanup is May 23 at 9:00 a.m. Tony encouraged everyone to go fishing in the lake, find debris and get some cool prizes. A resident asked for the date of the parade. Rachelle said it was June 27, and explained why we may not have it this year. The tour de Lakes bike ride and the Regatta detour are the snags.

OLD BUSINESS:

Legal

A resident at North Shore constructed a fence on a perpetual walking easement.

Joe did some research related to the issue of the real estate office.

A delinquent account matter has been set for trial on May 29.

Fishing Derby Budget Request

Brian West made a motion to fund \$1,250 toward the Fishing Derby. Tim Nydegger seconded the motion. The motion passed 7 to 0.

Teen Swim/Adult Swim Budget Request

Tim Nydegger made a motion to approve up to \$2,800 for teen swim/adult swim. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

Lake Regulation Item VI, Number 8, Launching Watercraft

Tony Jose read the Lake Committee's proposed Lake Rule Change;

Article VI, Section 8. **Launching Watercraft: Watercraft may be launched from the shoreline of the main lake if the watercraft can be manually carried to the water or manually carried on a cart/dolly that has been approved by the Lake Committee. A sticker will be issued indicating that the cart/dolly has been approved and appropriate documentation is retained in the office. No equipment is to be left on the shoreline at any time. Modification of the shoreline to accommodate launching shall not be permitted. Launching of the watercraft on any of the waterscapes is not permitted. Violations of this rule will incur revocation of Lake Committee approval.**

Judy Schmoeger made a motion to approve Lake Regulation Article VI, Section 8 as written in red. Robert Dye seconded the motion. The motion passed 6 to 1. Brenda Miller voted against the motion.

Lake Regulations Item XII, Section 2, Complaints

Tony Jose read the Lake Committee's proposed Lake Rule Change;

Article XII, Section 2. Complaints: Any member of the Association may file a complaint with the RLPOA office of a violation of the Lake Regulations on a form provided by the Association

at the RLPOA office. Upon filing a complaint with the RLPOA office, a **citation shall be issued by the Lake Patrol Supervisor detailing the complaint and citing the appropriate rule(s) allegedly broken. The complainant will be named as the citing officer.** The office shall notify the interested parties, namely the alleged violator, the licensee, the complainant and the witnesses, if any, whose names are endorsed on the complaint by mailing to the address of each said parties appearing on the complaint a notice fixing the time and place for a hearing on the complaint. **All parties shall be present for the scheduled hearing.**

Tony Jose stated that this takes us from where we were, where you filed a complaint and it disappeared in the woods to now if you file a complaint you have to stand behind it all the way through the process. If you are accused by a neighbor or peer, you have the opportunity to discuss it with them through the appeal process. Tim Kirkpatrick made a motion to move this to the next work session. Brian West seconded the motion. The motion passed 7 to 0.

Dock Maintenance Budget Request

Kribbs was out and looked at our docks as they do every year. We have made Kribbs a preferred vendor. Robert Dye made a motion to approve up to \$10,000 for dock maintenance. Brian West seconded the motion. Tim Nydegger asked about tightening the cleats on some of the docks, and Tom Tucek stated that most of residents do it themselves. The motion passed 7 to 0.

Piers/footings

Tony Jose added the piers bid to old business. Rachelle explained what work needed to be done. Tony Jose stressed that the footings need to be done so the structural issues of the old office can be addressed. Landscaping and the sprinkler system will be affected by the flatwork out front. Tim Kirkpatrick questioned the time frame of the estimate because thirty days were up already. Rachelle will verify with the vendor that the bid is good until the fall when the work will be done. Tim Nydegger wants to verify with the vendor that the footings will go below the frost line. Brian West clarified that the money will come from rollover money from 2008.

Tim Nydegger made a motion to approve \$16,007.20 for company C to provide flatwork and footings with clarification that they hold their price up to 120 days or as needed. Also clarification that the footings are going below the frost line and reinforced properly with rebar or whatever it takes, and to be used from rollover funds. Tim Kirkpatrick seconded the motion. Judy Schmoeger wants the Board to come to some conclusion with the priority list, and finalize it at the next work session. Tony Jose agreed completely. The motion passed 7 to 0.

NEW BUSINESS:

Seawall proposals

Company A = \$37,960.00, Company B = 19,760.00 (did Bass Pro wall), Company C = \$20,000.00 and was a labor only bid. There were several minutes of discussions trying to figure out what was in the bids. Tony Jose asked if the Board had enough information to make a decision. Brian West made a motion to approve Company B for 19,760.00 to repair the seawall at the clubhouse. Robert Dye seconded the motion. There was even further discussion about the bids and the pros and cons of waiting. Brian West withdrew his previous motion and moved to take it to the next work session on May 26, and make it a special meeting to do further investigation on retaining wall repair. Matt Osborne from the audience was invited to attend the work session to help go over the bids.

Cole Younger Real Estate Office

Paul Roberts/ Karen Delany or their representative, representatives of North Shore, Duck Pond, Raintree Development Corporation or the party who bought the real estate office did not attend this meeting. Tony Jose asked the audience when they purchased their property, if they were told what the disposition of the real estate office would be. Several audience members said it would be torn down. Tom Tucek stated that on the plat, it says the structure will convert. After several minutes of discussion, Tony Jose advised the homeowners that they should call the city and file complaints instead of the Association. John Smith volunteered to go to city hall and make some inquiries pertaining to the office and get the ball rolling. He will report back the following day. Tony Jose read the audience the letter the RLPOA Board of Directors sent to Karen Delany and Paul Roberts. Tony Jose asked the residents to put their names and e-mail addresses on a single piece of paper and the Board will keep them up to date on any progress.

Pool Drains Compliance with Federal Regulations

There are new regulations concerning the safety of swimming pools. Our pool is not in compliance but nobody has seen the guidelines, so the Board does not exactly know what it will take to become compliant. There is one bid that provides work to make the slide and umbrella compliant. After further discussion, it was determined to get the slide and umbrella compliant as soon as possible to show that we are making progress in being fully compliant. The Board will continue to work on the issue as new information is received.

Amy Berry Additional Swim Meet Date Request

Amy Berry via e-mail has requested the pool for an additional swim meet on June 24. Judy Schmoeger made a motion to approve June 24 for an additional swim meet for Raintree swim team. Brenda Miller seconded the motion. The motion passed 7 to 0. Robert Dye wants to look more closely at the number of times the clubhouse and amenities are used at no charge. Judy Schmoeger wanted to make it clear that this additional swim meet approval is an exception with no future expectations of added swim meets.

John Smith Boat Appeal

The Board continued its discussion from the open forum. Sam LaPoint read the Lake Committee minutes where they recommended approval of John Smith's boat appeal. Robert Dye made a motion to approve the Lake Committee's recommendation and approve John Smith's boat appeal. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

Robert Dye's Spillway Proposal

The Board directed Rachelle to place on the work session agenda. There is \$30,000 in the dam budget.

Brenda Miller made a motion to adjourn to executive session. Brian West seconded the motion. The motion passed 7 to 0.

The Board of Directors Meeting was adjourned at 9:09 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
MAY 26, 2009
7:00 p.m.

A special meeting/work session of the Raintree Lake Property Owners Association was held on May 26, 2009. Members present were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Judy Schmoeger, Brenda Miller, Robert Dye and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tim Lucas was absent.

Tony Jose called the special meeting to order at 7:01 p.m. and announced a quorum.

Tony Jose advised the Board that Tim Lucas would probably forward a letter of resignation tonight because of scheduling conflicts.

Board members discussed the two seawall bids. Matt Osborne attended the meeting to assist the Board members in making a decision. After several minutes it was determined that the Board members were not ready to make a decision tonight because there were still specific questions some Board members had about the bids. Tony Jose again asked the Board members to review the bids and e-mail questions to Rachelle Vandiver by Thursday. Rachelle Vandiver will forward those questions to the contractors for further clarification. The seawall proposals have been tabled for now.

The Association has sent a Release of Liability to Oasis Pool and Spa relative to the compliance to the "Virginia Graeme Baker Pool and Spa Safety Act". The vendor wanted to include wording that work eventually would be done by them, but Tony Jose was not comfortable with that. The vendor appeared to be charging double the price for covers compared to what Tim Nydegger found online. The Board is not comfortable giving anymore cash to the vendor until a third party inspector checks the pool. Rachelle will contact the U.S. Consumer Product Safety Commission to get a list of inspectors for the pool.

The air conditioner died last fall in the old office. The compressor is dead so Rachelle's question is do we want to fix it or replace it. Tim Nydegger wants to look into it more closely and make sure we get the proper system for future needs. Tim Nydegger will meet with the CRC Committee to continue work on the MEP.

The Lake Committee has received a proposal from Kribbs to replace exiting CCA lumber with 2" X 6" X 20" "Evergrain" Composite on swim docks 1 and 6. There was a discussion about the main deck and the inconvenience being created when it rains or when people on the deck spill drinks and the rain or liquid is passing through gaps in the decking and dripping on people below the deck. Options were discussed but nothing was resolved at this time. The Board and audience members discussed the weight and maintenance of composite decking versus CCA. Tim Nydegger made a motion to approve up to \$11,750 for "Evergrain" Composite decking on swim docks 1 and 6. Brian West seconded the motion. The motion passed 7 to 0.

The Lake Committee recommended purchasing a work pontoon from a resident and doing the necessary repairs to the pontoon. Midwest Marine looked at the pontoon and recommended

things to be done; tune-up, water pump and trim switch along with some other general maintenance items. Midwest Marine would also take our old pontoon for a couple of hundred dollars which is the most cost effective way of disposing of the pontoon. The proposed "new" work pontoon is a 24 foot, 1991 Sundance with a 50hp motor, silver blue in color. The cost of the pontoon with trailer is \$2,000, and the recommended maintenance is \$1,600. \$6,000 has been budgeted for 2009. Judy Schmoeger made a motion to approve up to \$3,600 for a work pontoon. Tim Nydegger seconded the motion. The motion passed 6 to 1. Tim Kirkpatrick voted against the motion.

Brian West made a motion to adjourn from the special meeting and move to the work session. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0. The special meeting was adjourned at 8:00 p.m.

Tony Jose convened the work session at 8:01 p.m.

Robert Dye drew up a design that shows his suggested flat bottom ledge rock arrangement for the spillway. There is no cost estimate to his proposal, but his main concern is finding a solution for the spillway. Robert Dye is concerned that a child will get caught in the channel cut during a major flood event and be swept over the waterfall. The rest of the Board members understood his concern but would like an engineer to look at the spillway. After several minutes of discussion concerning the cost of an engineering study and the cost of doing the work, Rachelle Vandiver was directed to have an engineer write an opinion letter on the spillway. Several Board members will forward names of engineers to Rachelle to make her search a little easier.

Rachelle Vandiver reviewed the fine letter draft by Robert Dye and thought it was fine. The Board members also agreed so Rachelle will put it into motion.

David Mitchell drafted a boat slip reminder letter for the Board to review. The Board suggested several changes to the draft letter. It was also suggested that the date of the billing be moved from January 15 to February 15. Rachelle Vandiver will check to see what it will take to change the January date. David Mitchell will make the changes to the draft letter and work on this will continue at the next work session.

There was some discussion as to why Item XII, Number 2, Complaints was continued to this work session from the Board meeting. It was agreed that the meaning of the proposed regulation was that if you filed a complaint of a violation of a lake regulation, then you must own it. It was also agreed that the proposed lake regulation Item XII, Number 2, Complaints will be put on the June consent agenda. Refer to the May 12 Board meeting minutes for the exact wording of the proposed change.

The Board reviewed the priority list. Tony Jose asked the Board members to think about budget priorities. How much of the money should be allocated as a percentage of income to siltation? The final order of the priority list should be determined after the last two Board members turn in their rankings.

Tim Nydegger made a motion to adjourn from the work session to executive session. David Mitchell seconded the motion. The motion passed 7 to 0. The work session was adjourned at 9:00 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 9, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on June 9, 2009. Members in attendance were Tony Jose, Brian West, Tim Kirkpatrick, Tim Nydegger, Brenda Miller, Judy Schmoeger, Robert Dye and David Mitchell. General Manager, Rachelle Vandiver, was also present. Tim Lucas has resigned.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum present. Tony Jose also announced that Tim Lucas has resigned as a Board member.

OPEN FORUM:

Mary Echelmeyer brought up the concern of algae or debris in the Sandpiper Cove. She would like someone to look at it and solve the problem. She says that it is thick and nasty green stuff and appears to get bigger every year.

Rita Madison updated the Board on what the Garden Club has been doing at Regatta and the Duck Pond. The Garden Club will again participate at Summerfest.

CONSENT AGENDA:

Judy Schmoeger made a motion to approve the May minutes, payments of bills and Lake Regulation Item XII, Number 2, Complaints. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the May Treasurer's Report.

CONTENTS:

Balance Sheet (E-mailed previous & current month)
Income/Expense Statement (E-mailed previous & current month)
Check Register

BUDGETY ANALYSIS

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 304,251.50
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000

Siltation	\$50,000
Sea Wall	\$24,720
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for May:	\$ 188,097.32	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 5/31/09:	\$ 17,290.05	Total Amount
1 st Letter	\$ 6,341.78	
2 nd Letter	\$ 2,888.64	
3 rd Letter	\$ 8,059.63	
Balance Due Liens Filed:	\$ 44,411.76	

Income during May:	
Dues	\$57,974.10
Other Income Total	\$12,185.64

The report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose stated that the Summerfest parade has been canceled. There is a scheduling conflict with Tour de Lakes bike ride. The Summerfest carnival is June 27 from 10:00 a.m. to 12:00 p.m. The teen swim is June 18. The swim meet is tomorrow night unless it is rained out, then it will be Thursday. Tony Jose repeated that Tim Lucas has resigned his Board position. If anybody is interested or knows somebody who is interested please contact Rachele Vandiver.

OLD BUSINESS:

Legal

Tony Jose asked Rachele Vandiver to have Joe Willerth remove the Atcheson part unless invoice hours were incurred last month.

NS01 dispute will be discussed later.

The DeLany real estate office dispute will not be discussed openly.

There is a lawsuit against a resident that has been continued to July 15.

Kelly Crawford Appeal ARB fines

Kelly Crawford spoke on her own behalf about her ARB fines, and gave reasons as to why the Board should waive her fines. Brenda Miller made a motion to waive the fines on this property due to the fact that we have a precedence and that she is highly involved in the community. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0.

Seawall Proposals

Rachele Vandiver read the responses from the contractor in reference to specific questions that several Board members had about the seawall proposals. The Board continued to discuss the seawall proposals for several minutes. Judy Schmoeger made a motion to approve up to \$24,720

for the repair of the seawall, and award the bid to vendor B as outlined in the proposal. Tim Nydegger seconded the motion. The motion passed 7 to 0.

Landscape Circles

Several meetings ago the Board went through the process of approving the infrastructure for the landscape circles of Gull Point and Raintree Circle, but the committee didn't think about how to get electricity to the pump that pulls water out of the lake. There was discussion about being over budget and where to take the money from. Tim Nydegger made a motion to approve \$1,650 from category 2002 into category 2003 for the purpose of island infrastructure. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

NEW BUSINESS:

John & Teresa Larkin Fence Appeal

John or Teresa Larkin did not attend the Board meeting. Tony Jose spent several minutes giving background information on this appeal. The Board decided to table the appeal and allow RLPOA to appeal the ARB approval.

Heart of America EX-POW Request for Clubhouse

Robert Rudolph asked the Board to waive the fee for the clubhouse as has been done in previous years. He will provide a deposit. Brian West made a motion to let the Heart of America Ex-POW's use the clubhouse requiring them to put a deposit down, and to let them use it on August 30. Robert Dye seconded the motion. The motion passed 7 to 0.

A member of the ARB asked why there is a problem with the Larkin fence. There was several minutes of discussions between the Board and three ARB members.

Sam and Cassandra Brewster ARB Appeal

Sam Brewster attended the Board meeting and explained his side of the story. The Board asked Mr. Brewster and Rachelle Vandiver some questions. The Board talked about adding more detail to what can go on resident's roofs at the next work session. Tim Kirkpatrick made a motion to let Mr. Brewster keep his weather station on his roof and waive the fine since there is no exiting rule. Robert Dye seconded the motion. The motion passed 6 to 1. Brenda Miller voted against the motion.

291 Monument Landscape Proposals

Tony Jose said there is about \$10,382.81 left in the monument budget to cover landscaping. The Board discussed the two bids, the issue of doing the work sooner than later and where to take the money from. Brian West stated that the Board can take money from category 2002 to category 2010. Judy Schmoeger made a motion to pull \$6,420 from category 2002 and move it to category 2010, and also approve up to \$16,703 for vendor A for monument landscape. Brian West seconded the motion. The motion passed 6 to 1. Tim Kirkpatrick voted against the motion.

Robert Dye made a motion to adjourn to executive session. Brenda Miller seconded the motion. The motion passed 7 to 0.

The Board of Directors meeting was adjourned at 8:20 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
JUNE 23, 2009
7:00 p.m.**

A work session of the Raintree Lake Property Owners Association was held on June 23, 2009. Members in attendance were Tony Jose, Tim Kirkpatrick, Brian West, David Mitchell, Tim Nydegger, Robert Dye and Brenda Miller. General Manager, Rachelle Vandiver, was also present. Judy Schmoeger was absent.

Tony Jose called the work session to order at 7:00p.m.

A/C for old office:

Tim Nydegger and Greg McFarland from the audience discussed a method of pumping the heat from the clubhouse air conditioner to the pool and its practicality. Tim Nydegger is getting proposals to do a MEP package.

Priority Ranking List:

The Board discussed each item on the priority list and looked at how close to completion each item is. The Board also reviewed the items that didn't make the priority list this year, but are still important to the Association.

Unauthorized Plantings on Common Ground:

Rachelle Vandiver advised the Board that more and more residents are landscaping common ground without prior approval. Some of these plantings are causing a problem for the maintenance crew in getting their work done. There will be a future article in the Shoreline reminding residents that they need an approval from the Common Ground Committee before planting anything on common ground. The Board told Rachelle Vandiver to advise the maintenance crew that if they come across illegal plantings that interfere with their work to just knock it down. The Board will trust the Common Ground Committee to approve what they are comfortable with. If the Common Ground Committee comes across something outside their comfort level, then they defer to the Board to make the decision. Rachelle Vandiver will send a letter to residents who are in violation and remind them that they need approval from the Common Ground Committee, and if they do not get approval the plantings will be cut down.

Weather Stations/Wind Turbines/Solar Panels:

The Board decided to send the following statement to the ARB for their approval; Weather Stations/Wind Turbines/Solar Panels will be approved on a case by case basis prior to installation. Adjacent property owners input will be gathered as part of the approval process. If the ARB recommends the statement, then they will send it to the Board. The Board will adopt their recommended ARB guideline.

Stafford Change to Lift Tanks:

The Board examined the color pictures of the new cylinder tanks being offered by Randy Stafford. His lift supplier is changing the tanks to a blue polyethylene style which contradicts the current guidelines. The Board discussed the long term problems with the galvanized tank and likes the polyethylene tank. The Board did have a problem with the blue color. Rachelle Vandiver will do some additional research, and this issue will be further discussed at a future work session.

Seawall Update:

The Board needs an additional \$2,310 from somewhere else in the budget for additional rock for the seawall. Board members agreed to place the approval of funds on the July Consent agenda.

District 2 Meeting Update:

Rachelle Vandiver will contact Paul Roberts to see if he has given any thought to the letter the Board sent him several months. Brian West, Brenda Miller and David Mitchell volunteered to meet with Paul Roberts to discuss the Duck Pond issues if he so desires.

Ward Road should be done by the end of July (to Raintree Pkwy 2012 or later).

Mullendyke Property: The Lee's Summit Police cannot address issues inside of Mullendyke. The Association will have to call Cass County to enforce no trespassing violations.

Storm Drain Culvert: The maintenance falls under the responsibility of the Association. Tim Kirkpatrick suggested contacting Votech to ask about their interest in fixing the sidewalk. The project falls under the type of work that they look for. Rachelle Vandiver will contact Votech.

Water Line Upgrade: The streets that have not been done should be milled and overlaid by fall.

Priority List of the Sidewalk Placement: Sidewalks one half mile from schools will be done first. Raintree does not fall under that category.

Contractor Signs in Yards:

Rachelle Vandiver read the current rules on signs. The Board looked at the different types of signs to allow, how long signs should be allowed to stay up, fines for breaking the rules, and the amount of time it would take the office to enforce the rule. Tony Jose asked each Board member if signs should be allowed or not. Three members said no signs and three members said some allowance for signs should be allowed. Tony Jose broke the tie saying no signs. The Board has

decided to look at the issue individually for the next month and then work on it more at the next work session.

Pool Condition/Equipment Concerns:

The sand in the filter needs to be replaced. There is a break in the concrete by the slide and there are other issues with the pool that need to be addressed. The Board agreed to approve \$4,440.25 for Safari Aquatics to change out the filter sand and place it on the July Consent agenda.

Board Member Replacement:

The Board agreed to meet prior to the Board meeting on July 14 at 6:00 p.m. to interview each of the candidates for the vacated Board member spot. Brian West will be out of town so he will be conferenced in to participate in the voting process. The Board is hopeful of making a decision by the start of the Board meeting.

Lake Weeds:

Tim Nydegger spoke about the problem of coontail seaweed in the coves. It is causing a problem for boaters and fishermen. Rachelle will contact Blue Valley Labs and have them come out and provide a solution. At a future rain event water will be captured at all the entry points for testing.

Assistant Manager:

The Board looked at the pros and cons of hiring an assistant manager. The Board will continue to discuss this at a future work session.

Rachelle Vandiver announced that Scott Edgar will do a presentation at the next Board meeting concerning Hidden Cove and Windemere. There are also plans available for Board members to review concerning the M150 widening project.

Brian West made a motion to move to executive session. Brenda Miller seconded the motion. The motion passed 6 to 0.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 14, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on July 14, 2009. Members in attendance were Tony Jose, Tim Nydegger, David Mitchell, Brenda Miller, Judy

Schmoeger, Robert Dye and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Brian West was absent.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum present. Tony Jose told the audience that an executive session was held at 6:00 p.m. to elect a new Board member to fill an empty seat. The announcement would be made at the end of the meeting.

OPEN FORUM:

San LaPoint from the Lake Committee would like the Board to approve the rectangular shape lifts. San also stated that a sticker will be given for life for a cart/dolly to move across common ground. The approved form with pictures will be given to the office. Rita Madison raised a concern of all the street parking on Raintree Drive. Rita also passed along a personal story that reinforces the safety issues of driving on Raintree Drive. Tony Jose told Rita that it would go on the next work session. Charley Sandman asked why construction signs are allowed in Raintree when there is a rule against them. Charley also asked how the price offered to Ira Roberts was determined. Tony Jose responded by saying that the sign issue is on the next work session and the price for land would be discussed later in the meeting. David Mitchell informed the audience and Board about the increase in home burglaries in the area. Officer Michael Reese spoke about the problem and answered several questions.

CONSENT AGENDA:

Robert Dye made a motion to approve the June minutes, payment of bills, \$2,310 for additional rock for seawall and the Safari Aquatics proposal for filter sand change out. Tim Nydegger seconded the motion. The motion passed 6 to 0.

TREASURER’S FINANCIAL REPORT:

Tony Jose read the June Treasurer’s Report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

BUDGET ANALYSIS

Bank Account Balances as of June:	
Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 250,595.45
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000

Roll over \$

\$156,722

Expenses for June:	\$ 164,033.34	
Long-Term Debt	\$ -	
Outstanding Dues/Fines a/o 6/30/09:	\$ 12,037.83	Total Amount
1 st Letter	\$ 3,094.94	
2 nd Letter	\$ 2,608.16	
3 rd Letter	\$ 6,334.73	
Balance Due Liens Filed:	\$ 42,602.95	

Income during June:

Dues	\$81,060.11
Other Income total	\$13,430.70

The report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- The Raintree Rays Swim meet is tomorrow night, Wednesday July 15.
- The second teen swim is Thursday night, July 16.
- The adult pool party (Luau) is Friday, August 7 at 7:00 p.m.
- A.J. Williams, a regular Board meeting and work session attendee passed away recently.

PRESENTATION:

Scott Edgar, from the City of Lee's Summit, gave a briefing on the flooding problems at Windemere. Scott Edgar and four other city designers explained what is being planned to fix the situation which would affect Raintree in a positive way. Everything is still in the early stages of planning. There were several minutes of questions by residents and Board members. Another informational meeting is being held at Trailridge elementary school on Tuesday, July 21st at 6:30 p.m.

OLD BUSINESS:

Tony Jose stated that our attorney had some correspondence relative to North Shore Lot 1 and the fireworks dispute on the Fourth of July. A delinquent account matter has been continued to July 15, 2009 in order to permit payment of the lien from a closing which has been rescheduled for July 15, 2009.

BOARD APPEAL OF ARB DECISION ON FENCE APPLICATION LOT NS01:

John and Treasa Larkin were present at the meeting. John Larkin asked the Board to let the other involved homeowners know about the easement. John Larkin also asked the Board to vacate the easement. Tony Jose told Mr. Larkin that 2/3 of the membership would have to approve it. The Board gave the Larkin's 90 days to move the fence. Judy Schmoeger made a motion to approve the RLPOA appeal to modify the fence approval to be at the initial location on the initial application and that the fence must be moved to that location within 90 days. David Mitchell seconded the motion. The motion passed 6 to 0.

NEW BUSINESS:

Jim and Mary Ann Hillman Approval to Cross Common Ground:

Jim Hillman asked the Board for approval to place a French drain across common ground. Tim Kirkpatrick made a motion to approve the French drain across common ground. Tim Nydegger seconded the motion. The motion passed 6 to 0.

Eldon Geary Appeal of Lake Violation:

Tony Geary, the son of Eldon Geary, spoke for his father. Tony Geary was in the boat during the incident and gave their side of the story. Tony Tungol, Lake Patrol Officer, also gave his side of the story. Board members asked questions of both Tony Tungol and Tony Geary. There were also questions to Rachelle Vandiver about testing boats on the lake and what the rules were. Robert Dye made a motion to set aside the fine, fourth level violation and 90 day suspension. Tim Kirkpatrick made an amended motion to also include a warning that could not be appealed. Tim Nydegger seconded both motions. Both motions passed 5 to 1. Brenda Miller voted against both motions.

Blue Valley Lab Proposal for Aquatic Vegetation Control:

Tim Nydegger led the discussion by briefing the audience about the coontail problem in the coves and swim docks. There were several minutes of discussion about what is involved in the killing of the coontail and about a resulting fish kill. Tim Nydegger made a motion to approve funds up to \$5,500 for weed management by Blue Valley Lab to control the coontail pending plan of execution and review by Bob Mattucks. Robert Dye seconded the motion. The motion passed 6 to 0.

Suspension of Property Negotiations with Developer:

The Association provided the audience with a written timeline of negotiations and master agreement with the developer. Tony Jose further explained parts of the timeline. There was a question and answer session between the Board and audience members. Tony Jose announced that the Board had voted for a cooling off period with the developer in regards to negotiations for property by the dam.

Introduction of New Board Member:

Tony Jose told the audience that Tom Tucek and Bruce Kusgen had been interviewed prior to the Board meeting to fill the vacant Board seat and that Tom Tucek had been selected as the new Board member.

Tony Jose asked Rachelle Vandiver to include no parking on Raintree Dr, electronic voting and construction signs at the next work session.

Judy Schmoeger made a motion to adjourn. Tim Kirkpatrick seconded the motion. The motion passed 6 to 0.

The Board of Directors meeting was adjourned at 9:45 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION
JULY 28, 2009
7:00 p.m.

A work session of the Raintree Lake Property Owners Association was held on July 28, 2009. Members in attendance were Tony Jose, Robert Dye, Tim Nydegger, Judy Schmoeger, Tom Tucek, David Mitchell, Brian West and Tim Kirkpatrick. Brenda Miller and General Manager, Rachelle Vandiver, were absent.

Tony Jose called the meeting to order at 7:00 p.m.

LAKE WEEDS:

Tim Nydegger updated the Board on his latest discussions with Brent Kramer of Blue Valley Labs and Bob Mattucks of the Conservation Department. The biggest concern is a major fish kill which would involve the DNR and possible penalties. Tim Nydegger called Brent Kramer and put him on speakerphone. Brent Kramer stated that the cost difference between doing the whole lake at one time versus doing the lake in stages is minimal. Most of the cost is the chemical (\$4300) and not labor (\$700). Brent Kramer said if we were to experience a fish kill it would be noticed within 24 hours. Brent Kramer also stated that what is needed is about two days of no rain, and that the chemical needs sunlight for several hours to do its job. Brent Kramer tried to assure the Board by saying that he has not had a fish kill in nine years. After further discussion the Board decided to break the process up into stages. Bowsprit Cove and the swim docks will be done first. Any further applications will depend on the results of the first application.

RAIN BARRELS:

Tim Nydegger would like to see rain barrels allowed in front yards as long as they are nice. Tim Nydegger will work with the current language between now and the next work session. One audience member suggested it be put under the ARB guidelines and have an ARB application filled out for better control. The Board thought it was a good idea and will take it under advisement.

Tim Nydegger gave his opinions on several issues coming up later in the work session and left the work session at 7:49 p.m.

WEATHER STATIONS/WIND TURBINES/SOLAR PANELS:

These items will be approved by the Board on a case by case basis. Guidelines will be developed in the future when there is more information to work with.

LIFT TANK OPTIONS:

The Lake Committee recommends approving square and round tanks that are black or galvanized. The Board agreed with the recommendation.

CONTRACTOR SIGNS IN YARDS:

The current rules state that contractor signs are not allowed in Raintree. The Board discussed it further and agreed that a fine structure needs to be included with the rules. Judy Schmoeger will develop the fine structure and present it to the Board at the next work session. The rules and fine structure will be attached to an approved ARB application.

PARKING ON RAINTREE DRIVE/RAINTREE PARKWAY:

Rita Madison discussed her concerns with all the vehicles parked on Raintree Drive/Raintree Parkway. Rita Madison showed the Board pictures and handed out a paper with measurements of different vehicles and the street to further explain her concerns. The Board will have Rachelle Vandiver contact city officials to discuss possible solutions.

ELECTRONIC VOTING:

Robert Dye presented the Board with four pages explaining how he would improve the voting process. The Board discussed moving towards electronic voting, and what is involved to accomplish the task. Rachelle Vandiver has pricing that is several years old that the Board will look at to get an idea of cost.

Tim Kirkpatrick asked about the 291 monument. Tony Jose stated that it is a work in progress. Tim Kirkpatrick left the work session at 9:00 p.m.

BOAT SLIP RENEWAL POLICY DRAFT:

David Mitchell presented the second draft of the boat slip renewal letter. Tom Tucek disagreed with the fine structure since there is something in place now. With two Board members missing, the boat slip renewal letter will be discussed further at the August Board meeting.

CURB SOFTENING ON RAINTREE DRIVE/ 291 HIGHWAY:

This was tabled because Rachelle Vandiver was not present, and the Board did not know where to go with this.

COMMON AREA DRAINAGE COLE YOUNGER/RAINTREE DRIVE/CLIPPER

The Board discussed how to fix the flooding problem of a Raintree resident. The resident's yard floods due to the run-off of water from the common area. The resident provided the office with a DVD that clearly shows his concerns.

9th PLAT SIDEWALK "STUBS":

After a short discussion the Board agreed to add the 9th plat sidewalk stubs for \$5,250.00 to the August consent agenda.

Robert Dye wants to change the due dates on the quarterly billings. Brian West explained how this is an accounting issue.

Tom Tucek told the Board that work will begin on the holding basin and sewer line behind Ward Road in mid September, and explained what the scope of the work will entail. The Association plans to take pictures at different intervals, do soundings, move barriers and rip rap the disturbed areas to protect the Association.

Brian West announced that budget requests from committees are due by the end of September.

The work session was adjourned at 9:58 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 11, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on August 11, 2009. Members in attendance were Tony Jose, Tim Kirkpatrick, Tom Tucek, Judy Schmoeger, Brenda Miller, Robert Dye, David Mitchell and Brian West. General Manager, Rachelle Vandiver, was also present. Tim Nydegger was absent.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum present.

OPEN FORUM:

Jordan Ott presented himself to the Board as a registered civil engineer. Carol Pijanowski wanted to put a face to her e-mail concerning her request to remove dead trees. Carol asked the Board to consider doing some helpful things for the common ground behind her home. Carol advised that the city would remove trees at no cost as long as the city knew which trees to remove. Rose Marie Walter announced that there would be an adult pizza party on September 11. Oktoberfest is scheduled for October 3. There will no band playing but a DJ instead this year. Rose Marie also brought up her continued concern about grass clippings getting into the lake. Rose Marie acknowledged the work the Association is doing, but wants the Association to continue its efforts in making residents aware of the consequences of grass clippings ending up in the lake. Judy Schmoeger recognized the Garden Club for their continued hard work in keeping Raintree beautiful, and for winning first place for subdivision entrance.

CONSENT AGENDA:

Brian West made a motion to approve the July minutes, payment of bills and the 9th plat walking trail stubs for \$5,250. David Mitchell seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the July Treasurer's report.

CONTENTS:

Balance Sheet (E-mailed previous & current month)
Income/Expense Statement (E-mailed previous & current month)
Check Register

BUDGET ANALYSIS

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$209,641.21

These include reserves for:

Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll Over \$	\$156,722

Expenses for July:	\$ 98,319.06	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 7/31/09:	\$ 21,186.45	Total Amount
1 st Letter	\$ 10,386.00	
2 nd Letter	\$ 5,046.68	
3 rd Letter	\$ 5,753.77	
Balance Due Liens Filed:	\$ 48,046.64	

Income during July:

Dues	\$73,188.42
Other Income Total	\$5,081.68

Brian West informed the Board about the following matters:

- There were extra expenses incurred because of extra rock need for the seawall and 9th plat. There was a sod blanket placed for erosion and staff put down additional sod.
- The banker recommended putting the rollover money into some kind of category. After some general discussion it was decided to leave it as it is, and ask the auditor for his opinion later in the year.
- The Bank of Lee's Summit sent credentials explaining that the Association's account is only guaranteed to \$250,000 FDIC. Because the Association is above that, the Bank of Lee's Summit sent a statement showing how the money is insured through their investments. The document will be reviewed by the finance committee.

The Board discussed showing categories in the red or transferring money between categories. After looking at the pros and cons of each way the Board decided to continue business as usual.

The Board spent several minutes going over the different categories where money was being transferred and the amounts being moved between them to cover the added expenses stated above. Judy Schmoeger made a motion to approve the transfer of money from categories:

- 6046 (swim docks) to 6075 (seawall) in the amount of \$6,057.
- 6046 (swim docks) to 2000-200 (common ground supplies) in the amount of \$4,943.
- 6005 (dock supplies) to 2000-200 (common ground supplies) in the amount of \$1,000.

Brian West seconded the motion. The motion passed 7 to 0.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- There is a family swim on August 21, 2009 at 7:00 p.m.
- The adult mixer pizza party is September 11, 2009.
- September 13 is the last day the pool will be open.

- The fall neighborhood garage sale is September 17, 18 and 19.
- Octoberfest is October 3, 2009.

OLD BUSINESS:

Legal – Tony Jose reviewed the following legal issues with the Board and audience;

- Joe Willerth, RLPOA attorney, had some further discussion with the Larkin's trying to clean up some matters that were not very clear to the Larkin's.
- Joe Willerth has also been contacted by the attorney for Raintree Lake Corporation regarding real estate acquisitions.
- A delinquent account was paid to the Association in the amount of \$3,365.00 and the pending lawsuit was dismissed.

The Board discussed the Larkin fence issue. No Board member agreed to any discussion with North Shore Property Owners Association regarding ownership of the boat ramp. The Board agreed to let things run its course. Rachelle Vandiver will invite the other neighbors affected by this easement to the August work session to discuss this issue with the Board.

Boat Slip Policy/Procedure Draft:

Tom Tucek expressed his concerns about the boat slip reminder letter. Tom Tucek did not like the fine structure because it gives the lessee an out and makes the contract weaker. The Board decided to move this issue to the August work session for further work.

Boat Lift Guidelines:

Tom Tucek led the discussion regarding the wording for the lift tanks, and answered specific question raised by other Board members. Robert Dye made a motion to change the boat lift guidelines to allow two rectangular or two round black poly or galvanized tanks, front mounted as acceptable boat lifts on Raintree Lake. Tom Tucek seconded the motion. The motion passed 7 to 0.

NEW BUSINESS:

Doug Allen Appeal of ARB Violation:

Doug Allen appeared in person and gave his reasons for the Board to waive his \$200 fine. The Board reviewed the timeline of events, and asked questions of Mr. Allen. Tim Kirkpatrick made a motion to cancel the \$200 fine. The motion died because of the absence of a second. Tony Jose asked Mr. Allen if he had any water coming in through the roof. Mr. Allen responded with a yes, but very minor and he had it repaired prior to the roof being replaced. The damage done was mostly painting. Tom Tucek made a motion to deny Mr. Allen's appeal but reduce the fine to \$50. Tom Tucek based his motion on the fact that Mr. Allen's ARB application was not on the ARB agenda but was received by the office prior to the meeting and no fast track process was available. The fine reduction was based on the fact that Mr. Allen had water damage to the interior. Robert Dye seconded the motion. Tim Kirkpatrick amended the motion to deny the appeal but to waive the fine. Robert Dye seconded the amended motion. The motion failed 1 to 5. Tim Kirkpatrick was the only member to vote for the amended motion. Robert Dye abstained. The original motion passed 5 to 2. Tim Kirkpatrick and David Mitchell voted against the motion.

Gary Phillips Appeal of ARB Application/Fine:

Gary Phillips or his representative was not in attendance at the Board meeting. The Board discussed the specifics of this appeal. There was concern amongst several of the Board members regarding Mr. Phillips not attending this meeting because of the large fine that Mr. Phillips could receive because his ARB application was not approved. Tom Tucek made a motion to have a special meeting at the next regularly scheduled work session and move item 7B to that portion. Robert Dye seconded the motion. The motion passed 4 to 3. Brenda Miller, David Mitchell and Tim Kirkpatrick voted against the motion.

CHARITABLE EVENT QUESTIONNAIRE:

Helen Ekborg asked the Board to consider allowing her fifth grade Girl Scout Troop 538 access to the clubhouse on Monday's from 4:30 to 6:30 p.m. starting in September. Mrs. Ekborg had filled out a charitable event questionnaire which the Board reviewed. There was concern by Judy Schmoeger about showing favoritism toward this troop which Tom Tucek shared. There was also concern about starting precedence and having to allow any group access to the clubhouse. There were questions about liability, but Mrs. Ekborg explained that the Girl Scouts of America would be responsible for any damage to the property. Key control was another issue discussed and solved by dropping the key into the office drop box. Brian West made a motion to allow the Girl Scout Troop 538 to meet in the Raintree clubhouse every Monday as stated in the questionnaire until December with no contract and no deposit but must show proof of liability insurance. The Board will review this agreement again in November and decide then whether to extend the use of the clubhouse to Troop 538 for a longer period of time. Brenda Miller seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

Tom Tucek made a motion to adjourn. David Mitchell seconded the motion. The motion passed 7 to 0.

The Board of Directors meeting was adjourned at 9:20 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
AUGUST 25, 2009
7:00 p.m.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on August 25, 2009. Members in attendance were Tim Kirkpatrick, Tom Tucek, Brenda Miller, Brian West, David Mitchell, Tony Jose, Robert Dye and Tim Nydegger. General Manager, Rachelle Vandiver was also in attendance. Judy Schmoeger was absent.

Tony Jose called the special meeting to order at 7:02 p.m. and announced a quorum.

Nellie Phillips Appeal of ARB Application/Fine:

Gary Phillips and Kylan Moore attended the special meeting representing Nellie Phillips. Kylan Moore, Bordner contractor, explained to the Board that there was a hole in the roof with an active leak. Mr. Moore expected the roof to be approved since Bordner had done a previous roof

in Raintree using the same color. Mr. Phillips also explained that raccoons were living upstairs. During general discussion, the Board understood the need to fix the roof quickly, but there was concern over the timeline. Brian West made a motion to set aside the fine and approve the gray slate color on a one time basis, and to set aside the fine on the reported active leak. Robert Dye seconded the motion. The motion passed 6 to 1. David Mitchell voted against the motion.

Tom Tucek made a motion to adjourn the special meeting and move to the work session. Brian West seconded the motion. The motion passed 7 to 0. The special meeting was adjourned at 7:20 p.m.

Tony Jose convened the work session at 7:21 p.m.

Captain Mark Taylor:

Captain Taylor briefly stopped by before the start of the meeting to explain that there was a barricaded subject and that he had to respond to it. He left crime statistics with David Mitchell.

North Shore Lots 1-4:

John and Teresa Larkin attended the work session with two of their neighbors also affected by the pedestrian easement. Tony Jose gave the residents a brief history of the situation. Tony Jose told the residents that they could use the boat ramp as a bargaining tool against Paul Robert's and later to get the 2/3 vote needed to transfer the fifteen foot area in question. Rachelle Vandiver provided background on how the pedestrian easement came about. There was lots of discussion and advice given to the residents, and the North Shore residents said several times that they felt like they were being used. The Board decided to change the NS01 fence compliance to May 31, 2010 and place it on the September consent agenda.

Common Area Drainage Cole Younger/Raintree Drive/Clipper:

Joe Fanning attended the work session to discuss with the Board his flooding issues. Mr. Fanning had recorded video from March 2008 showing his problems. Rachelle Vandiver briefed the Board on a proposed solution. During general discussion several questions were raised. Would the Association be held liable if a solution was put in place, but failed at a later date causing damage to Mr. Fanning's home? Is Mr. Fanning willing to help financially to solve his flooding problem? The city of Lee's Summit offered a solution, but takes no responsibility with how it all started. Robert Dye also offered a solution. After further discussion nothing was solved. Mr. Fanning left threatening to sue the Association.

Weather Stations/Wind Turbines/Solar Panels:

Rachelle Vandiver read the following proposed guideline for Board approval. Wind Turbines, solar panels and weather stations shall be considered on a case by case basis before the Board of Directors. The Board agreed to place this new guideline on the September consent agenda.

Rain Barrel Guidelines:

Tim Nydegger is still working on this issue so it was continued to the September work session.

Electronic Voting:

Robert Dye is still waiting for more information so this issue was moved to the September work session.

Boat Slip Renewal Policy Draft:

David Mitchell sent out a new draft prior to the work session so Board members could make comments. Tom Tucek suggested one change which the Board agreed with. The boat slip renewal letter will be placed on the September consent agenda for approval.

Curb Softening on Raintree Drive/291 Highway:

Rachelle Vandiver briefed the Board on the problems with the snow plows taking out part of the curb at Raintree Drive/291 Highway. Rachelle Vandiver provided pictures showing what was done by her home. The Board discussed different way to fix the problem. Rachelle Vandiver will come up with options and report back at a later date.

Boat Lift Spec's:

Rachelle Vandiver verified the wording of the PWC lift guidelines relating to the word "rectangular". Tom Tucek clarified the meaning for the Board. The Board agreed to place the PWC lift guidelines on the September consent agenda.

ARB Roof Applications:

The Board discussed different items such as; fast tracking an application, new colors that could be approved for roofs, the office signing off on an application in cases of work needing to be done because of roof damage and walk-on applications the day of the ARB meetings. The Board will send these sorts of questions to the ARB Committee to gauge where their comfort levels lie and what they may be willing to change.

Safety Meeting/Rental Pontoon:

Tom Tucek brought up the concern of residents renting the pontoon without having taken the safety class required by the association. An audience member was concerned about how a new resident was going to put their boat in the lake in October when there are no safety meetings being held. Tom Tucek will take these concerns plus the idea of safety classes every two years to the Lake Committee for their recommendations.

Fine Structure for Grass Clippings in Street:

Tom Tucek explained his concerns for grass clippings getting into the lake and the problems it causes our lake. Tom Tucek proposed setting up a fine structure similar to the trash can fine structure. The Board as a whole is concerned with the gross negligence of some residents, but making the Association fix the problem when it is a city code violation was the sticking point. After lots of discussion the Board directed Rachelle Vandiver to have the codes enforcer call the police when he sees gross negligence by a resident.

Aerator Placement:

This item was moved to the September work session because the Common Ground Committee took the specs for a new aerator for Hidden Cove.

Roof Support Proposals:

Rachelle Vandiver contacted three contractors. The only response that came back was from DNAB. Rachelle Vandiver struggled to get a competing proposal but finally got one. Tom Tucek will attempt to get another bid. This item was moved to the September Board meeting for further discussion.

Hidden Cove/HWY 150 Drainage:

Scott Edgar from the city of Lee's Summit would like to tie in Raintree to the Windemere project. Some Board members are wary of working with the city, but as a whole the Board is interested in seeing what the city plans to do. No decision will be made until the city finalizes their plans.

Common Ground Organized Sports Practice:

There was a discussion about soccer teams using Raintree common ground for practice. One resident spoke about the nightly soccer practices behind their home that has disrupted their lives. A concern brought up is the liability to Raintree if a child gets injured on common ground. After further discussion the Board directed Rachelle Vandiver to have the water patrol start checking the common grounds in question on a nightly basis to find out who is using it to play soccer. The Board will revisit this issue at a later time when there may be more information to work with.

Brian West made a motion to adjourn to executive session. David Mitchell seconded the motion. The motion passed 7 to 0. The work session was adjourned at 10:10 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on September 8, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Judy Schmoeger, Brenda Miller, Tom Tucek, Tim Kirkpatrick and Robert Dye. General Manager, Rachelle Vandiver, was also in attendance.

Tony Jose called the meeting to order at 7:05 p.m. and announced a quorum present.

OPEN FORUM:

Bob Christian stated that the Villas sign is impeding the new monument and wondered if someone from the Board could ask Ben to move it twenty or thirty feet.

Charley Sandman wanted to commend the Board and anyone else responsible for spraying the lake and getting rid of the algae.

Rita Madison wanted to remind everyone about the Garden Club "Pumpkin on Wheels" fundraiser. Delivery will occur during the week of September 21 through September 26.

Harold Johnson said thank you for the wonderful sign at the entrance for Raintree Lake. Mr. Johnson is also thankful for the removal of the huge ugly rocks at the Raintree Drive entrance, and wishes the rest of the rocks would disappear because they are such a safety hazard. Mr.

Johnson likes the trees and shrubbery that have been planted instead. Finally, Mr. Johnson hopes that the pool can get some attention and have some money spent on needed upgrades. Robert Dye also stated that the rocks at the Raintree Drive entrance need to be removed. Tom Tucek brought up the Prairie Lee Lake sewage leak that occurred this past weekend, and the fact that the city is building a sewer overflow basin behind Raintree Reserve. Tony Jose moved the Prairie Lee Lake response letter to 7E under new business because some time will be needed to discuss the issue.

CONSENT AGENDA:

Tom Tucek made a motion to approve the August minutes, payment of bills, wind turbines, solar panels, weather station guidelines, boat slip renewal policy, PWC lift guidelines and NS01 fence compliance by May 31, 2010. David Mitchell seconded the motion. The motion passed 8 to 0.

TREASURER’S FINANCIAL REPORT:

Brian West read the August Treasurer’s report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

Budget Analysis

Bank Account Balances as of August:

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 217,017.16
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for August:	\$ 65,851.15	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 8/31/09:	\$ 14,092.04	Total Amount
1 st Letter	\$ 5,142.79	
2 nd Letter	\$ 4,316.03	
3 rd Letter	\$ 4,633.22	
Balance Due Liens Filed:	\$ 46,649.22	

Income during August:

Dues	\$53,231.15
Other Income Total	\$5,664.10

Bob Christian asked if there was a figure on liens collected. Brian West said no. After a short discussion, Tony Jose stated that the Board will look into a way to report liens collected. Brian West stated that there is a finance committee meeting on September 16 to work on the budget. The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- The adult mixer pizza party is September 11, 2009.
- September 13, 2009 is the last day the pool is open.
- Fall neighborhood garage sale is September 17, 18 & 19.
- Octoberfest is Saturday, October 3.
- "Pumpkins on Wheels" is September 21 through September 26, 2009.
- Neighborhood Watch success stories; a stolen u-haul was used to burglarize a home on Gull Point. A unique individual was showing his wares on Ensign, and this weekend there was an abandoned suitcase on Raintree Drive which the bomb squad responded to. Rachelle Vandiver stated that the police department complimented the Cobblestone residents that had to be evacuated. There were no questions or arguments from the residents.

OLD BUSINESS

LEGAL:

Joe Willerth is working on a response regarding skip tracer fees. Another person who was on a payment program is now in default because they have not made enough payments on time.

Charley Sandman asked for an overview of what the executive session was about prior to the Board meeting. Tony Jose stated that it had to do with property purchases around the dam.

ROOF SUPPORT PROPOSALS:

The Board had three bids to discuss. The first bid was for \$9,800, the second bid was for \$5,825.34 and the third bid was for \$4,110. Rachelle Vandiver recommended the second bid based on past work and the fact that the other two bids were coerced meaning that the vendors were chased down for a bid. There was general discussion about the three bids and the scope of the work. Tim Kirkpatrick made a motion to approve the middle bid (\$5,825.34) as long as they are providing all the labor and materials. Judy Schmoeger seconded the motion. Robert Dye said that the Board should wait a couple more weeks since there is still some confusion and then the Board can review things line by line, and that he will abstain from voting on this. The motion passed 6 to 0. Tom Tucek and Robert Dye abstained.

COMMON GROUND BENCHES & TRASH CAN ORDER BUDGET UP TO \$2,000:

Rachelle Vandiver needs to order the trash cans and benches, but it is above her spending authority. The money is in the budget, and the Common Ground Committee put their budget together about a year ago stating that they want trash cans and benches. Tom Tucek made a

motion to approve \$2,000 for trash cans and benches. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

NEW BUSINESS

POOL COMMITTEE PROPOSAL:

Tony Jose stated that the proposal would not be discussed tonight because it would become part of a contract negotiation and this proposal should not be disclosed outside of the Pool Committee or the Board. The Board should submit any questions to Kelly Crawford. Dave McQueen argued that disclosing the proposal would work to the advantage of the Association by possibly getting pool service at a cheaper price. By a show of hands nobody on the Board was comfortable discussing this issue tonight.

GENE KLOTZ JR. APPEAL OF LAKE VIOLATION:

Gene Klotz attended the meeting in person. Mr. Klotz stated that no place in the rules states that what he did was done incorrectly, and that he was not informed by certified mail as the rules dictate. Mr. Klotz stated that he tied up his boat at the first dock closest to the dam for approximately an hour to an hour and a half to eat breakfast with friends. Mr. Klotz misunderstood the rule but now agrees now that it is a rule. After no discussion by the Board, Tom Tucek moved to deny the appeal and retain the warning. Tim Nydegger seconded the motion. Tom Tucek explained that the reason for the motion was because it is only a warning, and as long as there are no other violations there is no fine it is just a warning. The motion passed 8 to 0.

Mr. Klotz asked why his warning wasn't sent by certified mail. After some back and forth discussion, Tony Jose said that as a cost savings measure warning letters are not sent out in that fashion. Mr. Klotz then continued the discussion of what is a courtesy dock. Nothing was solved after several more minutes of discussion.

GENE KLOTZ JR. APPEAL OF ARB VIOLATION:

Gene Klotz stated again that he was not informed by certified mail and was also not given a five day notice that he violated the ten days. There was discussion between Mr. Klotz and the Board regarding the boat and trailer on his lot more than ten days. Tom Tucek moved to uphold the citation and fine. Robert Dye seconded the motion. The motion passed 8 to 0.

RON DAKE APPEAL OF TWO LAKE VIOLATIONS:

Ron Dake did not appear for his appeals. Tony Jose stated that by absence of showing both of his fines stand. The no sticker on a watercraft is \$50, and operator without an id is \$10 with suspension from the lake for the day.

PRAIRIE LAKE LETTER:

There was a continued discussion about the Prairie Lake sewage leak. Tony Jose asked Tom Tucek to draft a letter to the city of Lee's Summit, route it through the Board, and then the letter would be sent on Raintree letterhead. The letter would ask the city what mechanisms are in place to prevent this from happening again at that location and our location. The end result being that the city responds explaining what happened at Prairie Lake and explaining what steps they

will use to prevent this from occurring again in the future. DNR and EPA will also be copied on the letter.

Bob Christian asked about the sewer line upgrade timeline. Rachelle Vandiver explained that the city came across a rock shelf which is slowing down their digging abilities. The city now expects to be done in November or December.

Brian West made a motion to move to executive session. Brenda Miller seconded the motion. The motion passed 8 to 0. Meeting adjourned.

Tony Jose reconvened the regular Board meeting from executive session. Tom Tucek made a motion to adjourn from the Board meeting. Judy Schmoeger seconded the motion. The motion passed 7 to 0. Tim Kirkpatrick left during the executive session. The Board meeting was adjourned at 9:51 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
SEPTEMBER 22, 2009
7:00 p.m.**

A work session of the Raintree Lake Property Owners Association was held on September 22, 2009. Members in attendance were Tim Nydegger, David Mitchell, Judy Schmoeger, Brian West Robert Dye, Brenda Miller, Tom Tucek and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tony Jose was absent.

Tim Nydegger called the work session to order at 7:07 p.m.

COMMON AREA DRAINAGE COLE YOUNGER/RAINTREE DRIVE/CLIPPER

Joe Fanning did not attend the work session so this issue was continued to a future date.

RAIN BARREL GUIDELINES:

This issue has been continued to the next work session as Tim Nydegger is still working on it.

ELECTRONIC VOTING:

This is also being continued to the next work session as Robert Dye is still collecting information. Tony Jose is also trying to get information on electronic voting according to Rachelle Vandiver.

SAFETY MEETING/RENTAL PONTOON/VIDEO:

The Board continued its discussion about how to help new residents get on the lake after all the safety meetings are over. Tom Tucek stated that a previous Board voted to make safety meetings mandatory so they took it away from the Lake Committee. Rachelle Vandiver advised the Board that a safety meeting for three residents was just held. Tim Kirkpatrick asked Tom Tucek what suggestions the Lake Committee had. Tom Tucek responded with several ideas; making the safety meetings every two years, providing a safety meeting video again, making residents who

rent the pontoon watch a video prior to taking out the pontoon and maybe incorporating some kind of written test. Brenda Miller brought up the idea of making a resident watch a video instead of paying a fine for lake violations. Robert Dye provided the Lake Committee with a list of suggestions which have been received by the Lake Committee. The Board discussed these issues for several minutes and decided to move on. The Lake Committee and Board will continue to work on this in the future.

SIGN EASEMENT SURVEY:

When the city did the Ward Road improvements, they cut in more than expected. It would appear at this time that if a monument is to be built on Drake an easement would be needed from the affected residents. This issue will be continued until more information can be gathered.

CONTRACTOR SIGNS:

The Board continued its discussion of contractor signs in yards. Brenda Miller handed out a recommendation for wording that could be placed on the application for improvements of: roof, fence, miscellaneous, exterior paint and exterior siding. Lots of discussion on the issue but nothing could be solved at this time. It was decided to have Rachelle Vandiver contact Lakewood and Winterset and see where they stand on the sign issue. More discussion will follow once the Board collects more information.

OPEN FORUM:

Matt Williams asked the Board to look at changing the trash rule. Mr. Williams's would like to see the time changed from dark the night before to 3:00 p.m. or 5:00 p.m. the day before. Tom Tucek pointed out that Raintree's rule was more lenient than the City's in that the City does not allow trash to be put out until the day of trash pick up. There was lots of discussion and it was decided to again see what Lakewood and Winterset's policy is for trash.

Glenn Dominick advised the Board that kids are still playing soccer behind him on the common ground. He is concerned that a child entering his yard after a ball is going to get hurt on one of his decorative rocks. Rachelle Vandiver has been contacted by three coaches. The Board discussed the problem but came up with no immediate solution.

Shirley Thomas advised the Board that there are no speed limit signs from Raintree Parkway and Raintree Drive to the other side of the dam. Rachelle Vandiver will contact public works and get it taken care of.

MEP DRAWINGS:

Tim Nydegger advised that it would cost about \$10,000 to do the MEP drawings. Without the MEP drawings, bids can not go out for the remodel. Tim Nydegger suggested with Board approval to put the approval of funds for the MEP drawings on the October consent agenda. Tom Tucek suggested going to an executive session to discuss this. There was concern by a Board member about having an executive session without the President knowing about it.

The work session was adjourned at 8:33 p.m. The Board went to executive session.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

**BOARD OF DIRECTORS MEETING
OCTOBER 13, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on October 13, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Brenda Miller, Judy Schmoeger, Tim Kirkpatrick, Robert Dye and Tom Tucek. General Manager, Rachelle Vandiver, was also present.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum.

OPEN FORUM:

Tim Nydegger brought up an idea of making a rule prohibiting league sports on common ground. The Board will discuss it at a future work session.

CONSENT AGENDA:

Judy Schmoeger made a motion to approve the September minutes and payment of bills. Tim Kirkpatrick seconded the motion. The motion passed 8 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the September Treasurer's report.

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- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

BUDGET ANALYSIS:

Bank Account Balances as of September	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 201,373.93
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for September	\$ 99,713.51	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 9/30/09	\$ 8,355.62	Total Amount
1 st Letter	\$ 4,282.42	
2 nd Letter	\$ 3,100.40	
3 rd Letter	\$ 972.80	
Balance Due Liens Filed:	\$ 49,322.06	

Income during September:

Dues	\$75,874.95
Other Income Total	\$5,276.30

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following;

- Work session on Oct 27 is the budget review for 2010.
- November 1 day light savings ends.
- Tony Jose and Rachelle Vandiver have a District 2 meeting on October 19 with our Councilmen. Talk to Rachelle prior to the meeting with any concerns to be brought up at meeting.

OLD BUSINESS;

LEGAL:

Joe Willerth was reviewing documentation relating to the Larkin fence to make sure everything was in order.

There was a judgment released to garnishment and the Association is waiting to hear about any funds to initiate the settlement agreement with the resident.

MEP PROPOSALS:

Tim Nydegger made a motion to approve up to \$5,000 for the preparation of MEP documents. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

POOL TILE GROUT:

There were two bids. Bid 1 at \$600 per lane and bid 2 for \$300 per lane. Rachelle read page two of a bid that the Board did not receive. There was a question about it being too cold to grout. Tony Jose assured that it would be scheduled accordingly. Tom Tucek made a motion to approve up to \$1,300 to regROUT the swim lanes in the pool and award the contract to Safari Aquatics. Tim Nydegger seconded the motion. The motion passed 8 to 0.

PROPERTY NEGOTIATIONS:

Tony Jose stated that there are stakes being set around Tracts A, B and C. The Board is doing some due diligence relative to some communication going on over there.

NEW BUSINESS:

JOAN BRUNS ADOPT-A-SHORELINE:

Joan Bruns updated the Board on the adopt-a-shoreline program. There are 22 families involved in the program. Joan Bruns asked about more trash receptacles and maybe putting out signs. The Board will look at Mrs. Bruns list and discuss it at a future work session.

ICE MELTING MATS & CABLES:

The Board discussed the installation of electric snow melting mats under the ramps to the office and clubhouse. There were questions about the actual cost of the total installation, warranty period, hot water tubing versus heating element, future cost savings and future repair costs. The Board was not comfortable with making a decision tonight so Rachelle Vandiver will get more information and the Board may vote via e-mail in the near future. Time is of the essence since concrete work will be happening shortly.

ELECTRICAL TRANSFORMER BOX FOR CLUBHOUSE:

Bob Christian reviewed what he had learned after talking to KCPL about relocating the transformer at the clubhouse. The cost of the relocation would be solely the Associations responsibility and be approximately \$6,552.78. The Board decided to take no action at this time because it could not justify the cost for moving the transformer.

KEN CRAWFORD – ARB FINE APPEAL:

Ken Crawford appeared in person to discuss the ARB fine. Mr. Crawford did not know the garden sink needed approval from the ARB. The sink had been up for at least two years before anyone caught the violation. Mr. Crawford took the garden sink down when he became aware of the violation. Brenda Miller made a motion to waive the fine. Robert Dye seconded the motion. The motion passed 8 to 0.

BRENT EWERT – LAKE VIOLATION APPEAL:

Brent Ewert did not show up for his appeal. The fine stands. The Board discussed when the suspension would take effect. Mr. Ewert must turn in his stickers at this time and must take his boat off the lake unless he buys new stickers. Mr. Ewert must pay his fine before new stickers will be sold to him. There was discussion about making the whole family attend the safety meeting next year, but it was determined that it would not be consistent with what the Board has done. In the end it was determined that the 90 day suspension begins May 1, stickers must be turned in, \$100 fine stands, and Mr. Ewert must remove his boat. Robert Dye made a motion to make the violator attend a safety meeting next year and keep the \$100 fine and start fresh next year after the safety meeting. There was not a second for the motion so the motion died. Tom Tucek also stated that if Mr. Ewert does not turn in his stickers until May 1, then he will not get new stickers.

Tim Kirkpatrick made a motion to adjourn. Brian West seconded the motion. The motion passed 8 to 0. The Board meeting was adjourned at 8:15 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
OCTOBER 19, 2009
7:00 p.m.**

A special meeting of the Raintree Lake Property owners Association was held on October 19, 2009. Members in attendance were David Mitchell, Robert Dye Tim Kirkpatrick, Brenda Miller, Tom Tucek, Tony Jose, Tim Nydegger and Brian West. Judy Schmoeger arrived at 7:15 p.m.

General Manager, Rachelle Vandiver, and Association Attorney, Joe Willerth, were also in attendance. Tom Earley from the Bank of Lee's Summit also attended the meeting.

Tony Jose called the special meeting to order at 7:06 p.m. and announced a quorum.

ICE MELTING MATS/CABLES:

The Board continued its discussion regarding electric snow melting mats and cables. Rachelle Vandiver advised that the cost for electrical would be \$2,400 and \$3,349.83 for the mats, sensors and everything else needed. The warranty is 10 years. Brian West made a motion to approve up to \$5,800 for the heating mats installation at the clubhouse. Robert Dye seconded the motion. The motion passed 5 to 2. Tom Tucek and Tim Kirkpatrick voted against the motion.

PROPERTY RESOLUTION RELATIVE TO TRACTS ADJACENT TO DAM:

The Board reviewed the boundary survey provided by Engineering Solutions. The Board expected approximately 10 acres of Tract A to be above 962 but the survey showed only 3.55 acres above 960. This causes financing problems because The Bank of Lee's Summit was expecting more land for collateral. Tom Earley assured the Board that he would continue to work with the Association regarding financing. There was a long discussion regarding the land purchase, and several issues were brought out that could put the purchase on hold:

- There are at least seven discrepancies between the two title companies relating to easements.
- The Board and the bank would have to discuss new financing because of the new information regarding tract A above 962.
- The Board was not comfortable with an exclusive easement that was found.

Robert Dye made a motion to approve up to \$1,000 for title reports from both title companies involved. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

After reviewing all the issues regarding easements and financing the Board felt it could not continue to pursue the land purchase until the Board had a better understanding of what it is buying. Tim Nydegger made a motion to have Brenda Miller advise the seller that the Board will not close the transaction, and that the offer will expire unless the seller wishes to extend it. Because of new information, conditions cannot be met in order to close the transaction. Tom Tucek seconded the motion. The motion passed 8 to 0.

Tom Tucek made a motion to adjourn from the special meeting. Judy Schmoeger seconded the motion. The motion passed 8 to 0. The special meeting was adjourned at 8:24 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
OCTOBER 27, 2009
7:00 p.m.**

A work session of the Raintree Lake Property Owners Association was held on October 27, 2009. Members present were David Mitchell, Tim Kirkpatrick, Robert Dye, Tim Nydegger, Brian West, Judy Schmoeger and Tony Jose. General Manager, Rachelle Vandiver, was also present. Tom Tucek and Brenda Miller were absent.

Tony Jose called the meeting to order at 7:10 p.m.

Presentation by Jordan Ott, Civil Engineer:

Jordan Ott did not show up for the work session so his presentation will be rescheduled for a future meeting.

Presentation by maintenance staff:

Nolan Plymell and Dennis Bisges asked the Board to consider budgeting money in 2010 for a used tractor and other equipment associated with the tractor. Both gentlemen provided justification for the purchases and provided estimated costs plus trade in values for equipment currently owned.

Committee requests for 2010 budget:

Rose Marie Walter spoke for the activities committee and briefed the Board on the committees 2010 requests.

Kathy Goldman spoke for the Common Ground Committee and briefed the Board on the committees 2010 priorities.

Tony Jose briefed the Board on the possible water leak of Seascape A. Tony Jose discussed the findings of a resident who may be affected by the leak. The Board discussed solutions and will continue to work on this issue.

San LaPoint spoke for the Raintree View Committee and presented that committees 2010 budget requests.

Bob Christian spoke for the Clubhouse Renovation Committee and provided the Board its 2010 budget requests.

San LaPoint also represented the Lake Committee and briefed the Board on the Committees 2010 budget requests.

Brian West spoke for the Siltation Committee and briefed the Board on their 2010 budget priority list.

The Board went through the budget line by line asking questions of Rachelle Vandiver and Tom Atkins from the Finance Committee. Some numbers were adjusted. Board members were asked by Tony Jose to review all the requests made tonight so the Board can move on with the next step at a future meeting. Rachelle Vandiver will send out a 2009-2010 committee budget list and Board members will need to prioritize those requests.

The work session was adjourned at 10:02 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2009
7:00 p.m.

A Board meeting of the Raintree Lake Property Owners Association was held on November 10, 2009. Members in attendance were Tony Jose, Tim Nydegger, Tim Kirkpatrick, Robert Dye, Judy Schmoeger, Brian West, David Mitchell and Brenda Miller. General Manager, Rachelle Vandiver, was also present.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum.

OPEN FORUM:

Brian West was concerned about the new ramp and skateboarders. Rachelle Vandiver advised that she is aware of the situation and has spoken to several of the kids.

CONSENT AGENDA:

Tim Nydegger made a motion to approve the October minutes and payment of bills. Brian West seconded the motion. The motion passed 8 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the October Treasurer's report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

BUDGET ANALYSIS:

Bank Account Balances as of October

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 199,438.21
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$148,877

Expenses for October	\$ 105,973.16
Long-Term Debt:	\$ -
Outstanding Dues/Fines a/o 10/31/09:	\$ 82,700.54 Total Amount
1 st Letter	\$ 20,524.74
2 nd Letter	\$ 7,377.30
3 rd Letter	\$ 4,264.04
Balance Due Liens Filed:	\$ 50,534.46
Income during October:	

Dues	\$79,897.39
Other Income Total	\$2,910.25

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- Breakfast with Santa is December 5th from 9:00 a.m. – 11:00 a.m.
- The photo contest deadline is November 30th (for next year's directory cover)
- An offer to purchase land has been turned back to the Association. The Association is continuing to gather information.

OLD BUSINESS:

MIDDLE BIG CREEK EXCESS FLOW HOLDING BASIN (EFHB):

The Board drafted a letter several months ago which expressed concerns regarding the construction of the Middle Big Creek Excess Flow Holding Basin. Mark Schaufler spoke on the city's behalf. Also attending the meeting; Randy Rhoads, Brian Scott and Dena Mezger. Mark Schaufler briefed the audience on overflow risks, construction, how the basin works, emergency procedures and lessons learned from earlier overflow incidents. There was a long question and answer session.

LEGAL:

Joe Willerth has been working on matters relating the land purchase by the dam. Tony Jose briefly discussed concerns the Board still has with the land purchase.

There were four delinquent accounts sent to the Associate Circuit Court of Jackson County and three to the Associate Circuit Court of Cass County. The total amount is approximately \$11,855. Joe Willerth was awaiting word from management regarding garnishment of wages against a resident.

TROOP 538 GIRL SCOUTS MEETING AREA REVIEW:

Rachelle Vandiver advised the Board that there have been no problems from the Girl Scouts concerning the condition of the clubhouse after their use. Robert Dye made a motion to continue allowing Troop 538 to use the clubhouse as previously approved through the rest of the school year. David Mitchell seconded the motion. The motion passed 8 to 0.

2010 BUDGETED REVENUE:

The Board reviewed the revenue for 2010. Tim Kirkpatrick raised concerns about boat sticker fees and how the fees are not necessarily directed toward the lake but thrown in to the general fund. There was discussion regarding eliminating the sticker fee for the first boat and how that would affect the 2010 budget and the priority list. Tim Kirkpatrick made a motion to eliminate the boat sticker revenue from the 2010 budget. Brian West seconded the motion. Robert Dye amended the motion to allow one free sticker per household. Tim Kirkpatrick seconded the motion. There was a call for question by Tom Tucek. The amended motion failed by a vote of 2 to 6. Tim Kirkpatrick and Robert Dye voted for the amended motion. The original motion also failed by a vote of 2 to 6. Robert Dye and Tim Kirkpatrick voted for the original motion. Tom Tucek made a motion to reduce the boat slip lease to \$150. Tim Kirkpatrick seconded the

motion. The motion failed 3 to 5. Tom Tucek, Robert Dye and Tim Kirkpatrick voted for the motion. Tim Nydegger made a motion to approve the 2010 revenue. Judy Schmoeger seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion and Tim Kirkpatrick abstained. Tony Jose read the 2010 revenue into the record.

LIFT ENCLOSURE CONTRACT:

Tony Jose recapped the previous Board's decision to approve \$10,000 to move the handicapped power lift. There are three bids with one being labor only. The first bid was for \$20,900, the second bid was for \$12,358.93 and the labor and roofing material bid was for \$4,340. The first bid includes a stone wall while the second bid does not. Tom Tucek was concerned with doing work now without a master plan. This issue was moved to the November work session.

NEW BUSINESS:

DAVID GEILER APPEAL OF BOAT LENGTH:

David Geiler spoke on his behalf concerning how his boat was measured. There was discussion about how boats are measured. Because of lack of information needed to decide on this boat, the issue will be moved to the December Board meeting.

SUSAN REAKA CLUBHOUSE REQUEST:

Susan Reaka had to leave early so Tony Jose spoke on her behalf. There is not a form filled out because the office staff told her one did not have to be filled out. She was told to attend the Board meeting and it would take thirty minutes. Susan Reaka would like to use the clubhouse for free on November 20th. Susan and approximately 18 to 20 other teachers need the floor space and peace and quiet to make math banners for around three hours. Tim Kirkpatrick made a motion to allow the use by Susan Reaka as requested without a deposit. Brenda Miller seconded the motion. The motion passed 7 to 1. Tom Tucek voted against the motion. Brian West would like to see guidelines written up for the free use of the clubhouse.

Tony Jose asked for three Board members to help with reviews who are not up for election. Judy Schmoeger, David Mitchell and Tim Kirkpatrick volunteered.

Tom Tucek made a motion to move to executive session. Tim Kirkpatrick seconded the motion. The motion passed 8 to 0.

Tony Jose reconvened the regular Board meeting from executive session. Tom Tucek made a motion to adjourn from the Board meeting. Judy Schmoeger seconded the motion. The motion passed 8 to 0. The Board meeting was adjourned at 9:30 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
NOVEMBER 24, 2009
7:00 p.m.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on November 24, 2009. Members in attendance were Tim Nydegger, David Mitchell, Tom Tucek, Tim Kirkpatrick, Robert Dye, Brian West, Brenda Miller and Judy Schmoeger. General Manager, Rachelle Vandiver, was also present. Tony Jose was absent.

Tim Nydegger called the special meeting to order at 7:04 p.m. and announced a quorum.

LIFT ENCLOSURE CONTRACT:

Tim Nydegger explained that the MEP drawings are complete and moving the lift enclosure now would not cause more work later because the panel that would be used would be permanent. There is \$10,000 budgeted. After further discussion, Brenda Miller made a motion to approve up to \$12,000 for DNAB to move the lift. Robert Dye seconded the motion. Tom Tucek moved to amend the motion to approve \$2,000 from roll over. Robert Dye seconded the motion. The amended motion passed 7 to 0. The first motion also passed 7 to 0.

SUMMIT POINTE PTA REQUEST:

David Mitchell spoke on behalf of the PTA. The Summit Pointe PTA requested the use of the clubhouse for free with a \$350.00 deposit on December 10 for a potluck dinner. The PTA filled out the required charitable event questionnaire. Tim Kirkpatrick made a motion to let the Summit Pointe PTA use the clubhouse for free on December 10 with a \$350.00 deposit. Judy Schmoeger seconded the motion. Tom Tucek asked about a previous request by a PTA that was possibly denied. After a short discussion it was determined that that PTA was allowed to use the clubhouse. The motion passed 6 to 0 with Tom Tucek abstaining.

Tom Tucek made a motion to adjourn from the special meeting at 7:21 p.m. Brian West seconded the motion. The motion passed 7 to 0.

Tim Nydegger convened the work session at 7:22 p.m.

COBBLESTONE DRAINAGE ISSUES:

Bob Christian briefed the Board on his meeting with Scott Edgar. A French drain was installed behind one of the properties but it is not helping. There has been some flooding of basements during major water events. Bob Christian discussed some possible solutions to the problem. The city takes no responsibility and will not help in the solution. Several Board members will meet Bob Christian at Cobblestone on Friday at 1:00 p.m. to look at the problem.

REPLATTING MULLENDIKE:

Tom Tucek explained why the 25 lots at Mullendike need to be turned into one lot. General discussion followed. Rachelle Vandiver was asked to look at solutions and report back at a future date.

QUARTERLY STATEMENTS:

Robert Dye provided a three page handout explaining why quarterly dues should be due on the first day of the quarter and delinquent after the last day of the quarter. There was several minutes of discussion but nothing decided at this time.

OWENS CORNING ARB COLOR SELECTIONS:

Rachelle Vandiver passed out a brochure with different colors for composite roofing. Board member initialed any colors not liked. This will be moved to the December Board meeting under old business for a vote.

SAFETY MEETINGS:

Tom Tucek led the discussion regarding changing safety meetings to every two years. It was decided to start in 2010 with even lots not having to attend safety meetings followed by odd lots not having to attend a safety meeting in 2011. A safety meeting video will be made next year so new residents can view it later in the year. Residents who have lake violations, late dues or any other kinds of fines must attend the safety meeting regardless of even/odd lot. Residents who rent the pontoon for the first time must watch the safety video or attend a safety meeting. New residents must attend the safety meeting regardless of their lot number. If a major change occurs relating to lake safety, residents will have to sign their name next to the change stating that they have read and understood the rule change. Two year tags were discussed but nothing decided at this time.

BUDGET 2010:

The Board again reviewed the budget line by line. Questions were answered by Rachelle Vandiver. The priority list was also discussed briefly. There was a question regarding having to add to the self insurance on docks and more information will be reviewed. The budget will go under old business for a vote at the December Board meeting.

The work session was adjourned at 9:34 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 8, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on December 8, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Tom Tucek, Brenda Miller and Robert Dye. Judy Schmoeger arrived at 7:52 p.m. General Manager, Rachelle Vandiver, was also present. Tim Kirkpatrick was absent.

Tony Jose called the meeting to order at 7:03 p.m. and announced a quorum.

OPEN FORUM:

Kathy Goldman spoke for the residents of Raintree Circle regarding their unfinished island that was started but may not be funded in 2010. Other Raintree Circle residents said a few words and one resident provided pictures to Board members.

Robert Dye briefly spoke about allowing lake shore residents use of lake water for watering purposes.

CONDENT AGENDA:

Tom Tucek corrected a portion of the November 10 Board meeting minutes to read; Tom Tucek made a motion to reduce the boat slip lease to \$150. Tom Tucek made a motion to approve the consent agenda with the amended minutes of November 10. Robert Dye seconded the motion. The motion passed 6 to 0.

TREASURER’S FINANCIAL REPORT:

Brian West read the November Treasurer’s report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

BUDGET ANALYSIS:

Bank Account Balances as of November

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 197,990.17
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$148,877

Expenses for November	\$ (878.01)
Long-Term Debt	\$ -
Outstanding Dues/Fines a/o 11/30/09:	\$78,169.80 Total Amount
1 st Letter	\$17,808.72
2 nd Letter	\$ 6,667.86
3 rd Letter	\$ 4,264.04
Balance Due Liens Filed:	\$49,429.18

Income during November:	
Dues	\$38,047.16
Other Income Total	\$ 948.53

The Treasurer’s report was filed for audit.

BOARD ANNOUNCEMENTS:

- There was a tie for first place in the 2010 directory cover photo contest. Tony Jose flipped a coin to decide the winner. The winner was the sunset picture.
- Brian West updated the Board and audience on the Regatta Island that is a factor with the 150 highway project. A question and answer meeting will be set up between MO-DOT and the Board.

OLD BUSINESS:

Legal:

Joe Willerth had suggested cleaning up several easements relating to a proposed land purchase. The Association has been attempting to serve papers on four residents. There has been no luck on two residents while the other two residents have been served.

One of the properties in the Raintree North Shopping Center has gone into foreclosure.

DAVID GEILER APPEAL OF BOAT LENGTH:

This issue was continued from the last Board meeting. Board members looked at additional pictures. David Geiler again appeared in person to discuss his appeal and answered questions from Board members. The Board discussed the issue for several minutes. Tom Tucek made a motion to deny the appeal. Brenda Miller seconded the motion. The manufacturer stated that the boat is twenty-two foot. Tim Nydegger will add some narrative text to the drawings showing how boats will be measured. The motion passed 5 to 1. Tim Nydegger voted against the motion.

AMEND RULES & GUIDELINES SECTION “ROOFS” WITH COLOR SELECTIONS:

Tom Tucek asked to move this topic to the next work session to simplify the wording. Because of time restrictions regarding getting the information out in a timely manner, Tom Tucek worked on revising the wording while Captain Taylor updated the Board and audience members on what has been happening in Raintree Lake the last three months.

CAPTAIN TAYLOR UPDATE:

Captain Taylor advised that things are still pretty good in Raintree Lake. In the last three months there has been one burglary, six reports of stealing from auto and three reports of property damage. Captain Taylor reminded residents to close garage doors and take valuables out of vehicles. Captain Taylor also provided some Christmas safety tips.

Tony Jose read the changes that Tom Tucek made regarding the “roof” change from above. The proposed rules reads as follow; roofs of the following composition materials and colors are considered acceptable, subject to approval through the Architectural Review Board submittal process: Weathered Wood Color; Owens Corning Oakridge 40 Deep Shadow in Driftwood, Amber, Desert Tan, Brownwood, Teak, Onyx Black, Estate Gray, Quarry Gray, Sierra Gray, Colonial Slate, Harbor Blue and Terra Cotta Colors, all with the 40 year warranty or better. Also exposed brown metal valleys and Mfg. enhanced ridge or double layer single ridge. Malarkey’s Legacy laminate shingle in Natural Wood or Weathered Wood Color. Tom Tucek made a motion to approve the amended rules in respect to roofs. Tim Nydegger seconded the motion. The motion passed 6 to 0.

2010 BUDGET:

The Board discussed the 2010 budget. Tom Tucek asked if the money left over in categories was going to roll over by category. Tony Jose stated that historically the money went into a big bucket. Robert Dye made a motion to accept the budget as recommended at the last work session. The motion died in absence of a second. There was additional discussion concerning the 2010 budget. There was a few more minutes of discussion with audience members regarding

Raintree Circle. Brian West made a motion to approve as is on paper with the land payment in to be approved for the 2010 budget. Robert Dye seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

COBBLESTONE DRAINAGE:

Tom Tucek briefed the Board on problems that himself, Brian West, Rachelle Vandiver and Bob Christian discovered at Cobblestone and some of the solutions that were brought up. They noticed several sump pumps that were draining into the ditch so Bob Christian will work on getting those changed. Other ideas were a berm, planting Kentucky 31, level some low spots, planting trees and a rain garden. There will be further discussion in the future.

NEW BUSINESS:

A five minute break was taken. Robert Dye left the Board meeting at 8:30 for personal reasons.

AQUATICARE INVOICE:

Tim Nydegger spoke to a man at All State Mechanical who said that the pipe was not supported correctly and that weight played a part. The broken piece was on the table in front of Tony Jose. Tom Tucek made a motion to approve the Aquaticare invoice for \$3,152.00 as the last payment for the pool contract for 2009. Tim Nydegger seconded the motion. The motion passed 6 to 0.

CHAD WILKENSON APPEAL OF TRASH FINE:

Chad Wilkenson did not appear at the Board meeting so the fine stands.

SAFETY MEETINGS EVERY OTHER YEAR PROCEDURE:

The Board discussed why the proposed Shoreline presentation for January was different from the minutes of the work session of November 24. Tom Tucek read what was agreed upon by Board members at the November 24th work session. Tom Tucek made a motion to approve the change to the lake rule safety meeting rules to reflect what was agreed to at the November 24th work session. Brian West seconded the motion. The motion passed 6 to 0.

WORK SESSION DECEMBER 22, 2009:

There will be no work session on December 22, 2009.

Tom Tucek made a motion to move to executive session. Tim Nydegger seconded the motion. The motion passed 6 to 0.

Tony Jose reconvened the regular Board meeting from executive session. Tom Tucek made a motion to adjourn from the Board meeting. Judy Schmoeger seconded the motion. The motion passed 6 to 0. The Board meeting was adjourned at 9:30 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
DECEMBER 15, 2009
7:00 p.m.**

A special meeting of the Raintree Lake Property Owners Association was held on December 15, 2009. Members in attendance were Tom Tucek, Robert Dye, Tim Kirkpatrick, Judy Schmoeger, Brenda Miller, Brian West and Tony Jose. General Manager, Rachelle Vandiver was also present. David Mitchell and Tim Nydegger were absent.

Tony Jose called the special meeting to order at 7:15 p.m. and announced a quorum.

CONTRACT REVIEW:

The Board reviewed the proposed contract. The following changes were made by the Board.

- Exhibit 2 should read Exhibit C.
- Wording under **18. ADDITIONAL TERMS AND CONDITIONS.** “A” now reads as; SELLER grants to BUYER a right of first refusal on any prospective sale by SELLER of “Tract D” legally described on Exhibit B as 5D attached. “F” now reads DECLARANT STATUS. Seller agrees to transfer to BUYER “DECLARANT STATUS”
- The map following “F” was removed.
- Exhibit A was removed.
- Exhibit B replaced Exhibit A continued where Tract 5D begins.
- Under FINANCING ADDENDUM; RAIN TREE LANE WAS CHANGED TO RAIN TREE LAKE.
- Tom Earley’s name was corrected under LOAN APPLICATIONS.

The Board is using the legal descriptions for Tracts A, B, and C from Stewart Title Guaranty Company.

Tom Tucek made a motion to allow Brenda Miller to present this latest offer with the new changes to Diana Jones with a 30 day deadline for acceptance and to allow Tony Jose to sign the offer. Judy Schmoeger seconded the motion. The motion passed 6 to 0.

PROPERTY RESOLUTION RELATIVE TO TRACTS ADJACENT TO DAM:

The Board decided not to continue with the resolution until there is a signed contract.

EQUIPMENT PURCHASE MAINTENANCE TRUCK:

The Board decided to move this to the January Board meeting.

Tom Tucek made a motion to adjourn from the special meeting. Tim Kirkpatrick seconded the motion. The motion passed 6 to 0. The special meeting was adjourned at 8:45 p.m.