

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 14, 2003

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on January 14, 2003 in the Raintree Lake clubhouse. Members present were, Shirley, Ira Roberts, Tom Tucek, Chris Coleman, Marilyn Burasco, Teresa Bury, Nancy Ohmes, and Erma Mallett. Brian West was not present.

APPROVAL OF MINUTES

Tom made the motion to approve the minutes with the 3 changes. Teresa seconded, motion passed by all.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of December 31, 2002:

Checking	\$ 4,108.96
MM General Fund	\$ 52,390.65
Siltation Acct.	\$ 24,794.71
Boat/Lake Account	\$ 4,517.36
Builder's Account	\$ 2,674.14
Activity Committee	\$ 2,926.99
Community Bank	\$ 2,651.26
MoDot Settlement	\$ 81,134.83

Income during December

Dues	\$ 35,225.61
Other Income	\$ 5,252.15

This includes: Clubhouse rental, interest, Shore Lines ads, Boat slips and Codes fines

Tom made the motion to raise the yearly mowing fee for residents who want their vacant lots mowed by Raintree to be raised to \$280.00. Shirley seconded, yes, Erma, Tom, Shirley and Ira, against, Teresa, Marilyn, and Nancy.

Shirley made the motion for mowing vacant lots in violation of the 12 inches rule be mowed at \$280.00. Tom seconded, yes, Erma, Tom and Shirley, against, Teresa, Marilyn, Nancy, and Ira.

Shirley made the motion for vacant lots over 6 inches not enrolled in the mowing program to be mowed by Raintree and charged \$140.00 with the ability to change to the mowing program for \$280.00. Tom seconded, yes, Erma, Ira, Tom, Shirley, against, Teresa, and Marilyn.

BOARD ANNOUNCEMENTS

Chris announced that David had hired a new maintenance supervisor, Tony Gonzales.

Activities Committee

Sue Brockman would like to have \$2,750.00 for Las Vegas Night, 150 to 175 residents plan to attend. Sue said that about 165 children came to see Santa at the clubhouse.

Teresa moved to give the activities committee \$2,750.00 for Las Vegas Night, Shirley seconded, passed by all.

ARB

Darrell Bennett reported they had approved, two new home constructions, one siding, one paint, one fence, seven porches, one add windows to existing screen porch, one patio, one basketball goal, one swing set, and one fountain.

Common Grounds

Not much will be going on with the common grounds committee due to the reduction of their budget to \$3,000.00.

Facilities

San LaPointe would like for the board to review and approve the new Clubhouse Rental Contract.

Tom would like to see at the bottom of each page a place for the renter to initial.

Chris would like the board to look over the contract and be ready to talk about it at the work session.

Lake Committee

Rich Richardson said the boat sticker application will be on the web page, as well as the new lake rules.

Conservation

No report

Siltation

Ron Greathouse looking into rip-rapping?

Raintree Vision

The things the City wanted changed with the new Maintenance building, now we do not have to change, saved Raintree about 12 to 15 thousand, Thanks John Smith.

OLD BUSINESS

Joe Willerth, we are still waiting on engineering reports on the Cheddington project.

There was a productive meeting with the city in December 2002 and Mr. Hedberg and Maxey are to upsize the drainage from Cheddington. The meeting included our General

Manager, Chris from the Board, and some neighbors. Cheddington has city approval for the things they are doing now.

MoDot didn't know they had changed things until Tuesday, January 14, 2003 and Joe will continue to monitor the 291 progress.

The meeting with the city regarding the Fountains was delayed until January 28, 2003.

Keith Owings would like one month to think over the decision about his roof that the Board offered him, will come to the February board meeting with that decision. The Board offered Mr. Owings the rights to keep his roof but pay a fine of \$2,000 for not coming to the ARB for approval before he had the roof installed.

Tom moved to table the Owings situation until next month, Shirley seconded, yes, Shirley, Tom, Ira, Marilyn, Teresa, Erma, abstained, Nancy.

NEW BUSINESS

Mr. Stallings was not at 900 S.W. Drake when the excavator dug up the yard. The excavator dug up the common ground, put up a berm so water would drain onto the street. The common ground was lowered about 12 inches so there would not be any water between the common ground and the house. Mr. Stallings is willing to pay the \$300.00 in fines he owes.

Shirley moved to table, no seconds.

Teresa made the motion to approve the variance to water standing by pooling on the common ground; he will fix the pooling problem with a signed agreement with the approval of the General Manager. Nancy seconded, for, Nancy, Teresa, Ira, Shirley, against, Tom, Erma, Marilyn.

OPEN FORUM

Ron Eilers, 4921 Gulf Point, would like for the Raintree Board to tell who made the motion to approve the Fountains, and wants us to rescind the motion.

Jim Massey would like the board to vote to reconsider our approval of the Fountains so they can go to the City with the Boards letter to rescind our approval.

Tom made to motion to rescind the approval of October 18, 2002 regarding the endorsement of the Fountains. Shirley seconded, for Nancy, Tom, Marilyn, Erma, Shirley and Tom, abstained, Ira.

Mr. Shaffer wanted to know if charging for the pool was something the board was taking serious, Chris told him no.

Rita Madison, 3949 S. W. Hidden Cove Ct. wants a job description for the General Manager.

APPROVAL OF BILLS

Marilyn made the motion to approve the bills, Teresa seconded, passed by all.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

February 2003 Minutes

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on February 11, 2003 in the Raintree Lake clubhouse. Members present were, Shirley Thomas, Ira Roberts, Tom Tucek, Chris Coleman, Marilyn Burasco, and Erma Mallett. Teresa Bury and Nancy Ohmes were not present.

APPROVAL OF MINUTES

Tom make the motion to approve the January minutes with the corrections, Shirley seconded, motion passed by all.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of January 31, 2003:

Checking \$ 8,335.99

MM General Fund \$ 46,805.11

Siltation Acct. \$ 24,806.13

Boat/Lake Account \$ 46,487.36

Builder's Account \$ 2,579.08

Activity Committee \$ 2,704.45

MoDot Settlement \$ 81,245.68

Income during December:

Dues \$ 40,005.13

Other Income \$ 43,863.70

This includes: Clubhouse rental, interest, Shore Lines ads, Boat slips and Code fines.

Tom moved to combine all of Raintree's Union Bank Accounts, except the siltation and Mo-Dot into one account.

Shirley seconded, motion passed by all..

Tom moved to amend the motion to combine all our accounts into Union Bank where we have our main account.

Shirley seconded, hand vote, passed by all.

BOARD ANNOUNCEMENTS

Brian West turned in his resignation to resign from the Raintree Board of Directors. The Board invited Ron Greathouse to join the Board of Directors for the remainder of Brian's term, which ends March, 2004.

Saturday, February 8, 2003 sometime during the night, someone took all the globes from the lights on the West side of the docks in Normandy Cove and tossed them into the lake. Chris would like to thank Charlie Mallett and our maintenance crew for retrieving all but one of the globes. Shirley thinks an article should go into the Shoreline about the globes being taken off and tossed into the lake.

COMMITTEE REPORTS

Activities Committee

No rep. from the committee, although some of those that attended Las Vegas night said it was a fun night.

ARB

Darrell Bennett reported they had approved, under class "A", two new home constructions, under class "B", three duplex's, and two new homes (at the Villas), two fences, one new guttering, one soffit and fascia covering.

Common Ground Committee

A special thanks to David for replacing the flags on the Dam.

Facilities Committee

The committee gave the Board a list of things they would like to have done before it is time to start cutting grass. The maintenance department has agreed to do the work. Facilities would like approval so maintenance can get started on these projects. Tom and Chris think the maintenance departments time should be charged to the facilities committee budget. Chris asks David to keep track of those expenses. Shirley made the motion to approve \$10,000.00 for the facilities committee (which is in their budget). Tom seconded, passed by all.

Lake Committee

Rich wanted to say again how much he appreciated Charlie and the maintenance crew for retrieving the globes. Tom made the motion to approve \$6,500.00 to start replacing the foam on the remaining docks. Ira seconded, passed by all.

Conservation Committee

No report.

Siltation Committee

Ron Greathouse thinks Raintree should put rock around the shore line. Shirley made the motion to approve a total of \$11,000.00, using \$3,000 a quarter for rocking the shore line. Tom seconded, passed by all.

Raintree Vision

No report.

OLD BUSINESS

Joe Willerth gave a report on The Fountains, Cheddington, Mo-Dot, Maintenance Building loan, and Mr. Owing's roof.

Tom Tucek made the motion to have the Board authorize the General Manager and President to execute the Agreement dated January 31, 2003 between Raintree Lake Property Owners Association and Holt Construction and Development, Inc. in the base amount of \$197,680.00 for construction of a maintenance building at 504 SW 163rd Street, subject to a modification to include any requirements needed for said building from the approval by the Planning Commission or City Council of the special use permit and any revisions suggested by legal counsel or Phil Skeeled or management. Seconded by Ira Roberts, motion passed by all.

Phil Skeeled came late to the Board meeting, Phil was at the City Planning meeting. The Board wants to give Phil a BIG "THANK YOU" for all his work in getting the Maintenance Building up and running, it has taken two years of hard work. Phil and the Board also want to give John Smith a BIG "THANK YOU" for all his help. The Lee's Summit Planning Commission did approve the maintenance building.

Tom made the motion to approve a loan from Union Bank up to \$250,000 with prime rate obtained. Shirley seconded, passed by all.

Tom made the motion to discontinue services with Jackson County Security. Erma seconded, Erma, Tom, and Ron voted for the motion, Chris, Ira, Shirley, and Marilyn voted against. Motion did not pass.

NEW BUSINESS

Brandi McKown is getting married September 13, 2003 and would like to put up a tent where the old pool used to be.

Marilyn made the motion to approve putting up a tent on the common area where the old pool used to be on September 13, 2003, following the guideline in the new rental contract. Shirley seconded, passed by all.

OLD BUSINESS (AGAIN)

February 11, 2003 the Lee's Summit Planning Commission approved the new maintenance building on 163rd. The zoning for the maintenance building is "Special Use Permit R-1 Zoning, which means that Raintree can not put offices in the building. February 20, 2003 goes to Lee's Summit City Council for approval.

Ira moved to adopt the new rental contract with the few corrections. Tom seconded, pass by all.

Tom made the motion to rescind the 6" height, replacing it with 12" height for grass cut under the mowing contract. Erma seconded, Tom and Erma voted for the motion, Ira, Marilyn, and Ron voted against. Motion did not pass.

Tom made the motion to rescind the 6" height rule, no seconds. The 6" rule still stands.

March Minutes

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on March 11, 2003 in the Raintree Lake clubhouse. Members present were Shirley Thomas, Ira Roberts, Tom Tucek, Chris Coleman, Erma Mallett, Teresa Bury and Nancy Ohmes. Marilyn Burasco was not present.

APPROVAL OF MINUTES

Tom moved to approve the February minutes with the corrections. Teresa seconded, motion passed and approved by all.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of February 28, 2003:

Checking \$ 96.20

MM General Fund \$ 86,723.13

Siltation Acct. \$ 24,818.36

Boat/Lake Account \$ 58,296.64

Builder's Account \$ 2,581.34

Activity Committee \$ 673.80

MoDot Settlement \$ 81,344.78

Income during February:

Dues \$ 46,396.58

Other Income \$ 16,305.86

This includes: Clubhouse rental, interest, Shore Lines ads, Boat slips and Code fines.

BOARD ANNOUNCEMENTS

No Board Announcements

COMMITTEE REPORTS

Activities Committee

Shirley asked about the Activities Bank Account that had been decided to be merged into the one bank account.

Tom stated that no accounts had been combined yet. Chris explained that the Activities account had not been audited for a number of years and that it needed to be audited as did all our assets to maintain our not for profit status. Teresa discussed problems of the Activities committee. Shirley stated that our Committees are an important part of our Association. Ira stated that we should show respect for our Committees and hopefully, we can.

Diane Forte of the Activities committee expressed thanks for the Board members. They were turning in their resignations from the Committee and hoped we could still work as a Community

ARB

Darrell Bennett reported the approval of seven new home constructions, plans for our maintenance building, two sidings, two fences, two decks, one paint, one pool and hot tub, and one retaining wall.

Common Ground Committee

Rita Madison reported that they would like to continue the Yard of the Month program through 2003. Two yards would be picked for the months of May through September. They plan to redo the flower bed at the Duck Pond with paving stones or natural stones and also adding stones to the flower bed on the first island on Regatta. They would like to check with the maintenance crew to help the committee with this project. They plan to replace the wooden barrels by the clubhouse/pool with new flower pots. They are changing their meeting dates to meet quarterly instead of monthly. Their next meeting will be June 2, 2003. We have state approval to oil and roll the geese eggs and are also checking on the information about a goose roundup for goose control.

Facilities Committee

David, our General Manager, has ordered nine new metal picnic tables, five will be placed on the deck and four will be in the pool area. Tony is power washing the deck.

Lake Committee

Rich Richardson reported that there would be the Spring dock inspection on March 22, 2003 and that all blue foam would be replaced with encapsulated foam. The first safety meeting is at 9:30 AM on March 15, 2003. There was discussion as to the Speedy Sticker program that has been in force in the past and it was decided that it would not be

used this year and that each boat owner will need to bring in their title and insurance papers so the office can verify information.

Conservation Committee

No report.

Siltation Committee

The committee plans to change their meeting to the fourth Thursday evening of the month and meet at 6:00 PM, which would be one hour before the Work Session. David Hayhurst, Ron Greathouse, Gene and Shirley Thomas met with Kidwell Construction who is doing work at Lakewood with their siltation problems. .

Raintree Vision

Phil Skeed reported that the City Council vote for the maintenance building was 5 for and 2 against. We still must put a fence on the west side. Wayne and Joe Holt are working with the city planning to get things ready for permits. The bank loan has been approved and signed with Union Bank. The construction contract has been approved and signed.

OLD BUSINESS

Joe Willerth gave a report on Cheddington drainage. We have received approval from Larry and Carol Keating for temporary easement for the construction to be done. Mr. and Mrs. Weiland have not given their approval for the temporary easement on their property.

Mr. Bob Hedburg of Summit Engineering gave us a copy of the original survey plans today.

There is to be a meeting on Friday, March 14, 2003 at 2:00 PM at the MoDot office to discuss the MoDot drainage structure at the 291 entrance. The meeting will also include the City.

The Board reached a settlement agreement with Mr. Owings for \$2,000.00, which has been paid

NEW BUSINESS

Mr. Richard Anderson – not present

Tom asked about the plans for the Raintree Lake Church, as he was shown them when he was at Union Bank. It was suggested that we cooperate and coordinate between the Developer and Commercial Development. Ira suggested that Darrell Bennett contact David Roberts at the Sales Office. Ron suggested that the Chairman and our General Manager meet with the Commercial Developer.

OPEN FORUM

Charlie Sandman, 4070 Lido Drive has lived here 23 years. On new construction isn't there supposed to be 30% brick, stone, stucco, etc on the front of the house? Joe suggested to meet with the Developer Review Committee.

Discussion of an architect to be on the ARB committee, with the cost shared jointly with the Developer as was agreed to in the lawsuit. Ron asked about the colors that are being put on the houses. There was a suggestion to direct the ARB to go over the rules and spend some time to update the guidelines and enforce the ones that are in place.

Shirley Thomas, on Sapelo Drive stated that people are being disrespectful with our employees and the employees should not take abuse from the residents. There is a \$100.00 fine set up that can be assessed against the violator.

Erma made the motion to approve the bills.

The meeting was adjourned and Chris thanked all for coming.

ANNUAL MEETING - MARCH 27, 2003

Chris Coleman called the meeting to order, determined a quorum was met and introduced the Board members. Shirley Thomas, Ron Greathouse, Erma Mallett, Tom Tucek, Teresa Bury, Ira Roberts, and Nancy Ohmes. Marilyn Burasco was absent.

Chris asked for a moment of silence for each to remember the troops in the war.

Chris Coleman moved to approve the minutes of the annual meeting of 2002. Tom seconded.

Tom Tucek gave the Treasurer's report and gave the list of capital improvements for the fiscal year of 2002.

Chris Coleman gave the State of Raintree. There was an investment of new software for updating our office practices, making it more efficient. Raintree is developing and growing.

Joe Willerth, our lawyer since 1990, gave us the legal report. The first year of the settlement agreement, composed of the composition of the Board, the builder's contract and the standard for turnover of common ground and waterscapes. It has worked out for a successful first year. He gave a report about the islands in the highway 291 outer road, which should be completed with in the month of May. The Cheddington drainage problem is being worked on by Mr. Rockwell, by the deepening of the basin to hold more water. The Community Church of Raintree to be built in the property south of our entry will not have membership in the Homeowner's Association and we will not receive assessments. Their members will not be allowed to use the amenities. The Fountains between Ward Road and Raintree Drive is still being considered by the City Council. Our liability insurance increased over \$30,000.00 in 2002.

Chris thanked Ron Greathouse and Shirley Thomas for replacing seats on the Board vacated by Sheila Shertz and Brian West. Chris introduced our new General Manager, David Hayhurst, who was hired in December 2002. David introduced the employees, Debbie Hanss, Millie Purtle, Tony Gonzales and Jerry Fullington. David awarded appreciation certificates and gift certificates to the members of the Board who had completed their terms.

David Elliott, chairman of the Nominating committee, introduced members of the committee, Jim Metzger and San LaPoint. David opened the floor for nominations to the Board of Directors. Nancy Ohmes nominated Steve Simmons to be the Class B candidate. The floor was opened for Class A nominations. Jim Metzger nominated Mike Conway and Roland Thibault seconded. David introduced the candidates for Class A: Erma Mallett, Bob Christian, Brian Whitley and Roland Thibault. David called for the vote and the ballots were collected.

Chris introduced Lee's Summit Chief of Police, Ken Conlee. Chief Conlee gave some statistics on number of calls to Raintree, response time and explained that the Police department would be glad to help us when we need them.

Chris introduced the different committee chair people and expressed thanks to them.

Chris introduced Wes Moore from MoDot. Mr. Moore answered questions and told us that the plans to have highway 291 open no later than July 2003.

Chris introduced Glen Martin from the City of Lee's Summit and he explained the One Call system before doing any digging. The city ordinances are on the [www.leessummit](http://www.leessummit.com) website.

Chris introduced Ron Williams and Randy Rhoads, our Councilmen for the City. They gave the State of Lee's Summit to the audience and spoke of the growth of the City.

Chris called for David Elliott to give the results of the voting. David stated that the Class B votes would be recorded first. Steve Simmons had 65 votes with 17 abstaining votes. The Class A votes were: Brian Whitley received 199 votes, Bob Christian received 169 votes, Roland Thibault received 114 votes, Erma Mallett received 108 votes, Mike Conway received 82 votes, Ed Madison received 2 votes, Steve Simmons received 1 vote and Steve Brooks received 1 vote.

Chris announced the Nominating committee for 2004 would be David Elliott, San LaPoint, Jim Metzger, Jim Massey and Paul Mudd.

Chris introduced the new Board members, Class A; Brian Whitley, Roland Thibault, Bob Christian, and Erma Mallett. Class B; Steve Simmons.

Chris opened the floor for Open Forum. The Board heard concerns and answered questions from the floor.

The meeting was adjourned and Chris thanked everyone for coming.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 5, 2003
SPECIAL MEETING: ELECTION OF OFFICERS

A special meeting of the Raintree Lake Property Owners Association was held on April 5, 2003, 1:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallet, Ira Roberts, Tom Tucek, Roland Theibault, Shirley Thomas, and Brian T. Whitley. Steve Simmons was not present.

ELECTION OF OFFICERS:

President:	Erma Mallet
Vice-President:	Ron Greathouse
Treasurer:	Tom Tucek
Secretary:	Brian T. Whitley

BOARD ANNOUNCENMENTS/DISCUSSION:

After the election there was general discussion of how the board should operate in the coming year. Tom discussed the need for signature cards. Ron asked for a commitment from other board members to try and operate as one unit and have a united front. Other board members concurred.

Tom suggested the need for a board liaison on each committee. Ira did not mind a liaison but expressed concern that the committee might lean on the board liaison too heavily, and the board liaison might end up running the committee. Shirley agreed. Tom stated he did not believe committees would be swayed by a board liaison. Ira expressed a desire to work with committees and try to put in writing the responsibilities for each.

Ron wanted an early meeting to discuss the interaction between the board and the General Manager and to draft a job description for the General Manager with his input. There was a general consensus that the General Manager will need to be involved in the work sessions. Shirley felt the board micromanaged too much. Tom concurred and stated the micromanaging was a carryover from when the board was managing when RLPOA lacked a General Manager. Tom stated that discussion of personnel issues must only occur at the Executive Sessions and not in public meetings.

Tom wanted the board and committees to develop 5-year plans and asked for a special work session as on Tuesday, April 14, 2003, at 7:00pm to discuss.

Erma and Ron supported the need for Erma to call on people before they speak in the monthly RLPOA meetings to ensure order.

Shirley and Erma had a discussion about the Easter Egg Hunt and Erma stated she spoke to Carrie Cooper about this.

Tom talked with our financial institution and was informed that the FDIC does not insure over \$100,000 no matter how many accounts are held.

Ira and Bob talked about the need of having people handling money to be bonded and the possibility of looking into purchasing cards.

Ron wanted 5 ideas/goals from each person by April 8, 2003, and he would combine them before the April 15, 2003 meeting. The goals need to have measurable results.

Bob and Tom discussed the difficulty in finding insurers.

Ira stated that Jackson County Patrol Services would discontinue service at the end of April 2003.

Shirley inquired about the maintenance building and its progress. Discussion ensued about problems such as RLPOA not informing all the appropriate property owners, and failure of parties to follow through on their contracts.

Shirley and Bob agreed to work on renaming Outer Belt Road to Raintree Drive. Shirley also brought up the proposed overflow basin NW of the community.

Ira wanted all board members to be present 15 minutes prior to any meeting starting.

The meeting concluded at 3:15pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 8, 2003
MONTHLY MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on April 8, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Steve Simmons was not present.

MINUTES FROM MARCH:

Regarding Raintree Vision: Ira noted the Special Use Permit does allow for storage outside, this was inadvertently left out.

Ron Greathouse noted that he was in attendance at the March Meeting.

The minutes were unanimously approved as amended.

TREASURER'S FINANCIAL REPORT:

As of March 31, 2003:

Checking:	\$ 3,246.80
MM General Fund:	\$86,527.95
Siltation Account:	\$24,828.38
Boat/Lake Account:	\$58,374.25
Builder's Account:	\$ 2,583.77
Activity Committee:	\$ 664.44
MoDOT Settlement:	\$81,453.07
Maintenance Building Loan:	(\$19,768.00)

Income during March:

Dues:	\$44,696.30	
Other income:	\$ 2,822.58	(clubhouse rental, clubhouse fines, interest, Shore Lines ads, Las Vegas Night, codes fines)

The treasurer's report was unanimously accepted.

BOARD ANNOUNCEMENTS:

NEW BOARD MEMBERS ELECTED AT MARCH 27, 2003 MEETING:

CLASS A:

Bob Christian

Roland Thibault

Brian T. Whitley

CLASS B:

Steve Simmons

ELECTION OF OFFICERS AT APRIL 5, 2003 MEETING:

President: Erma Mallet

Vice-President: Ron Greathouse

Treasurer: Tom Tucek

Secretary: Brian T. Whitley

The minutes for the April 5, 2003 meeting were corrected as follows:

A work session will be held on Tuesday, April 15, 7:00pm

The minutes for the April 5, 2003 were unanimously approved as amended.

It was announced that Jackson County Patrol Services would no longer provide service to the community effective April 30, 2003.

COMMITTEE REPORTS:

Activities Committee:

Tim Miller volunteered to spearhead the Easter Egg Hunt this year. Erma stated she would work with Tim. David offered to assist in the logistics. Activities Committee money will be used for the hunt.

Architectural Review Board:

Darrel Bennett and the ARB approved the following: four new houses, eight exterior paint changes, two roofs, five fences, two vinyl sidings, one deck/gazebo, one addition, one enclosed porch, one playground, one yard improvement, and one retaining wall.

Darrell nominated the following individuals as members of the ARB: Gene Thomas, Charlie Mallett, Rick Lecuru. Darrell has had problems where only he and Brian Whitley would attend meetings while three people are needed to approve projects. There was discussion about the need for Jerry, the codes enforcer, to attend the ARB meetings if needed. Charlie Mallett and Gene Thomas were approved by all members of the board, Shirley Thomas abstaining for Gene Thomas. Rick Lecuru showed up just after the vote, introduced himself as having lived in Raintree for two years, retired KCMO-PD, and former home inspector. Rick was unanimously approved.

Charlie Sandman questioned Darrell if the ARB went back to check on the finished project to make sure it was completed as approved. It was discovered there was no formal process for this and Ron Greathouse emphasized the need for the ARB to ensure projects are completed as proposed.

Common Ground:

Stone was placed around the flowerbed at the Duck Pond and the Common Ground Committee is looking forward to working on a flowerbed by Regatta. Shirley mentioned MO-291 coming to a close and discussed having two islands with dirt and needing to do something with that.

Facilities Committee:

The Facilities Committee wanted approval to buy 12 lounge chairs. The board granted the Facilities Committee up to \$600 for the purchase of these chairs. The Committee stated nine tables have been ordered. Five tables were installed by the Clubhouse deck; four will be installed by the pool. The price for all nine tables was \$6,700.

Lake Committee:

Rich Richardson stated three categories of repairs: 1) blue foam replacement \$19,144, 2) dock maintenance and repair as discovered in the Spring inspection \$2,598, 3) repair of swim docks \$400. Rich asked for approval of \$22,200 for the repairs. The board unanimously granted the Lake Committee \$22,500 for the replacement/repair of the aforementioned items.

Rich stated the Lake Patrol would begin work on weekends starting Saturday, April 19.

Dave received a bid from a contractor for Canadian Goose population reduction. It was discussed that the Shore Lines will need to remind people to not feed the geese. Addling is needed to prevent geese from hatching and the goose round-up is needed to contain the population of adult geese. The board unanimously approved \$2,250 for the addling program. Shirley mentioned to Dave to include in the Shore Lines a statement asking residents' assistance in the identification and communication of the location of geese nests. The goose round-up usually occurs in the second week of June. Ron asked Dave to secure Lakewood's and Weatherby Lake's policy on geese.

Conservation Committee:

Discussed during the geese concern above.

Siltation Committee:

Shirley said Alan performed readings on the silt pond off Ward Road (North Ward Road Pond) and the water was less than two feet deep with four feet of silt, or about 3000 cubic yards of silt. There is also some bank erosion below the overflow dam. Ron said the "Fountains" pond is also two to three feet deep and the Fountains developer will assist in dredging that pond. There was also discussion of having \$30,000 budgeted for dredging of the south end of the lake, off of Ward Rd, on the south arm. Rock is also ready to be

delivered and spread, and there was discussion of two or three places where rock could be stored while it was being spread.

Raintree Vision:

Dave stated that an application for permits and footers were put on the drawings and that construction would start in a few weeks.

OLD BUSINESS:

Legal:

Joe Willerth brought to the attention of new board members some on-going concerns for Raintree Lake. Joe discussed the background of the MO-291 entrance. Raintree will own the two islands; Lee's Summit takes ownership of the lanes and eleven foot right of way on both sides. The state had drainage into the Duck Pond, which created silt problems for that body of water. Joe also discussed the Cheddington drainage issue.

2002 Audit:

Jim Mitchell did not attend.

NEW BUSINESS:

Windward Glen (Townhome Presentation):

Raymond Goppert (Principal member/Construction) and Richard Dye (Principal member/Business Management) presented their concept of townhomes constructed in two phases on the East side of Raintree Parkway between 2003 and 2005. The two men presented renderings of the front elevations and general information such as: Windward Glen LLC will control design, construction, sales, and operation of the development, there will be 9.5 to 10.1 doors per acre, the average size will be 1,500 square feet with two to three bedrooms with garages, the front elevation of the homes will face Raintree Parkway, there will be a non-profit Homeowner's Association (in addition to RLPOA). The marketing price will be from \$150,000 to \$200,000. The development would be Class B and include "green areas" between buildings. Phase 1 will begin to the southeast of the intersection of Raintree Parkway and Raintree Drive with access to Raintree Drive and Raintree Parkway. Phase 2 will begin on the other side of the spillway. The area will have sprinklers. Residents expressed a desire for Winward Glen LLC to share in the burden of amenities due to the number of residents moving into Raintree, and the lack of such items in the plans.

Water/Drain Pipes:

Dan Murray and Arvil Minor discussed the issue of their pipes crossing common ground. Dan stated that in 1995 he moved to Raintree and built his home and learned of a drainage problem and constructed a French Drain to carry water from his house to the lake. There was some discussion that there was a belief that the ARB and previous Boards allowed these pipes to cross the common ground. Shirley said pipes should not

cross the common ground and water should not pool on the common ground. Ron brought a distinction between draining water to the lake and pumping water from the lake. Dave stated that 95% of offenders have already removed or capped their pipes. Ron asked Paul Roberts, Jr. about the intent of the rule forbidding pipes over the common ground. Paul stated the intent was to maintain lake quality. Ron asked from Dave a list of violators. Dan and Arvil were invited to attend the April 24, 2003, 7:00pm work session.

Girl Scouts:

Sheri Leible asked for use of the clubhouse on May 8, 2003, 6:30pm to 8:30pm. The board unanimously approved the clubhouse for use by the Girl Scouts as that time.

Boy Scouts/Sea Scouts:

Chad Wyancko and Dick Brighthaupt asked Raintree about sponsoring a Sea Scout troop. The cost to the RLPOA would be \$20. The Boy Scouts would recruit youth from the area. The issue of insurance was brought up and the representatives stated BSA had their own insurance; however, Tom pointed out that that insurance is in excess of existing liability, thus the RLPOA would be first payer. Brian asked why they have not yet considered Longview Lake. The representative stated he is in the process of contacting several area lakes. There are currently Sea Scouts in Blue Springs and Johnson County, Kansas.

OPEN FORUM:

JD Randolph asked about the budgets for the Common Ground Committee and Activities Committee and asked the board to consider reallocating funds from the Activities to the Common Ground Committee for beautification. Tom stated the Activities Committee budget was about \$25,100 (including Summerfest and all events) while the Common Ground Committee's budget was \$146,000 (including maintenance and siltation). Of the \$146,000, \$3,000 is available for new plantings.

Charlie Sandman asked why Steve Simmons did not attend the Special Meeting or the present meeting, and asked the board to draft an attendance policy. Charlie also wants to see the board elect new officers in the regular monthly meetings.

Debbie Lecuru asked about a sign off of MO-291 designating Raintree Lake. On MO-150 there is Market Street and Outer Belt Road and people often get lost. Paul Jr. stated there is one acre of land at the NE corner of the development to be used as a monument in the future. Shirley will also work on getting the city to rename Outer Belt Road to Raintree Drive.

Rita Madison asked about the progress in drafting a job description for David and asked the board to keep personnel matters behind closed doors.

Donnie (4078 Camelot) stated he was disappointed the board did not allow the Baptist Triathlon to continue. He also stated there is a lack of support for the Activities Committee and asked the board not to move money from the Activities Committee to the Common Ground Committee.

Ed Madison asked Dave to back by his house for a missed appointment.

APPROVAL OF BILLS

The board unanimously approved.

ADJOURNMENT:

The board adjourned at 9:32pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 15, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on April 15, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Ira Roberts, Steve Simmons, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley.

MINUTES FROM APRIL 5, 2003:

Brian read the minutes from the election meeting that was held on April 5, 2003

BOARD DISCUSSION:

Ron provided a compendium of goals collected from the board members and organized them to responsible party, short-term vs. long-term, and cost. Ron discussed several main categories of goals, including:

- 1) City planning issues and handling of future development
- 2) Board working as a team and board operations (emphasis on resident surveys, issues of fee assessment, use of money collected from specific purposes and reallocating funds, formalize bidding and contract processes; and personnel related issued, David's job vs. board's job vs. committee's job).
- 3) Common area and lake care (beautification/signage, additional amenities: sidewalks, pool, maintenance facility, docks/slips)
- 4) Communication (management and the board need to keep residents current through Shore Lines/website, board needs to tell residents what they have accomplished and communicate in a positive tone with residents)

Tom asked Ron what his cost criteria was, Ron stated he included high-cost as requiring funds in excess of \$100,000.

Shirley asked to consider hiring more office staff and Ron wanted to evaluate the labor cost to total cost ratio of other associations to make sure we stay in balance.

There was some discussion of developing strategic plan or whether the goals we have are sufficient by Steve and Tom. There was discussion about limiting the frequency of the Shore Lines publication.

Shirley wanted the board to develop long-term thinking as it comes to contracts so that the board is not rushed into a decision.

Discussion ensued about the role of the committees. Erma states that by the covenants, committees are to only advise are not to run things. Ira concurred and states that committees should provide research and recommendations to the board, but the ultimate responsibility of action lies with the board. He also reiterated the board interacting with the residents in a positive manner. Tom stated a persistent problem with committees is that they do not report back to the board (exception Lake Committee).

Bob suggested having a special meeting between the board and the committee to discuss concerns committee members has, Ira agreed but insisted that the board should be careful not to offend committee members.

Erma discussed having a small committee (Ron, Roland, Erma) on the board to handle communication with personnel, job descriptions, and policies for employees. She then suggested that the subcommittee come back to the board and report and that anyone else interested could sit in on the meetings. Erma also suggested having a board member attend City Counsel meetings. There was some discussion of having a job description for David completed by the end of May.

Tom stated that the office computer has many documents and is very cluttered and needs to be cleaned.

Brian stated his interest in using the website, or some derivative of it, to communicate in a real-time manner with residents. Phil Skeed was mentioned a person who maintains the current webpage. Brian will contact Phil to improve the website's functionality.

Ira and Erma suggested that for policies, there should be a date submitted, a date approved, and a date received. Committees' responsibilities also need to be defined.

Tom wanted the board to be concerned about cash flow. Tom stated that the boat docks are self-sufficient and help subsidize the insurance cost. No one pays for the pool, which costs a lot to maintain, but people with slips pay more than it costs to operate and maintain them. Ira does not want to gouge anyone but wants the whole community to be able afloat. Ira wanted to change the perception of committees that the revenue they collect is their money.

Discussion turned to the Activities Committee. Roland asked if a letter from the board was sent to the members of the Activities Committee, the response was no. Ira and Ron suggested the need for a facilitator to restore communication with all the committees.

Erma wanted board members to contact her with their interests so that people and goals can be matched. Erma also asked form the board that anytime a person wanted a list or other work item, to funnel the request through her so she can limit the amount of work the office staff has to contend with.

Ron stated that he will not be able to attend the Thursday, April 24th work session and that he would inform Roland on an issue regarding the pipes crossing the common ground.

Ira moved for an Executive Session to immediately follow the Work Session. The motion carried.

ADJOURNMENT:

The board adjourned at 8:57pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 24, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on April 24, 2003, 7:00pm. Members in attendance were Bob Christian, Erma Mallett, Ira Roberts, Steve Simmons, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Tom Tucek, Ron Greathouse, and General Manager David Hayhurst were unable to attend.

BOARD DISCUSSION:

Correction:

Ira asked Brian to amend the minutes of the work session on April 15, 2003
FROM: "Ira and Erma suggested that for decisions, there should be a date submitted, a date approved, and a date received." **TO** "Ira and Erma suggested that for policies, there should be a date submitted, a date approved, and a date received." Ira also suggested adding the following language to the end of the work session: "Ira moved for an Executive Session to immediately follow the Work Session." The motion carried.

Maintenance Facility:

John Smith addressed the Board with an update on the status of the planned maintenance facility and a statement of his involvement. He stated the best way to handle the lawsuit was to rescind the application for rezoning and preliminary site plan prior to May 1, 2003. On May 1, 2003, the City Council will act to rescind which should address a majority of the issues of the suit. On May 2, 2003 RLPOA will need to file a new application and address all the criteria of the lawsuit. He said two property owners were not identified as owning property within 185 feet of the maintenance facility property. One property was directly south of the planned site and another of 3.88acreshad a small piece of property inside the 185 feet. He said the application should come before the Planning Commission on May 27, 2003 and the City Council on June 5, 2003. Smith stated that because of the legal protest, a super majority of 6 is required to vote in approval for the application to pass. He does not see this as a problem. Only Tess Hurley voted the application down at the prior meeting. Smith stated the only grounds the plaintiffs would have is that the City Council made an "arbitrary decision", which is difficult to prove. Smith added that a letter should be sent to

Bob McKay from RLPOA requesting the application be rescinded, and to send a copy to the city attorney. Ira asked if RLPOA could add items to the application including storage of diesel fuel and landscaping items outside of the facility. Smith said it would be best to keep the application the same. He gave Shelly Coneven 969-7354, Acting City Administrator, as a contact person.

Activities Committee:

The Board acknowledged what a fine job Tim Miller handled the Easter Egg Hunt. Miller gave Erma receipts of related transactions and Erma stated a check would be given to Miller in a few days. Erma stated that Carrie said she would send information about the Activities Committee this week, but as of Thursday had not received it.

Discussion of the Raintree Lake Garage Sale followed with mention of possibly purchasing two banners (\$58 each); one at the Ponderosa on 300 Ward and the other at MO-150 near the new Price Chopper. Smaller signs that can be placed at all Raintree Lake entrances are already available.

There was discussion of putting an advertisement in the *Shore Lines* to form a new Activities Committee. There is to be a meeting people interested in creating a new Activities Committee on May 14, 2003 at the Raintree Lake Clubhouse. Brenda Miller and Rhonda Masten mentioned they heard conflicting information about the degree of help from the office staff. Ira and Bob told them they are looking to put into writing the roles and responsibilities of the committees. Tim stated that he was told he could use the clubhouse on Saturday if needed, but later found out it was already being used and expressed frustration at the lack of communication. Erma told the group if they have difficulty with office staff communication, to call her.

Discussion shifted to the Fourth of July and the need to find out what has already been planned. A major concern of the Millers and Masten was knowing how long it will take to get reimbursed and other financial/accounting points. Brenda suggested renaming the Activities Committee to Event Coordinators. The group felt individuals could spearhead one event, but a monthly commitment to meetings was not appealing. They stated more people would get involved if they could assist on a temporary basis and not make long term commitments to monthly meetings.

Drain-water Pipes:

Roland said that Ron looked at each of the drain pipes and the two, along with Erma, agreed that drain pipes and irrigation pipes are two different issues. Roland stated that Dave mentioned that 85% of people disconnected their pipes; however, after a review it was revealed only one person cut their pipe and now water is sitting on the ground.

There was discussion on having the builder check with the ARB and Common Ground Committee to allow for drain pipes. Shirley stated there would need to be specifications on how deep the pipe is to be and details on how to prevent erosion of the shoreline.

San La Point raised the issue that if the Board was to grandfather existing pipes in, they would need to create a file for each property and they would have to decide how to handle pipe breaks. He asked: would a broken pipe have to be replaced with an identical, one, an approved one, or what? He said the board would need to seriously consider this.

Brian asked that if we were to approve drain pipes, what is the responsibility of the RLPOA to the owners who already cut their lines. Roland stated only one person cut their line.

Rich Richardson suggested changing the rule on page 77 of the book to "Water pipes crossing common ground are not allowed without advanced approval or permit issued by the RLPOA office." Joe Willerth felt that drain pipes should be permitted, except for pools and spas. Joe was unsure of the appropriateness of the RLPOA charging property owners for removing lines if the owner bought the property from a previous owner who installed the lines, because the new owner purchased the lot, not the lot and the common ground which is where the drain pipe lies.

Ira stated David should not pursue drainage pipes on common ground. There was discussion to put enforcement on hold until policies are put into place.

Paul Mudd told Ira that the storm drain behind his house needed repair and asked whom to contact. Ira told Paul to contact David Hayhurst. Ira and Bob suggested writing a letter to the city stating that RLPOA intends to fix the concrete storm drain unless they hear otherwise from the city.

Rich Richardson spoke of a petition 75 of 79 residents signed asking for the privilege of irrigating their lawns with lake water for a fee of \$50 annually.

Charlie Sandman suggested having small subcommittees to discuss issues like this, and the Board responded that is what it intended to do.

San La Point asked the Board to carefully consider the dry season and to think of all the issues. He stated that every lake except for Raintree is low and everyone except Raintree drains from it. He asked for a brainstorming session to carefully think this through

Erma stated people need to distinguish between the covenants and regulations. Regulations are policies made by the board and they can be changed.

Vending Machines:

Erma supplied information regarding the concession stand and the vending machines. Ira stated the 1st two pages address 2001 and the last pages address 2000.

Charlie Sandman stated that at the Annual Meeting all the candidates stated they wanted to enforce the rules and regulations and brought up the fact that many people still put their trash out before trash day and that several houses have been under construction for a year or more, when the regulations state the exterior must be complete within 5 months of construction.

There was discussion of how the ARB approves projects, and the need for the ARB to go back and ensure the completed project matches the proposed plan. (note: This issue was raised at the April 8, 2003 board meeting as well.)

There was discussion of how Jerry went to enforce the commercial truck rule and the previous board told him to forget about it.

Ira stated there are many issues we need to review from antennae, to home businesses, to 40 year roofs.

Bob read an appreciation letter to the committee volunteers and wanted the Board to review the appreciation letter and to get back to him soon so it can be mailed.

Bob made a motion to adjourn the Work Session and move to Executive Session.

ADJOURNMENT:

The board adjourned at 8:59pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
May 13, 2003
MONTHLY MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on May 13, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Steve Simmons, Ira Roberts, Tom Tucek, Roland Thibault, and Brian T. Whitley. Shirley Thomas was not present. General Manager, David Hayhurst was present.

MINUTES FROM APRIL:

There was discussion that the person who makes a motion, seconds the motion, and the decision of the motion must be recorded fully.
Ira pointed out that the April minutes failed to state that the two islands on Outer Belt Road, at the East Entrance, had asphalt and rock in them.

Tom moved to approve the April minutes as amended. Roland seconded the motion. The minutes passed 7-0.

TREASURER'S FINANCIAL REPORT:

As of April 30, 2003:

Checking:	\$15,657.83
MM General Fund:	\$82,313.33
Siltation Account:	\$24,838.50
Boat/Lake Account:	\$63,653.48
Builder's Account:	\$ 2,585.89
Activity Committee:	\$ 655.03
MoDOT Settlement:	\$81,552.82

Income during April:

Dues:	\$44,882.27	
Other income:	\$ 8,360.32	(clubhouse rental, interest,
Shore		

Lines ads, Boat Stickers,
codes fines)

Ron wanted to discuss the format of the Treasurer's Report at the next work session if we have time. Erma agreed that it was a good idea.

(NOTE: There was no motion to approve the treasurer's report and thus was not voted on.)

BOARD ANNOUNCEMENTS:

None

COMMITTEE REPORTS:

Activities Committee:

Those interested in working in the new Activities Committee were asked to attend the meeting tomorrow, May 14, 2003, at 7:00pm. The Easter Egg Hunt went over well with about 135 children attending. The Board expressed their appreciation for Tim Miller and the work the Activities Committee did to make the Easter Egg Hunt a success.

Architectural Review Board:

Darrell Bennett and the ARB approved the following: 6 new houses, 7 exterior paint changes, 5 roofs, 6 fences, 2 vinyl sidings, 4 decks, 4 playground equipment projects, 4 landscaping projects, 2 swimming pools, one hot tub, one patio, 3 porches, one window, and one 3-car garage.

Darrell nominated the following individuals as members of the ARB: Matthew Hallett, an architect who has and continues to work for CDFM for 13 years and a Raintree Resident for 9 months, and Steve Weinrich, a resident since September 2002 who is the executive director of a medical group and managed the construction of that project. Hallett has experience with commercial, corporate, residential, and educational construction. Brian mentioned Matthew was one of the architects designing the commercial property on the SE corner of Ward and 150. Matthew said there would be no conflicts of interest

Ira asked if the other people on the ARB had resigned, because it sounds like we have 15 people on the committee list. Erma wanted Darrel to call those who are on the list and not active. Darrell stated there are about 9 people on the ARB now. Ron asked that Darrel look at the attendance of the members.

Tom moved to accept Matthew Hallett and Steve Weinrich as new members to the ARB. Ira seconded the motion. The motion passed 7-0.

Activities Committee (again):

Brian West stated he was helping Tim Miller with the Activities Committee and asked how the Board feels supporting the Activities Committee. West then asked the Board what they intend to do with the Fireworks Display on July 4th. Roland asked David if we have a deposit with Wald for the Fireworks. David said no, just with the entertainment group conducting the Summerfest.

Ron asked the audience if we should continue to do the fireworks show. Ron then asked the audience if there is anything that can be done with individuals shooting off fireworks from the shoreline.

David stated that we have Wald reserved but no contract.

Ira stated the Board supports Summerfest and the Fireworks Display but does not want to dictate to the Activities Committee how to run it.

Roland is developing budget information for Summerfest and the Fireworks display and told West he could get that information to him tomorrow night.

West asked if we would have security to help patrol. Erma said security is a big concern and the Board is working this issue out. Rich Richardson said the Lake Committee would ticket for fireworks shot from boats and docks.

Tom stated Wald is looking for a 50% deposit for the fireworks display and made a motion to approve up to \$2,500 for the fireworks display. Ira seconded the motion. The motion passed 7-0.

Tom stated he thinks the budget for Summerfest is \$16,000; Roland thought it was \$12,300. Ira stated we could approve additional funding at the next Board meeting.

Common Ground:

No representative

Facilities Committee:

Erma stated the Facilities Committee submitted their minutes in a packet and have nothing further to say.

Lake Committee:

Rich Richardson stated the dock maintenance is complete and the foam has been replaced on all docks. There was discussion on the merit of continuing comprehensive coverage for the docks. Rich stated it would cost \$400,000 to replace all the docks if they were destroyed. The only previous claim was in 1996 for \$15,000. Tom stated the total insurance costs this year for the RLPOA is \$79,700. Insurance costs last year amounted to \$61,748, and \$29,306 the year before that. General liability insurance increased 34% to \$44,100, property up

16.6% to \$8,532, worker's compensation up 50% to \$5,054 [our previous carrier dropped us], umbrella up 37.4% to \$14,427. Tom stated we solicited many bids for insurance.

Steve Weinrich and Donna Madison mentioned other options for cheaper insurance. Ron suggested forming a committee to discuss the insurance issue.

Ira suggested moving the insurance talk to the 'New Business'. Ron wanted to continue the insurance talk and finish it up. Ron asked those in the audience who are interested in assisting the Board in finding cheaper alternatives to leave their names.

Charlie Sandman suggested contracting out labor to save on insurance. Brian West said those costs would exceed \$100,000.

Tom moved to approve a loan of \$40,000 at 4.25% interest with Union Bank to cover the cost of insurance. Ira wanted to discuss the total cost of insurance before voting on the loan. There was no second. The motion died.

Tom moved to approve up to \$80,000 for insurance that covers liability and the 50% comprehensive (insured for \$232,000) for the boat docks. Ron seconded the motion. The motion passed 5-0, Steve and Roland abstained.

Tom moved to approve a loan of \$40,000 at 4.25% interest with Union Bank to cover the cost of insurance. Ron seconded the motion. Ron asked Tom to explain the cash flow problem. Tom explained we could pay for the cost, but we need to pay our employees, pay for repairs, and pay for bills incurred. Tom further explained that 40% of dues come in during the first month of the quarter and 60% of dues come in during the last month of the quarter. Tom stated we need this loan as a cushion. Tom stated the loan should not last longer than 8 months and there is no prepayment penalty. The motion passed 7-0.

Conservation Committee:

The Missouri Department of Conservation will "Shock the Lake" in the next 7-10 days to count the fish population. San La Point stated that only 4 nests were found and wanted to add the unused funds to the cost of the round up. Ron saw some little geese running around and wanted know if we could get a refund. There was a question of how much was approved at the last meeting. Brian stated the Board approved up to \$2,250 for addling. Ira stated there was nothing in the minutes to approve money for the round-up.

Ron moved to approve sufficient dollars up to \$3,000 for the round-up, if needed and no more. Steve seconded the motion. The motion passed 7-0.

Siltation Committee:

Ron stated Dave obtained some rocks, which will be spread over the summer. Roberts approved use of his land for storage of the rocks. Ron asked residents to let the Board know if there are any problem erosion areas.

Raintree Vision:

No representative

OLD BUSINESS:**2002 Audit:**

Jim Mitchell discussed the audit of the association. The purpose was to review financial standards in accordance with non-profit organizations. The audit checked dues, boat slips, docks, monthly leases, receipts. Recommendations included tightening internal controls and to review outstanding checks. Ron asked for the proper term for 'equity' because the report used a different term. Jim said there is difference between 'equity' and 'retained earnings' in accounting procedures.

Charlie Sandman asked about the maintenance building. Joe Willerth stated this would be discussed in the legal report.

Jim Green, 4501 Bowsprit, stated his lake privileges were suspended and his fine for having a pipe crossing the common ground was suspended and wanted to know what the status was. Ira said that the process has been tabled to a later date to review the matter further. Ron asked Jim to meet with the Board after the meeting.

Legal:

Joe Willerth discussed the lawsuit regarding the maintenance facility. Joe stated the opposing attorney agreed to dismiss the lawsuit after the city rescinded its approval for the maintenance facility on May 1. On May 2, 2003, a new application, with the same plan but having the deficiencies corrected, was submitted. The application will come before the Planning Commission on May 27, 2003.

Joe Willerth discussed the Cheddington Project and stated he needed funds to have the properties along the drainage path staked. There was talk of the contract with Hedberg regarding staking and Joe stated he may try to get Hedberg to cooperate.

Bob moved to approve \$2,000 for staking the corners of the lots. Roland seconded the motion. The motion passed 7-0.

Matthew Hallett stated the solution to the Cheddington Project may negatively affect his lot and stated that the retention pond is not working properly.

Joe stated there was no progress with MoDOT on the promised MoDOT made in March. Tom asked about having the rock and asphalt removed from the two islands on Outer Belt Road. Joe stated he has not heard anything from MoDOT.

NEW BUSINESS:

Swim Team:

Donna Madison wanted to obtain approval for 3 swim meets on the following Wednesdays: June 11, June 25, and July 9. The pool will need to be closed by 4:30pm on each of these days. The meet will have to occur on the Thursday after if adverse weather were to occur. Ira asked Donna to make sure the Board has a certificate of insurance before the night of the meet like what happened last year. Donna also asked for money to buy competitive ropes for the pool which last for 10 years. The ropes cost \$900 but she has already secured \$400 in funding.

Bob made a motion to approve \$500 for the competitive ropes. Steve seconded the motion. The motion passed 7-0.

Donna stated she may ask for more money in October to buy new starting blocks.

Ira made a motion to approve closing of the pool at 4:30pm on the following dates: June 11, June 25, and July 9, and the rainout dates, if needed: June 12, June 26, and July 10 for use by the swim team. Steve seconded the motion. The motion passed 7-0.

A 10-minute break was taken.

Steve Arbo- Flow Basin

Steve Arbo made his presentation of the proposed Middle Big Creek Excess Flow Holding Basin (EFHB). The presentation he made in front of the Board is the same one he made in front of City Council on April 3, 2003. The proposed flow basin will be placed South of MO-150 and West of Ward Road

There are 4 EFHBs in Lee's Summit which look like big fenced grass basins with swales. The oldest one is 10 to 12 years old and he is not aware of any complaints. The other four are: Little Cedar Water shed (Lee's Summit Road Pump Station), West Prairie Lee Water Shed (Deer Valley Park), South Prairie Lee Water Shed (Woodand Shores and Legacy Park/Scruggs Rd), and East Prairie Lee Water Shed. Arbo stated for each of the basins, water can be seen in the basins 3 to 6 times a year for between 8 to 24 hours. There are sensors around the basins, which alert the pump to stop pumping water into the basin so the basin will not overflow. He said 97% of the water would be storm water. He stated the cleanliness of the basin water is similar to that of lake water. Tom asked for the studies that demonstrate this. Arbo stated there is a current and future need for

this basin, which will service the NW corner of the water shed. Presently, water infiltrates the clay pipes and people illegally connect sump pumps and gutter water into the waste water system.

The options for the area include: EFHB- Stand alone, upsizing the existing facility (\$12 million, destructive to the lake, and the dam would have to be breached), a pump station (big structure with odor), pump station with EFHB, and a phasing approach.

Existing Conditions:

Dry Weather:	1.0 MGD
Wet weather:	3.9 MGD
Existing Capacity	3.2 MGD

Ultimate Buildout Conditions:

Dry Weather:	3.5 MGD
Wet Weather:	16 MGD

The proposal is for a EFHB with a small pump.

Regarding the lack of odor with EFHBs, Brian asked how close the existing EFHBs are to homes. Arbo stated they are very close to homes in fact one was close to where Councilman Bob Johnson lived and he never complained of any odor. Brian then asked if there were any noise complaints with the pump. Arbo said no. Brian asked if the proposed project was sufficient to meet the needs of future growth. Arbo said yes.

Tom asked what the ultimate assumptions are based on. Arbo stated they had 3 assumptions, 3.5 homes/acre, 2.5 home/acre (in line with the comprehensive plan), and 1.8 homes/acre. The above is for the 3.5 homes/acre. For 2.5 homes/acre the dry weather flow would be 3.1 MGD. Tom asked if any of the other basins are in close proximity to lakes. Arbo stated that one is above Prairie Lee Lake.

Some Raintree residents in attendance spoke of odor from the pumping station by the dam. Roland spoke of his personal back-up story. Ron asked why the basin would not hold sewage. Arbo stated that during current dry water flow of 1.0 MGD, if one were to look at a pipe they would see that it is almost clear. The basin would fill up only with wet weather and if using the 16 MGD figure that dry weather water would be diluted 16 fold with rainwater.

Joe Willerth asked about city approval of the project. Arbo said it has already been approved.

Ira asked if in the original design they considered many small basins rather than a few large basins. Arbo stated that larger basins are easier to control and manage.

Bob asked if the site was selected. Arbo said it will be West of Ward and South of MO-150 but the exact site is unknown because the land has not been purchased. The basin will service 1600 acres of water shed.

Arbo said the rate of failure would be less than 1% due to redundant systems. The small pump will be put in service within 3 to 5 years.

Tom asked if there is anything in place to limit buildout. Arbo stated the city staff uses modeling and if a development wont work then they wont recommend it to the City Council.

Reisdorph Vending:

James Reisdorph's proposal:

- 1- 10 select dixie narco pop machine with dollar bill acceptor
- 1 USI 5 wide air-conditioned snack machine with bill acceptor
- 1 American Changer Co. bill changer \$1, \$5, \$10, \$20.
- Provide 7 day a week service at 7am
- Provide a refund bank with office personnel and check-in weekly
- Install equipment on May 22, 2003.

Pricing:

- \$0.50 Pop, chips, cookies, crackers
- \$0.65 confectionery candy
- \$0.80 pastry

Reisdorph stated in previous discussions with Erma, Erma expressed a desire to keep the price of a soda and snack at a dollar because parents have complained of their kids loosing change.

Reisdorph stated there was no contract and RLPOA would receive no commission from the sale of the items.

Roland was concerned about not having a contract and wanted a certificate of liability. Future vending options would be discussed at future times.

Tom moved to go with Reisdorph vending with the intent of continuing the service through the season. Ron seconded the motion. The motion passed 7-0.

OPEN FORUM

Charlie asked the rationale of closing the office 1p-2p. David stated it was to give the office staff a lunch break and they worked hard.

Rich Richardson submitted his petition for use of lake water by lakefront homeowner's for irrigation at the cost of \$50 a year. Rich stated that 101 of 106 homeowners he approached signed the petition. Brian stated he came up with a calculation of a reduction in lake depth of 6" a growing season which was different than what was submitted in the petition (0.2" a month). Rich said his calculations were based on 6500 gallons used a month and stated he would like to discuss the issue at a committee meeting.

Jim Green requested from David to not have to cut his pipe at the lake until the petition is discussed.

There was discussion of weed eating.

Ira wanted to discuss the security and Jackson County Patrol issues. Ron wanted to move the discussion to a work session. Erma addressed the mailbox letters signed by 'a concerned resident' and said 75% of the letter was untrue. Ron suggested having a work session to discuss this issue and for the Board to vote on the issue in June. Darrell Bennett wanted a notice posted and the residents to have a say. San LaPoint discussed using the Lee's Summit Police Department. Roland and Ira stated the problem with paying for extra police protection is that the LSPD may move the patrol already in place in this district farther away.

Ira mentioned that Tom had wanted 2 work sessions in April and May. We had 2 in April.

**Work sessions will be held at 7:00pm on the following dates:
May 19, 2003, and May 29, 2003.**

APPROVAL OF BILLS

Roland moved to approve the bills. Bob seconded the motion. The motion passed 7-0.

ADJOURNMENT:

The board adjourned at 10:32pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
May 19, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on May 19, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Ira Roberts, Steve Simmons, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley.

BOARD DISCUSSION:

Erma began the meeting with mentioning complaints residents have expressed with people on the swim docks and people shooting fireworks. The LSPD responded timely.

Agenda of Board Meetings: (7:09pm)

Erma discussed wanting to contain the Board meeting to two hours. Ron suggested a need to overhaul the format of the Board meeting agenda and wants guests at the beginning of the meeting. Items such as the vending machines just should be handled by the General Manager and not by the Board. Ron also suggested putting small items that can be rubber stamped into a 'consent agenda' and a Board member can ask for an item to be removed if they want to discuss it. If committee members need something they should attend the Board meeting, but if all they have to do is report on minutes they can just turn that into the General Manager. The GM should produce a status report, residents should talk at appropriate times, and we need to re-emphasize that Erma is to call on people to speak.

Steve suggested having people submit questions before the Board meeting for discussion. Ira agreed and wanted people to submit issues the Friday before the meeting.

Roland and Erma agreed that Erma needs to cut off people if they talk too long and there is a need to keep things under control.

Ira and Brian wanted to put outside guests in the beginning of the meetings. Tom discussed limiting the time residents can talk to 1-2 minutes rather than the 10-minute cap.

Shirley asked for the GM to make a report of the status of his activity, community problems, and codes enforcement issues.

Ira mentioned that a few Board members did not pick up their packets until the night of the meeting and would like people to review them earlier.

Ira wanted to set up goals for how soon the packet goes out as well as the agenda. Bob suggested Brian create a new agenda to present at the next work session. Tom discussed moving Joe up front a discussion ensued about whether he was on retainer, given a flat fee for a board meeting, or paid an hourly rate. Ron stated he believed we pay Joe a flat fee for the board meetings.

Purchasing Procedures: (7:31pm)

Bob presented his packet on the purchasing card as a first draft and asked for people to review it. He discussed that items over \$1000 would need a MER. Brian brought up questions of splitting purchases to avoid limits. Roland was concerned about limits and that committees ask for very different amounts of money throughout the year. Bob stated that is what the MER is for. Ira thanked Bob for his work and stated a need for different limits for different committees. Ira suggested bundling small amounts of money requests from committees into the consent agenda so committees don't have to come begging for money that has already been budgeted for.

Ron asked about the present credit card and what the GM can buy. There was discussion about how there really has been no direction given to David on the use of the card other than he can spend \$1000, but no timelines given.

Roland mentioned we are getting 24 lounge chairs rather than 12 for the pool.

Ira wanted to approve a job description for David at the next work session. Bob asked people to jot down ideas for the job description and submit them to him.

Security (7:53pm)

Erma gave a chorology of security in the community. Lawco Security provided security a ways back. The LSPD took over with off-duty officers for a short time and then Jackson County Patrol (JCP) took over. JCP was a good company at the beginning and established rapport with residents (your garage door is up in the middle of the night, etc.) but as they grew larger quality and service fell and reports were incomplete as was coverage. Sean from JCP proposed a 24/7 plan and the Board had asked him to present it at a Board meeting but Sean wanted the Board to sell it to the residents.

Tom stated the LSPD will enforce trespassing, vandalism, and city/state laws but not covenants.

Ron discussed the need to have an interim security presence before a permanent solution could be decided upon.

Bob stated the GM should obtain a monthly report from the security company.

Ira suggested contacting CMSU students to patrol the lake. Erma discussed the Citizens on Patrol issue and that Rick Lecuru from the ARB is a retired LSPD officer. Roland suggested calling Blue River as well.

ADJOURNMENT:

Bob made a motion to have an Executive Session after the Work Session. Roland seconded the motion. The motion passed 8-0.

Bob made a motion to adjourn the Work Session. Roland seconded the motion. The motion passed 8-0. The board adjourned at 8:32pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
May 29, 2003
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on May 29, 2003, 7:03pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Steve Simmons, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. General Manager, David Hayhurst was present.

Erma presented an outline agenda and solicited input from the Board. Members stated it was a good start, but we need to make sure we do not stray from it.

CURRENT PROJECTS:

David presented the board with a summary of current and projects and the status of each project. Details can be found on the handout.

Maintenance Facility: Joe Willerth and John Smith have been successful thus far in getting the application passed through the Planning Commission. The City Council will meet to vote on the application at 6:15pm on June 19, 2003. David mentioned that Phil Skeed wanted to become involved again in the project. Tom stated the residents plan to fight the proposed project and the RLPOA will incur legal fees. There was some discussion about the developer south of the spillway possibly allowing the maintenance facility to be built on that sight in exchange for right of way on common ground around the site. Scott McMillan's name was referenced as a source for this information. Ron stated the RLPOA needs to maintain the 163rd Street site.

Cheddington: David went over the survey findings and stated the possibility of constructing a 24" drainpipe at a 45-degree angle.

Swimming Pool: David stated the heater is working 90% of the time and is maintaining 79 to 80 degrees as long as the heater is monitored and reset when it shuts down. Tom stated he saw a reading of 100 degrees. The slide water pump should be fixed on Friday.

Shoreline: We have two loads of rock at a cost of \$970 a ton. The maintenance crew will place the rock, weather permitting. There are plans to purchase another \$10,000 worth of rock if this rock suits the Siltation Committee's needs.

Security: David proceeded each Board member with bids from Security companies in the area willing to provide Raintree Lake with security.

Personnel: Millie stated May 28, 2003 would be her last day. Kyle from the Lake Patrol will replace Millie. Shirley asked if this would impair the function of the Lake Patrol. David did not believe it would.

Water Scapes: David is working with Dave Roberts and Mike Deeker to make sure the two water scapes are in acceptable condition before having them turned over to the RLPOA.

Small items: Tony is working on fixing the pool slide, office air conditioning, cleaning up the maintenance building site, fixing lights and repairing the backflow valves on the Regatta sprinklers. David recommends Don and Rex to work the mowers and for Noland to help out repairing the small items.

JOB DESCRIPTION

Tom asked the Board to e-mail him their comments and suggestions on the general job description information provided. Bob had asked for David to review it and offer his input. There was discussion but no conclusion on topics such as health insurance and titles for employees.

BUDGET PRESENTATION

Tom provided each Board member with a listing of income and expenses. Ron wanted a simpler list that had the main funds, their totals, and how much has been spent against them thus far. Erma asked for Tom to work on a new format and present it at the next Board meeting. Ira stated we needed to have the check register because the Board is responsible for the financials of the RLPOA. Ron stated that the information provided did not yet include information on the loan for the maintenance building.

PURCHASING POLICY

Bob asked for suggestions on the purchasing policy to be given to him within a week. Steve asked about limits that can be placed on the cards. Bob and Tom told him there are many different types of limits that can be placed. Bob stated the P-card is intended for use on already budgeted items. Ron wanted to see a bid process in the purchasing policy guidelines. Bob stated it is the General Manager's responsibility to solicit bids. Tom discussed the benefits of having a rebate card. There was discussion of housing the cards at the office for security.

GOALS:

Ron provided an information sheet on proposed goals for the Board that was an offshoot of the Excel sheet we saw before. Generally, the goals reflected: Administrative and General Goals, Common Area Goals, Lake and Shoreline Goals, and Facilities Goals. Ron thought we could implement the goals within the next 12 months. He lighted such goals as logging requests from residents. Ron asked for comments on the goals so they can be finalized by the next work session. Bob wanted to have target dates and to assign people to the goals. Ron stated he wanted immediately doable items.

RESIDENTS:

Rich Richardson presented his proposal again for the use of lake water for irrigation purposes. He addressed such things as the influence on the lake level and evaporation rates. San Lapoint asked when the decision would be made on this. Erma stated it would be made at a Board meeting.

ADJOURNMENT:

Steve moved to have an Executive Session after the Work Session. Ron seconded the motion. The motion passed 8-0.

Tom moved to close the Work Session. Ira seconded. The motion passed 8-0.

The Work Session ended at 8:44pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 10, 2003
MONTHLY MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on June 10, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Steve Simmons, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley.

MINUTES FROM MAY:

Corrections to the May Minutes include: Change 'they' to 'the' on page 8, add the word 'no' to 'no difference between equity and retained earnings' on page 5, and adding 'Shock the Lake' to count the fish population on page 4.

Tom moved to approve the April minutes as amended. Ira seconded the motion. The minutes passed as amended 8-0.

TREASURER'S FINANCIAL REPORT:

As of May 31, 2003:

Checking:	\$20,410.20
MM General Fund:	\$84,528.35
Siltation Account:	\$24,847.69
Boat/Lake Account:	\$57,389.39
Builder's Account:	\$ 2,588.09
Activity Committee:	\$ 580.85
MoDOT Settlement:	\$81,656.02

Income during May:

Dues:	\$45,930.82	
Other income:	\$11,929.30	(clubhouse rental, interest, Shore Lines ads, Boat Stickers, mowing, codes fines)

There was discussion on insurance carriers (who they were for certain types of insurance), specifically Scottsdale and Safeco.

Erma stated the Treasurer's report would be filed as submitted.

BOARD ANNOUNCEMENTS:

David Hayhurst will resign as office manager effective June 13, 2003.

Ira mentioned that the format of the meeting has changed. Erma stated that the Board now asks committees to submit their minutes prior to the meeting in order to speed up the Board meetings. If there are special monetary requests outside of small numbers within the budget then the committees can make their case to the Board at the meeting.

The goose round-up will not occur this year because the proper paperwork was not submitted to the state last year. The proper paper has been submitted this year so that we can continue the goose round-up next year.

Jim Metzger stated he felt the Board was asking a lot of the committees to submit minutes and then not allow them time to discuss items at the Board meeting.

Bob stated that the Board wants to have documentation so that more residents can know what is going on in their community.

OLD BUSINESS:

Legal

Joe Willerth stated the presentation of the maintenance building occurred in the last week of May in front of the planning commission. John Smith and Joe made the presentation and it received unanimous support from the planning commission. The amended application has been submitted to the City Council, which will hear it on June 19th. A resident stated that he had 20 questions about the project that were never addressed. Joe stated there were plenty of meetings to discuss concerns of residents in the months before the project application was submitted. John and Joe met with the people and the only real problem is that the residents just don't want the building there.

Joe stated that somehow MODOT heard that someone said they had not contacted Joe in 6 months rather than 6 weeks and that prompted them to get a hold of Joe. Joe said that all the concrete and asphalt has been removed from the two islands.

There has been no communication from Deeker/Archer Engineering other than getting bids for the cost of a drainage correction. The results of the staking of the lots involved in the Cheddington Project surprised some people because they were closer to the Keating property than originally thought.

Erma stated that the only utility that may need to be moved is SBC.

Joe said that the Developer is about to transfer the waterscapes to the Association but there have been a few problems. Ira said the sidewalk work has not yet been completed.

There was discussion of the conduits at the Outer Belt Road entrance. Ira said he has drawings. Joe said we should ask MODOT to repair the conduit if it is damaged. Ira stated that the sidewalk at Cole Younger and Raintree Drive will have work done on it. Joe said DeLany has put in sidewalks and Shirley said the silt fences worked well. Cape and Sons will clean out the silt in the Duck Pond.

Shirley stated that the city and MODOT are in discussions about changing the name of Outer Belt Road to Raintree Drive. The last thing heard was that MODOT asked the city of their recommendation.

NEW BUSINESS:

Rhonda Masters (Activities Committee)

The Activities Committee met last Thursday and 15 people attended. They have someone to coordinate every event. There will be a different coordinator for each event. Rhonda was concerned that they may be missing something because their costs are much lower than last years. She stated that Debbie mentioned that a deposit has been made solely for Summerfest and not yet to Wald. She stated the previous Activities Committee was able to offer very important information to them on events. Rhonda stated the fire department is aware of the Fireworks event and all applicable permits have been signed and submitted. The Board commended the Activities Committee for their fine work. Rhonda mentioned that the fireworks deposit needs to be made before Monday. Rhonda made a request for \$10,500 for the Summerfest activities.

Bob made a motion to approve up to \$10,500 for Summerfest activities. Ira seconded the motion. The motion passed 8-0.

Tim asked if the Board knew of the location of the banner. Bob stated the Committee may need to purchase a new one.

Ira wanted a special note in the Shorelines to read that the new Activities Committee did well and got help from the old Activities Committee.

Ross asked for \$2,550 to retile the clubhouse restrooms.

Ron made a motion to approve up to \$2,550 for the tile repair. Ira seconded the motion. Tom moved to defer the decision to the next board meeting. Steve seconded the motion. The motion passed 8-0.

Ross then asked the Board to put the item on the agenda for the next Board meeting under 'Old Business'.

Shirley and the Common Ground Committee asked for \$300 for a trash can by the boat dock but said the price might be a little more.

Ron made a motion to approve the trash can purchase of \$300. Bob seconded the motion. Tom moved to amend the motion from \$300 to up to \$350. Bob seconded the motion. The motion passed 8-0. The motion for the original \$300 died.

Nila Hiskey – Tent on common ground on August 9th

Nila wanted to place a 30'x40' tent on the common ground just west of the Clubhouse from August 8 to August 11. Erma asked Nila to call Brian West for the location of the sprinklers so none are damaged.

Shirley made a motion to allow the placement of the tent on Common Ground from August 8 to August 11 with RLPOA assuming no liability. Roland seconded the motion. The motion passed 8-0.

Tim Swan – Inquiry pertaining to shore line

The cove between Raintree Circle and Raintree Court has a bank that has been washed out and dropped a foot or so. Flat rock would not do much good and rip rap was needed to fix it. Tom stated he went to view the area and noticed all the muskrats traps are gone so the trapper is probably not trapping any of muskrats/beavers. A beaver took down someone's tree. The bid for rip rap, backfill, and seeding is \$1600. Ira suggested using a filter fabric before placing the rip rap. Tom wanted to prioritize that spot for rip rap. It was decided that the maintenance crew would work on it.

Shirley asked about the water quality checks. San LaPoint stated there are 5 check points, 3 at each water entrance and 2 in between the points. Each test is \$35 and is done weekly. The results are returned on the 3rd day after the test (it takes 2 days to culture and count). There was talk of doing the labwork in house but it was decided the costs would be too great. San said he would look into alternates.

OPEN FORUM:

Michael Mihalevich asked permission to use the Duck Pond for baptisms. He stated he already talked with DeLany who owns 80% of the pond and received permission. Shirley asked Joe about liability, he said it was limited. Ira asked

how many he was expecting. Michael said it depends on how many people are 'moved'. Ira stressed the need to keep the number of people at a minimum for everyone's safety. Michael agreed and said he would address the Board again on the issue once the Church is completed.

Scott McMillan from 163rd St next to the proposed maintenance facility site stated he had not received his answers to his questions. Where the Board to what he was referring, Scott stated the 20 questions were posed at the Planning Commission. The Board stated they never received the questions and Scott stated he gave them to the city. Ira stated the association allowed residents multiple opportunities to offer their input in the planning and design stages and that the association has spent considerable money in improving the appearance of the facility. Phil Skeed stated that some of the 20 questions were explained in the lawsuit, most were fluff questions but there were 2, 'improper notification' and 'lack of proper authority on the original application' that had meat to them. [The new application addresses these issues]

Jim Getting questioned the selective enforcement of commercial vehicles and asked the Board to either enforce the rules or change them. He wanted the Board to let residents know how they are enforcing the rules such as number of citations issued.

APPROVAL OF BILLS:

Roland moved to approve the bills. Shirley seconded the motion. The motion passed 8-0.

ADJOURNMENT:

The Board adjourned at 8:39pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 18, 2003
SPECIAL SESSION

ATTENDANCE:

A Special Session of the Raintree Lake Property Owners Association was held on June 18, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Steve Simmons, Shirley Thomas, Tom Tucek and Brian T. Whitley. Ira Roberts and Roland Thibault were unable to attend.

BOARD DISCUSSION:

Mallett called the meeting to order at 7:03pm and turned the meeting over to Tucek for discussion of the budget.

Tucek stated that in March the Raintree Lake Property Owners Association (RLPOA) took out a loan to pay off the 6 lots and cover the maintenance building construction. Tucek then passed out a copy of the 'proposed budget' and a copy of the 'revised budget'. As shown on the last page of the 'proposed budget' as of 10/1/02 there was \$44,066 left on the 6 lots with a budgeted amount of \$24,000 for 2003. That will be now changed to the maintenance building, paying off the 6 lots, so that the maintenance building will be covered.

Greathouse asked about the loan. Tucek stated that the maintenance building loan is a construction loan, RLPOA pays only interest until the building is complete and then the building will need to be financed.

Christian asked about draws. Tom stated that draws are unlimited. Tom stated the loan was at prime (4.25%).

Greathouse and Christian stated that in 2004 the RLPOA would need to go from the construction loan to a long-term loan. Tucek stated the loan would be at least a 10-year loan with no prepayment penalty.

Greathouse provided some numbers to show the costs of the loan. He stated that if we were to borrow \$250,000 at 6% for 10 years, that would put annual payments at \$33,000 or \$9,000 more than the current payments for the 6 lots.

Greathouse then discussed the need for the RLPOA to develop a 5-year plan that provides for community needed items within the existing homeowner dues schedule. Greathouse then expressed the need to have additional workshops on the budget through the year as budgets change.

Mallett asked for further discussion, there was none.

Tucek made a motion to revise the budget to reflect the construction loan taken out for the maintenance building, inclusive of the 6 lots, as a line item in the budget to replace the 6-lot line item. Thomas seconded the motion. The motion carried 6-0.

ADJOURNMENT:

Christian made a motion to adjourn the meeting. Simmons seconded the motion. The motion carried 6-0.

The board adjourned at 7:16pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
June 26, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on June 26, 2003, 7:04pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas (7:53pm), and Brian T. Whitley. Bob Christian and Steve Simmons were unable to attend.

BOARD DISCUSSION:

Security:

The meeting started with a discussion on the topic of security. Ron stated he had spoken with both Chief Conlee and Vince DePalermo about the security issue and they stated there are 7 officers who live in Raintree. There was discussion about a need to provide security for the common areas and docks and the Lake Patrol's jurisdiction over community owned areas. Brian expressed wanting to see a combination of the Citizens on Patrol for visibility and more trained personnel for patrolling the docks and common areas, but at a much lower cost than what was previously paid. Ron discussed the use of a golf cart for patrolling. Ron and Roland agreed that too much money was spent on past security with little in return and there is an advantage of having people in the community involved as it leads to a quicker response. It was mentioned that quotes for security companies were provided in a notebook that David had given us last month. Erma stated that LawCo said Raintree would benefit most from the C.O.P.S. program.

Ira wanted to create a list of items the Board feels important regarding security. Ideas people expressed included: having a visible element of security (COPS), having more trained personnel patrolling docks/common areas, a need to have a number for people who notice things to call and for that number to be answered by a person, we need people to check to make sure things are locked, and for people to call police if a crime is committed. It was discussed that the Activities Committee is hiring the LSMO-PD for security for Summerfest. There was some discussion of the use of 4-wheel vehicles (ATVs) by individuals on the common area and how it is destructive to the common area. Ideas to control that included possible fines.

Brian and Ira will work with the LSMO-PD to look into the COPS program and talk with Vince to look into possibilities. Ron said that if we have a good relationship with the police, their response times might be reduced to calls within the community.

Tom asked Brian details about the COPS program. Brian stated he would get back to the Board with information at the next meeting after the July Board meeting on it.

Tom stated that in talking with the police chief, security firms have no more rights than citizens to arrest. There was some discussion of using the gators during the evening for patrol and having off-duty police patrol the common area.

Ira said one of the benefits of the previous security company in the beginning was getting to know the youths in the area and building rapport.

Brian asked about Pontoon Rentals and after Labor Day if they could only be rented on weekends. The Pontoon Boat can be rented everyday until it is put into storage around mid-November, but most people do not rent it after Labor Day.

Ron asked about the cover for the Pontoon Boat and Tom said San said it was being repaired.

Drainage Problems:

Ron stated that there are 6 or so places on the common area that do not drain properly especially between Piping Plover and Widgeon Way. Ira said that could be fixed with a loader. Ira stated that one area has been fixed. Ira said he needed to know a dollar amount for fixing problems in the maintenance budget and we can fix things. Ron wanted to get a list of drainage problems and Ron, Ira, and Tony can look at the areas and fix them if needed. Ira said he is cautious about that because the association does not have the equipment to fix these areas and he said the developer would be concerned about the liability using their equipment.

Resident Larry Keating mentioned a problem with water draining onto their property from Cheddington. Ira stated the Cheddington engineer reported that the holding basin is there to reduce flow and the water is now flowing at 17CFM down from 24CFM. Larry stated he had mud piling up on his property, which is for sale. Larry said the overflow has been a problem for 6 weeks and he thought a pipe would run to Cole Younger to carry the water. Ira stated that the pipe currently is brought to grade but to bury the pipe and work around the utilities would cost \$50,000. Erma informed Larry that Mike Decker was supposed to be at the last Board meeting and is supposed to be at the next one on July 8.

There was discussion about the 'mosquito pit' at Windemere & Hidden Cove and that silt has covered the rip-rap.

Shirley mentioned that a resident had called her to report another resident was discharging swimming pool water onto the common ground and into the lake. Shirley then passed out Lakewood's ARB regulations about such things. The RLPOA has a state permit to discharge their swimming pool water into the lake.

Website:

Brian and Ed Jasinski presented information on the website regarding what has been accomplished and future goals. There was an outline of this with attachments of a printed copy of each of the pages of the website along with information on Adobe Acrobat and about 10 different hosting companies. There was discussion of purchasing Adobe Acrobat software and having RLPOA assume control of hosting its own site. Brian asked the Board members to review it if they have not yet seen the website lately and provide comments or suggestions. One suggestion mentioned was change any word 'complaint' to 'request'. Tom discussed some problems with the QuickBooks software and asked Brian to take a look at the office computer needs.

ADJOURNMENT:

Roland made a motion to have an Executive Session after the Work Session. Brian seconded the motion. The motion passed 6-0.

Roland made a motion to adjourn the Work Session. Tom seconded the motion. The motion passed 6-0. The board adjourned at 8:30pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
July 8, 2003
MONTHLY MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on July 8, 2003, 7:00pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Steve Simmons, Ira Roberts, Tom Tucek, Roland Thibault and Shirley Thomas. Brian Whitley was not present.

MINUTES FROM JUNE:

Corrections to the June Minutes include: **Inquiry pertaining to shore line**
Tom didn't state slope wasn't needed.
Tom moved to approve the June minutes as amended. Bob seconded the motion.
The minutes passed 8-0.

TREASURER'S FINANCIAL REPORT:

As of June 30, 2003:

Checking:	\$ 1,194.31
MM General Fund:	\$58,075.82
Siltation Account:	\$24,855.11
Boat/Lake Account:	\$64,521.50
Activity Committee:	\$ 571.36
MoDOT Settlement:	\$81,756.02

Income during June

Dues:	\$61,158.25
Other income:	\$ 9,787.59

(Clubhouse rental, Interest,
Shore Lines ads, Boat
Stickers, Mowing,
Pool/Guest passes, Pontoon
Rental & Codes/Lake fines)

Tom stated Security has not been paid out of Boat/Lake Account, will move \$.
Shirley asked about Olympic Pool \$9000. Erma stated Treasurers Report would be filed as corrected.

BOARD ANNOUNCEMENTS:

None

OLD BUSINESS:

Legal:

Joe Willerth reported Lee's Summit City Council approved of Special Use Permit for the purpose of RLPOA maintenance facility. City Council approved 8 – 0. Board owes vote of Thanks to John Smith

Note: Must be diligent in abiding by the letter of law on the Special Use Permit.

MoDot has not returned calls regarding entrance.

Erma gave a special Thanks to Joe Willerth and John Smith for their work with City Council for maintenance facility.

Jim Metzger asked for \$2, 550 to retile bathrooms and kitchen in the clubhouse.
Tom moved to approve \$2,550 for retiling bathrooms and kitchen. Roland seconded the motion. The motion passed 8-0.

Shirley asked who makes determination to close lake when lab work is returned unfavorable. Roland to contact labs to clarify reading baseline numbers and then gets with Lake Committee to give them direction.

NEW BUSINESS:

Mike Deeker/Archer Engineering:

Gave presentation regarding two solutions to Cheddington water shed problem.

Shirley moved to approve \$30,000 to proceed obtaining ~~bids~~[entire project] for both solutions and Board will choose most appropriate solution. Ron seconded the motion.

Chris Coleman asked why we didn't fix only 2 properties Archer indicated it was an easement and utility movement problem. Tom indicated we had not budgeted dollars. Tom and Steve opposed. Ron, Ira, Roland, Bob, and Shirley affirmative.

Shirley discussed waterscape from fountains. Tim Swan wants to enlarge pond. RLPOA wants opportunity to clean his cove if we allow them to drain into Raintree. Ron Greathouse has meeting to find a way to desilt without having to haul away dirt. Meeting is scheduled for Thursday at 9:00 to 9:30 AM. Tom talked to Tim and he is willing to take soil to try out. City to advise Shirley if

there was any restrictions to drain fountains pond into Raintree Lake. Tom asked if the dollars allocated to do Ward Road be allocated to do fountains pond. *Tom made motion to approve up to \$30,000 to de-silt cove Raintree Circle and Raintree Court. Ron seconded. Roland opposed, Steve abstained, Ira, Bob, Shirley and Tom.*

Shirley Brown – Teen Swim

Shirley Brown asked for \$750 for Teen Swim on July 25th. *Shirley made motion to approve \$750 for Teen Swim. Bob seconded. The motion approved 8 – 0.*

John Adams – ARB Disapproved

John asked Board to overrule ARB disapproval. Fences cannot exceed 48”, ARB decision. *Tom moved that appeal be approved. Shirley second. Required 2/3 vote to approve. Ron voted yes, all others voted no. Appeal denied.*

Charlie Sandman 4074 SW Lido has 6’ fence all around property. Cannot remove.

Ed Gross – Appeals Committee:

Boats operating on Lake vs. Boat on Lake ticketed for no sticker. He’s asking for guidance on Committee actions.

Ira announced that they are planning a round table with all Committee Chairs. This would be called July 17, 2003.

John Godfrey – NO SHOW

Shirley moved to deny appeal. Steve seconded. The motion passed 8 – 0.

Phil Skeed – Office Computer Upgrades

Computers need upgrading from Windows 95, Juno software not authorized, cable upgrade, Ethernet cards \$3000.

OPEN FORUM

San LaPoint asked that the curbs in front of Clubhouse be marked as fire lanes.

Weeds on Dam – Maintenance.

Bikes left on sidewalk outside pool, use bike rack or remove.

APPROVAL OF BILLS

Roland moved to approve the bills. Bob seconded the motion. The motion passed 8-0.

ADJOURNMENT:

The Board adjourned at 10:39 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
July 24, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on July 24, 2003, 7:03pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Steve Simmons, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Bob Christian was unable to attend.

BOARD DISCUSSION:

Erma began the meeting with mentioning direction for the Appeals Committee. Ed Gross and Bill Peck from the Appeals Committee were in attendance.

Appeals Committee Discussion:

Ed saw the purpose of the Appeals Committee to lighten the load on the Board because meetings were running long. They said the guidance they had from the past board was to take a neighborly approach to the appeals process. They stated there were no serious violations this year and most were people parking their boats for 4 days in their driveway at a time. Ira asked the Appeals Committee how they defined neighborly. The Appeals Committee gave an example: an individual bought a sticker but did not have time to put it on their boat because of medical problems and they were ticketed. The Committee waived the fine. Tom mentioned that the Committee waived the fine for a speeding ticket after dark. The Committee said the individual and her husband (both new residents) bought the sticker in the afternoon and put the boat out on the lake that afternoon and wasn't familiar with all the rules. There was discussion of residents needing to watch the safety video but few do. The video is especially important for those who do not attend the safety meetings earlier in the year.

Rich Richardson stated that last year the Lake Patrol issued 32 1st level violations. This year the Lake Committee notified boat owners through the Shore Lines for 3 months in a row that they needed to obtain their stickers and called residents who still had not purchased stickers by the due date to remind them. They were then given an extra week to put on the stickers. This year 26 people were issued 1st level violations, 600 plus people (96%) obeyed the law. Four or five people appealed the stickers and there are three more appeals in the process. So far the Appeals Committee has waived these fines. The Appeals Committee was told that there is frustration with so many fines being overturned. The Appeals Committee asked for the presence of a Lake Patrolman during the sessions to hear the other side of the story. Ed asked for written guidance from the Board on how the Board wishes the Appeals Committee to operate. Ira stated there was an all

Committee meeting the week before and all Committees were represented except for the Appeals Committee. The purpose of the meeting was for inter-committee communication and working on direction.

Rich and Roland discussed that the Appeals Committee can modify fines. The Appeals Committee wanted to know in the future if violators are repeat offenders.

Board Member Tasks:

Erma asked each Board member about progress on certain tasks as assigned or volunteered in June.

Roland: The office has two desks but he is unsure who authorized the purchase. Kara will be going back to school soon and the office wants another person. The office was planning on putting an ad in the paper for the position. Discussion ensued about how a board member would need to attend any interviews. The position would be 5 days a week from 10a to 2p. After more discussion it was decided to hold off on putting an ad in the paper.

There was discussion of fecal coliform and enterococcus in the lake and that there are red flags the Lake Committee can put out to warn people to stay away from the lake if levels exceed that of what the health department/EPA recommends. An individual(s) stole the Lake Patrol jet ski and went joyriding on the lake at 10:30pm Tuesday and crashed the jet ski into a rock wall. Damage is estimated between \$2000-\$3000.

The sprinkler system controller has been repaired. There are still problems with the pool heater. It is set at 92F but turns off just under 80F. The pool employees will log problems with this.

Tom:

Tom stated we need to find out when DeLany had final plats in order to find the date upon which dues are to be assessed. Glen Jones is fully aware that once he has a final plat for the Fountains he will be assessed dues for each lot.

Budget:

Item	Budgeted	Actual as of approx 7/21
Dues	\$575,000	\$419,000
Boat slips	\$55,000	\$54,250
Boat stickers	\$31,000	\$29,000
Clubhouse	\$15,000	\$5,600
Interest	\$1,800	\$1,300
Activities	\$25,000	\$18,000
Salaries	\$75,000	\$44,000
Accounting	\$5,000	\$9,000

Legal	\$20,000	\$12,000
Total	\$702,700	\$407,000

Ron:

Ron stated we need to review the accounting records because there are several problems with the balance sheet and how the accountants have entered information into fields. Ron mentioned there has been some problems with the air conditioning in the office and sensors may need to be replaced. The rip-rap project is going well and the hope is to have it complete by November. Tom wanted to see more rock placed on the South side as the North side has had many improvements such as sidewalks etc. Ron asked for people to point out exposed areas that need attention. Tom wanted a notice about this to be placed in the Shore Lines.

Phil Skeed:

Phil talked about progress on the maintenance building. He thinks it's prudent to wait on the permits in order to be sure the city is satisfied with the arrangements. The city had some stipulations relating to the fence, retention pod, and landscaping but Phil has yet to receive this. Phil mentioned that a water meter already exists on the property and this may save the association \$2400. The project may be complete by December if things go well.

Erma:

Erma talked about the Cheddington Project and spoke with Mike Deeker about drainage. Joe spoke with Mark Dunning and the pressure will be eased as long as RLPOA is actively pursuing a solution. Deeker should have a drain in by August.

Shirley:

Shirley mentioned the M291/M150 Open House in downtown Lee's Summit next week on Tuesday and Thursday. Brian mentioned he has this posted on the website. Phil asked the Board to contact the Residents for a Responsible Raintree to see if they are willing to assist. Shirley mentioned the need for the employee policy. Tom wanted to devote the August 28th work session to it. The Board agreed to that.

Brian:

Brian provided information and costs on different security options ranging from having the Lake Patrol do what they do currently to having full coverage + Lake Patrol. Rich said his people might be interested in working more hours, as his crew was the cheapest by the hour. Brian provided an update on the progress of the website. It contains almost everything that he heard was needed. He is pursuing the office staff on the top 20 questions asked by residents and will put the August Shore Lines on the web.

Phil:

Phil provided an itemized list of suggested options for upgrading the office computer system as there are problems with software not being able to be run, staff unable to open attachments because programs are so outdated, and other problems. The office could purchase individual software packages to upgrade the current systems but the cost would be about the same as buying new computers with it preinstalled. Options of a wireless network were also discussed. Brian will work up an agenda item for the next Board meeting so the Board can vote on the issue.

Ira:

Ira reported on the Committee Chairperson meeting of last week. Things went well and the committee chairs committed to coming up with ideas and plans for 1 year and 5 year goals. Discussion of the bidding process and purchasing (P-cards) also ensued. There was a lot of cross-committee communication that occurred. David Elliott wanted to groom future Board members from individuals who are on committees and know the process. There was discussion of training programs and needing to put in requests in the Shore Lines for residents to help on special projects like soliciting insurance bids. There was also talk of a Lake Day where residents would help clean up the community. Other items discussed: putting goals on the web, boat ramp parking, gazebo in the common area, problems with identifying new residents for the Welcoming Committee, giving FAQs to new residents in the welcoming gift, the Activities Committee has done well in writing up all the steps necessary so other people can take over if needed. There will be another all committee meeting on 8/21. Ira will type up the minutes and distribute them. Tom stated the need to maintain cash flow for the organization as a reason for committees needing to ask the Board for funding projects already budgeted for. Ira wanted to give direction and a budget to the Vision Committee.

Water Pipes:

There was discussion of ways to poll the community for a solution to the question of having irrigation pipes using water from the lake to water lawns and common areas. If we do poll Ira wanted to include commercial vehicles, a second pool, etc. in the questions. Erma asked Ron to write up a questionnaire for the next quarterly billing. Ron asked for ideas on what to do with the 6 lots and anything else people could think of. Tony Jose asked the Board their position on the Pulte development. The Board has no official position Shirley mentioned the Board needs to strongly support Lee's Summit annexation of the area to decrease density and have the development pay for improvements on Ward Road. Shirley mentioned there are plans for a second sanitary retention basin for the development.

ADJOURNMENT:

Brian made a motion to adjourn the Work Session. Roland seconded the motion. The motion passed 8-0. The board adjourned at 10:38pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
August 12, 2003
BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on August 12, 2003, 7:01pm. Members in attendance were Bob Christian, Ron Greathouse, Erma Mallett, Ira Roberts (7:23), Tom Tucek (7:10), Roland Thibault, Shirley Thomas, and Brian T. Whitley. Steve Simmons was unable to attend.

MINUTES FROM JULY:

Minutes were corrected as follows: Page 1: the Treasurer's report was filed as corrected not submitted. The motion on Cheddington for \$30,000 was for the entire project.

TREASURER'S FINANCIAL REPORT:

As of July 31, 2003:

Checking:	\$11,427.43
MM General Fund:	\$58,739.62
Siltation Account:	\$24,861.40
Boat/Lake Account:	\$70,935.51
Activity Committee:	\$ 561.86
MoDOT Settlement:	\$81,847.73

Income during July:

Dues:	\$42,448.93
Other income:	\$ 7,942.59

(includes: interest, Shore Lines ads, Boat stickers, Mowing, codes/lake fines)

Roland read the Treasurer's report. Ron asked to change the Income from June to July as shown above. Tom arrived and stated that between \$35,000 to \$40,000 from the Boat/Lake Account needs to be transferred to the General Fund. Erma asked to file the report as corrected.

BOARD ANNOUNCEMENTS:

Erma stated the Board will be interviewing for the Office Manager position and has already received a number of resumes. The RLPOA may also open up a

second part-time position for the office. Ron asked Brian to put the Office Manager information on the website.

Tom stated that as of August 20, 2003, the pool would be open between 4:00pm to 8:00pm.

Ron spoke of the Board creating a Financial Committee to assist in the handling the finances of the RLPOA and provide consistency in financial planning. Charlie Sandman stated that according to Article IX Section 2 the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purposes.

Shirley attended the Arbor Walk opening and stated they have plans for extensive erosion control and she asked if the Board would like the developer to conduct a PowerPoint presentation for the Board and membership. The Board gave its approval to Shirley.

Joe Willerth asked to move Mike Deeker to the next agenda item.

NEW BUSINESS:

Archer Engineering: Mike Deeker gave information and a memo out detailing the plans for the Cheddington drainage area. He provided the bids that SBC (\$7500) Aquila (\$5,500), and Comcast (\$2,500) required to move their utilities so that the project can begin. He said SBC should have a firm price by Friday and was the slowest to act. Some trees will have to be lost in order to fix the problem. Deeker told the landowner he could come to the Board to speak if he wished.

Shirley moved to authorize the president of the Board sign and accept the contracts as stated with Comcast, Aquila, and SBC up to an amount of \$17,000. Bob seconded the motion. The motion carried 6-0. Ira abstained.

Ron and Shirley asked Mike about sodding. Mike said sod would be laid down, netted, and nailed. The sod would be maintained. The contractor will have items 1-12 in his contract and items 1-11 in his bid.

Mike will provide a draft inspection report of Waterscapes A & B near Gull Point and Admiral Byrd to the developer and will have it to the Board by the next work session. There was some discussion of putting more riprap down but Mike said the riprap was placed where it was needed for environmental reasons (wind, etc.). The water level looks low because the water is being used to maintain the sod until it is established. Joe stated the codes enforcer [and ARB] will need to make sure to look at planned drainage areas and make sure they are kept open by the waterscapes or another Cheddington type problem could develop. Mike expressed the same concern.

Mike approached the city about the Cheddington silt pond being full and Archer Engineering will be part of the city's storm water task force.

Shirley stated that the city will put up a road sign at the intersection of MO-150 and "Raintree Drive/Market" that would have Raintree Drive with an arrow pointing South and Market with an arrow pointing North.

OLD BUSINESS:

Legal:

Joe asked the Board if they were concerned about the Pulte project. The Board said "yes". Joe said Lee's Summit was as well and expressed four reasons why: 1) Impact on Ward Road, 2) Siltation, 3) Density, and 4) Sewer. Joe said he was approached whether Raintree would take a position on the issue.

Technology:

Brian presented an upgrade for the computer systems from the present Windows 95 environment to XP Professional with mid-tier technology. The plan would be to replace two computers, purchase an additional license for Quickbooks, host the website of a year, purchase publishing software for the Shore Lines, and have assistance in the setting up of the computers and network. The needed funds would be less than requested in actuality as there would be refunds with purchases.

Brian made a motion to authorize and appropriate up to \$3000 for the purchase of two new computers, hosting for the website for a year, publishing software for the Shore Lines, an additional license for Quickbooks, and configuration and set-up. Ron seconded the motion. The motion passed 5-2. (For: Brian, Ron, Bob, Shirley, Ira; Opposed: Roland, Tom)

Brian presented information on the need to upgrade to broadband from the current Juno dial-up account. The current account requires multiple numbers to dial before logging on and takes a long time to transmit information between committees and other entities. The current line is shared between the fax machine and the computer so that RLPOA is unable to receive faxes when staff are online. Tony Jose presented additional information.

Brian made a motion to authorize and appropriate up to \$400 for the remainder of the year to install cable with monthly access as funds are identified in the work session. Bob seconded the motion. The motion passed 5-2. (For: Brian, Ron, Bob, Shirley, Ira; Opposed: Roland, Tom)

Brian mentioned he would investigate installation rates for business and get back to the Board by the Work Session. Tom mentioned that the Board already approved \$30,000 for Cheddington that has not been budgeted for. Ron stated we

needed budget revisions to reflect the large expenditures the RLPOA is no longer making.

Maintenance:

Bob presented to the Board where the RLPOA is at with the status of the maintenance building. Not much has changed since the work session.

Siltation:

Shirley gave an update on siltation concerns. The RLPOA has a bid on the South side cove from a dredging and drag-line company. Dredging would be \$60,000 and make the lake cleaner, drag-lining would be \$30,000 and may tear up the common ground next to the cove. The difference between the results would be small. Desilting Hidden Cove and Sunset cove may approach \$200,000. Ron stated a need for a 5-year plan for desilting the Lake.

There was discussion of the Windermere Common area off of SW Hidden Cove that is a mosquito pit and needs to be addressed. Ira stated the RLPOA could cut a trench to drain it or have a skid loader to desilt it.

NEW BUSINESS:

Trichelle Martin/Activities Committee:

Trichelle asked to have \$500 approved for the Fishing Derby. Money would be used for trophies, gift certificates, and snacks. The Board reminded Trichelle to obtain permission from Delany for use of the Duck Pond.

Ira made a motion to approve up to \$500 for the Fishing Derby. Shirley seconded the motion. The motion passed 7-0.

Brenda Miller talked about Oktoberfest. She wanted the Board to be made aware they were going to put security deposits down (for the DJ), which was budgeted for.

Bob made a motion to approve up to \$2100 for Oktoberfest, which is provided for in the Activities Committee budget. Ira seconded the motion. The motion passed 7-0.

There was some discussion about how the Activities Committee came to \$2100. Brenda stated the previous Committee had a line item list of items.

The Activities Committee asked for use of the clubhouse in November for an activity and event fair with vendors from the Raintree community. They requested use of the clubhouse.

Bob made a motion to allow the Activities Committee use of the clubhouse at no charge to promote Raintree activities at a date and time to be determined in

November with the Activities Committee being responsible for the event. Ron seconded the motion. The motion passed 7-0.

Chris Buske- Rock along shoreline of Duck Pond:

Chris was unable to attend the meeting. Shirley spoke on his behalf. Shirley stated that neighbors on the west side of the Duck Pond were interested in lining the shore with rock similar to that of the Fountains project. They would need permission to alter the common ground. Five of seven homeowner's have agreed to pay for the cost, but there are possibly seven more that have not been approached. Shirley asked the Board to look at the Duck Pond. There were concerns about a few residents not wanting to pay for the rock and the Duck Pond then having an uneven appearance.

It was mentioned that the spillway box has about a one-foot chunk missing out of it. Joe will convey this to Delany. Joe stated he would also see how MODOT was coming along on the islands at the East entrance.

Amy Dinkle- Common ground usage September 20th next to clubhouse:

Amy asked to use the Common Ground for a wedding. The structure to be placed on the common ground is a metal arbor and chairs. They will be renting the clubhouse. The area is presently marked for sprinkler/water lines and Amy was told that the stakes must not damage the water lines. Ron had a concern about rejuvenating the area in that the time of the wedding would be a prime time to reseed the area to make it look better. The Board decided to work on the area the day after the wedding.

Ira moved to allow use of the common ground on September 20th. Shirley seconded the motion. The motion passed 7-0.

Cobblestone:

Shirley mentioned that Cobblestone has elected new officers.

Ward/MO-150 development:

Joe mentioned that the developer has submitted Tract A at the corner of Ward and MO-150 for commercial retail and office space. Ira stated a presentation was made about a month or two ago for the Board, adjacent properties and the membership. There will be 4 pad sites along MO-150 with office space closer to the houses. There was some talk of widening the pond if it was easily doable.

OPEN FORUM:

Charlie Sandman made a request for the Board to review its pricing of mowing. Charlie stated last year it cost \$125 to mow a lot for the season with projected revenue of \$3500 and actual revenue of \$3050. This year the RLPOA charged \$280 to mow a lot for a year with projected revenues of \$6000 with actual revenue of \$840. Shirley and Bob stated the reason for the price increase was for

the RLPOA to have homeowner's maintain their own property and that RLPOA was not in the business to mow people's lawns. The city also stated that commercial business could not be conducted out of the 163rd Street maintenance building. Tom stated the actual cost to mow came to about \$240 a lot per year. Ira stated the Board would review the cost of mowing the lots. Bob stated we were not in the business to mow lots for a profit, but mainly for aesthetics.

Joe mentioned that he thought the safety of the lake has greatly improved since last year.

A repair order is in place to replace the carpet on the ramp at the boat dock.

It was mentioned that the homeowner at 5119 Sandpiper is using a portable pump at night to pump water out of the lake to irrigate his lawn.

A survey will be placed in the October quarterly billing that will address irrigation of lawns with lake water and other items.

APPROVAL OF BILLS:

Tom moved to approve the bills. Bob seconded the motion. The motion passed 7-0.

ADJOURNMENT:

Bob made a motion to adjourn the Board Meeting. Roland seconded the motion. The motion passed 7-0. The board adjourned at 9:19pm.

Raintree Lake Property Owners Association
August 28, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on August 28, 2003, 7:05pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, and Brian T. Whitley. Bob Christian, Steve Simmons, and Shirley Thomas were unable to attend.

BOARD DISCUSSION:

Personnel Policy

Erma began the meeting with discussion on the Personnel Policy. Brian asked Erma if she had worked out the raises and salary clause as discussed at the last meeting. Erma said she had not and wanted to know if everyone approved of the version that Tom had drafted. Ira asked if this was the approved personnel policy. Brian mentioned that segments were approved, but the whole policy had not been approved as of yet. There was discussion of the vacation and sick leave policy. Some members wanted to keep it the way it is, others wanted to change the vacation to read: 1 week after 1 year of service, 2 weeks after 2 years of service, and 3 weeks after 5 years of service. No vote was taken but discussion ended with this as something Tom might draft. The sick leave was amended to strike out the sentences referencing the 7 days and 9 days; again no vote was taken on this.

Trees/Retaining Walls

Chris Buske complained of two cottonwood trees which produced a large amount of "cotton" that has become a nuisance and asked the RLPOA to remove the two trees of common ground. Chris mentioned that he received signatures of residents of surrounding properties indicating their approval of the removal. Brian asked Chris if he would solicit bids for the project. Charlie Mallett mentioned that Walker Tree Service has always given RLPOA a good deal on tree removal. Roland said he would work with Chris on this issue.

Chris also discussed the retaining wall he and other residents were willing to pay for on one side of the Duck Pond if the RLPOA gave its approval. Chris mentioned 5 of 7 property owners were willing to pay for the wall on common ground, although there are a total of 15 properties that would need to approve to provide a seamless wall. The Board asked Chris to have the contractor present drawings of what the wall would look like and to ensure evenness in the appearance, texture, color, and height of the wall.

Interviews:

Bob, Erma, and Ron have conducted interviews and are happy with one individual after interviewing ten. The Board decided to meet this individual as a group on September 8, 2003 at 5:30pm in the Clubhouse. The Board would need to get hold of Steve and Shirley, although it was believed Shirley would be out for several weeks.

Maintenance Building:

Phil spoke to Ira about this. No permits have been issued. Hector stated that the landscaping and retention pond issues are supposed to be handled by Bob Diamond. Some dirt will be needed. There will be no water tap fee.

Siltation:

Ron is making a report for Alan regarding the dragline proposal for the Raintree Court/Circle cove.

Ron and others feel a better deal for RLPOA could be negotiated where RLPOA pays by the hour rather than the proposed fee.

Office Updates:

Brian updated the Board on the progress of the upgrades. Two computers were replaced with refurbished machines (top of the line around late 02) and one was upgraded at substantially less than the \$3000 that was approved by the Board. Brian also stated that he has networked the two new computers but the upgraded computer's network adapter is not functioning properly and may either not be compatible with XP, damaged, or not receiving power. He has contacted Phil about this issue. Brian also stated Comcast would come next week to install cable and service, also at a fraction of the approved amount. The contract calls for installation of \$20 and about a \$35 monthly fee for broadband. Brian also stated the webpage content has been successfully transferred and that while Phil still owns the RLPOA.COM address, the DNS directly points to the new hosting site greatly reducing downtime from the previous set-up. Brian also provided the Board with a listing of most visited pages on the website within the past week.

Committee Chair meeting:

Ira updated the Board on the last committee chair meeting. The committee chairs were advised of the need to develop one ad five year goals for budget planning purposes. There was discussion of where maintenance employees roles begin/end and where committee volunteers' roles begin/end. There is a need to replace Jerry Fullington (codes enforcer) for such duties as ARB enforcement, codes enforcement, and lake water testing.

Pool/Facilities:

Tom stated the pool will be closed for the season after Monday. The pool will then be winterized within one to two weeks. Roland stated he would take care of the email from Tony Jose requesting information on pool closures. Ellen Hamilton is currently working on the request. Erma wanted to have someone look into the pool fiberglass breaking apart as it is supposed to have a 20 year warranty. Roland stated he would look into this. Tom stated that there is a pool heater recall and was wondering if our pool heater was one that was recalled. Roland would check into this as well. Ron stated that the slide water pump has been broken more than usual. There was a question about where the facilities committee responsibility stopped. Ira said the committee was responsible for physical structures such as restrooms, but not for smaller things like pool heaters. Ron stated that there needs to be a clear understanding of the roles between the maintenance crew and the pool company. Ron stated the quality of the pool restrooms needs to be improved. Erma stated a need to review pool contracts for next year.

Survey:

Ron passed out a copy of the survey questions for the October billing with suggestions from other Board members incorporated. Rich Richardson provided information about the water pipe issue and the Board will allow him to publish an article in the Shore Lines.

Waterscapes:

Erma provided the Board with a copy of the Archer Engineering report and stated the Board has until September 6, 2003, to accept the waterscapes. The report noted an improper slope on the East bank of Waterscape B that is at the corner of Gull Point and County Line. Ron stated that in the future planning of waterscapes there needs to be better planning of tree planting and seeding/sodding. Brian asked if we needed to vote on it, Ira said a simple letter from RLPOA stating they would take over the waterscapes would be fine. Erma will work with Joe to finalize the details required to accept both of the waterscapes.

Other:

Tom noted that a letter to the individual on Sand Piper stated the Raintree Homeowner's Association when it should state the Raintree Property Owners Association. The Board authorized, without a vote, to allow Erma to pay the ARB committee chair, someone from the lake

security staff, or someone else to serve as our temporary codes enforcer until a decision is made on Jerry's replacement.

ADJOURNMENT:

The board adjourned at 9:57pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 9, 2003
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on September 9, 2003, 7:05pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Steve Simmons, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Bob Christian was unable to attend.

MINUTES FROM AUGUST:

Minutes were corrected as follows: adjust "three reasons" to "four reasons" and correct "hared" to "shared".

Tom moved to approve the minutes as amended. Roland seconded. The motion passed 7-0.

TREASURER'S FINANCIAL REPORT:

As of August 31, 2003:

Checking:	\$ 5,403.35
MM General Fund:	\$87,049.76
Siltation Account:	\$24,868.37
Boat/Lake Account:	\$52,429.01
Activity Committee:	\$ 552.32
MoDOT Settlement:	\$81,933.92

Income during August:

Dues:	\$49,245.02
Other income:	\$ 9,390.90

(includes: interest, Shore Lines ads, Boat stickers, codes/lake fines)

There still needs to be \$10,000 moved to the General Fund.

Tom stated he delayed moving money out of the boat/lake account due to the office software upgrade.

The Activities Committee account will be closed to avoid low balance fees.

Tom provided the Board with a profit/loss sheet as of 09/08/03, so that the Board can keep track of income and expenses more timely.

BOARD ANNOUNCEMENTS:

Shirley stated the spillway has been repaired.

The Board expressed its thanks to Brian for volunteering his time to purchase and install computers, perform upgrades, install new software, coordinate the broadband switch, and establish the network and internet sharing.

ARBOR WALK/DAVID GALE:

David Gale presented to the Board and residents his Arbor Walk plan. He stated he made the same presentation 3 years ago. There will be a few new stoplights along MO-150 and Ward Road in the future. He stated that the storm water control is the best in Lee's Summit and is a pilot for the Midwest. There is a basin that fills with water and pipes to discharge the cleaner effluent since it removes the upper layer of water. There is a flocculent to assist precipitation and remote sensing that updates after every 0.25" of rain. He estimates the project currently produces only 10% of the silt that it did several weeks ago as farmland.

The style of Arbor Walk is new urbanism. This style does not have cul-de-sacs; rather houses and retail within walking distance with alleys. The office park will be similar to Tudor Square in central Lee's Summit. There will be a church with school, soccer field, baseball fields, and 16-acre park.

Gale stated some lots will be 35 feet wide and the market is geared to single females and active adults. He said this product is typically seen as a duplex, but this project will in effect break a duplex in two to create two detached homes. The size of the homes would be between 1400-1800 sq ft. The homes will transition from Ward Road back as follows: 35 foot lots, duplex, triplex, 55 foot lots, 75 foot lots, 85 foot lots.

OLD BUSINESS:

Legal:

Joe attended the Pulte Project proposal in Harrisonville and so Tom made the legal report. The Pulte project is a 300-acre development south of County Line Road and West of Ward Road and North of 163rd Street. Erma signed contracts with SBC and Aquila to move their utilities for the Cheddington project water problem fix. MODOT will still need 6-8 months before it can title over the two islands on Raintree Drive and Cole Younger to RLPOA. Some residents on 163rd Street have filed a lawsuit regarding our maintenance building with the city. The RLPOA was not named in the suit. Phil mentioned a check was cut to Bob Diamond. Final drawings for the maintenance building were sent on September

5. Hector said there are five more things that need to be addressed. Phil stated the RLPOA has a grading permit.

A resident complained about speeding on Raintree Drive and that the speed limit is 45mph near Price Chopper but 30mph in the interior, and a sign needs to be placed to designate the change. Ron asked Phil to keep Joe up-to-date on the maintenance building. Shirley stated she would contact the city on the speed limit issue.

NEW BUSINESS:

Siltation:

Alan VanDeusen suggested Critchfield Crane Service to perform a dragline operation to remove silt. The company would guarantee 250 yards of silt a day but Alan thinks they could clear up to 400 yards a day. Ron stated the dragline method might require shoreline repair. Glen Jones was mentioned as agreeing to accept some silt. Phil said he might could use some silt too if compacted well. Alan stated the company needs 25 feet of land from the shoreline in which to work. September 22, 2003 is the projected start date for the operation. The silt will be carried in sealed trucks to minimize spilling on the road. Dirt will be added along the bank to allow trucks ingress and egress. The Board asked Alan to make sure the company has insurance. Alan stated the company would get permission to take down the guardrail and that the operation should last 10 working days.

Shirley made a motion to accept Critchfield Crane Service for removing silt out of Effertz Cove using the dragline method. Tom seconded the motion. The motion passed 7-0.

Alan stated he would get in touch of Critchfield and give information to Tom. Phil asked who has contacted Glen Jones about the silt. Ron, Tom, and Tim have contacted Glen about this.

Employee Policy:

Shirley made a motion to approve the RLPOA Employee Policy as amended at the August 28, 2003 work session. Tom seconded the motion. The motion passed 7-0.

Codes Enforcement:

Erma stated that Scott has taken over duties as codes enforcer. Brian asked about the cars and boats for sale on Regatta and MO-150. Ira stated he calls the number on the sign and asks them to move their vehicles off the developer's land. Selling vehicles there is not allowed.

Appeal 4th Level Violation:

Kevin Stadler pled his case to the Board. He did not believe that his offense warranted a level four violation. Kevin recounted his story. He stated that at 11:20pm a neighbor had a Pontoon Boat that came into the cove. He heard a person state that he would impound the boat. Kevin stated this person never identified himself. Kevin stated that his alleged offense occurred on private property and not on common ground. Wayne Brockman then spoke. He stated it was his boat and it has been left with his daughter for about 30 minutes. There was some discussion of Lake Patrol hours. San LaPoint stated the Lake Patrol has no limit on patrol times. There was some discussion of the Lake Patrolman not wearing a Lake Patrol shirt, not identifying himself, and not driving a standard Lake Patrol boat. San stated the boat used was the only boat that had operational lights at the time.

Shirley moved to uphold Kevin Stadler's level four violation. Roland seconded the motion. The motion passed 6-0. Ron abstained from voting.

The Board agreed to review the conduct of the Lake Patrol.

Appeal 4th Level Violation:

Ann Ferrie stated that when she went to the Appeals Committee, Scott, San, Erma, and Tom were present. She was told by Dan Murray that the committee would meet to discuss the case and get back with her. Ann asked what the rights were of residents who felt they have been treated unfairly. Ron stated they should bring their concerns to the Board if residents feel they have been treated unfairly by an RLPOA employee. Ron wanted a policy drafted to address the process if employees are creating problems for residents.

Ira wanted the Lake Committee to review the pool rules and try to have consistent rules between the pool, lake, and other areas.

Phil stated the Board has in the past amended fines and reduced the severity of violations.

There was some discussion of unequal treatment among residents. When asked, a resident stated he saw Brian out on his boat without a boat sticker. Brian stated the resident was incorrect, as he has never owned a boat.

Teresa Bury asked for the appeals process to be reviewed.

Shirley moved to uphold Ann Ferrie's level four violation. Roland seconded the motion. The motion passed 6-0. Ron abstained from voting.

Shirley stated residents should file complaints against RLPOA employees with the office staff.

Nancy Steffes:

Nancy asked for use of the clubhouse for a monthly RLPOA scrapbook event from 700p-1000p. Brian asked if there would be any consultants or selling at the meeting. Nancy stated there would not be. Brian then asked that if another paying individual wanted to rent the clubhouse then that individual could take her night with a two-week notice. It was then decided to have the event from 3:30p-5:30pm on a weekday during office hours.

Steve made a motion to allow Nancy to have a scrapbook meeting once a month from 3:30pm to 5:30pm on a weekday in the clubhouse at no charge. Brian seconded the motion. The motion passed 6-0. Tom abstained.

Chris Buske- Rock along shoreline of Duck Pond:

Chris provided an estimate of \$1300 to remove cottonwood trees on the common ground along the Duck Pond. Roland stated he tried to find Walker Tree Service but couldn't, Ira and Ron stated they would give Roland this information.

Chris stated that neighbors on the west side of the Duck Pond were interested in lining the shore with rock similar to that of the Fountains project. They would need permission to alter the common ground. Five of seven homeowners have agreed to pay for the cost. Brian stated that Chris said he would ask the other 8 homeowners about their intentions as agreed upon at the work session. Chris said there was not much support at this time. Chris provided a rough sketch of what the plan would look like. Roland expressed concern about the 2-foot difference in height between one lot and another. Ron thought DeLany had plans to dredge the Duck Pond. Chris stated he checked with the sales office and there are no plans for the next few years.

Ron made a motion to accept the residents hiring a contractor to erect a rock wall at the Duck Pond on common ground, level or lower than the back lot, with the ability for RLPOA to remove it if need be. Steve seconded the motion. The motion passed 4-3. For: Steve, Brian, Ron, Ira. Abstain: Roland, Shirley. Oppose: Tom

Charlie asked the Board if it has looked at the Cottonwoods in question.

Roland moved to allow up to \$1800 to remove 3 cottonwood and 2 willow trees on the West side of the Duck Pond. Shirley seconded the motion. The motion passed 5-1. For: Steve, Brian, Ron, Ira, Roland. Abstain: Shirley. Oppose: Tom.

Ron said there needs to be a process to reallocate the budget. Tom expressed concern about the insurance bill in May and that the RLPOA needs to plan for it.

Chris then asked about rip-rap and was told it was making itself around the lake.

Judy Schmoeger:

Judy wanted to use the clubhouse free of charge on November 8 for an event that benefits Hope House. Judy stated there were 9 people interested in participating. She also wanted free ad space in the Shorelines to promote the event. She also asked the Board if RLPOA wanted to have Hope House as its charity. Shirley asked what the policy was on ads in the Shorelines. Ira stated there is sometimes a barter system. Roland suggested promotion on the rlpoa.com website. Tom wanted Judy to provide information on the purchases stating what percentage would actually go to Hope House. It was decided that “a portion of all purchases” is the best language to use. Roland wanted to be assured money would be given to Hope House. Judy stated she would have participants sign an agreement stating such. Brian and Steve asked the Board to consider assessing a deposit in the future, as a means of ensuring the clubhouse is cleaned up after the event and nothing is damaged for free rentals. Judy stated she would cleanup everything.

Ron made a motion to make the clubhouse available for the Hope House event on November 8th from 9am to 2pm, and for ad space to be provided in the Shorelines and for Judy to be responsible for the cleanup. Roland seconded the motion. The motion passed 7-0

Replacement of Oak Trees on Common Ground:

Shirley stated there is \$1000 left in the Common Ground committee budget. They would need \$2000 to replace 6 oak trees lost along the spillway due to the drought. Steve asked how many bids they received. Shirley was unsure. There was some discussion to have maintenance make sure plants were watered because the TopCare contract doesn't cover those trees. There was discussion about the difficulty in keeping large trees alive and maybe planting smaller trees.

Shirley made a motion to approve up to \$2000 for 6 oak trees. There was no second. The motion failed.

OPEN FORUM:

JD Randolph asked the Board to consider cleaning up the waterscape between Lake Pines and Raintree Drive with copper sulfate to kill the algae. There are fish in the waterscape. The Board would look into this.

APPROVAL OF BILLS:

Tom moved to approve the bills. Brian seconded the motion. The motion passed 7-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Roland seconded the motion. The motion passed 7-0. The board adjourned at 10:05pm.

Raintree Lake Property Owners Association
September 25, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on September 25, 2003, 7:08pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Bob Christian and Steve Simmons were unable to attend.

BOARD DISCUSSION:

Resignation

Bob Christian announced his resignation to the Board through a letter.

Pool Contract

Roland announced that the pool heater is still under warranty and would be fixed in the spring. The plan is to create an outlet for ventilation in the rock wall so that the heater will not overheat. Erma stressed that this needs to be fixed and Ellen Hamilton, from the pool company, stated the heater needs fresh water and probably the earliest it could be worked on is in April. Shirley and Tom asked Roland to make sure the heater company puts in writing their honoring the warranty through April to fix the heater. Roland said he would work on it. There was much discussion about the heating of the pool, and temperatures along the return line and of the pool. The pool had a maximum temperature of 78F, which was equal to unheated pools in the area. People in Raintree like the pool at 82F. Ellen stated she gave the office a record of temperatures in August and that she maintains a log of this and of pool traffic, but had discarded that a week ago. There was also discussion of the pool slide and Ellen mentioned that if they do not have enough lifeguards, they would shut down the slide.

Roland and Ron wanted to make sure Tony knows where his responsibilities start and end, and where those of the contractor begin and end.

Ellen stated the RLPOA pool was closed much more often than other pools in the area. The RLPOA pool was closed 8 times this season. When asked why, Ellen stated there was no separate baby pool in Raintree and that Raintree has a very large population for one pool. Lakewood has 4 pools. Ron asked Ellen for a summary page of recommendations for improving the Raintree pool. Ellen said she sent this to the office on July 20th. Ron was looking for something with more detail. The Board asked Ellen what was a safe number of people at the pool. She said fewer than 100 in the pool and fewer than 50 on the deck. Ellen also recommended a second pool with a separate baby pool.

Erma asked Roland about the pool lining. Roland said it was under warranty and the company would repair it and patch it in the spring. Shirley asked Roland to get written documentation of this agreement. Ellen stated there is something wrong with the liner if it has to be repaired two times in the past three years. She also stated the liner warranty would be void if it's left dry for more than 2 weeks. Ellen said the liner and heater repair should be coordinated and that we would need to work on the liner first because the heater needs water to operate. She offered to assist in the coordination. She also said the water chemistry is always in balance.

Appeals Process

Erma gave the Board a suggestion letter for the process that she wanted everyone to review. There was a concern about only letting two people make a decision because the attendance of the appeals committee has been low. Ira wanted uniform rules and procedures across the board. Ron wanted

a complaint system for problems with RLPOA staff. Brian offered posting a form on the website that would allow residents to send these complaints to the Board and office staff or just to the Board if there is a complaint with office staff.

Tom wanted the RLPOA to send a letter to the Seilers saying the appeal was upheld and apologize for the delay.

Office Hours

Erma had a suggestion for winter hours of 9a-5p M-F.

Brian wanted to make sure the office was open during one evening a week or part of the day Saturday for residents who work so they would not have to take leave to come to the RLPOA office.

Tom asked if the office staff worked 9-5, if that would be 7.5hrs/day.

Ira said that a few months ago the office staff said they were overworked and now we are considering reducing office hours. Erma said the office workload is greatly reduced in the winter.

Sapelo Drive

It was noted a resident put a fence up without ARB approval and when the resident sought approval after the fact, the dimensions on the plat plan did not reflect the actual measurements. There was also concern the resident put the fence on common ground.

Survey of Raintree Court/Raintree Circle

Tony Jose asked the Board to consider surveying the common ground along the bank of the cove that is bordered by Raintree Court and Raintree Circle.

Maintenance Building

Phil Skeed provided the Board with the rationale for Holt's request for an adjustment to his contract for nearly \$19,000. Phil also faxed the office a letter about plywood, which had quadrupled in price due to the rebuilding of Iraq. Phil stated the city went over and beyond the UDO for the building and that the landscaping is sufficient enough for a 10,000sqft building let alone a 5,000sqft building. Tom wanted to know what in the request were truly additional items. It was discussed that the burm item of adding 180 linear feet was for the total burm rather than additional and that RLPOA should owe much less than Holt suggested. The Board carefully reviewed each of the items and questioned most of them all. Phil states he could provide the office with all the extra drawings. Ron wanted Holt to use the contract to justify his additional requested costs. Phil wanted to know if he or the Board needed to write Holt a letter. Tom will work with Joe Willerth on this and express the Board's concerns to Joe. Erma asked for a report at the October Board meeting. Tom also mentioned the tap fee [a meter presently exists on the site] and Phil said that should be reflected as a credit. Phil also stated that Holt is getting pricing for 5/8in lumber when 3/4in was in the contract. The Board expressed it's thanks to Phil for staying on top of the project.

Executive Session

Tom moved to have an Executive session after the Work Session. Shirley seconded the motion. Roland asked for Erma to consider notifying members of extra sessions 3 days before rather than that afternoon. The motion passed.

ADJOURNMENT:

Tom moved to adjourn the meeting. Shirley seconded the motion. The motion passed. The board adjourned at 9:13pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 14, 2003
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on October 14, 2003, 7:04pm. Members in attendance were Ron Greathouse, Erma Mallett, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Ira Roberts and Steve Simmons were unable to attend.

MINUTES FROM SEPTEMBER:

Shirley moved to approve the minutes. Tom seconded. The motion passed 5-0.

TREASURER'S FINANCIAL REPORT:

As of September 30, 2003:

Checking:	\$ 18,388.07
MM General Fund:	\$ 95,932.89
Siltation Account:	\$ 24,875.57
Boat/Lake Account:	\$ 38,775.73
MoDOT Settlement:	\$ 82,017.43

Income during September:

Dues:	\$ 37,245.79
Other income:	\$ 6,798.56

(includes: interest, Shore Lines ads, Boat stickers, activities &
misc. income, codes/lake fines)

Roland asked about checks for the Fishing Derby. Shirley stated there were 2 Fishing Derbys this year because of the rain on Labor Day.

Erma stated the Treasury report would be turned over to audit.

BOARD ANNOUNCEMENTS:

Erma states Bob announced his resignation from the Board due to stated health problems.

Shirley stated MODOT would install a speed zone sign on Outer Belt Road just south of MO-150 and another near the Duck Pond area in the future.

Charlie Sandman asked where Ira and Steve were.

OLD BUSINESS:

Legal:

Joe attended the Cass County Planning Commission regarding the Kensington Farm development by Pulte south of County Line Road and west of Ward Road. The development will have 1,131 homes. Joe expressed concerns regarding traffic, siltation, sewer, and infrastructure. Glen Jones of the Fountains and Stony Creek representatives also expressed their concerns to the Planning Commission. The Commission tabled the decision for further study. There are 19 members of the Planning Commission and 3 elected on the higher-level commission.

Joe stated the Board would invite Richard Dye of Windward Glen to present a second time to the Board and residents his proposed development of 156 multi-family units on the southeast corner of Raintree Drive and Raintree Parkway at the next Work Session on October 23, 2003, at 7:00pm in the Clubhouse. Residents are invited to attend.

Joe stated that agreements have been made with SBC and Aquila for relocation of utility lines in the Cheddington drainage area. Archer engineering has met with Comcast. RLPOA asked for a quote by 10/8 but has not received it.

MODOT has not given RLPOA plans for the entrance to Raintree at the two islands.

Maureen Johnson – Breakfast with Santa:

Maureen Johnson asked for \$600 for Breakfast with Santa on December 6 from 9-1130a at the Clubhouse. There will be juice, doughnuts, and pictures.

Ron made a motion to approve up to \$750 for the Breakfast with Santa. Tom seconded the motion. The motion passed 5-0.

Machelle Seiler – Common Ground

Machelle Seiler stated there are three dead trees that need to be replaced. Atchison offered the best bid for 2-2" Ash trees and 1 1.5" Redbud, planted with a 1 year guarantee it was stated that if the RLPOA maintenance planted the tree that the warranty would be void.

Ron made a motion to approve up to \$800 for Atchison to replace the three trees on the Common Area. Shirley seconded the motion. The motion passed 5-0.

Machelle spoke of the Scotch Pine Blight (Pine Wilt) problem and that infected trees should be removed. A beetle with parasitic nematodes is the culprit. There

is no remedy other than removing the trees. Ron asked to have an article put in the Shorelines to encourage residents to identify and remove dead Scotch Pine trees to reduce infection of others. Many residents spoke up about the number of dead Scotch Pines they have seen in the neighborhood. Brian suggested residents identify trees and maybe the RLPOA could organize a contract with a company to remove those at a reduced cost to the residents.

Siltation:

Ron mentioned the removal of silt in the cove bordered by Raintree Drive and Raintree Circle is being completed by Critchfield. Ron stated the Board approved up to \$30,000 for this job and we have about \$2000 left over. Ron mentioned the inlet to Hidden Cove from Windemere is full of silt and the city is hassling RLPOA to clean it out. Windemere has cleaned out their portion. Critchfield would clean out a 12 foot swath to allow drainage for approximately \$2000. City fines are \$1000 if it is not removed and requires communities to remove mosquito problems. There was discussion of a bulldozer vs. a bobcat to remove the silt because the cement base would not support much weight.

Shirley moved to allow \$2500 to remove silt from the inlet to Hidden Cove. Tom seconded the motion. The motion passed 5-0.

Maintenance Building:

Tom said he and Ron met with Holt and discussed the change order for a number of items. Most appeared legitimate. The contractor was talked down on his 10% insurance surcharge and RLPOA may be able to haul dirt in by other means. Tom said the city wanted Ponderosa Pines around the building. Brian reminded the Board about what Phil had said at the work session about the contractor pricing 5/8" plywood rather than 3/4" which is what Phil believed Holt agreed to.

Jim Metzger expressed concern that the RLPOA was jumping through too many hoops to get the building through.

Tom suggested having heat for the building to keep it above freezing during the winter for maintenance activities. The heat would be overhead forced air there is a natural gas line in front of the building. The Board agreed to look into having the gas line hooked up whether or not the building was to be heated immediately to save costs down the road. All the changes requested by the city amount approximately \$20,000 for the building and landscaping.

Ron wanted to go on record stating the Board agrees to not allowing the maintenance building and grounds become a dumping ground and a commitment to maintain the area at a level equivalent to surrounding common ground areas. Joe suggested the Board make a resolution to the effect. San La Point wanted this to be put in the maintenance crew's job description and SOP.

Ron made a motion to have a resolution stating that the RLPOA Board would make a commitment to maintain the maintenance building and ground surrounding it to that equal of other common ground in the community. Shirley seconded the motion. The motion passed 5-0.

Tom stated the Board has \$500 budgeted for equipment rental.

NEW BUSINESS:

Debbie Hanss:

Debbie wanted to use the Clubhouse free of charge for an event for Lee's Summit and Lee's Summit North foreign exchange students. The students will bring a dish from their native country to share.

Shirley made a motion to allow use of the Clubhouse on December 14, 2003, from 12:00p to 5:00p. Roland seconded the motion. The motion passed 5-0.

Office Hours:

Ron stated that in the past, the office closed earlier in the winter months. Brian expressed his desire to maintain some hours of operation for those who work, either the office being open on Saturday or late one evening. After discussion with Debbie Hanss, it was decided the office hours should be changed. Joe stated that being open on Saturday is very resident friendly.

Ron made a motion to change the office hours to 9:00am-4:00pm M-F and 9:00am-12:00pm on Saturday effective October 1 to March 1. Roland seconded the motion. The motion passed 5-0.

Shirley expressed interest in hiring someone to fill the part-time position to work on Saturdays to give Debbie a break. Scott could work every third Saturday.

OPEN FORUM:

Jim Ditty asked for clarification on the resident survey. He asked if he could use lake water for irrigation even if he lives 3 houses down. Ron emphasized that we were only conducting a survey at this time and that the board may at some later time elect to change the policy. If the policy is changed and if he made such a request, it would be considered at that time if he agreed to help water and maintain the common area next to the lake.

There was a question of the two islands at the entrance of Raintree on the NE corner. Joe expressed frustration with MODOT is getting the situation resolved timely.

A resident asked about the Board's next siltation project. Ron stated that the area by Hidden Cove and Sunset Cove is next on the list and the RLPOA needs at least \$60,000 to \$70,000 to complete each of these areas. When the Orchards area is developed the Board may focus on cleaning out the Bowsprit cove.

Tom asked Machelles to produce the 2004 Common Ground budget. Machelles stated she turned it in at the end of August. San La Point stated he would have Ross turn in the facilities budget with dollar amounts attached.

Jim Metzger wanted \$825 to put lights Christmas lights up on the clubhouse.

Roland moved to approve up to \$825 to put Christmas lights up on the Clubhouse. Shirley seconded the motion. The motion passed 4-0. Tom abstained.

Joe asked Machelles to get a quote for a professional to take down the dead Scotch pines on all of the common areas around the lake. Ron asked Machelles to bring this dollar figure to the next work session.

Richard Richardson stated that two stumps were identified off Gull Point Drive and perceived as hazards and marked with buoys. A diver used a bow saw to remove a 14" stump but was unable to remove the 22" stump and the buoy remains. The 14" stump removal cost two hundred dollars.

Shirley stated Lee's Summit has a leadership development course and suggested Brian attend the course to learn contacts in the city and how to work with city leaders. Shirley would find out more information.

A resident was concerned about weeds on the dam and that it might damage it. San La Point said that the Conservation committee was on top of it and would work with maintenance to keep it as trimmed as possible.

APPROVAL OF BILLS:

Ron moved to approve the bills. Roland seconded the motion. The motion passed 5-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Roland seconded the motion. The motion passed 5-0. The board adjourned at 8:48pm.

UNAPPROVED



units with stucco, stone, brick, or lap. There will be a double garage (one tandem) for each unit allowing up to 3 vehicles per unit or 12 per building. Each unit will be from 1500-1700 sqft and be sold from \$160,000 to \$190,000. There will be a model available for perspective buyers. Dye stated the HOA rules would require all to be owned and none to be rented. The target demographic is young professionals with a 3 to 5 year turnover. Each unit is required to have a sprinkler system inside for fire protection. The grounds will be maintained by an outside sprinkler system. Dye also presented his landscaping ideas.

The Board expressed concern with density and with parking on Raintree Parkway. Dye was willing to perform a 3rd full presentation for residents if desired. The Board was tentatively looking at a December 9, 2003, presentation. Dye gave the Board a copy of the plans for residents to review in the Clubhouse. Dye plans to start in spring 2004 with a total of 38 buildings at the end of the buildout. Two buildings are in question due to water main easements.

Dye is working on Fannie Mae approval for the development and the developer will handle real estate transactions and financing. There will be space for a clubhouse and pool but Dye did not commit to these, his profits from the first phase are planned to be rolled over to development of the second and maintenance of the first. Dye stated that the HOA would maintain the outside grounds and outside of the buildings.

Pool Contract - Aquaticare

An Aquaticare representative proposed a bid for maintaining the pool for the 2004. Aquaticare has been in business for 7 years and maintains pools for 12 HOAs. The largest community is one of 725 homes. Raintree has more than 1,500. The lifeguards are Jeff Ellis trained. Ron asked for a reference list. The representative stated she would welcome Raintree residents to apply for guard positions. The training starts in March or April have the residents have to be at least 16 years old. The Board told the Aquaticare representative that a decision on the pool contract would be made anytime from now to December 15, 2003. The representative needed to know by the end of January if RLPOA chooses them.

Karen Kabrick – Improvement to Shoreline

Karen and Art presented their plans for improving the shoreline along their property line on Raintree Court. The concern was that the common ground is quickly dropping into the lake and their property is not much far behind. They presented plans for the type of rock, orientation, and other details. The wall would be similar to the wall on the Fountains addition at a cost to the resident of \$6500. Karen also said she has caught 7 muskrats.

Ron was hesitant to begin allowing residents to make changes to the Shoreline on the main lake until a policy can be put into place in order to maintain consistency. He had already received calls from residents about the Duck Pond shoreline project. Machellesaid she would get a copy of Lakewood's policy on seawalls. Instead of allowing Karen to place a seawall, the Board will provide the Kabrick's with dirt and build out the common area and place riprap along the area to slow erosion. Karen will work with Ron on this project.

Wildlife Damage Control

Ron talked about the geese and muskrat problem. The company Catch-It had a proposal. The Board reviewed the proposal. Machellesaid Lakewood's program is successful. They have an egg addling program and a permit to remove geese. They removed 700 geese last year. There was mention of training our maintenance staff to addle eggs. Rich Richardson said he has a handbook on the topic. Machellesuggested ads in the Shorelines for a Pest Control Committee. Machellesaid she could provide Raintree with a substantial amount of material on the successful Lakewood program. The Board welcomed the idea. With Ron's encouragement, Gene, Charlie, Rich, and Machellesaid they agreed to work on pest control.

Dead Tree Removal

Erma asked Machelles for a list of dead trees and a proposal to remove them. Machelles identified 17 dead trees, almost all Scotch Pine trees. Two trees were in people's front yards. Machelles spoke with Lakewood's tree maintenance company, Landus Brothers, and another company. Suggestions were also made to speak with Walker Tree Service and Worry Free. The proposal that Machelles had was for taking down 12 or more trees a day at a price of \$800-\$1000/day. Another company offered \$150 per tree. There was discussion to offer the removal of trees on a resident's property for a very small fee using the 12 trees per a day plan in order to bring down the cost of the association and make it a win-win for individual residents and the association.

Machelles suggested an ad in the Shorelines. RLPOA maintenance can rent a stump grinder for \$200 a day. Shirley asked Machelles to bring all bids to the next Board meeting. Brian wanted the ad in the Shorelines to ask residents to identify dead trees for removal. Brian will put a form on the website.

Machelles wanted the RLPOA maintenance to build in a watering schedule so that the RLPOA does not lose trees in the future that are beyond the warranty period. Rona asked Machelles to identify the small trees that need watering and to provide it to the maintenance staff. Machelles stated she already did provide this information to the office but would do so again. Brian also asked for a copy. There was talk of fertilizing the trees as well.

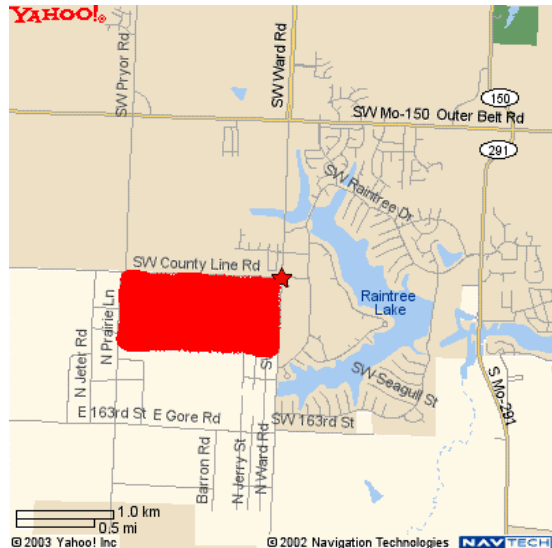
RLPOA Truck

Ron stated the Ford Ranger the association has is having a problem with the clutch. He provided a repair estimate. Tom suggested the need for a vehicle that the codes enforcer and maintenance could both use. The Board decided to put the truck up for sale with ads in the Shorelines and website as is. If there were no acceptable bids, the RLPOA would have the truck fixed and then ask for a higher price.

Kensington Farm

Kensington Farm is a Pulte development of 320 acres to the Southwest of Ward Road and County Line Road in Cass County. The development will consist of 1,100 to 1,200 homes priced around \$160,000.

Shirley stated that the Cass County Planning Commission is having a closed meeting on the Kensington Farm development tomorrow, October 24, 2003 at 10:00am. She heard word that Cass County heard from Pulte that RLPOA was satisfied. However, RLPOA was never contacted and has several issues that need to be addressed. The Board agreed to designate Shirley to try and attend the meeting and stress to Cass County that RLPOA has never been contacted on this matter.



Miscellaneous

Erma asked if the Board should take a position on Windward Glen. It was stated that the Board agreed to not take position on developments such as these after the Fountains. Ron wanted someone assigned to the Maintenance Building project. Cerra provided the association 32 truck loads of dirt for the berm at the Maintenance Building site. Ron stated Cerra wanted \$250 (25% of the hauling costs) for this. The Board agreed to provide roughly \$250 to Cerra for this. The Board agreed to allow Shirley to send a fax regarding RLPOA's concerns to Cass County and attend if she could.

Tom stated that the CPI from July 1, 2002, to July 1, 2003, was 2.1%. RLPOA dues can increase up to the CPI each year. It was decided to announce a dues increase of 2.1% at the Board meeting.

There will be a Work Session at 7:00pm on Thursday, October 30, 2003 to discuss the budget. The top candidate for the General Manager position will be introduced to the Board at 6:30pm.

ADJOURNMENT:

The board adjourned at 9:50pm.

UNOFFICIAL
RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
October 30, 2003
WORK SESSION

ATTENDANCE:

A work session of the Raintree Lake Property Owners Association was held on October 30, 2003, 7:00pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Steve Simmons was unable to attend.

BOARD DISCUSSION:

The meeting was held to discuss the budget for 2004. The budget will be presented to the membership and voted on at the December 9th Board Meeting. Dues will increase 2.1%, which is equal to the CPI from July 1, 2002, to July 1, 2003. Residents will be notified in these minutes, the minutes of the October 23rd Work Session, in the Shorelines, and on their dues assessment

The Board began a discussion of each main revenue and expense item. Items are expressed as Account numbers, descriptions, 2003 budget, 2003 actual (01/01/03 to 10/11/03-expenses occur irregularly throughout the year so what may seem as a large discrepancy may not be on 12/31/03), and 2004 budget.

Main Issues:

The Board discussed boat slip lease pricing, the Shorelines, prioritizing the activities for the Activities Committee, replacing air conditioning units, printing on the laser printer rather than the inkjet printer, planning on siltation projects, monthly cleaning of a/c units, staffing, leasing slips behind the clubhouse, new resident ids bar-coded, blinds for office, dock lighting, and improving pool restroom.

Revenues:

2003 Budget \$702,700; Actual \$572,410; 2004 Budget \$726,600
Discussion of dues increasing 2.1%. Discussion of boat slip lease pricing, boat stickers, clubhouse rental, clubhouse deposits, Shoreline advertisements, mowing, interest income. Shoreline advertisements were budgeted to bring in \$6,500 the actual is \$6,283. Ira wanted to remove the budgeted income from 'fines' so as not to make it look like the Board is going after people to fine them. Tom and Ron wanted to remove the concession line item since this is now contracted out. Discussion of

adjusting the lake account. The pontoon rental fee is barely covering the costs of the pontoon boat and the Board expects to have greater maintenance expenses as the boat ages. Tom is going to change 'Revenues' form the top of each chart on subsequent pages to 'Expenses'.

Expenses:

Activities: 2003 Budget: \$25,100; Actual \$19,611

There was discussion of how best to account for the different activities in the Activities Committee. The Activities Committee income comes from Las Vegas night. The 2003 budgeted expense for all activities was \$25,100. Actual \$19,611. The Board has not received a 2004 budget form the Activities Committee but it was noted Rhonda has maintained detailed lists of expenses for each event in 2003. Oktoberfest had a turnout of less than 75 people and it was reiterated that the Activities Committee and Board would need to prioritize funding for events in the future.

Common Ground: 2003 Budget \$146,725; Actual \$97,648

There was discussion on what the RLPOA maintenance was responsible for and what the Common Ground Committee is responsible for. Shirley mentioned Machel's interest in changing the Common Ground Committee to the Beautification Committee to reflect its true role. Ira expressed his concern with maintaining the accounting system the way Geri had organized it, if the system does not work for us now. The 2004 budget item for equipment rental (513) will be increased to \$1,500. In 2002, the Board used the siltation emergency fund (\$60,000) to pay for a sudden and unexpected increase in insurance. The current Board is actively trying to replenish the fund. At the end of 2003 the siltation emergency fund will be \$58,000. The Board plans to set aside another \$30,000 in 2004 to increase the fund to \$88,000. It is expected to cost \$150,000 to clean out Hidden Cove and Sunset Cove. The gas and oil item (516) will increase to \$4,000. Ron mentioned the RLPOA has a tractor to fix. Ira said a tractor needs a new clutch. There was discussion of the hauling fee to take things to the dump.

Office-related: 2003 Budget \$224,000; Actual \$119,652

The General Manager resigning in June and the security contract expiring in April saved a considerable amount of money. There was discussion of the staffing ratios that the RLPOA needs. Tom stated he had separate categories established but data was not entered as it should have been by staff and will account for varying numbers within the personnel budget. The general manager budget will be \$40,000, office staff budget at \$34,200, codes enforcer at \$12,000, and security at \$10,000. It was

mentioned that Scott, codes enforcer, has done an excellent job in sending letters out and documenting violations. There was discussion of a need to have someone check the clubhouse after rentals and respond to problems on docks. The Board set aside \$10,000 for security for this. The Board set aside an additional \$20,000 for Lake Security and \$400 for liability insurance for a total security budget of \$30,400. Tom discussed the need to have the staff use the cheaper laser printer rather than the ink-jet printers. Ira proposed the following for staffing: 1 FT general manager, 2 PT office staff for 50hr/wk, 2PT summer staff for 40hr/wk May-July, 1 FT maintenance supervisor, 1 FT maintenance leader, 2 mowers April-October, 2 weed eaters, 1 landscape person, 3 lake patrol people, 1 codes enforcer.

Facilities: *2003 Budget \$53,550; Actual \$44,919*

The termite contract is up this year; it's \$800 for 2 years. There was discussion of the air conditioning units in poor shape and up to 20 years old. The furnace is 5 years old. Charlie said the coils on the a/c units need to be cleaned monthly and the filter replaced. The Board wanted to budget \$10,000 for new equipment. BFI is picking up the RLPOA trash for free. The RLPOA is spending \$8,000 for janitorial services. There was discussion to combine 544A-Facility Maintenance and 548-Repairs. 544B-Service contracts will be adjusted to \$1,500. Brian suggested blinds for the office windows, which face South to cut down on cooling costs.

General/Administrative: *2003 Budget \$68,000; Actual \$90,757*

The Board wanted to but the \$10,000 accounting contract up for bid. There was discussion of training the new general manager to be able to save the association money in the long-term. Legal will be adjusted to \$15,000. Arbitration will be kept in for issues with the builder's agreement. Tom reiterated the need to use the laser printers rather than the inkjet printers. It was discussed that the state and federal income tax accounts were incorrectly coded.

Shorelines: *2003 Budget \$17,000; Actual \$14,614*

The Shorelines newsletter is contracted for \$250 per issue. The RLPOA is paying \$17,000 to publish the Shorelines and receiving \$6,500 in revenues. It was decided to apply \$18,000 for the Shorelines in 2004.

Pool: *2003 Budget \$61,700; Actual \$67,338*

If the pool needs to be drained to be repaired it will add an additional cost of \$4500. In 2003, the Board spent \$7,586 on lounge chairs and tables. All repairs for the pool that are needed are under warranty, but the Board budgeted \$5,000 and may try to improve the pool restrooms.

Lake/Boat: *2003 Budget \$82,625; 2003 Actual \$49,004*

Rich Richardson produced a well thought out budget for the Board to consider. The Lake Committee spent \$18,000 on dock repairs in 2003. Ron wanted the Board to consider renting out the slips behind the clubhouse. The Lake Committee recommended no increase in boat slip fees and maintaining them at \$250 per slip to cover expenses. There was discussion of lighting all the docks with a priority on Whistling Swan and the 3 on the main lake, item 611. Ron wanted to see the plan of how it will be decided on which docks to light. The Board wanted to apply \$10,000 to the Wildlife Damage Control program. There may also be a possible new swim dock created. The Board wanted to apply \$34,000 to the maintenance building loan.

Other:

Brian suggested looking into a new resident id system with bar codes to track attendance at the pool and for greater efficiency in voting at the annual meeting. Millie suggested a few months ago that producing resident ids was very expensive under the current system. Tom said he would look into it if the budget allowed.

ADJOURNMENT:

The board adjourned at 10:25pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 11, 2003
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on November 11, 2003, 7:05pm. Members in attendance were Ron Greathouse, Erma Mallett, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, and Brian T. Whitley. Steve Simmons were unable to attend.

MINUTES FROM OCTOBER:

A few corrections to the October minutes were mentioned such as changing 'city' to 'MODOT' on the speed zone issue and 'being' to 'bring' on page 5. A reference of buzzsaw had already been changed per Rich's suggestion to bow saw.

Tom moved to approve the minutes. Shirley seconded. The motion passed 6-0.

TREASURER'S FINANCIAL REPORT:

As of October 31, 2003:

Checking:	\$ 523.03
MM General Fund:	\$ 77,823.17
Siltation Account:	\$ 24,882.09
Boat/Lake Account:	\$ 38,883.67
MoDOT Settlement:	\$ 82,103.81

Income during October:

Dues:	\$ 55,725.10
Other income:	\$ 4,866.55

(includes: interest, Shore Lines ads, Boat stickers, lake & misc.
income, codes/lake fines, pool, pontoon rental, clubhouse)

Erma wanted the treasurer's report filed for audit.

Tom stated the preliminary 2004 budget is in the packets. The process was started on the October 30 work session and another meeting will be necessary to finalize the budget. The Board is allowed to increase the assessment on par with the CPI from July 1 to July 1, which was 2.1% this past year. The Board is

looking forward to continuing the siltation work that has begun along with other projects that will benefit the community.

Tom moved to increase the assessment by 2.1% for 2004, thereby bringing the Class A dues to \$397.88 annually, an increase of \$8.20, and bringing the Class B dues to \$265.24, an increase of \$5.48. Shirley seconded the motion. Erma stated letters would need to go out to residents stating the increase right away. The motion passed 6-0.

[www.rlpoa.com has a graph depicting Raintree resident assessments to other large communities in Lee's Summit]

BOARD ANNOUNCEMENTS:

Erma introduced Rachelle Vandiver as the new general manager for RLPOA.

OLD BUSINESS:

Legal:

Joe Willerth was not available at this time and Erma moved to delay the legal update until he arrived.

Windward Glen:

Shirley asked about Windward Glen and if we'll hear Richard Dye speak in December about his proposed development. Brian stated that Dye was willing to come and present in December and wanted to know if the Board had formally asked him. Erma stated she would ask Dye to come to the December board meeting and present his plan.

Pulte:

Shirley stated that the Pulte project south of County Line Road has been reduced by a few homes.

Jim Metzger asked whether Lee's Summit was planning on annexing the area. Shirley stated that County Line Road would be improved with turn lanes but Pulte does not want to be annexed into Lee's Summit. There is not much the Board can do in this matter other than try to get the best concessions possible and minimize problems for Raintree residents.

Dead trees:

Machelle will email a list of dead trees to Rachelle this evening. Walker is supposed to come out tomorrow. Other bids will be taken as well.

Roland asked about trees on the Duck Pond. Shirley said the resident might expect something to be done by mid-December.

San wanted the top of the dead trees for the lake for fish habitat. Tom was concerned that the dead trees are diseased and this may spread.

Survey:

The Board agreed to publish the results of the resident survey after December 31, 2003 when the quarterly assessments are due.

NEW BUSINESS:

Boat Slip Renewal:

There was much discussion of boat sticker fees and slip fees among the Board and with the Lake Committee and residents. Ira said the Board normally votes if there is a change in fee structure. Tom said that people with slips must be notified by January 15.

The Lake Committee recommended that the boat sticker fees remain the same to pay for lake related expenses. They provided three plans for the boat slip: \$150, \$200, and \$250. Tony Jose asked the reasoning of the Board to increase the assessment for quarterly dues while considering reducing the fees for slip owners when there is a waiting list. Rich stated the slips were raised to \$250 to fund the foam replacements for the docks. The topic of lights for all docks also came up. It was estimated to cost \$105,000 to light all the docks. Tom stated it was unlikely the Board would secure financing for this. San said the original intent of the lights was for security. Tony stated that was correct but it turned out lights didn't help much. Rich stated the association has been billing people leasing slips for the past few years to fund the light project and only a few docks have electricity and lights. The \$250 lease would provide anywhere from \$25,000 to \$30,000 a year to fund this project and it was expected to take from 3 to 4 years to collect enough money to pay the project in full. Rich said contractors are unwilling to do one dock at a time and a better deal could be had if we had large groups done at once.

Ira moved to leave the boat slip lease at \$250 a year and use extra funds for lighting and/or extra boat slips. Shirley seconded the motion. Roland moved to amend the motion. Roland moved leave the boat slip lease at \$250 a year and use extra funds for installation of lights on all slips until all are lit. Ron seconded the motion. The amended motion passed 4-2. (For: Roland, Ron, Brian, Ira; Against: Tom, Shirley).

Tom stated the contract for boat slips mandates that dues are kept current. He wanted a letter sent out stating no more letters would be sent out on this matter and if the dues are not paid then the slip will be returned to the association. Tom stated the RLPOA is spending too much time and money trying to get these few people to be up-to-date on their dues when there are 200 people on the waiting list willing to keep up on their dues. It was stated that 'late' is considered 30 days

after the due date. For assessments due on December 31, 2003 the slip would be returned to the association if the resident fails to pay by January 31, 2004. Tom wanted the office to be notified to not renew slips if the resident is not current on their dues. Ron also wanted people to be reminded that the sticker rule also applies and they must have it displayed by May 1.

San recommended to the Board that the Board require residents to fill out the boat lift addendum by January 15, 2004 or the resident will not have their slip renewed. There are 16 residents who, after repeated attempts to contact them, have not filled out this form. Ron asked if any certified letters had been sent. San said Debbie or Scott would know.

Ira made a motion to send letters out to boat slip lease holders stating that all dues must be current and forms filled out to renew boat slips, and for those 16 individuals that San stated, a certified letter go out. Shirley seconded the motion. Tom amended the motion so that dues are current and remain current during the lease period. Shirley seconded the amendment. The amendment passed 5-0. Roland abstained. The motion passed 6-0.

Pool Contract:

Erma moved the pool contract to the next work session.

Work Session:

A work session will be held on Monday, November 24, 2003.

New Resident Ids:

Brian presented a proposal to change the format of the current id cards to promote efficiency. According to Millie's statement at the July 31, 2003 executive session, the current cards cost \$3 to produce and the proposed card system would average about \$0.50 a card. The proposed card would fit in a typical wallet, unlike the current ones. The process would be very quick and residents would be able to pick up their passes almost immediately rather than having to come back to the office for them. The current system requires a Polaroid be taken and the card be processed after 4 pictures have been taken. The card is then laminated. Residents have to come in annually to have their cards repunched. Brian suggested the new system using a digital camera, which would superimpose the digital picture onto the new pass with bar coding which would make it such that residents would not have to come in annually to have their cards repunched. The new pass bar coding would allow attendance of amenities such as the pool to be conducted to gauge whether there are needs for another pool. There would also be benefits at the annual meeting where it would be immediately known if a resident was current or not on their dues. If the membership wishes for basketball courts or tennis courts, the card could be used for entry. The system price would be anywhere from \$3000 to \$6000. Tony mentioned that the present card system could lead to abuse. Residents who move out can still use all the amenities until the end of the year because their card is punched for 2003. Also, residents could

be current on their first quarter, get their card punched, and not pay again until December 31 and use all the amenities during the year. Rachelle stated the personnel hours the office uses in the summer to find out if residents are current and punch their cards is about \$1400 a year in labor alone. She stated that a person renting the clubhouse could have their card encoded for that day so they could open the door without a Board member having to open it for them.

Erma gave Brian the go ahead to work with Rachelle on identifying the needs of the association and the costs for the system.

Shoreline:

Shirley brought to the attention of the Board the Lakewood policy on constructing seawalls along the Shoreline. There was discussion of which committee (ARB, common ground) or Board would take responsibility.

OLD BUSINESS:

Legal:

Joe stated the Comcast bid was \$3200 to move the cables for the Cheddington drainage project. Erma later mentioned it was \$3295.75. Joe said Patrick Young from Archer Engineering would be contacting Erma regarding the entire project and seeking the Board's approval.

Shirley made a motion to approve up to \$3400 for Comcast to move the utilities. Roland seconded the motion. The motion passed 6-0.

Joe stated MODOT is still negotiating the working on the final completion of the 291 project. The Duck Pond desiltation project has not been completed but Shirley said that probably would not be an issue for Raintree regarding the 2 islands at the entrance.

Joe reiterated that the adjoining property owners of the maintenance building site have filed suit with the city but not Raintree. The city filed a motion to dismiss the suit and that is still pending.

Joe stated an individual has claimed to take possession of common ground adjoining his lot. The association has sent him two letters addressing this. It was stated that Robert Dye handed the Board a letter earlier in the Board meeting.

OPEN FORUM:

Residents had no verbal comments.

APPROVAL OF BILLS:

Ira moved to approve the bills. Roland seconded the motion. The motion passed 6-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Shirley seconded the motion. The motion passed 6-0. The board adjourned at 8:42pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 24, 2003
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on November 24, 2003, 7:00pm. Members in attendance were Ron Greathouse, Ira Roberts, Tom Tucek, Roland Thibault, and Brian T. Whitley. Erma Mallett, Shirley Thomas, and Steve Simmons were unable to attend. Rachelle Vandiver and Scott Webber also attended.

Discussion:

Dead Trees/Walker:

Rachelle presented the board with a proposal from Walker Tree Service to remove 53 dead trees on common area and private property. The bid was over \$10,000 and came to about \$193 a tree. This was quite a bit more than the Board expected. There was some discussion of Tony and Fred working on this but then there were liability concerns. A stump grinder could be rented for \$400 a week.

It was mentioned that San La Point wanted the dead trees for fish habitat and that it wouldn't hurt the fish. The Board was concerned that although the trees may not hurt the fish, the disease could spread to trees along the shore.

The Board decided to wait for more bids.

Pool Contract:

Rachelle presented three proposals for the pool contract for 2004 from KC Pools, Aquaticare, and Olympic Pools. Bids ranged from \$39,750 to \$44,972. It was believed, but not verified that the current contract had an additional \$5,827 in expenses. Rachelle stated she would check to make sure the RLPOA had the supplies Olympic billed \$401 and take an inventory. There were concerns with the current contractor and the lack of record keeping and pool heater problems. Scott mentioned that pools around the area do not shut down for 24 hours for an event (vomit, dead fish, etc.) as the RLPOA pool does. This leads to people walking to the lake to swim where there are no lifeguards and additional liability. Rachelle will place the Aquaticare figures in Board members folders. The Board wanted to review this contract in detail for consideration as well, because unlike the others, resident lifeguards would be less likely to be shipped off to other pools.

Top Care:

Top Care provided a contract for 2004. Discussion ensued about how our maintenance crew has to maintain the areas we have contracted because the contractor is missing things. Ron wanted to make this an agenda item for the next work session. Ira suggested using the funds set aside for the contract to hire a person that would be employed by RLPOA to maintain the areas and would have a license to spray chemicals.

Activities Committee; Las Vegas Night:

Brenda Miller presented the Board with a survey to gauge interest in RLPOA Activities with a suggestion of having it in the quarterly billing. Brenda stated there was no one willing to organize and coordinate Las Vegas night for 2004. It was decided that an ad in the paper would go into the next Shorelines seeking volunteers for the event. In the past it has been well attended. Roland said he would make some calls to recruit volunteers.

Board Members:

Ron wanted the Board to decide by the January work session on a new Board member.

Shorelines:

The RLPOA may start asking people to prepay for ads in the Shorelines because some advertisers have had ads placed but not paid for them later, or are late in paying the fee.

Budget:

Tom discussed each item of the budget. Changes to the 2004 budget or items of interest will be noted below:

Total projected revenue is \$747,350. The assessments from residents are based on the current number of units and should increase throughout the year, but to be conservative the Board will use the number of units as of October 2003.

Rachelle asked that if the RLPOA was to cut down the 53 dead trees, the Board should consider replacing them. Ron asked about Tony's general budget. Tom said to use 510-General Maintenance.

Ron said that Rachelle would need to be given clear direction as to where to code items for the budget. Tom, Ron, and Rachelle will work on this.

Rachelle stated the office has received two calls on the RLPOA truck. The Board has budgeted \$10,000 for a large pick-up for maintenance use.

Tom stated he raised all insurance premiums by 20% to 25% because that is the rate the premiums have inflated in the past few years. Ron asked Tom to provide the Board with a 2004 list of insurance premiums.

The current \$39,717 for siltation does not include labor. The Board has budgeted \$30,000 for the 2004 emergency siltation fund.

Employee related items: The Board projected the need of 2 office assistants and 2 summer help employees for 2004. Tom changed item 521A from \$21,000 to \$8,000 for office help.

Ross presented the Facilities Committee budget for 2004. The Board thanked him and expressed its interest in renovating the pool restrooms. The Facilities committee plans to seal the Clubhouse parking lot, fix sidewalks, paint trim, replace pool chairs, etc. Tom thought the Board approved the chairs at a previous Board meeting. The Board asked Ross to try to work the numbers and items in his budget to allow for about \$10,000 in improvements to the pool restrooms. The total of Facilities Budgeted improvements was \$19,000. This was already reflected in the budget. Ron suggested Ross inspect the new city pool facilities to get an idea on improvements to the Raintree pool facilities.

The termite contract expires in 2004 and RLPOA will need to look into this.

There was discussion of contracting the wheelchair lift maintenance. RLPOA gets 6 calls a year. Scott stated we needed to call 3 times in 2003. Scott suggested having a caretaker attend Clubhouse rentals to make sure doors are closed and lights turned off and things aren't damaged.

General/Administrative: The Board budgeted \$10,000 for the annual audit, which is required by the covenants. The general liability item was increased to \$19,200 and umbrella liability increased to \$18,000. The Board increased the budget for item 563-laser printers and new identification cards to \$7,500. Ron stated the item under 572 is a coding error. The Board decided to budget \$3000 for the appreciation dinner for all the volunteers who help run the association.

The Shorelines was given a budget of \$18,000 and the pool contract budget was increased to \$41,000.

Lake/Boat account: Lake and dam insurance and swim docks are to come from the general fund. The Board increased item 605E-Rental boat insurance to \$2000. The Board budgeted \$52,000 for the attractive lights for the boat docks.

ADJOURNMENT:

The board adjourned at 9:53pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 9, 2003
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on December 9, 2003, 7:05pm. Members in attendance were Erma Mallett, Ira Roberts, Shirley Thomas, Tom Tucek, and Brian T. Whitley. Roland Thibault and Ron Greathouse were unable to attend. Rachelle Vandiver, Scott Webber, and Joe Willerth also attended.

MINUTES FROM NOVEMBER:

Board meeting minutes:

Page 2, 1st paragraph: 'continue' should be 'continuing'

Page 2, 1st paragraph: 'is' should be deleted

Tom moved to approve the November board meeting minutes as amended.

Shirley seconded the motion. The motion passed 4-0.

Work session minutes:

Page 2: 'tees' should be changed to 'trees'

Tom moved to approve the November work session minutes as amended. Shirley seconded the motion. The motion passed 3-0. Ira abstained.

Shirley asked Rachelle to get a copy of the plat (Duck Pond).

TREASURER'S FINANCIAL REPORT:

As of November 30, 2003:

Checking:	\$ 947.03
MM General Fund:	\$ 82,945.62
Siltation Account:	\$ 24,889.06
Boat/Lake Account:	\$ 38,915.63
MoDOT Settlement:	\$ 82,187.48

Income during November:

Dues:	\$ 27,405.56
Other income:	\$ 739.07

(includes: interest, Boat stickers, codes/lake fines)

Shirley asked if the siltation account contains the emergency fund. Tom stated it did. Shirley then posed questions regarding what would be drawn from the general fund. Jim Metzger asked if the Raintree Court Cove siltation project was already paid. Tom stated it had.

Erma asked that the financial statement be filed for audit.

Budget:

Tom stated a change in the budget. Boat slip lease revenue will change to \$60,750 from \$62,750 because 243 of the 251 boat slips are paid for annually, the others are on the 10-year lease. New boat dock/slip lighting will be reduced to \$30,000 from \$32,000. Revenues and expenses are budgeted at \$745,350 for 2004.

There was some discussion of putting in new concrete pads, but this money would come out of the money set aside for the lake maintenance account.

Shirley asked if the \$350 check in the ledger to Walker was for cutting down the tree by the Duck Pond. Erma said yes.

Shirley moved to approve the 2004 budget as amended. Brian seconded the motion. Tom stated the budget is a working document and not cast in concrete. Ira and Charlie Sandman discussed the semantics of this. The Board approved the budget 4-0.

Erma wanted the amended budget and its approval to be put in the Shorelines.

Tom asked Joe Willerth a question regarding the boat slip leases stating residents are delinquent on their dues 90 days after the due date while the by-laws state 30 days after the due date. Joe said the boat slip lease needs to be changed and should be voted on. The Board asked the office to make a change in all future contracts stating dues are delinquent 30 days after they are due. The Board intends to enforce this policy and cancel boat slip leases of violators. Charlie Sandman wanted the Board to send out a letter to all residents stating that if they are delinquent in their dues, that they would lose pool privileges. He wanted equality between pool users and boat slip lessees.

BOARD ANNOUNCEMENTS:

Resignation:

Erma announced Steve Simmons' resignation from the board due to his relocation out of Raintree.

Breakfast with Santa:

Shirley stated that Breakfast with Santa was a success and thanked the Activities Committee for this.

Protecting the interests of Raintree residents:

Concerted efforts by the Board, and Shirley in particular, along with adjacent landowners outside of Raintree, and the city of Lee's Summit were enough to convince the 3 Cass County commissioners that the Kensington Farm development (south of County Line Road, West of Ward Road) was not in everyone's best interest. The commissioners denied approval to the developer and agreed to reconsider the type of development for the area. The Board asked Rachelle to send a letter to the city of Lee's Summit thanking them for their efforts.

OLD BUSINESS:**Windward Glen:**

Richard Dye presented his development proposal for a town home community south of Raintree Drive and east of Raintree Parkway. There were about 7 interested residents in attendance. Dye stated this was his 3rd presentation to Raintree, with one in front of the Board and 2 in front of the community at Board meetings.

Dye stated the homes would be for sale and not rented. The average size would be approximately 1,500 sqft with a base price of \$170,000. Dye stated there would be a homeowner's association and by-laws as strict as or stricter than Raintree by-laws. He likened the by-laws to those of Nottingham at the Green. He solicited input from the Roberts family, RLPOA, residents, and Lee's Summit in the design of the project. He stated people on Raintree Drive and Raintree Parkway would only see the front of the town homes. The garages would be in the back. There will be a 2 car garage for each unit with extra space for storage, or 1 car plus a boat, or 3 cars with 2 being in a tandem arrangement. Dye stated there would be 'No Parking' signs along Raintree Drive and Raintree Parkway. There will be 36 to 38 buildings with 4 units each. Dye stated plans were available for reviewing in the back. He then opened the floor to questions.

Q: Timetable?

A: Build out will take 2 years, with a start in spring 2004

Q: Will the garages be in the front?

A: No, they will be in the back.

Q: Will there be streetlights?

A: We have to comply with city codes, we will have 10 lights scattered throughout the area. They will look nice.

Q: How many total units will there be?

A: Anywhere from 144 to 158.

Q: How many units will be in each building?

A: 4

Q: Will there be maintenance provided?

A: Yes. The HOA takes care of this and landscaping.

Q: Are there other projects like this in the city?

A: Falcon Lakes in Piper (KCK)

Q: What is the base price?

A: \$170,000, I would like to get the project Fannie Mae approved.

Q: How many buildings will you start out with?

A: Ten, depending on the banks.

Q: Will you build them without having sold them?

A: We intend to aggressively market these homes.

Q: What is your demographic profile?

A: We can have either 2 master suites or 3 bedrooms. A family of four would be tight. We are marketing to adult couples, upwardly mobile professionals that will eventually buy single family homes in Raintree.

Q: Why are these town homes not governed by the RLPOA?

A: They are. It will be RLPOA plus the Windward Glen HOA. There will be two HOAs governing these buildings. A similar situation already exists with the Cobblestone development inside Raintree.

Q: Is zoning complete yet?

A: No, we are trying to rezone from commercial to multi-family.

Q: I saw a plan with 4 units each with 39 buildings and I get a result of 1,360 sqft per unit. I am also concerned with the row house look.

A: The current plan is bigger than what you are reviewing. The buildings will be offset so as to not look like row housing.

Q: What will be the minimum square feet of each unit?

A: 1500 sqft

Q: A resident then read minimum square foot requirements for homes in Raintree from the RLPOA covenants/by-laws.

A (Board): There are different requirements for different developments. The

overall requirement for any single-family home in Raintree is 1,200 square feet. Raintree Lake Estates has a different requirement. There is no requirement for multi-family units.

A (Dye): Lee's Summit has no minimum requirement for multi-family homes. Fannie Mae requires 1,200 sqft.

Q: Will you put in a pool?

A: We will have a green space where a pool could be placed. The Windward Glen residents would have to want a pool. The residents in this community would be Class B.

Q: How many garages will there be per building?

A: 12

Q: Did Lee's Summit approve the 'No Parking' signs?

A: These are details that need to be worked out.

Q: Are there any studies on demand for this project?

A: No, but we have talked with lenders, realtors and the city of Lee's Summit.

Q: Will there be around 150 units?

A: Yes, around.

The Board asked Dye for a set of plans to be viewed by residents unable to attend the meeting that would be put on display at the RLPOA office at the clubhouse.

Legal:

Joe complimented Shirley on her work with the Kensington Farm development. Joe reminded the Board they have the duty to appoint two board members to fill the vacancies left by Bob and Steve. The Board does not have to appoint a Class B member but it would be nice to have representation from that group.

Joe, Erma, and Tom met with a resident concerned with a sewer line for the maintenance building. The sewer line has since been placed.

Joe discussed with the Board the bids for the Cheddington drainage project. Lee's Summit is satisfied with RLPOA's progress in this matter. Joe stated that Archer Engineering suggested to wait until 12/17 to receive Atcheson Construction's bid for the project. Tom and Joe discussed the merits of when to start the project. Ira also gave his opinion on the process. Joe stated the Board should consult Mr. Young on a decision to move ahead with the project.

Ira made a motion for the president to execute the contract with Dennis Johnson or Atcheson; whichever is lower, for the Cheddington Commons drainage project. Shirley seconded the motion. Tom made an amendment to add 'equivalent work'.

Brian seconded the amendment. The amendment passed 4-0. The motion passed 4-0.

Joe stated no progress on the two islands on the east entrance to Raintree Lake.

Pool Contract:

The Board reviewed proposals from Olympic, KC Pools, and Aquaticare. The Board asked Rachelle to ask Aquaticare if they would agree to a similar contract to that of the other two companies. There was concern that the Aquaticare contract was missing some details. The pool was closed for 8 days this season while other pools in the community are closed for only a few hours after events.

Resident Identification badges:

Brian informed the board of his progress. He and Rachelle are currently reviewing 7 companies for the contract. Rachelle stated that Daymark wanted \$2,200 for a customized software package. Brian thought that quote was excessive. Tom asked if the budgeted amount was enough. Brian stated he believes so. Erma asked for an update at the next work session so we can approve budgeted funds at the next board meeting.

Other:

Shirley reiterated her concern with the appeals process.

Shirley asked for Scott Webber to attend ARB meetings.

Shirley asked Scott to enforce the rule requiring trash containers at all job sites.

NEW BUSINESS:

Cheryl Berberich - Clubhouse usage:

Cheryl is a 7 year resident and worked on the Activities committee for 5 years. She wanted to use the clubhouse for free for a soccer banquet. Brian asked how many were Raintree residents. She said 3 children. She estimated 25 or so children with parents would attend. She wanted to use the clubhouse on Tuesday, December 16 from 6pm-9pm.

Ira made a motion to waive the rental fee and approve use of the clubhouse on December 16 from 6pm-9pm if Cheryl signs a waiver, puts down a deposit, signs the contract, and cleans the clubhouse. The motion passed 3-0. Tom abstained.

Truck Bid:

Rachelle stated the best bid for the truck was \$400, but this is below what the board was seeking. Brian stated he checked the Kelly Blue Book private-party value for the vehicle based on the parameters of year, make, model, options, miles, and condition and believes the Board would do well to sell it at \$400.

Shirley moved to sell the truck "as is" for \$400 to Mr. Ziegler. Tom seconded the motion. The motion passed 4-0.

Dead Tree bid:

Rachelle presented the board with bids from companies willing to remove the 50+ dead trees at Raintree. Tom wanted Landis Brothers to break the bid down by tree. The plan is for residents to pay the contractor directly for dead tree removal on their property while piggybacking off the RLPOA set-up costs and dead tree removal for trees on common ground, in order to give residents steep discounts for removing dead trees on their property. Tom asked Rachelle to check and make sure all companies had insurance, especially the individual wanting the contract.

Tractor repair:

Rachelle said the bid to repair the tractor purchased in 2001 is \$1,544.42. Brian asked how much this tractor was new. Charlie Mallett stated about \$18,000. Rachelle said the warranty expired on April 2003.

Shirley made a motion to approve up to \$1,600 to fix the John Deere tractor. Ira seconded the motion. The motion passed 4-0.

Tom asked Rachelle to check on the battery.

OPEN FORUM:

San presented the board with a copy of the lake committee members as required on page 11, number 4 under the lake committee rules.

Tom wanted Rachelle to get a list of all active members for all committees.

Joe stated that in the past the board only appoints the committee and its chairperson. Tom made a motion to approve the 7 members of the lake committee but then later withdrew the motion.

It was decided to not hold a work session in December due to the holidays.

Tom stated the maintenance building construction loan came due and he told the banker to renew it on the same terms as the original loan.

Tom made a motion to extend the current maintenance building construction loan for 9 months at the current floating prime rate. Shirley seconded the motion. The motion passed 4-0.

Charlie Sandman stated he received calls from residents complaining about BFI. BFI now states residents can not put yard waste in plastic bags. He said Lori was to call Rachelle regarding this. Rachelle stated she had not heard from Lori yet. Charlie also wanted the board to send a letter out to residents stating that dues

must be current throughout the year or they will lose their privileges for the year.
Tom suggested putting this in the quarterly billing statement.

APPROVAL OF BILLS:

Tom moved to approve the bills. Shirley seconded. The motion passed 4-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Shirley seconded. The motion passed 4-0. The board adjourned at 10:00pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 13, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on January 13, 2004, 7:10pm. Members in attendance were Erma Mallett, Ira Roberts, Roland Thibault, Shirley Thomas, Tom Tucek, and Brian T. Whitley. Ron Greathouse was unable to attend. Rachelle Vandiver, Bob Orr, Scott Webber, and Joe Willerth also attended.

MINUTES FROM DECEMBER:

Roland moved to approve the December Board minutes. Shirley seconded the motion. The motion passed 5-0.

TREASURER'S FINANCIAL REPORT:

As of December 31, 2003:

Checking:	\$ 178.24
MM General Fund:	\$106,626.45
Siltation Account:	\$ 24,895.28
Boat/Lake Account:	\$ 67,318.42
MoDOT Settlement:	\$ 82,274.04

Income during December:

Dues:	\$ 45,058.99
Other income:	\$ 32,594.43

(includes: interest, Boat slips, clubhouse rental, Shoreline Ads, and tax refund)

Erma asked that the financial statement be filed for audit.

BOARD ANNOUNCEMENTS:

Update on Maintenance Building:

Tom stated the maintenance building should be complete by late January or early February. Shirley mentioned she appreciated the list of activities, the office provided the Board, that was completed in the past 2 months.

Jim Metzger asked if the maintenance building would be heated and insulated. Tom answered that the bathroom would be insulated and has an electric baseboard heater. A natural gas line runs up to the building if a future Board wished to install a heater.

Bob Orr:

Erma introduced Bob Orr as someone interested in taking Bob Christian's position on the Board. Bob lives on Georgetown and moved most recently from the multifamily development in north Raintree and from Springfield, MO last year. Bob talked about his experience as a project manager for an environmental engineering firm in areas such as transportation, traffic, storm water, and erosion and his interest in serving on the Board. Erma stated another individual wanted to fill Steve's vacancy for Class B.

Shirley moved to approve Bob Orr for the Board to fill one vacancy. Tom seconded the motion.

Roland asked Dave Elliott from the nominating committee about other interested people.

The motion passed 5-0.

Las Vegas Night:

The Activities Committee has run a request for assistance in the December and January Shorelines along with an insert in the first quarterly billing. Only 3 people expressed interest. At least 6 people are needed to run the event. Las Vegas Night will be cancelled for January/February.

North Shore at Raintree Lake:

Karen Delaney presented her concept for the "Orchard" area on the southwest corner of Raintree Drive and Raintree Parkway also known as Tract 6. A large poster of the proposed development is on display at the RLPOA office in the clubhouse for residents to view.

The land is presently zoned commercial but Delaney is planning to rezone it residential. There will be 51 lots for sale ranging in price from \$50,000 to \$225,000. The lots will be approximately 90x130ft. There will be two islands at the entrance of Raintree Shore Drive. A sidewalk will encircle the area and a wrought iron fence will run along the property line on the east and north side of the development. The north boat ramp easement will continue to exist. An emergency access road easement would exist near the north edge of the north boat ramp. There will be no separate homes' association, but there may be additional covenants. The minimum single family house size in Raintree is 1,200 sq. ft. This development's minimum will be from 1,600-1,800 sq. ft. There will be no amenities and the back of the houses will face Raintree Drive and Raintree Parkway. RLPOA would assume maintenance of the fence.

There was much discussion of maintenance and placement of the wrought iron fence to allow RLPOA sufficient access to maintain the fence. Further discussion will continue at the next work session.

Ira stated that the City is beginning to request letters, from the HOA's, as to whether the developers have made a presentation on the development proposals, to the HOA and whether the project is acceptable. The Board takes a neutral position, as previously agreed, on the Delaney development.

Questions were also raised about making sure the builders maintain the area and protect the lake. Delaney stated, that if her dad wasn't able to make sure they cleaned up after themselves, she would hire someone who would.

OLD BUSINESS:

Legal:

Joe stated Comcast needs \$3,295.75 to move the underground cable. The Comcast bid was approved in the November Board meeting and will be mailed to Comcast. Dennis Johnson Construction was notified they were the lowest bidder. RLPOA will begin work on a contract at the next work session. The agreements and checks to Aquila and SBC have been sent.

The MODOT lawyer promised to review the contract regarding the islands. Joe stated we can install landscaping and irrigation and they would grant us a permit although it does carry some slight risk. Joe suggested checking the conduit before proceeding with anything.

Tom stated he doesn't believe MODOT removed the rocks in the islands and just covered them with dirt. It would be difficult to plant anything in the islands with those conditions. Joe suggested getting an estimate to remove the rock. Shirley suggested putting in streetlights for safety.

Joe said it was the Board's discretion if the Board or Common Ground committee take the lead on the islands. Rachelle would look for prior drawings of landscape plans and call Michelle.

The Board would like the Common Ground committee to take the lead on this project.

Joe credited the RLPOA for their efforts, as David Gale made a statement regarding his other projects, that his storm water plan is successful because of the watchfulness of RLPOA.

Pool:

Rachelle presented a comparison of Olympic, KC Pools, and Aquaticare bids. Aquaticare references stated Aquaticare keeps records of tests but this wasn't in the contract. Rachelle recommended the Aquaticare contract at \$40,575. Tom wanted the Aquaticare contract to include the items not listed by them but by the other two companies. Roland wanted a list of pool closings included.

Tom moved to accept the Aquaticare bid for \$40,575 for 2004 and adding that Aquaticare maintain and share records of tests, provide first aid kits, and keep a record of pool closings. Shirley seconded the motion. The motion passed 6-0.

Tree bid:

At last count there were 42 dead common ground pine trees and 13 dead private property pine trees for a total of 55 trees. Rachelle provided the Board with a list of 5 companies' bids on removal of the trees. Rachelle recommended Landis Brothers as they were the most competitive bid. There was much discussion of whether to have maintenance grind the stumps or contract it out.

Rachelle said the plan was for the company to contract with RLPOA and RLPOA would collect from residents wishing to have their dead trees removed for \$125 per tree.

Shirley made a motion to hire Landis Brothers to remove up to 56 trees for \$7000 and for \$2250 to have all the stumps removed of said trees with the stipulation that those on individual property owners would have an agreement with RLPOA to pay for their bill. Roland seconded the motion. The motion passed 6-0.

Identification Cards:

Brian presented 5 bids from companies regarding the identification card project. Bids were priced for 6000 resident id badges. Bids ranged from a total cost of \$6,603 or \$1.10 per resident to \$10,683.86 or \$1.78 per resident. Brian discussed the merits of the systems.

Tom moved to defer the identification card to the work session for more discussion and to vote on it at the February meeting. Roland seconded the motion. The motion passed 3-1.

Boat Slip Contract:

Tom stated the boat slip agreement is not consistent with other bylaws and covenants stating in the agreement that dues were delinquent 90 days after they were due as opposed to the covenants stating 30 days.

Tom moved to change the contract starting 2005 to read Raintree Lake operating rules and procedures define any account delinquent if unpaid after 30 days following final date for payment. Shirley seconded the motion. The motion passed 6-0.

Appreciation Dinner:

Rachelle stated that the Arrowhead Yacht Club at Lake Winnebago could be reserved for February 7th for the appreciation dinner to show appreciation to all in Raintree who volunteer their time and efforts. Shirley and Brian would be out of town that day. Rachelle stated the deposit would be \$250 and it would cost \$250 to rent. She expects 85 people to attend. Rachelle would also check to see if February 21 is available. [Note the Appreciation Dinner will be held on February 21st]

Tom moved to approve up to \$3000 for the appreciation dinner at an agreeable time and date. Brian seconded the motion. Rachelle would try first to secure the 2-21 date if unsuccessful, rent for 2-7. The motion passed 6-0.

NEW BUSINESS:**Insurance:**

Tom stated insurance is difficult to find and we were only able to get one bid last year. Other companies claim to get us great rates but later found out they could not insure us. Tom suggested looking at higher deductibles for property insurance. The present deductible is \$1000. Tom increased the budget for insurance by \$20,000 this year. The Board asked Rich Richardson about his opinion regarding insuring the docks. Rich stated the Lake Committee would probably recommend what it did last year and that was to insure the docks. Discussion ensued about whether to not insure the docks and set aside a fund for property damage should it occur with insurance savings.

Erma praised the committees for providing minutes to the Board.
Shirley praised the office for the completed task list.

OPEN FORUM:

Rich Richardson asked the board for direction on whether pontoon boats should be allowed on boatlifts. A resident came before the committee at the January 6th meeting to put a pontoon boat on a lift and the committee did not approve the request due to dock safety and wind stress. Rich asked the Board to modify the agreement if the Board feels differently. Tom believed the slip in question is designed for pontoon use. Erma stated she would need to look at the 1993-1994 minutes. Rachelle said she would check the 1995-1996 minutes. In 2001 the office asked a resident to remove a pontoon boat from a lift.

David Elliott wanted a word with Board members whose terms were ending in March 2004.

Erma wanted to change the work session time as she would be unable to attend the 1/22 meeting. The Board agreed to meet on January 27th.

APPROVAL OF BILLS:

Tom moved to approve the bills. Roland seconded. The motion passed 6-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Roland seconded. The motion passed 6-0. The board adjourned at 9:42pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 27, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on January 27, 2004, 7:00pm. Members in attendance were Ron Greathouse, Erma Mallett, Bob Orr, Ira Roberts, Tom Tucek, Shirley Thomas, and Brian T. Whitley. Roland Thibault was unable to attend. Rachelle Vandiver and Barbara Vonarb also attended.

DISCUSSION:

Potential Board Member:

Barbara Vonarb was introduced as a potential appointee to the Board of Directors. She previously worked with the FAA as a staff specialist and sat on Board of other organizations. She lives in the villas as is planning on taking the Class B position.

ID Badges:

Brian asked Board members for their questions regarding the ID badges because the motion to approve the badges was postponed so it could be discussed at the Work Session. Brian stated that Tom had e-mailed him 3 questions regarding costs and durability of the cards. Brian stated he shared the information with all other members via e-mail. Brian then discussed the costs and answered questions from residents. Tom was satisfied with the response except for the durability. Brian stated the ID badges are similar to credit cards in size, thickness, and durability and would expect them to last 5 years. Tom thought they might only last one year. There were no other questions.

Maintenance Building:

Tom would ask Tony for a list of lubricants and other chemicals (e.g. antifreeze, rock salt) that might be stored there and then Tom would contact the Lee's Summit Fire Department to make sure that was acceptable. Ron asked Ira if the RLPOA could keep chemicals on his property until they were approved for the maintenance building. Ira stated that was okay as long as the RLPOA was quick to a solution. Erma wanted to see what a special use permit would entail. Tom said the city, fire department and RLPOA would work together to find out what was acceptable.

Rachelle discussed the need for an alarm system for the maintenance building. She asked for 3 bids and had received 1. The figure was \$1580 and included a siren, glass break sensors, and sensors on doors. The siren could signal from 5

minutes to 15 minutes. Ron wanted Rachelle to check the references of companies we consider. Tom said we should have sufficient funding to allow for the alarm in the budget. Ira asked Tom to find the money before the next Board meeting so residents see that the Board is responsible with their assessments.

Joe Willerth Update:

Joe did not attend but the lawsuit papers were shared regarding the maintenance building. The city moved to dismiss the suit, that is pending.

Tract "6" wrought iron fence:

Erma told Delaney that we would vote on it. Brian discussed that the concern was over maintenance of the fence and how close it was to be from the resident property lines. Ira suggested obtaining an easement along the property line. The resident would mow one side and RLPOA would mow the other. Shirley suggested looking into an aluminum fence. Ron suggested having the fence on the residents' lot and having the residents maintain it. Tom agreed that Ron's suggestion would be the simplest for RLPOA. There was discussion of whether to require residents to have electric fences or wrought iron fences form the main fence so as to maintain the look and not have different fence types joining the wrought iron fence. Ira said Delaney can address this in supplemental covenants. Rachelle will collect Board member's questions within the next week and meet with Delaney. Bob expressed the concern that the wrought iron fence may section off that development and give it an appearance of a gated community within Raintree. There was a general feeling that the height should be 4 feet.

Budgeted work vehicle:

Tom stated we have \$10,000 for the vehicle and warned that pick-up trucks maintain their resale value and would be expensive. Tom suggested a van. There was discussion of the merits of this.

291 Entrance Plans:

No new discussion.

501 SW Gull Point Ct re-zoning:

Ira asked why Lee's Summit did not send RLPOA a letter on this. Ira received a letter on the request for variance. Rachelle stated the city postponed its decision until February 26th. There was confusion whether the foundation or the deck is one foot into the 30-foot setback from the water. Charlie Mallett said the plans submitted to the ARB appeared fine. Rachelle would find out more information from the city.

York Contractors:

Rachelle presented the Board with the York Contractors bid to maintain the sprinkler system. Ira asked Brian West was aware of this. Start-up would be \$135 for the clubhouse grounds and \$75 for Regatta. Shutdown in the fall would be \$75 for the clubhouse grounds and \$85 for Regatta. Charlie said the process was

UNAPPROVED

simple. Ron asked Charlie to show Tony how to do this to save the residents nearly \$400. There was discussion of the need to check the check vale and this may cost \$50.

Top Care:

The budget this year for Top Care is \$8,593. Erma stated RLPOA needs to receive bids from residents in Raintree willing to do this work and try to find a cheaper price. Ron wanted Tony and Rachelle to put together a plan for maintenance of the landscaped areas. Tom suggested not planting any more pines. Ira stated the Board should consider removing trees from the common ground planting list. Ira would like to get enough employees where we could hire a qualified landscape person to maintain the area. Rachelle will ask the city if RLPOA needs a license to apply chemicals on grass, etc. The decision was to not sign the Top Care contract.

Boat lifts:

In each Board members packet was a copy of the suggest boatlift and the 1993 minutes.

Vending Machines/Concession Stand:

Rachelle asked the Board what they wanted to do. It was decided that the vending machines worked well last year, even if they were broken in to. Tom stated there was no budget for staffing of a concession stand. Rachelle suggested changing the orientation of the door so that it was less likely to be broken down.

Appreciation Dinner:

The dinner will be held at Arrowhead Yacht Club on February 21st. Rachelle wanted the Board to verify the guest list and add additional people if necessary.

Pulte:

Pulte is attempting to resurrect Kensington Farm (West of Ward, South of County Line) by getting annexed into Lee's Summit since Cass County disapproved the proposal. Erma suggested a neutral position. Brian stated the Board agreed to take neutral positions for development within Raintree, but can take positions on development outside of Raintree if it jeopardizes the interests of residents in Raintree. Rachelle was asked to send a letter to the city manager, mayor, and city council from the Board reiterating its concern with siltation. The lake has been mapped so RLPOA knows the current level of siltation. RLPOA would support annexation of the property into Lee's Summit upon certain conditions. Rachelle should start the letter praising the efforts Lee's Summit and Arborwalk have made in protecting Raintree Lake. Barbara asked to have a letter published in the Shorelines to encourage resident participation in the process.

UNAPPROVED

Seawalls:

There was discussion over seawalls for the lake. The lake committee would take this responsibility. Initial reactions from Rich were that it would be ok for the ponds but not the main lake. The Board has a copy of the Lakewood policy.

Vandalism Report:

Rachelle prepared a crime report of crimes reported to the office or heard from residents that weren't necessarily reported to the police. There was discussion as to whether to publish this or not. It was agreed to hold off on publishing but to put a message in the Shorelines encouraging residents to report crimes in order to gauge the necessity for security and plead our case for stepped up patrols from the Lee's Summit police department. Tom, Erma, and Rachelle will contact the police chief to express their concerns.

Cheddington/Keating:

No new information.

North Boat Ramp/South Boat Ramp:

Rich Richardson asked the Board to consider purchasing the 3 acres of land at the South Boat Ramp for \$500,000 from the developer to ensure there is parking for residents launching boats. The concern stems from the "Orchard" being developed into Raintree North Shore and that people typically park in the grass and next year there may be houses where people are used to parking. The Board agreed it is a pressing concern. A committee of Bob, Rich, Tom, and Ron was created to look at the feasibility of purchasing the property with cash, option, or barter.

Resident Concern:

Charlie Sandman stated the RLPOA has two main assets the lake and the pool. According to the 2004 budget, Charlie stated that the pool's expense was \$66,000 and the revenue was \$1,000. The lake expense was \$96,000 and the revenue was \$95,250. Charlie asked the Board how they could justify charging boat owners sticker fees and not charge people attending the pool.

ADJOURNMENT:

The Board adjourned at 9:48pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
FEBRUARY 10, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on February 10, 2004, 7:10pm. Members in attendance were Ron Greathouse, Erma Mallett, Bob Orr, Ira Roberts, Roland Thibault, Shirley Thomas, Tom Tucek, and Brian T. Whitley. Rachelle Vandiver, Barbara Vonarb, Scott Webber, and Joe Willerth also attended.

MINUTES FROM JANUARY:

Shirley suggested some grammar corrections. Ira wanted the paragraph regarding the city wanting communication from developers that they have presented to HOAs moved to the Delaney section.

Tom moved to approve the January Board minutes. Shirley seconded the motion. The motion passed 7-0.

TREASURER'S FINANCIAL REPORT:

As of January 31, 2004:

Checking:	\$ 7,623.86
MM General Fund:	\$161,870.46
Siltation Account:	\$ 24,901.21
Boat/Lake Account:	\$ 94,405.71
MoDOT Settlement:	\$ 82,360.45

Income during January:

Dues:	\$ 75,066.00
Other income:	\$ 31,683.43

(includes: interest, Boat slips, clubhouse rental, Shoreline Ads, and misc. income)

Erma asked that the financial statement be filed for audit.

BOARD ANNOUNCEMENTS:

Maintenance Supervisor:

Rachelle stated that Tony Gonzalez was terminated as maintenance supervisor on February 2, 2004 and that Nolan Plymell will assume a position of overseeing maintenance responsibilities.

Update on Maintenance Building:

Tom stated the maintenance building has been delayed due to the weather. Electricity has not been turned on yet. Ira asked about the completion time. Tom said all that had to be done was outside work and that it depended on the weather.

Class B Replacement: Barbara Vonarb:

Erma introduced Barbara Vonarb as someone interested in taking Steve Simmons' position on the Board. Barbara lives in the Villas and is a new resident. Barbara expressed her belief that she sees value in a well-run property owner's association.

Shirley moved to approve Barbara Vonarb for the Board to fill the Class B vacancy. Brian seconded the motion. The motion passed 7-0.

OLD BUSINESS:

Legal:

Joe appeared on the Smith vs. Lee's Summit lawsuit regarding the area on 163rd Street. RLPOA was not added to the lawsuit and the injunction was dismissed. Pulte Homes is seeking annexation into Lee's Summit for their development West of Ward Road and South of County Line Road. The Board supports the annexation. Joe will continue to direct communication that states RLPOA supports the annexation of the development into Lee's Summit.

Joe gave the Cheddington Drainage contract to the Board for their review and authorization and Joe proceeded to offer numbers that were missing from the document.

Briefly additions to the contract included: Article II "contractor shall begin work within 90 days" ... "complete work within 30 days" ... "liquidated damages of \$100, per calendar day". Article III "bid which is \$19,380". Article IV (4.4) Archer proposed 20% retention, contractors asked to cut to 10% ... (4.5)"payable 30 days". Article VI "written notice 10 days". The Board stated they authorized \$19,380 in December and for the president to sign the contract.

Discussion ensued. Bob asked if "sufficiently" in Article II was the same as "substantial completed" in Article V. Shirley wanted to change Article II "sufficient" to "total". Questions arose about Article VII and the warranty, questions centered around what if RLPOA did not accept the quality of the

project. Shirley asked Joe about a mechanics lien. Joe will address these questions. The Board came to a consensus to save \$380 and not opt for the performance bond.

Resident ID Badges:

Brian presented the proposal for the new resident identification badges, which he said has not changed since the last time he presented it. Brian stated that the bid includes 30 mil PVC cards, which are of medium durability and should last at least 300 swipes or 3 years, whichever comes first. Polyester thread cards are about 2 cents more a card and last another 2 years. Cards could also be laminated at a cost of an extra 25 cents a card but would last for a very long time. Some residents preferred to laminate them so they would last a very long time. Jim suggested having an optical reader. Questions were raised about the reader. Brian said it was a module reader and you had to actually swipe the card. Optical readers are more expensive, although wands are very cheap and may not do as much damage as the module. Brian presented 5 bids from companies regarding the identification card project. Bids were priced for 6000 resident id badges. Bids ranged from a total cost of \$6,603 or \$1.10 per resident to \$10,683.86 or \$1.78 per resident. Brian discussed the merits of the systems. Residents had concerns about the system being wireless, Brian assured them that data transfer would be through a simple data dump using a disk that would be hand carried by staff from one computer to another. A resident asked who would set up the system. Brian said he would volunteer to set it up. Brian expressed his hope in the future that the lake patrol could use this to track people with multiple violations. Roland wanted to know where in the budget this was. Brian stated that it is in line 563 or miscellaneous office equipment and the budget is for \$7,500 for the id system and laser printers.

Shirley moved to approve \$6,700 for the resident identification badge system. Roland seconded the motion. The motion passed 8-0.

Pool:

The pool contract has been taken care of.

Trees:

Dead tree removal has started.

NEW BUSINESS:

Jamie Brigance - Boat Slip Forfeiture:

Jamie said she never received a renewal letter for her boat slip, which was coming off a 10-year lease. She stated her first letter was the certified letter stating her loss of the slip. Ron asked Rich from the lake committee about what past boards have done. Rich said there was an instance a few years ago where the person lost their lease. Rachelle stated that letters went out on November 15 giving a 60-day

notice and that articles were published in the newsletter [which has a near 100% readership according to the resident survey]. The Board asked Joe for legal advice. Joe stated the Board has 3 options. The Board could enforce the contract strictly and not renew the lease, make a policy of a grace period with a fine, or find unusual circumstances and allow the lease to renew. Joe stated that Lakewood faces similar situations and fines the resident and allows them to renew. Joe stated he would not say whether this was the right thing to do or not. The Board asked Rich how many forfeitures of the 256 leases there were. Rich stated there were 8 forfeitures. Rich suggested the office give residents a call before taking away their lease. Jamie stated she hand carried the letter to the office the day she received the certified letter. Erma stated because it is a 10 year lease the Board should take that into consideration.

Shirley moved to uphold the forfeiture of the boat slip for lot #104. The motion died because of a failure to second the motion.

Roland made a motion that based on the situation to uphold the appeal of Ms. Brigrance because she is coming off a 10-year lease and having moved from the house she signed the lease to another house in Raintree. Ira seconded the motion. Shirley moved to amend the motion to institute a fine of \$300 for late payment. The motion did not receive a second. The original motion passed 6-2. (Favor: Ron, Barbara, Brian, Roland, Bob, Ira; Against: Tom, Shirley).

Dewayne Siniawski - Boat Slip Forfeiture

Dewayne stated that he mailed his renewal lease application on December 30, 2003 to the office and apparently the office did not receive the letter. Dewayne is coming off a 10-year lease, provided a copy of the check he wrote to the RLPOA, a stop payment order, and his bank account statement.

Ron moved to allow an exception for Dewayne based on the lost check and stop payment order and coming off a 10 year lease and that he agreed to pay the fee tonight. Shirley seconded the motion. The motion passed 8-0.

Jim Newell - Installed privacy screen without ARB approval

Jim stated he had two issues, one being the height of the fence at 89" and the other with putting the fence up and the time it took for ARB approval. Jim stated he was trying to screen off his hot tub from a neighbor's kitchen window and had a letter from the neighbor stating the screen was fine. He went to the ARB for approval but the ARB said the covenants state no fence over 6' tall is allowed. Jim stated he was to attend the ARB meeting that night but it was cancelled and he put up the screen that day. Scott said pictures taken were of the day of the meeting, the pictures displayed the screen. The Board asked Joe for legal advice. Joe stated there were two issues. One about the \$200 fine of making exterior changes without prior ARB approval and the other about allowing the 89" screen which would require a 2/3 majority to approve the appeal due to the nature of the covenants. Jim stated that the Appeals Committee told him if the ARB had

approved the fence, the fine would have been waived. The Board told Jim that was not necessarily so.

Shirley made a motion to uphold the \$200 fine for commencing construction prior to ARB approval. Tom seconded the motion. The motion passed 5-0. (For: Shirley, Tom, Ira, Brian, Bob). Ron, Roland, and Barbara abstained.

Ron stated he would vote for the 89" screen if the materials were the same.

Ira made a motion to approve an exception to the rule and allow an 89" fence. Bob seconded the motion. The motion failed 4-3 due to the need for a 2/3 majority. (For: Ira, Ron, Barbara, Bob; Against: Tom, Shirley, Brian). Roland abstained.

The Board thanked Jim for appearing and told him he would need to remove the screen and reapply for a 6' tall screen.

Kathy Tally - Boat Slip Forfeiture

Dick Brighthaupt spoke on behalf of Kathy because she could not appear. Dick stated that Kathy did not receive a renewal notice. The slip was on a 1-year lease.

Tom moved to recess and enter into Executive Session for 10 minutes. Brian seconded the motion. The motion passed 8-0.

Tom moved to uphold the boat slip forfeiture of Kathy Tally, lot #270, boat slip 4I. Shirley seconded the motion. Joe stated that for purposes of the record that Kathy is more than 90 days delinquent on her account and this violates a clear provision of the contract that does not allow residents who are more than 90 days delinquent to enter into a renewal agreement. The motion passed 8-0.

OPEN FORUM:

Joe stated to the Board his appreciation for the RLPOA taking the initiative to remove dead pine trees and thus slowing down the advance of disease in the community.

San asked the Board to make a motion to prohibit any pontoon boat on any lift on any dock. The lake committee put an addendum to the reasons why allowing pontoons was a bad idea in their minutes.

Shirley moved to prohibit any pontoon boat on any lift on any dock. Barbara seconded the motion. Ron stated he has a pontoon on a lift at a dock and that the lift is designed to accommodate a 20' pontoon boat. He asked to be grandfathered in until he can sell his boat. Ron wanted an engineer to verify

whether pontoon boats cause damage to docks. Ira moved to table the motion to the next meeting. Tom seconded the motion. The motion passed 8-0.

Rich Richardson stated that at the last Work Session he, Bob Orr and Tom Tucek were placed on a committee to discuss the possibility of RLPOA purchasing some property at or near the location known as the South Boat Ramp. Raintree is interested in the property that would provide an immediate solution to the boat ramp parking problems and also provide a space for public usage now or in the future. This need has been brought about due to the recent development of the tract adjacent to the North Boat Ramp which will encircle the current surface lot by a wrought iron fence adjacent to a 51 single family homes. Rich handed out handouts to the Board to review the proposals. Proposal 1 was for Tract 5C of 3.8 acres located across Raintree Parkway just east of the South Boat Ramp. Proposal 2 was for Tract 5D of 16.48 acres located behind the dam and surrounds the sewer pumping station. Proposal 3 was for Tract 7 of 3.1 acres located on the lakefront adjacent to the South Boat Ramp and the spillway canal. The most desired property is Tract 7 although 5C could be the most practical if it were to include an easement for a boat ramp. Consideration was made as to whether to trade the 6 lots on Raintree Parkway and Seagull as partial payment. Bob will look at the dam construction to see what obstacles might inhibit future development. Tom would talk with Lee's Summit to determine if the rezoning of the North Boat Ramp will have any effect in the use of the ramp and existing parking. Rich asked the Board to start thinking what it wants to negotiate with.

Charlie Sandman stated the lake costs the association \$825 a year and the pool costs the association \$65,200 a year and wanted to know if the Board would consider a fee for pool users as it does for boat/lake users. The Board stated it has not met since he brought this up at the last Work Session.

Shirley stated that Jamie Brigance needs to assign the boat slip lease to one house.

APPROVAL OF BILLS:

Tom moved to approve the bills. Brian seconded. The motion passed 8-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Roland seconded. The motion passed 8-0. The board adjourned at 9:42pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
FEBRUARY 26, 2004
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on February 26, 2004, 7:00pm. Members in attendance were Ron Greathouse, Erma Mallett, Bob Orr, Ira Roberts, Tom Tucek, Roland Thibault, Shirley Thomas, Barbara Von Arb, and Brian T. Whitley. Rachelle Vandiver also attended.

DISCUSSION:

North Boat Ramp Parking:

Rich Richardson presented another option for the Board to consider for parking of vehicles at the North Boat Ramp, which would be severely limited with the new development. Rich suggested purchasing the 2 lots (19 and 20) just north of the boat ramp. Each lot would sell for between \$70,000 and \$100,000. This would provide an area of about 350' by 140' for parking and launching. When the development goes through and nothing is done, the parking and launching site will measure 180' by 100'. Ira raised a concern that residents may become upset if we build a big parking lot near their homes. Others pointed out the homes near the lot have not yet been built. Rich said next steps would be to talk to a banker about financing. Rich will also check with the city to define access rights onto Raintree Parkway. The Board asked Rachelle to check how much acreage is in the 6 lots on Raintree Parkway.

Boat Lifts:

Ron initiated a detailed discussion on boat lifts. Ron purchased a lift to hold a pontoon a long time ago and has a pontoon on the lift. The lift is designed to hold at most a 22' pontoon boat. Ron has a 20' pontoon boat. There was much detailed discussion about the center of gravity of pontoon boats versus deck boats, wave action on docks and lifts, wave action on 2.5" and 3" angle irons, placement of certain types of boats at certain distances from the center of the dock, etc. Ron spoke with Kribbs and Kribbs said that a lot of pontoons together may cause a problem or a pontoon at the edge of the dock may be a problem and that a pontoon on a lift won't harm the dock any more than a pontoon in the water would. Rich said presently there is no restriction on lifts with boats 21' or smaller. Ron stated that when he bought the lift for the pontoon there was no regulation about what could or could not be put on a lift.

Rich stated there were two options the lake committee considered closely. One was to make a rule that no pontoon should be on a lift. The other would be to make a rule that boats in excess of a certain length could not be put on a lift. The lake committee would prefer no pontoons on any lift on any dock. There was

some discussion of passing the regulation and grandfathering the boat until it is sold. Ron asked Rich to work with Rachelle on this. Ron said he would sign a license agreement if he could keep the boat. Ron wanted deck boats banned from lifts too, if pontoon boats were banned since they are similar in some respects. Rachelle presented to the Board a copy of a modification for boat slip approval form similar to the ARB approval form.

Maintenance Building:

Tom will meet with the fire marshal next week to see whether a diesel fuel tank can be placed on the property.

The insurance will be higher because this maintenance building is more expensive than the one the developer has loaned us.

Rachelle discussed security company options for the maintenance building. She prefers Safeguard; no contract and a \$20 monthly monitoring fee. Tracking of in and out traffic is free. RLPOA has a 5-year renewing contract with another company that charges \$7 a month more for monitoring. Brian asked if the remaining 40 months and difference in set-up minus the buy-out was worth the \$740 to go with the more friendly company. Tom questioned the legality of the contract signed in 1992 because only the president can sign a contract and this wasn't signed by the president.

A city ordinance requires that two properties with different zonings must have a 20' buffer. The concrete driveway for the maintenance building would exceed this buffer if poured as drawn. The architect plans were drawn and Tom discussed litigation against the architect. We could move the utility pole that the architect plans have the driveway going through for \$4,000 or we could move the driveway to the east. It would need to be moved 8' to the east.

Tree Removal Update:

Dead pine tree removal on common ground is 85% complete and will be finished, weather permitting, very soon.

Tract "6" Wrought Iron Fence:

Rachelle prepared a letter for the Board regarding the RLPOA concerns with the wrought iron fence at Raintree Lake North Shore. The Board asked Rachelle to also add that the fence be given to the resident/owner and on the resident/owner's property for their maintenance.

Budgeted Work Vehicle:

Tom talked about this in Executive Session. RLPOA will submit a sealed bid to Lee's Summit for a utility truck by March 30, 10AM. Money has been budgeted for the vehicle on line item 512 in the budget.

291 Entrance Plans:

The Common Ground may check on the conduits. Nothing will be done until the Delaney lawsuit with MODOT is settled. Tom reiterated his concern about the rock under the soil in the two islands. There was some discussion of seeding the area to make it look nicer.

Cheddington:

Keating sold the house and the new residents want to put in a pool.

Delinquency \$ Update:

Delinquency letters went out on February 9th and the RLPOA received \$24,000 in past dues. The RLPOA is still owed \$40,000 in past dues and the next letter will detail fines, include a demand letter, and begin the lien process.

Egg Addling:

RLPOA received the egg-addling permit for 2004 but Rachelle was unsure about the goose round up. Shorelines ads will include topics of not feeding the geese.

Pool Guest Cards:

Rachelle suggested a change in the structure of guest cards. Discussion included color coding guest cards so they could only be used for that year. Discussion included, including credits on the resident id badges for guests. Ira suggested a Shorelines ad about exchanging resident's old guest cards or using them up by the end of the year. Tom wanted to publish in the Shorelines that anyone considering a pool party ask the office in advance so 2 or more parties won't be schedule on the same day. Discussion also included asking residents to always carry the id when fishing or boating on the lake. Brian and Rachelle will work on the resident id and pool pass transition project. Brian stated the resident id machine was delivered this week and he will work on the set-up on Saturday.

Financial Committee:

Ron, the bookkeeper, past treasurer, and Tom will work on the finance committee. Ira would like to see a duty write-up for the committee. Tom volunteered Ron to write-up the duties.

Gift Certificates for Departing Board Members:

There was discussion about previous Board members awarded \$25 plaques in consideration for their hours of service to the community when their term expired. The previous Board had so many plaques they wanted a gift certificate for \$40 instead. Ron and Shirley stated they did not need compensation. Ira said that it was important to consider the burden on the spouse when the board member works long hours for the community. Some discussion occurred about a free one-day pontoon rental. Brian suggested offering retiring Board members the option of a plaque, gift certificate, or a one-day pontoon rental.

Lot mowing charge for 2004:

Tom stated the budget was set for no change in the mowing charge. Rachelle stated that last year 11 people signed up for mowing. Some members expressed concern that the \$280 yearly fee was too competitive and would prevent kids in the community wanting to work from mowing. Others wanted to lower it. Tom and Brian stated the Board decided to get out of the mowing business or any resemblance of such a thing. Tom reiterated that the mowing issue was brought up in the lawsuit.

Pool Restrooms:

Jim Metzger discussed the merits of an epoxy floor covering for the pool restrooms. Roland wanted a nice quarry tile. Jim suggested a plastic sheathing on the walls that would measure 4' x 8' for \$1,300 similar to Legacy Park. New stalls would cost \$2,400. A bi-fold metal door would cost \$450. There would be need for an exhaust fan too. Bob was concerned about tile flooring due to water seeping under the tile and cracking the tile in the winter. Bob suggested Tnemec coatings manufacturer) to work with Jim.

Crime:

Erma, Rachelle, and Tom met with the Lee's Summit police chief to express crime concerns. Raintree had 37 emergency calls in the last 3 months. Of recent concern are the two house fires at the Duck Pond and the potato gun wielding kids caught firing on the Fountains Homes.

Lake Summit:

Lake Winnebago would like to discuss with Raintree general common concerns such as siltation. Meeting scheduled for Saturday February 28th at 10:00am

Clubhouse Usage:

Rachelle discussed that a local bank wanted to conduct an estate-planning seminar at the clubhouse. Others stated only residents could rent the clubhouse. RLPOA will tell the banker that he can't rent the clubhouse.

ADJOURNMENT:

The Board adjourned at 9:59pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MARCH 9, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A board meeting of the Raintree Lake Property Owners Association was held on March 9, 2004, 7:00pm. Members in attendance were Ron Greathouse, Erma Mallett, Bob Orr, Ira Roberts, Roland Thibault, Shirley Thomas, Tom Tucek, Barbara Vonarb, and Brian T. Whitley. Rachelle Vandiver also attended.

MINUTES FROM FEBRUARY:

Tom moved to approve the February Board minutes. Brian seconded the motion. The motion passed 8-0.

Tom suggested some corrections for the Work Session minutes such as changing CPA to bookkeeper and more discussion on the lot mowing and pool restroom renovation.

Tom moved to approve the February Work Session minutes. Shirley seconded the motion. The motion passed 8-0.

TREASURER'S FINANCIAL REPORT:

As of February 29, 2004:

Checking:	\$ 509.25
MM General Fund:	\$192,605.95
Siltation Account:	\$ 24,907.74
Boat/Lake Account:	\$ 94,748.48
MoDOT Settlement:	\$ 83,670.56

Income during February:

Dues:	\$ 43,332.43
Other income:	\$ 3,150.58

(includes: interest, Boat slips, clubhouse rental, Shoreline Ads, and misc. income)

Erma asked that the financial statement be filed for audit.

BOARD ANNOUNCEMENTS:

Update on maintenance building:

Tom provided an update on the maintenance building. The location of the driveway had to be moved to the east because of city ordinance (which requires a 20 foot distance from the driveway to the property line when two properties zoned differently are adjacent to each other) and is now a curved driveway. The building is essentially complete except for the punch list. Water and electricity are installed. RLPOA anticipates receiving the building in late March or early April.

Insurance:

The present carrier for property insurance is dropping all HOAs/POAs and will drop RLPOA on May 7. RLPOA will need to obtain insurance from a new carrier. Tom is shopping for rates for the maintenance building loan.

Update on maintenance building II:

A resident adjacent to the maintenance building wished for the RLPOA to change the color of the fence from white to off-white and to move the fence closer to the berm than on the property line. The city approved the specs as they are. Tom approached the city to see if things could be changed and the city stated that the application would have to go through the entire process to change anything. Rachelle will look into installing a white fence. Ron, Erma, and the Board thanked Tom for taking on the maintenance building project and saving RLPOA money in negotiations with the contractor.

OLD BUSINESS:

Legal:

Joe was not available. Rachelle read his letter.

1. Cheddington - The contract was approved and executed by Erma on March 2, 2004. Work should commence shortly.
2. Smith v. City of Lee's Summit and Raintree - Lee's Summit moved to dismiss the First Amended Petition. Joe's plan is to monitor the situation and not actively participate.
3. MODOT and the 291 Entrance - Joe met with MODOT representatives on March 2, 2004. MODOT provided the engineering plans for completion of the intergovernmental agreement. A revised agreement outlining the legal description and responsibility of each party will be prepared and submitted. Lee's Summit will prepare a license agreement. Joe hopes this matter would be concluded within a month. The Board was concerned about only having a license to the islands and not ownership and would not be compensated if MODOT or the city had to redo the intersection in the future.

4. Demand letters were sent to delinquent accounts on February 17, 2004, notifying the residents of suspended membership rights and placement of liens on their property.

Charlie Sandman told the Board that two lots (C&M Contractors) on Gull Point Drive did not have silt barriers up.

Alarm System:

Because of 800 numbers for monitoring, RLPOA will not have to pay the metro calling charge. Rachelle recommended Safeguard over Security One because of customer service, no contracts, and owning the equipment.

Tom moved to accept Safeguard and buyout the Security One contract for the new maintenance building. Shirley seconded the motion. Ira wanted to know if this was budgeted. Tom said it was line item 564.

Tom moved to amend the motion to accept the Safeguard contract for equipment and installation in the maintenance building for \$1,580 and \$20/month and buyout the Security One contract up to \$1,080. Shirley seconded the motion. Charlie Mallett suggested keeping the contract and just paying the \$27/month for the remainder of the contract, which is the same as the buy-out price. Bob asked if Joe had reviewed the contract. Joe has not. Tony Jose asked if it was a legal contract because the president of the Board did not sign the initial contract. It was stated that in effect it was legal because both parties have honored the terms for some time. The amended motion passed 7-1. (Bob opposed on grounds Joe had not reviewed the contract). The motion passed 7-1. (Bob opposed).

Egg Addling:

Rachelle received a permit from the State to addle up to 70 nests. Wildlife Management will do this. The letter for the goose round-up has not yet been received. Tom asked that Rachelle contact the State to follow up on our request for a goose roundup. Roland stated he had muskrat traps wash up on his lot. Tom asked Rachelle to get a hold of Mike because the muskrat traps have not been baited and visited. Ira and Tom wanted to get the word out in the Shorelines to report muskrat sightings to the office.

Tree Removal:

Rachelle stated the dead tree removal is nearing completion. Two more dead trees have been identified. Money will need to be allocated for this. Stump removal started today on Lido. Machele from the Common Ground committee thanked the RLPOA for being proactive in removing the diseased Scotch Pines. She suggested putting an article in the Shorelines about educating residents on the seriousness of the disease.

NEW BUSINESS:

Approval of funds for the maintenance truck:

RLPOA placed a sealed bid on a truck up for auction by Lee's Summit. Bids will be opened on March 30, 2004 at 10:00am.

Tom moved to approve funds disclosed in the executive session for the bid on the maintenance truck. Ron seconded the motion. The motion passed 8-0.

Approval of funds for Summerfest fireworks:

Tom asked to open the fireworks issue for discussion on the floor. The cost comes to just under \$4 per household. The audience and many on the Board felt most people enjoyed the fireworks. There was some discussion as to whether this may be the last year due to development near the dam where the fireworks are launched. The fire department will need to be notified. Rachelle presented a bid from Wald & Co., Inc. Commercial Fireworks for \$5,500 for fireworks.

Roland moved to approve up to \$5,500 for fireworks for Summerfest. Shirley seconded the motion. The motion passed 7-1. Ron voted against.

Lake Summit update:

Alan VanDeusen spoke about the meeting the Siltation Committee had with Lake Winnebago representatives and formulating long-range plans for the lake and scheduling projects. Shirley also attended and discussed coordinating with other lake developments to see what they do and solve mutual problems. There was some discussion of sharing the RLPOA depth finding equipment in exchange for use of Lake Winnebago's large plotter. Meetings with Lakewood personnel were also discussed regarding dredging. Alan plans on completing new depth charts every two years. Depth charts are available on the website at:

<http://rlpoa.com/siltationcommittee.htm>

Bob asked about future projects and that many residents were interested in these projects. Alan said the committee is determining projects as part of long-term goals but nothing is definite yet. Alan asked the Board about riprap and stated the Siltation Committee has always handled this and he heard that the Lake Committee is looking in to this. The Board said the issue came up in work session but it was decided to leave riprap to the Siltation Committee.

Lot Mowing Fee:

Tom stated the lot mowing was budgeted for \$280 per year and this is the same price as last year. RLPOA is not in the mowing business and RLPOA has been mowing lots as a courtesy, the \$280 per lot per year is to recover costs for fuel, equipment, and labor. This was also discussed at work session. Charlie Sandman mentioned that people with unimproved lots still pay full dues but don't use the amenities. Brian mentioned that nothing prohibited the lot owners from using the amenities. Tom stated that many of the unimproved lot holders are land speculators and will make a lot of money when they sell their lots.

Shirley moved to continue the \$280 fee on mowing of empty lots. Tom seconded the motion. The motion passed 8-0.

Pool Restrooms:

Jim Metzger presented materials for floor and wall coverings as well as a list of items to be replaced and their costs. Jim has been working with Sheryl Koch on this project. There was discussion of pedestal sinks and issues regarding difficulty of cleaning the floors and children hitting their heads on the sinks was discussed. The floor would be guaranteed for 2 years and would be approximately 1/8" thick. Erma wanted the committee to do their work within the budget allotted. Jim stated a door would be put in to secure the restrooms.

Ron moved to approve up to \$7,500 in the budget to update and clean the bathrooms in the pool area. Bob seconded the motion. Tony asked if this was a capital expenditure or maintenance expense. Ron stated it's the renewal of an existing facility. The motion passed 8-0.

A resident suggested using stainless steel sinks for the restrooms. Jim thanked the Board for approval but also asked the Board to specifically list what it wanted in the future so the committee could budget appropriately.

OPEN FORUM:

The Luppens of 5110 SW Snowy Egret asked to use the common ground for ingress and egress of commercial vehicles for installation of a pool on their property. There was discussion regarding putting the common area back to the condition it was in prior to the use. It was felt that if the Luppens agreed to repair the common area to its' previous state it would be OK for them to use it.

Shirley moved to approve use of common ground for trucks to install a pool. Roland seconded the motion. The motion passed 8-0.

Machelle Seiler of the Common Ground Committee presented pictures of the Woodland Glen entrance off of Ward Road by Natural Creations. She also presented two proposals by the company for improvement of the 2 islands in front of the church on Raintree Drive at the east entrance of the community and an area nearby. Lights would be installed first, one in the small island and 2 in the big island. Ira was asked to provide maps of the conduits. There was lengthy discussion of tree placement for driving safety and the types of plants. The plants are native plants and are designed to survive the Missouri climate.

Machelle asked on behalf of the Common Ground Committee that York continue the irrigation maintenance for Regatta and the clubhouse. She is obtaining bids to

improve the sprinkler system. Erma and the Board thanked the committee for their work.

Tom asked Rachelle if Brigance has assigned a lot to their boat slip lease, as this was a condition of the Board allowing her to keep it. Tom asked Rachelle to ask Brigance where to send the renewal letters.

There was discussion of pontoon boats and sailboats not being allowed on boatlifts. The Board delayed the February vote to March. The Lake Committee recommended that these boats not be allowed due to the wind resistance, top-heavy nature, and potential damage to lifts and docks. There was much discussion of the merits of both sides and a more detailed previous discussion can be found in the February 26th work session minutes.

Tom made a motion to accept the lake committee recommendation that pontoon and sailboats not be allowed on lifts and that they (Lake Committee) be delegated the responsibility of approving boatlifts. Roland seconded the motion. Brian made an amendment to state "from this point forward." Shirley seconded the amendment. The amendment passed 5-0 (For: Brian, Roland, Ira, Shirley, Tom; Against: Bob; Abstain: Barbara, Ron). The motion failed 0-4. (Against: Brian, Shirley, Barbara, Bob; Abstain: Ron, Ira, Roland, Tom).

Rachelle stated the Boy Scouts are looking to place a professional looking sign at the Raintree entrance for their fish dinner. The Board expressed no problems with this.

Charlie Sandman reminded the Board that at the January meeting and again at the February meeting that he brought up the issue of considering making RLPOA more equitable for those using its resources. This is in reference to charging for admittance into the pool. Erma stated the Board discussed in the work session a possible change in guest cards in that they would have to be purchased.

Ira asked Erma and Rachelle who was running for the Board. The response was Dave McQueen, Tony Jose, and Tom Tucek were (all in attendance).

APPROVAL OF BILLS:

Tom moved to approve the bills. Roland seconded. The motion passed 8-0.

ADJOURNMENT:

Tom made a motion to adjourn the Board Meeting. Roland seconded. The motion passed 8-0. The board adjourned at 10:06pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MARCH 25, 2004
ANNUAL MEETING

Erma Mallett called the meeting to order and determined that a quorum was met and introduced the Board Members in attendance: Ron Greathouse, Bob Orr, Ira Roberts, Roland Thibault, Shirley Thomas, Tom Tucek, Barbara Vonarb, and Brian T. Whitley.

Tom gave the Treasurer's report and gave the list of capital improvements budgeted for this year including: additional flags, additional trees, additional benches, new Ward Road swim dock, repair clubhouse deck, remodel pool restrooms, additional pool chairs, phase 3 of dock lighting, completion of maintenance building, and phase 2 of the rip-rap placement program. Tom discussed the large increases in insurance premiums.

Erma explained the election process and introduced the candidates. Dave Elliott asked for nominations from the floor for additional candidates, there were none. Tony Jose, David Mac Queen, Tom Tucek, and Tom Atkins answered prepared questions and questions from the floor.

Erma gave the State of Raintree. Erma stated the office has updated software, computer systems, a new website, and a new identification card system. Erma thanked Brian for his work on these projects. Erma also mentioned that 53 diseased pine trees were cut down, the cove between Raintree Court and Raintree Circle was desilted, the maintenance building was near completion thanking Ira for use of his barn until the association could build their own. New developments also started or continued this year such as The Fountains at Raintree, Duck Pond, and Villas.

Joe Willerth gave a briefing on legal matters: the Cheddington drainage project, the two islands on Raintree Dr by MO-291, the maintenance building and thanking Phil Skeed and John Smith for their efforts, parking issues which may arise with the North Shore at Raintree development, liens filed on 8 delinquent accounts, and the settlement agreement. Joe thanked Tom for being a good watchdog as treasurer, and thanked Ron Williams and Randy Rhoads for their support.

Rachelle Vandiver was introduced as the new general manager. She introduced her staff: Scott Webber, Debbie Hanss, Barbara Roberson, Nolan Plymell, and presented certificates of appreciation to Board members whose terms were expiring.

Lee's Summit Police Chief Ken Conlee spoke about call volume in the area between Ward Road to MO-291 and from MO-150 to the city limits. The area made up 538 of more than 50,000 calls of service in Lee's Summit YTD. 911 hang-ups made up 78 calls, and car stops/residential alarms/residential checks/building checks making up 40% of calls. Conlee said he couldn't throw people out of common areas and needs residents to call if they see something suspicious so the police have a reason to investigate. Shirley asked Conlee to place a speed trailer on Raintree Drive where it turns to 30mph.

Councilmen Ron Williams and Randy Rhoads spoke about the Pulte Development South of County Line Road and West of Ward Road. They announced Lee's Summit had 1 billion in retail sales and 1 billion in appraised value recently. This summer MODOT will replace the bridge at 3rd Street and Highway 50 with completion in 12-18 months. Osco Drug, Bank of America, and Paddy O'Quigley's were new developments for 150/291. They also talked about the new smoking ordinance and downtown improvements. Tom asked Williams and Rhodes to look into the overflow basin West of Ward Road.

Erma read aloud all active members in all the committees and thanked them.

The new board members were announced. Tony Jose, David Mac Queen, and Tom Tucek will take Class A seats. Tom Atkins will take the Class B seat. David Elliott, San LaPoint, Charlie Sandman, Shirley Thomas, and Jim Metzger will make up the nominating committee.

Erma opened the floor for open forum. The Board heard questions and answered them.

Tom moved to adjourn the annual meeting. Roland seconded the motion. The motion passed.

9:02pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 8, 2004
MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A meeting of the Raintree Lake Property Owners Association was held on April 8, 2004, 7:00pm. Members in attendance were Tom Atkins, David Mac Queen, Erma Mallett, Tony Jose, Bob Orr, Roland Thibault, Tom Tucek, Barbara Von Arb, and Brian T. Whitley.

Fence Estimate:

Rachelle received 4 bids for the fence that is to be installed on the maintenance building lot. There was discussion as to the pros and cons of each type of fence proposed that met the city of Lee's Summit specific criteria for the fence as per application. Rachelle will be asked as to which company contracts with the city of Lee's Summit for their fencing needs.

Tom recommended approving up to \$6,500 for a fence. Questions were raised as to whether measures can be voted on at the meeting. Brian read from the Amended By-laws of RLPOA, Inc. Article VI, Section 3: a majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the board.

Tom Tucek moved to approve up to \$6,500 for the fence with Rachelle to get a fence sample and decide on the contract. Tony seconded the motion. The motion passed 8-0.

Permanent Loan on Maintenance Building:

Tom Tucek discussed options for conversion of the maintenance building loan (\$250,000) from a construction loan. Options included a floating rate at prime (4.00%), a fixed 3-year loan at 5.00%, or a fixed 5-year loan at 5.75%. There was much discussion of interest rate movement and wanting to make the best decision for the association. RLPOA can put \$34,000 towards the loan this year. The Board decided that they would opt for a 3-year fixed at 5.00%. Tom mentioned that RLPOA would need to sod and burm more area than initially anticipated. The overrun for this is approximately \$12,846 in addition to the \$6,500 for the fence. Tom said he could find the money. The association saved \$8,500 on their truck. The association also picked up an additional \$50,000 in delinquent dues in January.

Tom Tucek made a motion to approve up to \$13,000 from the general fund to cover additional expenses over and beyond the \$25,000 maintenance building loan. Roland seconded the motion. The motion passed 8-0.

2003 Audit:

This discussion was postponed to the next meeting.

Election of Officers:

Nominations were heard for the positions of President, Vice-President, Secretary and Treasurer.

Officers were elected as follows:

President:	Brian T. Whitley
Vice-President:	Roland Thibault
Treasurer:	Tom Tucek
Secretary:	Erma Mallett

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 13, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on April 13, 2004, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Erma Mallett, David Mac Queen, Barbara Von Arb, Tony Jose, and Tom Atkins. Bob Orr was absent. Rachelle Vandiver also attended.

MINUTES FROM MARCH:

Tom Tucek suggested 2 corrections on page 3. #1 Update on maintenance building, #2 and Raintree should not be included in the Smith v. City.

Barbara Von Arb moved to approve the March minutes as corrected. Tom Tucek seconded. The motion passed

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Special Meeting, April 8, 2004

Erma Mallett made a motion to approve the minutes of the Special Meeting. Tom Tucek seconded. The motion passed 7-0

TREASURER'S FINANCIAL REPORT:

As of March 31, 2004:

Checking:	\$	4,046.91
MM General Fund:	\$	222,161.32
Siltation Acct.	\$	24,913.28
Boat/Lake Account	\$	95,883.00
MoDot Settlement	\$	83,757.15

Income during March:

Dues:	\$	50,749.80
Other Income:	\$	6,944.16

(includes: interest, Boat slips, Clubhouse rental, Shorelines ads and misc. income)

Brian asked that the financial statement be filed for audit

BOARD ANNOUNCEMENTS:

Brian Whitley introduced the new members on the Board:

David Mac Queen
Tony Jose
Tom Atkins.

He introduced the new officers:

Brian Whitley, President
Roland Thibault, Vice President
Tom Tucek, Treasurer
Erma Mallett, Secretary

Update on maintenance building:

Tom Tucek provided an update on the maintenance building. We have received a temporary occupancy permit and there are just a few things left on the punch list to be finished.

Truck:

The city accepted our bid for a pick-up truck to be used for maintenance. It was picked up and inspected. The inspector said that the truck was in good condition.

OLD BUSINESS:

Legal:

Joe Willerth gave an update on the MoDot settlement. The finalization of the islands and green area to be deeded to us should be within the next month. Tom Tucek asked Joe if he had any indications as to what the curbs and the green area were going to cost. Joe thought the numbers would probably be \$50,000.00 to \$60,000.00.

Islands and green area to be deeded to us should be within the next month. Tom Tucek asked Joe if he had any indications as to the curbs and the green Area were going to cost. Joe thought the numbers would probably be \$50,000.00 to \$60,000.00.

Lawsuit: Smith against City of Lee's Summit

Overview: Improper use of the Special Use Permit.

There will be 8 or 9 workers, working out of the maintenance building and there are only 6 parking spaces.

Cheddington:

All of the utilities have been relocated. The contractor Dennis Johnson is to start soon and have the project done within the next month.

The Larry Keating property has been sold to the Willis family.

Demand Letters:

Attorney demand letters have been sent to delinquent members who are over \$1,000.00 in arrears on their dues. One resident paid his delinquency to bring his dues current. There are liens on the others. If we file court action against the these accounts, there will be court costs and attorney fees that would be \$250.00 per case. These are fees that will be re-couped if we are awarded judgement.

Boat Slip Lease:

Richard Richardson, Lake Committee Chairman asked that the wording on the Second page of the Boat Slip Agreement read: Lessee may install a boatlift only if the RLPOA Lake Committee has approved the lift.

Tom Tucek made the motion for the change in the wording on the Boat Slip Agreement. Roland Thibault seconded it. The motion passed 7-0.

Pontoon & Sailboats not allowed on Lifts;

It was decided to put this on the Work Session agenda so that our new Board members could be more informed.

(For: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Atkins, and Erma Mallett) (Against: Tom Tucek and Roland Thibault)

No grand-fathering on current Pontoons and Sailboats:

It was also decided to put this on the Work Session agenda.

NEW BUSINESS;

Siltation:

Alan VanDeusen, Siltation Committee Chairman, explained the clean out of Effert's cove between Raintree Circle and Raintree Court just off of Raintree Drive. The residents gave their permission for their property to be used at the time of the clean-out. Alan feels there is a need to do some regrading and reseeding to get their property to normal. Our maintenance staff has helped out by hauling in dirt to fill some of the gullies caused by heavy rains. Alan requested to have \$1,000.00 approved to finish this project. It is in the siltation budget.

Tony Jose made the motion to approve \$1,000.00 for Alan to finish this project. Barbara Von Arb seconded the motion. The motion passed 7-0..

Swim Team:

Jan Dake and Donna Madison asked for the Pool to be available for the Swim Team on the dates of their swim meets. They were asking for the Pool to be closed at 4:30 PM on Wednesdays, June 9th, June 23rd, and June 30th until the end of the meets and if the meet was rained out. They also want practices on Monday through Thursday, 7:45AM 10:15AM and Friday in case of rain during the week.

They were told that they would need to work with Kathy Beaven, Aquaticare Pool Management, as she is the manager of the pool this year. The number of participants last year was 80 and they anticipate more this year.

They also requested \$500.00 to help with miscellaneous expenses.

Erma Mallett made the motion to approve \$500.00 for miscellaneous expenses for the swim team. Tom Tucek seconded the motion. The motion was approved 7-0.

Use of Smoker for Wedding:

Larry Bland asked that a smoker to be used for a wedding on May 13th be able to be placed on the grass. It was agreed that it would be all right to put it on the parking lot but not on the grass as there are sprinklers in the grass.

Use of Clubhouse:

Rudy Rudolph, a resident, and a member of the Heart of America Chapter –prisoners of War, asked for the rental fee be waived for them to have a picnic on September 19th. They will have the meal catered. They will put down the deposit.

David MacQueen made the motion for the rental fee for the clubhouse be waived for the Heart of America Chapter – prisoners of war on September 19th, 2004. Roland Thibault seconded the motion. The motion was passed 7-0.

MoDot Entrance:

Machelle Seiler, Common Grounds Chairman, will attend the Work Session and Would like to be on the agenda.

John Picerno Appeal:

Mr. Picerno was not present.

Vinyl Siding:

Lawrence Michaud is appealing to the Board to allow him to put horizontal vinyl siding on his home. He had representatives with him to discuss the value of their product. They said that vertical siding would negate their lifetime warranty.

Erma Mallett made the motion to uphold the ARB's disapproval of horizontal vinyl siding. David Mac Queen seconded the motion. The motion was denied.

Boat Slip Maintenance:

Richard Richardson, Lake Committee Chairman, discussed the recent routine inspection of the docks by Kribbs. The bid for the maintenance of the docks this year was \$7,664.00.

Tom Tucek made the motion to approve up to \$8,000.00 for routine maintenance of the boat slips. \$3,257.00 boat slip maintenance to be taken from the Lake Account and \$4,297.00 for clubhouse and swim dock maintenance to be taken from the General Fund. The motion was seconded by Barbara Von Arb. The motion was approved 7-0.

New Swim Dock Replacement:

Richard Richardson recommended a new swim dock to be placed on Ward Lake. There are two smaller swim docks on this lake that need repair and with the new encapsulated black foam it does not work on the old swim docks. The two smaller docks will be taken out and a new 12ft by 20ft dock will be installed on that lake.

Tom Tucek made a motion to take out swim docks 9 and 10 on Ward Lake and replace them with a new larger dock which will cost \$5,200.00. The motion was seconded by Tom Atkins. The motion was approved 7-0.

Summerfest:

The deposit for the Carnival at the Clubhouse for Summerfest needs to be made.

Tom Tucek made the motion for up to \$5,400.00 to be used for the carnival, part of Summerfest to be paid to Vinyard Event Group. 50% to be paid at this time. The motion was seconded by Roland Thibault. The motion was approved 7-0.

Fishing Derby:

David Mac Queen, activities committee, asked for the approval of \$850.00 for the Fishing Derby. The Activities Committee has acted very responsibly for the money they have spent and the activities that have been done for the residents.

Roland Thibault made the motion for \$850.00 to be used for the Fishing Derby. The motion was seconded by Tom Tucek. The motion was approved 6-1. David Mac Queen abstained.

Rhonda Masters, Teacher's Retreat:

Rhonda Masters asked for the Board to approve use of the clubhouse for a Teachers's Retreat for Timber Creek Elementary, which is the school that her son goes and she is the PTA President, and to waive the \$350.00 deposit.

Tom Tucek made a motion to waive the rental fee on the Clubhouse for a Teacher's Retreat on Thursday, August 12, 2004. The motion was seconded by Barbara Von Arb. The motion was approved 7-0.

OPEN FORUM:

Dock Lighting:

Richard Richardson, Lake Committee Chairman, discussed the dock lighting project. There are 17 remaining docks, and the lighting will be the exact duplicate of Docks A, B, and C on Normandy Cove. He had 6 electrical companies with 9 people present, and took them around by boat to show dock areas. The completion time for this project was estimated to take 2 to 3 years. He would like to have the Board authorized \$25,000.00 to do the docks on the southside this year. Then plans would be made to complete the rest of the docks on the northside next year. The Lake Committee would be working with Rachelle on this project. The lighting would start on Dock O.

Tom Tucek made the motion to approve up to \$30,000.00 for dock lighting on the southside boat slips. The motion was seconded by Roland Thibault. The motion was approved 7-0.

Shirley Thomas made a statement commending the new Board.

ARB Nominations:

Darrell Bennett, ARB chairman, asked if Scott Webber, our codes representative, Could be nominated to the ARB and be a member who could sign, especially when the ARB was short staffed.

Erma Mallett made the motion to appoint Scott Webber to the ARB. The motion was seconded by Roland Thibault.

After discussion it was decided that since Scott is a paid Staff member, it would not be proper.

Erma Mallett made the motion to rescind the nomination of Scott Webber as a voting member of the ARB.

Delinquent Advertising Accounts:

Tom Tucek asked if it was possible to put liens on residents who have delinquent Shoreline ads. Joe Willerth said , “Unless we had entered into a written contract, a lien could not be placed.” We could display an article in the Shorelines if we wanted.

APPROVAL OF BILLS:

Roland Thibault made the motion to approve the bills. The motion was seconded by Barbara Von Arb. The motion was approved 7-0.

ADJOURNMENT:

The motion was made to go into recess by Roland Thibault. The motion was seconded by Barbara Von Arb. The motion was approved 7-0..

Tom Tucek made a motion to go into Executive Session. The motion was seconded by David MacQueen. The motion was approved 7-0.

ADJOURNMENT:

Tony Jose made the motion to adjourn. The motion was seconded by Erma Mallett. The motion was 7-0.

Meeting adjourned at 10:15.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 22, 2004
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on April 22, 2004, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Atkins, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, and Bob Orr. Rachelle Vandiver also attended.

DISCUSSION:

Special Meeting:

Tom Tucek requested a Special Meeting be set up to discuss and vote on for the loan on the maintenance building. He has been working with 3 banks and it needs to be documented to be able to lock in the interest rate. Our other decisions had only considered Union Bank. The Special Meeting was set for Wednesday, April 28, 2004 at 7:00PM, at the clubhouse.

MoDot Islands:

Machelle Seiler, Common Ground Committee Chairman discussed the company, Natural Creations, Inc. who did the entrance to Woodland Glen on Ward Road. They want to stay with natural grasses, shrubs and trees. They would like to have the 291 entrance to be similar to the Regatta entrance. They had some boulders included in their bid, but she had talked with Ira Roberts and he said that we could get boulders from the Developer. Roland Thibault asked about the monument, requesting a new sign that would represent our Community. The committee would like to get lights placed in the islands. We would need to get the cost for setting our lights make sure that the old lights would work, cost for concrete, and other miscellaneous items. Brian Whitley stated that it has been our policy to get 3 bids on large dollar projects and that we should price other nurseries. Bob Orr stated that the plans that are generated are just the cost of doing business and we should not feel bad if we ask for bids from other companies. The committee stated that they would have a hard time approving any other company. They like what they have seen that Natural Creations, Inc. do. The directions to the committee were: more, monument drawn, irrigation contractor to bid on the sprinklers, and bids on the electricity. Rachelle would have maintenance check the lights for workability. Thanks was given to Machelle for all her work.

Boat Slip Lease Wordings:

It was decided at the monthly Board meeting that there needed to be more discussion about the wording in the Boat Slip Lease, in changing the wording to read Lake Committee where it now reads RLPOA Board. Tony Jose has reviewed the lease and had many questions as to insurance, electricity, etc. There is one line in the 10 year lease "Lessor shall not be responsible for loss of Lessee's property by theft, vandalism, casualty or other causes, and Lessee acknowledges that this boat and other effects shall remain at the slip at his risk".. He thought maybe we should put a moratorium on boat lifts since there has been some discussion as to our docks being being substandard as stated in our January 6 meeting minutes. There are different types of angle iron used on some docks, such as 1 and 1/2 inch and 2 inch. Ron Greathouse suggested that we have a technical person to decide which lifts would work efficiently on each type dock.. We should support the Lake Committee to make the decisions on boat lifts. There was a little discussion of grandfathering pontoons and sailboats on boat lifts. Bob Orr suggested 3 levels of effort to resolve this issue before the next Board meeting.

Pool Guest Passes:

At this time it seems that the consensus is to give 10 free guest credits to each resident family and post them on their account. The guest passes that residents now have from past years will be allowed to be used this year, (2004) pool season.

Permanent Resident ID Cards:

Family members over 30 should show identification that proves that they live at their parent's address. There should be an article put in the Shorelines addressing that topic.

Activities Committee:

Brenda Miller from the Activities Committee brought in their revised budget for (2004). She has been approached by a representative from the Wizard's organization for them to hold a soccer clinic on the six lots on Raintree Parkway. There would be game coaches and players here to meet with our children. The Activities Committee would like to purchase lanyards, pennants and have a barbecue tailgating party, furnished by the committee before the Wizards game on Wednesday evening. Their goal is to have 300 children at the event, ages up to 15. The adults can buy tickets for \$15.00 and the children \$13.00. Board members raised their concerns, but the committee has the Board support.

Tom Tucek stated that since we did not have LasVegas night, they were \$3,000.00 short on revenue. Brenda was thanked for her work for the committee.

Delinquency List:

There are 73 residents on this list. Liens will be filed with the 3rd. letters.

Financial Committee:

There seems to be a need for a Financial Committee to oversee and make recommendations for the Association and also long range planning. We need standard contracts, protecting us not to pay a lawyer to look over all contracts. There was discussion as to the dollar amount in our bank accounts and when they stop being insured. Corporations cannot be insured over \$100,000.00 in one bank. It was suggested that Ron Greathouse, be chairman. We should have the treasurer and someone from the office staff to be on the committee. It would be good to have two or three more residents from the community to join this new committee.

Pool Concessions:

Kathy Beaven with Aquaticare, our pool management company, has talked with Rachelle about them having concessions for the residents at the pool. She thinks that we have a good area for it. The Board requested that she draw up and present a plan for them to discuss.

Bonuses and Raises:

We must review the Employee policies and let Brian know what you feel about those items.

Consent Agenda:

Tom Tucek brought up the subject of the consent agenda, which is a list of things that are on the agenda which most agree to and do not need more discussion, so that we would not spend so much time on all items.

Boy Scouts:

The Boy Scouts are asking for permission to use the Clubhouse for their pancake breakfasts, Memorial Day and Labor Day. After some discussion it was decided that they should pay the deposit on the clubhouse, in case of damage.

Comp Time:

Rachelle asked for 8 hours off, comp time, for meetings that she has attended since she has been employed for us. It was agreed that she should have it.

ADJOURNMENT:

The Board adjourned at 10:15PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 28, 2004
7:00PM
SPECIAL BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Special Board meeting of the Raintree Lake Property Owners Association was held on April 28, 2004, 7:00PM. Members in attendance were Brian Whitley, Tom Tucek, Tom Atkins, Barbara Von Arb, Tony Jose, David Mac Queen, Erma Mallett, Bob Orr, and Roland Thibault. Rachelle Vandiver also attended.

Maintenance Building Loan:

Tom Tucek discussed the loan he has been working on for the maintenance building.

Tom Tucek made the motion to authorize securing a loan for a maximum of \$250,000.00 at a rate of not to exceed five percent(5%) for a three year period, secured by our dues and amortized over ten (10) years. Also, to authorize the transfer of some funds to the institution providing the loan. Tom Atkins seconded the motion. The motion passed 8-0.

The proceeds from the loan will be used to pay off the construction loan.

Insurance:

Tom Tucek discussed the insurance bids that have been received.

Tom Tucek made the motion to approve up to the budgeted amount to pay for our insurance this year. Barbara Von Arb seconded the motion. The motion passed 8-0.

ADJOURNMENT:

Roland Thibault made the motion for adjournment. Tom Tucek seconded the motion. The motion passed 8-0

Meeting adjourned at 7:13PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MAY 11, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on May 11, 2004, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Erma Mallett, David Mac Queen, Barbara Von Arb, Tony Jose, and Tom Atkins. Bob Orr was absent. Rachelle Vandiver also attended.

MINUTES FROM APRIL:

There were minor corrections such as words needing to be capitalized.

Roland Thibault moved to approve the April minutes as corrected. Tom Tucek seconded. The motion passed.

TREASURER'S FINANCIAL REPORT:

As of April 30, 2004:

Checking:	\$	967.11
MM General Fund:	\$	229,705.66
Siltation Acct.	\$	24,919.22
Boat/Lake Acct.	\$	102,100.56
MoDot Settlement	\$	83,841.03

Income during April

Dues:	\$	61,787.20
Other Income:	\$	9,275.15

(Includes: Boat Stickers, Boat Slips, Interest,
Clubhouse Rental, Shoreline Ads, Mowing,
and Misc. Income.)

Brian asked that the financial statement be filed for audit

BOARD ANNOUNCEMENTS:

Insurance Update:

Tom Tucek gave an update on the Insurance and announced that we had two Insurance

Companies that gave us bids, which were Twin Lakes Insurance and Insurance & Benefits Group. The insurance was due on May 6th and it was decided to go with Bob Smith, Insurance & Benefits Group as the bid was lower.

Maintenance Building Update:

Tom Tucek gave an update as to the financing of the loan. The loan is with the Bank of Lee's Summit with a 5% rate for 3 years. There are no fees, but a balloon at the end of 3 years. Tom had worked with Union Bank and was promised a lower fee, but then they backed out.

Cheddington Update:

Rachelle stated that the project was primarily finished and that they will water sod.

Pool Restrooms:

Jim Metzger stated that the new flooring is down. The back panels are up and will be putting the partitions up soon. There has been an attic fan put in the pump room. Jim has a neighbor who is an electrician and will wire up the fan. He is happy to announce that the budget he had proposed is being met.

Brian Whitley discussed the consent agenda and the cover letter that is to be filled out for items to be put on the agenda. He encouraged all to use the new form and furnish all documentation for such things as fines and appeals so that it will help the Board to make decisions. It was commented that Brian is doing a good job.

OLD BUSINESS:

Legal:

Joe Willerth gave an update on the MoDot settlement. He discussed the entrance agreement.

Lawsuit: Smith against City of Lee's Summit

Joe stated that Raintree Lake Property Owners Association had been named in the suit.

SE Regional Lakes Group:

Shirley Thomas reported that there is a person from Winnebago who is interested in working with Alan VanDeusen, Siltation Chairman. The three groups are interested in having one piece of equipment that would produce more data on a larger piece of paper. They are trying to have a consortium of the three lakes, Raintree, Winnebago and Lakewood. The question is, is this where we want to go?

Greg from Lakewood would do the accounting package. Lakewood, Winnebago and Raintree would split the \$10,000 cost. They are also looking for places to store the equipment. Ron Greathouse feels that Winnebago has a lot of expertise with the siltation

problems. Shirley wants support for this project. It was approved up to \$3,500 of the Siltation budgeted funds, to be used for the Southeast Regional Lake Group.

NEW BUSINESS;

Aquaticare Concession Stand vs Reisdorph vending :

Kathy Beaven with Aquaticare Pool Management discussed the experience that she had with concession stands and that all the pool guards that she interviewed that had worked at the pool last year, had some problems with the vending machines.

James Reisdorph of New Way Vending stated that things would be the same as last year.

Tom Tucek made the motion to approve Reisdorph vending as the company to maintain the concessions this summer at the Raintree Lake pool. It was seconded by Tony Jose. Those that voted for the motion were Tom Tucek, Barb Von Arb, Tony Jose, and David Mac Queen. Those voting against were Tom Atkins, Roland Thibault and Erma Mallett. Motion passed

Tent Placement Approval – Bonnie Chaney:

The Board delegated the authority, of making sure that it was placed where it did not hit the sprinkler system, to be taken care of by the General Manager, Rachelle.

A-1 Alarm Company – Extension of Office Contract for 14 months \$658.00 or buy out of the existing barn contract of \$1,026.00.

This was postponed.

Boat Lift Approvals:

It was requested by the Lake Committee that there be a change in the boat slip lease to change the wording in the addendum to read, instead of approval by the RLPOA Board of Directors, to read approved by the RLPOA Lake Committee.

Tom Tucek made the motion to change the wording. Roland Thibault seconded the motion. The vote was 7-0. The motion carried.

Satellite Installation Guidelines:

Tom Tucek stated that in our satellite guidelines, we should remove the 6th line which stated , “Masts higher than 12’ above the roof line are prohibited”. The discussion was that it should be 12 inches instead of 12 feet.

Erma Mallett made the motion to remove the 6th line of the satellite guidelines. Tom Atkins seconded. The motion failed.

Joe had written up a paragraph to be put in the guidelines and it was submitted.

Tony Jose made the motion to put the paragraph in the ARB guidelines. Barb Von Arb seconded the motion. Tony Jose withdrew his motion.

David Mac Queen made the motion that satellite dishes can not be above the roof line. Tony Jose seconded the motion. The vote was 7-0. The motion carried.

Parking Lot Lighting:

Security Cameras:

City Vehicles:

All were mentioned but decided to discuss at the Work Session.

OPEN FORUM:

Richard Richardson of the Lake Committee explained the Law Loan Program that Yamaha sponsors. We had received our PWC from Shrouts for the past years. Last year it cost \$3,200.00 to repair the wrecked PWC. The program that he is working with this year doesn't cost us anything except insurance and at the end of the season we have an opportunity for a buy – out.

Shirley Thomas asked about the 2 houses on the Duck Pond that were being built with no ARB approval. She was told that they are being fined \$200.00 apiece.

Glenda Motley was asking about the Board's position with the new Winward Glen townhouse development, that is being considered by the city, at the corner of Raintree Drive and Raintree Parkway. The Board doesn't wish to take a stand at this time on this development and the city is the one to contact to express her disapproval.

Richard Richardson on Bowsprit was asking about the control of the algae in Bowsprit Cove. Rachelle explained that fertilizer makes algae grow and during the mowing season the maintenance doesn't have time to work at controlling the algae. San LaPoint recommended calling the Department of Conservation to find out what they suggest.

Work Session: It was decided to have the Work Session on May 24th at 7:00PM.

San LaPoint of the Lake Committee asked what the Board was going to do about boat lifts, pontoons and sailboats on lifts.

APPROVAL OF BILLS:

Roland Thibault made the motion to approve the bills. Barb Von Arb seconded the motion. The vote was 7-0. The motion carried.

ADJOURNMENT:

Tom Atkins made the motion to adjourn. Tom Tucek seconded the motion. The vote was 7-0. The motion carried.

Meeting adjourned at 10:15.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MAY 24, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on May 24, 2004 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Atkins, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, and Bob Orr. Rachelle Vandiver also attended.

DISCUSSION:

Employment Policies:

There is a need for performance evaluations. We need to approve the employee policy procedures and the raises should not be more than the CPI each year. There should be a yearly review. A raise could be recommended by the General Manager, Rachelle. The questions that arose are: When are seasonal employees evaluated? Who are permanent "part time"? If an employee misses 3 consecutive days without notification, it should be considered an abandonment of job. Bob Orr asked about job descriptions and felt that the CPI was a reasonable raise with an employee having a reasonable job performance. There should be a standard accounting each year.

All employees should have job evaluations each year. Mowers are considered skilled labor and could be given up to 10% increase with CPI.

Base rates need to be established for office help, weed eaters, and mowers.

Rachelle is working on the job descriptions with some adjustments and information from other associations that are being forwarded to her.

Goals:

There was discussion as to the different activities of Board members with the committees. Barb Von Arb volunteered to go to the Appeals Committee meeting on June 1, 2004 and sit in and then maybe could give us some ideas as to how the Board could give them some guidelines to make the committee more effective.

We should request the committees to contact Rachelle with their reports.

6 Lots:

There was some discussion as to how the 6 lots on Raintree Parkway could be utilized to the best of the community. We requested that Rachelle contact the city and see how they are platted. Can they be rezoned to special use? Procedure for special use permit?

Fishing Restrictions:

It was discussed that there should be signs near the boat ramps and along the shorelines concerning the survey of the lake as to fish population and the lengths on fish to be kept. San LaPoint stated that the conservation rules should be put in the directory and also the Shorelines.

Financial Reports:

Tom Tucek asked the Board what financial reports they felt was necessary in the Board packets to keep them properly informed as to our financial status. Let Rachelle know what reports that the Board members need.

Water from the Lake:

Richard Richardson brought up the watering from the lake and there are two points to consider.

1. The discharge pipes such as French drains: It was decided in 2003 that it would be all right

UNAPPROVED

to discharge water to the lake with the proper approval from the ARB.

- 2 Pumping water from the lake to water personal yards: It was decided that Board members, Roland Thibault, Tom Atkins and Tony Jose would work on this and bring back a recommendation to the Board.

Adjournment:

It was adjourned when the sirens went off and it was storming out side. About 9:30 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
June 8, 2004
BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on June 8, 2004, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Erma Mallett, David Mac Queen, Barbara Von Arb, Tony Jose, Tom Atkins, and Bob Orr. Rachelle Vandiver was present.

CONSENT AGENDA:

APPROVAL OF MAY MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF \$1300.00 FOR WIZARDS TRAINING CAMP

APPROVAL OF FINANCE COMMITTEE – RON GREATHOUSE CHAIRMAN

Erma Mallett made the motion that the consent agenda be approved. Tom Tucek seconded the motion. The motion was approved 8-0.

TREASURER'S FINANCIAL REPORT:

As of May 31, 2004:

Checking:	\$	1,058.66
MM General Fund	\$	52,011.87
Siltation Account:	\$	24,925.16
Boat/Lake Account:	\$	99,096.08
MoDot Settlement:	\$	83,927.79
Bank of Lee's Summit-MM	\$	99,021.36
Bank of Lee's Summit-Check	\$	718.90
Valley View-MM	\$	1,000.00

Income during May

Dues:	\$	38,830.90
Other Income:	\$	11,232.02

(Includes: Boat Stickers, Boat Slips, Interest, Clubhouse Rental, Shoreline Ads, Mowing and Misc. Income.)

Brian asked that the financial statement be filed for audit.

COMMITTEE BUDGETED REQUESTS:

The Activities Committee requested approval for the \$ 750.00 that was in the budget for the Teen Swim.

Tom Tucek made the motion to approve the \$ 750.00 budgeted for the Teen Swim. Roland Thibault seconded the motion. The motion was approved 8-0.

BOARD ANNOUNCEMENTS:

A. Change in Operation: Board/Committees/Office.

The flow has changed to Committees report to General Manager and the General Manager then reports to the Board of Directors.

OLD BUSINESS:

Legal:

Joe Willerth gave an update on the collection of overdue dues which had been filed in court. Thomas Notestine account was paid in full. The Eagers/Porterfield account received a continuance until July 7, 2004. Eddie Beatty does not answer the door or telephone and Joe would like to have direction and more information.

MoDot:

Joe stated that he and John Smith attended a meeting with the City on Wednesday, June 2, 2004 concerning the progress with the front islands. The City wants the license agreement to be signed. There was the question as to why we would need to buy the property on the east side of the Duck Pond? There was also a question as to why the price was so much higher to finish the islands and Ron Greathouse reported that there were two more lanes with curbs and the islands.

Brian Whitley would like more information from John Cave, the attorney for MoDot.

NEW BUSINESS:

A. ABR Enterprise presentation (Bob Childs) New roof tile

Bob Childs gave a presentation as to this new roof tile , same weight as Timberline, class 4 fire rating, which is best. It is recyclable PVC. It is same price as tile. It has a 50 year transferable warranty. It is available in wood like colors. There are no homes in the Kansas City area at this time that have used this product. Roland Thibault asked for a listing of homes and addresses where this product has been installed. Tony Jose asked for color samples. The ARB has not recommended this to be approved at this time.

B. A-1 Alarm Company – Extension of Office contract for 13 months or buy out the existing barn contract. (37 mos X 27.00 =999.00).

Tony Jose discussed the extension of the office contract. The barn contract is paid through June 30, 2004. It was suggested that Rachelle talk with Joe and get a legal opinion.

C. Sump pump pipe drains across common ground.:

The fines for the sump pump drainage lines across common ground have been suspended at this time.

Barb Von Arb made the motion that water pipes crossing Common Ground must be approved by the RLPOA Board of Directors or the Board may delegate the responsibility to a committee. The RLPOA would not be responsible for damage to pipes put in by residents on common ground. Erma Mallett seconded the motion.

Amendment reads: Drain pipes in addition to water pipes.

David MacQueen made the motion to approve the amendment. Roland Thibault seconded the motion. The motion was approved 7 to 1.

The motion of the original motion was approved 6 to 2.

D. Owens Corning Roofing Material (Discontinued) Shadow Ridge “Shale” Color. Need present current color selection. No one showed for presentation.

E. Appeal Fines – Sheri Moore/Kelly Sasscer:

RECESS:

Tony Jose made the motion for a 7 minute recess, Bob Orr seconded the motion. The motion was approved.

Discussion of the appeals fines;

Erma Mallett made the motion to sustain the \$200.00 fine on lot #427. Tom Tucek seconded the motion. The motion was approved 7-1.

The second motion was on the dog run that had been disapproved by the ARB. *Erma Mallett made the motion to sustain the fine for the dog run on lot #427. Bob Orr seconded the motion. The vote was 4 to 5. The motion was denied.*

The third motion was to approve the installation of a gray plastic outbuilding for pool equipment. *Tom Tucek made the motion to approve the outbuilding for pool equipment. Tom Atkins seconded the motion. The motion failed.*

F. Pontoon boats on boat lifts;

Tom Atkins made the motion to add to the “Raintree Lake boat slip policy” section H: #7 Pontoon boats shall not be allowed on boat lifts. Roland Thibault seconded the motion. *The motion failed.*

G. Bonus Salary increase guidelines;

Tom Tucek moved to approve the Bonus/salary increase guidelines. Bob Orr seconded. The motion passed 7-1.

OPEN FORUM:

Rita Madison, 3949 SW Hidden Cove Court, has 3 comments or questions. #1) When is MoDot going to do something with the right-of-way on the outer road of M-291 and how do we go about getting the right-of-way? #2) Why can't the Open Forum be on the agenda first so that the residents don't have to sit through all of the meeting? #3) As she is the President of the Garden Club and they have planted flowers in the flower bed at the Duck Pond, how does the Association plan to get them watered? Rachelle explained that the maintenance staff would get them on a watering schedule.

Barb Von Arb called for the end of Open Forum.

ADJOURNMENT:

Barb Von Arb made the motion for the meeting to be adjourned. Erma Mallett seconded the motion. The motion was approved. Adjournment was at 9:45PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 24, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on June 24, 2004, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, and Bob Orr. Tom Atkins was not present. Rachelle Vandiver also attended.

DISCUSSION:

Winward Glen Townhomes:

The discussion began with the Board's position on the change of zoning that was to be presented to the City Council meeting on July 22, 2004. The discussion had been that the Board should take a neutral position as there was a problem with the Board taking a stand with the Fountains and then it was necessary for the Board to rescind the position. The discussion was that we should check with the UDO of the city as to what they feel should go on the property at the corner of Raintree Drive and Raintree Parkway. There were several options as to how the Board could take a stand: 1. Strongly oppose RP-3 2. Support, single family, RP-1 3. Support commercial, CP -2. 4. Remain neutral.

A time for a Special Meeting was set up for Monday, June 28, 2004 to adopt a position that the Board would present before the City Council, of supporting RP-1, which seems to concur with the City Planning Commission.

Seascapes and Monumentations:

The discussion was that at this time we need to have further information where we will be putting monumentation and prices. There had been some Board members invited to a meeting with the Developer and it is felt that the Developer should present such projects at the Work Session. The Developer also presented suggestions about putting more boat slips on the lake.

Financial Reports:

The discussion was as to what financial reports are necessary to be in Board packets. Each Board member should contact Rachelle and express what they think is necessary for them to be aware of financially to do the job they should for the Association in making proper financial decisions.

Goose Roundup:

There was a goose roundup on June 14, 2004 in which there were 118 birds removed and on June 21, 2004 there were 145 birds removed, which made a total of 263 birds removed this year. The cost of this service is one \$750.00 set up fee and \$15.00 per bird for processing. The muskrat trapping is not being done very well by the present company. We paid for last years muskrats in February this year. We have no contract with the company and we should create one. There was \$7,500.00 budgeted for muskrats and geese removal. We need to do more egg addling.

Security Camera System Guidelines:

Rachelle gave us approximate prices for 4 surveillance cameras and monitors which would make it possible to monitor what is going on in the parking lot, boats, pool and the swim dock west of the clubhouse. One bid was \$2,117.00 and the other was with Safeguard for approximately \$4,000.00. They would be in color and provide ID for us. Both companies would work with them 30 days to make sure that they would be working properly.

This was brought up because the jet ski was taken out of the slip and released. We had a jet ski wrecked last year. At times there is questionable activity at the swim dock and also in the parking lot. The question was asked, Is it worth pursuing? Most felt that we should support Rachelle and could spend up to \$5,000.00 for this project.

Parking lot lights:

It was felt that we needed two more lights in the parking lot. One near the trash container and one nearer the pool where there is a dark area kids are congregating at. We can get the lights from Aquila for \$30.00 per month for each.

Concerns: Check with the neighbors in the area to hear their feelings for more light in these places.

Cheddington Update:

Rachelle reported that there are no silt fences and there is debris in the dry basin of Cheddington. Shirley Thomas said that if we sent any letters to the city, they should be copied to Bart Reese, Mark Dunning, Dana Mezger and Mayor Karen Messereli.

The engineering studies didn't plan for all the trash coming out of Cheddington. Bob Orr has a meeting with the city for another project and will set up a meeting for this project. He would like to get a storm water hydrologist he knows, who is in the top 5 in the Kansas City area, involved.

Swim Dock Placement:

Rachelle has had complaints from residents about the placement of the swim dock on Ward Road Lake. There were questions to the Lake Committee about the depth of water off the swim dock. Some think that it presents a hazard at the present placement. If it was moved the width of the dock to the south, this should take care of it.

Pool Heater:

The Missouri Inspector was out today, the 24th of June, 2004. There is need for more ventilation and oxygen getting through the area. It has cost \$38.00 to put louvers in the doors. The feeling is that if the wall is knocked out, which went in to the room where we previously had chemicals, which we do not need now, it would provide more ventilation. Our maintenance staff will take care of this at no additional cost. The Inspector stated that we are within guidelines, as we were, but it is more our environmental surroundings causing the effect.

Work Session:

There was discussion about having the July work session on the 5th Thursday evening of July.

Adjournment:

Roland Thibault made the motion for the meeting to be adjourned. Tom Tucek seconded the motion. The motion was approved.

Time: 9:50PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

June 28, 2004

8:00 PM

SPECIAL BOARD MEETING

DETERMINE THE QUORUM AND CALL THE MEETING TO ORDER:

A Special Meeting of the Raintree Lake Property Owners Association Board of Directors was held on June 28, 2004 at 8:00 PM. Brian Whitley, Roland Thibault, Erma Mallett, Tom Tucek, Barb Von Arb, Bob Orr, Tony Jose, Tom Atkins, and David Mac Queen were present. Rachelle Vandiver did not attend. There were around 50 residents and Ira Roberts, the Developer, in attendance.

Winward Glen:

Brian Whitley opened the meeting with the reason for this meeting was for the Board to make a motion as to their position with the Winward Glen Townhouse development. He stated that he had appeared at the Planning and Zoning meeting on June 22, 2004 and stated our concerns. At that meeting, the rezoning of the property at the corner of Raintree Drive and Raintree Parkway was denied, 4-0 (one abstained). It was announced that the application would go to the City Council meeting July 22, 2004.

The Board is trying to be responsive to the residents. There were 3 meetings with Mr. Richard Dye, the developer of the townhomes, at which times there was only one interested resident at the May meeting and 7 at the December meeting.

Discussion:

Ed Lintner, who lives directly across from this project on the northeast corner of Sapelo and Raintree Drive, has concerns as to the density, traffic, and use of the amenities.

Paul Brookmeyer, stated that he was against the project.

Glenda Motley, thought it was unfair because there were not enough people attending.

Shirley Thomas, voiced that there were concerns beyond this room.

Dick and Jane Irwin, representing Cobblestone said that they opposed the project.

35 people signed a petition opposing the project.

Ken Sharpe, who lives on the northwest corner of Raintree Drive and Sapelo, called this an apartment complex.

Ira Roberts, the Developer, stated that there could be 40 single family homes on that piece of property. He also read a letter he had composed for the Board.

Tom Tucek made a motion that the Board support RP-1. Bob Orr seconded the motion. Tom Tucek asked to rescind the motion.

Tom Tucek moved to support the Planning and Zoning Commission in their recommendation for single family dwellings. Bob Orr seconded the motion. The motion carried.

Brian stated that he would be out of town at the time of the July 22, 2004 City Council meeting. A motion was made and seconded to adjourn the meeting. The motion carried.

Adjournment at 8:55 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 13, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on July 13, 2004, 7:00PM. Members in attendance were, Roland Thibault, Tom Tucek, Erma Mallett, , Barbara Von Arb, Tony Jose, Bob Orr, and Tom Atkins. Brian Whitley and David Mac Queen were absent. Rachelle Vandiver also attended. Roland Thibault, Vice President determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF JUNE MINUTES
APPROVAL OF PAYMENT OF BILLS
APPROVAL OF \$1700 FOR TRACTOR REPAIR
APPROVAL OF \$5,000 FOR SECURITY EQUIPMENT
APPROVAL OF CHANGE TO TRASH GUIDELINES

It was requested that the security equipment item be removed from the consent agenda. Barb Von Arb made the motion to remove the security equipment item from the consent agenda and put it on the work session agenda. Tom Tucek seconded the motion. The motion was approved by Tom Tucek, Erma Mallett, Barb Von Arb, Tony Jose, Bob Orr, and Tom Atkins.

Tom Tucek made the motion to take the change to trash guidelines to be taken off the consent agenda to be discussed later. Barb Von Arb seconded the motion. The motion was approved by Erma Mallett, Tom Tucek, Barb Von Arb, Tony Jose, Bob Orr, and Tom Atkins.

Erma made a motion to approve the consent agenda which includes approval of June minutes, payment of bills and for the \$1700 for tractor repair. Barb Von Arb seconded the motion. Tom Tucek asked about the not recording of each Board member being listed on the approval of the motion or the disapproval. Erma Mallett answered that she knew of it being asked in the past but had just stated that the motion carried or was denied. It will be stated in the minutes from now on. Those approving the motion were Erma Mallett, Barb Von Arb, Tony Jose, Tom Tucek, Bob Orr, and Tom Atkins. The motion carried.

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TREASURER'S FINANCIAL REPORT:

As of June 30, 2004:

Checking:	\$	58.66
MM General Fund:	\$	52,064.73
Siltation Account:	\$	24,931.30
Boat/Lake Account:	\$	110,429.84
MoDot Settlement:	\$	82,782.66
Bank of Lee's Summit – MM	\$	106,516.43
Bank of Lee's Summit – Check	\$	1,849.74
Valley View Bank	\$	995.08

Income during June

Dues	\$	58,894.89
Other Income	\$	22,739.66

This includes: Boat stickers, Boat Slips,
Interest, Clubhouse Rental, Shoreline Ads,
Mowing, Pool Passes and Misc. Income.

Roland asked that the financial report be filed for audit.

BOARD ANNOUNCEMENTS:

The City Council Meeting to discuss Winward Glen has been postponed until August 12, 2004.

There will be at the City Meeting on July 22, 2004 the discussion of the annexation of the property of which the Kensington Development is proposing to build.

Brian Whitley is out of town on business.

OLD BUSINESS:

Legal:

Joe Willerth gave an update of the MoDot. The islands will go to the City and then we are asking the City for a license agreement

San LaPoint asked about any changes to the landscaping as there is a steep berm, 3 feet high. He discussed the problems that snow plows would have, the melting and refreezing. The berm was put in there by the MoDot to help with the drainage to the south.

Tom Tucek asked about the lawsuit with MoDot and Ms DeLany with the Duck Pond. We are not involved in any lawsuit as we only own less than 20% of the Duck Pond.

The current insurance carrier has told us that we need to carry Workman's Comp. insurance for our Officers of the Board. Rachelle Vandiver stated that it will be \$900.00 per year from Traveler's Insurance. She will get back with Joe about it.

Joe Willerth reported that 2 of the residents had taken care of their delinquency, but one has not been able to be served in Cass County.

Security System on the barn. There is no ground for termination of that contract.

Joe reported that he has heard nothing of the Smith Lawsuit against the City on our Special Permit on our maintenance building.

NEW BUSINESS:

Steve & Patti Nutt – Appeal

They stated that they bought their home in May, 2004. They were given a Directory and did the necessary things to put their boat on the Lake. They moved their boat up and put it in the boat slip without the stickers. They have a boat slip that came with the house they purchased. Bob Orr stated that he felt this was an infortunate technicality. As with a car, you are not to put it on the road without proper licensing and it is the same with putting on the proper stickers on the boat to put it on the lake.

Tom Tucek explained that we are an active association and have strict covenants and by-laws.

Tom Tucek made the motion to modify the citation, to delete the fine and change it to a 1st written warning violation. Barb Von Arb seconded the motion.

Discussion was that the reason for changing the citation was that if there was another citation this year it would revert back the original citation. Bob Orr questioned the reason for omitting the fine.

The motion was approved by Barb Von Arb, Tom Tucek, Tom Atkins, and Erma Mallett. Those opposed were Tony Jose and Bob Orr.

John Frevert: - Appeal

The appeal was for doing an ARB improvement to his house and being fined \$200.00 for not having ARB approval.

RECESS – 10 MINUTES – EXECUTIVE MEETING:

Roland called for a vote for a 10 minute recess. Those who approved were Barb Von Arb, Tom Atkins, Tony Jose, Erma Mallett and Bob Orr.

The motion was made by Tony Jose to send this appeal back to the Appeals Committee.

The motion was seconded by Barb Von Arb. Those that approved this motion were Barb Von Arb, Tom Atkins, Tony Jose, and Erma Mallett. Those opposed were Bob Orr and Tom Tucek. The motion carried.

Dawn Michaels & William Roy – Appeal

The appeal was for receiving a citation and fine for speeding on the lake after sunset. It was for a 4th level violation.

Tom Tucek made the motion to sustain the fine and the 90 day suspension. There was no

second. The motion died.

Erma Mallett made the motion to modify the citation for speeding after dark, keeping the \$100.00 fine but there would be no 90 day suspension and loss of stickers. Tom Atkins seconded the motion. Those that approved the motion were Erma Mallett, Barb Von Arb, Tony Jose, and Tom Atkins. Those that opposed the motion were Tom Tucek and Bob Orr.

Rex Hudgins – Request for 2004 boat stickers

Mrs. Hudgins was present and then withdrew her request until they have further legal advise.

TRASH GUIDELINES:

Change the current wording in the ARB guidelines:

Current wording : Trash and garbage containers shall not be permitted to remain conspicuous except on days of trash collection.

New wording:

Trash and garbage containers shall be permitted to be placed at curbing at dusk the previous night of collection. Storing of trash and garbage containers shall not be permitted to remain conspicuous.

Tom Tucek made the motion to table this and move it to the work session agenda. Tony Jose seconded the motion. Those voting to approve the motion were Barb Von Arb, Tom Tucek, Tom Atkins, Erma Mallett, Tony Jose, and Bob Orr. The motion carried.

OPEN FORUM:

San LaPoint from the Lake Committee asking for a digital clock to be mounted on the cupola of the clubhouse or on the dam. He will take it up with the Lake Committee.

Tony Jose asked some questions about the Lake rules and how we should conform ours to the State rules since there will be a change with the 16 years olds.

Tony Jose would like to have us review the letters that we are sending out and make sure they are consistent.

Shirley Thomas discussed the Leadership Training that is given by the Chamber of Commerce and feels that Rachelle should go to this next year. The \$750.00 fee was discussed. Barb Von Arb asked if there is monies in the budget for this.

Donna discussed the topic of vandalism done by Raintree Residents and feels that they need to be fined. She was told that she should contact the city police. We can only fine those who do vandalism on Common Ground. We can sue and prosecute juveniles. Parents can be found liable, if we have proof of the vandalism. The Homes Association does not have jurisdiction on private property.

David Ward of 1141 SW Crossing in Lee's Summit had some questions of the zoning in Raintree. He asked questions about the 2 lots on Raintree Drive for a marina and restaurant.

ADJOURNMENT:

Tom Tucek made the motion for adjournment. Bob Orr seconded the motion. Those in favor of adjournment were Bob Orr, Tony Jose, Tom Atkins, Erma Mallett, Barb Von Arb, and Tom Tucek.

Meeting adjourned at 9:25 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 29, 2004
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on July 29, 2004, 7:05PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, and Barbara Von Arb. Bob Orr was absent. Rachelle Vandiver also attended.

DISCUSSION:

RANDY STAFFORD LIFTS: There was no one here.

BEN SHARP SIGNAGE FOR THE VILLAS: Ben Sharp arrived late and gave his presentation of the wall that he plans to put in as soon as he receives the OK from the City.

BOAT SLIPS AND BOAT PARKING: Brian Delaney was not present.

The problem: 528 boat permits have been issued. There are 236 boat slips which leaves 270 people facing the burden.

Tom Tucek gave 2 options. We could put more docks on the lake without impacting the lake traffic approximately 60 or 70 slips.

We could buy the lots from Lou Air for \$70,000 to \$75,000 each these three lots would be around \$225,000.00. It would measure approximately 280 feet by 148 feet.

INSURANCE: Bob Smith our insurance agent was here to explain the need for Workmans Comp insurance for the Officers of the Homes Association. He did not ask for us to be carried but the Umbrella carrier informed us of this clause. The officers are the only ones covered. It is a requirement under Workers' Compensation Law to have the coverage. The premium is \$835.00. Tony Jose expressed disappointment in the price of the insurance being different than originally stated.

CONDEMNATION SUIT: Joe Willerth stated that in the condemnation suit by MoDot there was a deal made with Pyramid Development that there would be \$20,000.00 put in escrow. After 2 years the money would be returned to Pyramid. The written agreement has expired.

RESIDENT INFORMATION: Tom Atkins would like to see us get more information to the residents and then receive more feed back. He would also like to see us come up with a 10 year plan. He discussed working with an outside firm as he feels we might need assistance in working this up. He said we would probably need a special assessment to accomplish many of these things and that would need to be on the Annual Meeting Agenda. Machel Seiler who works for Lakewood stated that before Budget time, they send out a letter and ask the residents for a wish list, then the Operating Budget is set. Then all things are put on a grid so they are reprioritized each year. Tom Atkins is to get with Machel in regards to their master plan. Ron Greathouse asked Rachelle to get with the City about their master plan.

MODOT ISLANDS: Machel Seiler stated that it will cost anywhere from \$300 to \$500 for Plans on the islands. Joe Willerth would like to push for the permit on the license agreement with the City within the next 30 days. The city will also need to review the landscaping plans. Barb Von Arb and Tom Tucek stated that we

need to rely on the committees but we feel that there needs to be 3 bids. Ron Greathouse stated that they could be proposals, not necessarily the best bid. It was stated that we could spend up to \$400.00 for the proposals.

KENNSINGTON FARMS: Rachelle, Tony, and Shirley all went to the City meeting. Archer Engineering, the same firm that is doing Arborwalk, is doing the engineering for Pulte. The City would give further dialog about the annexation.

CHEDDINGTON: Archer Engineering has not given us any feedback. Is it the correct grade? Ed Rockwell will be working with the City to clean up their problems. There is a need to replace 3 feet of sod on the berm for Willis's lot, the one where Larry Keating lived. There needs to be \$276.90 or up to \$300.00 be placed on the consent agenda for the Board meeting.

SEWER RETENTION BASIN: Rachelle has been asked to contact Ron Williams with the City.

SECURITY CAMERAS: There will be a demonstration on the use of security cameras for the Board Meeting.

APPEALS COMMITTEE REVIEW: Barb Von Arb, board liason, Tony Jose, and David Mac Queen attended the last Appeals Committee meeting. We must try to retain volunteers for this committee. A lot of appeals are being postponed or going to the Board. There was discussion of redesigning our letters. There needs to be an article in the Shorelines that we need 3 to 5 volunteers for this committee. Tony Jose stated that we need our letters and forms to be consistent.

HIDDEN COVE DRAINAGE: We need to send letters to let the residents know that the Siltation Committee and the Board are working on it. Let them know they are being heard.

SEASCAPES: An e-mail was sent on controls for the algae blooms in the seascapes.

GLOBES FOR THE STREET LIGHTS: It will cost \$966.00 to replace the globes for the lights to be put in the front islands. Will shop around to see if we can get a lower price.

LEVEL GAUGE: Tom Atkins would like to have a level gauge on the lake to provide data of the lake level.

ADJOURNMENT: Barb Von Arb made the motion for adjournment. Roland Thibault seconded the motion. The motion carried. Adjournment at 9:50 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
AUGUST 10, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on August 10, 2004, 7:05PM. Members in attendance were, Roland Thibault, Tom Tucek, Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, Brian Whitley and David Mac Queen. Rachelle Vandiver also attended.

Brian Whitley determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF \$4,000.00 FOR SECURITY EQUIPMENT

APPROVAL OF CHANGE TO TRASH GUIDELINES

APPROVAL OF MO-DOT AGREEMENT

APPROVAL OF CITY LICENSE AGREEMENT

Tom Tucek made the motion that the \$4,000.00 for security equipment be removed from the consent agenda and also the trash guidelines item. Roland Thibault seconded the motion. Barb Von Arb made the motion for approval of the consent agenda as amended. Roland Thibault seconded the motion. Those in favor of the motion for the consent agenda were Barb Von Arb, Tom Tucek, Tom Atkins, Roland Thibault, Tony Jose, Erma Mallett, Bob Orr and David Mac Queen.

Tom Tucek made the motion to move the Security equipment and the Trash guidelines to Old Business. Brian Whitley explained the things left on the consent agenda. Tom Tucek explained the MoDot agreement is such that MoDot signs over the islands to the City and then the City gives us a license agreement. This allows us to put in the plantings and lights on the islands.

TREASURER'S FINANCIAL REPORT:

As of July 31, 2004:

Siltation Account.	\$	24,937.24
Boat/Lake Account	\$	95,992.21
MoDot Settlement	\$	82,782.66
Bank of Lee's Summit – MM	\$	134,590.43
Bank of Lee's Summit – Check	\$	1,183.47
Valley View Bank	\$	53,064.96

Income during July:

Dues	\$	62,805.59
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Other Income \$ 7,268.48

This includes: Boat stickers, Boat slips, Interest, Clubhouse rental, Shoreline ads, Pontoon rental, Pool passes, and Misc. income.

Brian Whitley asked that the financial report be filed for audit.

COMMITTEE BUDGETED REQUESTS:

Octoberfest budgeted \$2200.00.

Roland Thibault made the motion for the \$2200.00 budgeted to be approved for the committee to have Octoberfest. Barb Von Arb seconded the motion. Those in favor were: Tom Tucek, David Mac Queen, Tony Jose, Roland Thibault, Tom Atkins, Bob Orr, Barb VonArb and Erma Mallett. The motion passed.

Parking lot resurfacing budgeted \$4200.00 bid \$3200.00

Roland Thibault asked about the money budgeted for the parking lot. Tom Tucek made the motion for \$3200.00 to resurface parking lot with Midwest Asphalt. Barb Von Arb seconded the motion. Those in favor were David Mac Queen, Barb Von Arb, Tony Jose, Roland Thibault, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.

BOARD ANNOUNCEMENTS:

Pool Usage Stats:

Pool stats show that there are about 45% of the lots using the pool for this season, this is approximately over 683 lots. Only 30% were scanned leaving the pool. It seems there are some training concerns with swiping Resident ID cards.

WinWard Glen:

The August 12, 2004 City Council meeting will be hearing this matter. Our chair will read the letter that was sent to the City Council. The Board strongly recommends that residents attend the meeting.

Kensington Farms:

This Development is at the corner of County Line Road and Ward Road. There will be 890 lots, in the range of 45'-85'. This will be discussed at the September 14, 2004 meeting. There is information available on the RLPOA Web site.

Drainage Concerns: (Hidden Cove and Royale Court)

This will be discussed at the August 24th Work Session. The discussion is an attempt to come up with a cost effective way to solve these problems. All the neighbors that are nearest to the problems are encouraged to be in attendance. Jerry Choate presented the problems. He stated weeds are tall and there is standing water which breeds mosquitoes.

OLD BUSINESS;

Security Equipment - \$4,000.00

Tom Tucek feels that we should see the demonstration before we vote on the amount of money to be spent for this equipment.

There are also some need to change some wording in the Trash guidelines.

Tom Atkins made a motion to approve \$4,000.00 for security and authorize Rachelle Vandiver, our General Manager to purchase the equipment after a satisfactory demonstration. David Mac Queen seconded the motion. Those in favor were Tom Atkins, Bob Orr, Barb Von Arb, Tony Jose, David Mac Queen, and Erma Mallett. Those opposed were Roland Thibault and Tom Tucek. The motion carried.

Lake Water Quality,

Brian Whitley gave a good report on the amount of organisms in the water that are too high. The state sets standards and we have Blue Valley Lab test for us. We have had a high count of bacteria in the water. People with low immune systems are more at risk and should be cautious. We have posted signs and the red pendant flags to alert people of the danger.

The testing is done by the Lake Patrol weekly. It takes 48 hours to hear back from the lab.

OPEN FORUM:

Charlie Sandman, 4074 SW Lido, requested to be on the ARB. He has lived in this development since 1980 and thinks that he can be of assistance to the ARB. He has been on the Board of Directors in the past. Tony Jose requested to have a 5 minute recess for the Board to meet with Charlie Sandman.

Tom Tucek made the motion for the approval of appointing Charlie Sandman to the ARB. Bob Orr seconded the motion. Those in favor were Tom Atkins, Tom Tucek, Bob Orr, Roland Thibault, Barb Von Arb, and Tony Jose. Those opposed were David Mac Queen and Erma Mallett. The motion carried.

A new resident encouraged that there be a large turnout for the City Council meeting in regards to Winward Glen.

Shirley Thomas asked if we were going to have a Las Vegas night. The answer was that we have no one to organize the event.

Barb Von Arb made the motion to take a recess at 8:30 for the Board to see the demonstration of the security cameras. Roland seconded the motion. Those in favor were Tom Tucek, Tom Atkins, David MacQueen, Barb Von Arb, Tony Jose, Bob Orr, Roland Thibault and Erma Mallett. The motion carried.

The Board returned to open meeting at 9:15PM.

Security Cameras:

There was much discussion as to where we should go in the future after the demonstration. What we are trying to achieve is to deter the vandalism on the deck, boats and vending machines. We need to give Rachelle the directive and then look for her to achieve the end result. The company will help Rachelle in placing the cameras to make the system work best for the Association. We are not looking for prosecution but prevention of these problems. The question was asked about putting up some dummy cameras, but was answered that it would be a liability issue and we could be sued in the event of a serious occurrence. It was decided to go with 4 cameras at this time.

Tom Tucek made the motion to adjourn to an Executive Session. Roland Thibault seconded the motion. All approved the motion.

Barb Von Arb made the motion for the meeting to adjourn, Roland Thibault seconded. The motion was approved.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
AUGUST 24, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on August 24, 2004, at 7:05PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, Tom Atkins and Bob Orr. Rachelle Vandiver also attended
Brian Whitley called the meeting to order.

DISCUSSION:

Tony Jose gave a report on the Hidden Cove drainage problem. Nolan Plymell, with our maintenance has talked with a woman at the City about a metal pipe that is exposed on the Windemere end of this ditch. She was to discuss this with the sanitation department to decide if it was a sewer pipe and why it is exposed. They were to get back with our office within 2 or 3 days.

Then there was discussion as to the Pendant, Royale and Marline drainage situation. This is a real water channel and the water rushes off the intersection and goes between the sidewalks. There are cable boxes, electrical boxes and some exposed electrical power lines.

There were a number of neighbors in attendance and also siltation committee members. Those in attendance: Alan VanDeusen, Ed and Rita Madison, Jerry and Mildred Choate, Lloyd and Shirley Schnell, Errol and Vesta Warren, Cheryl Reid, Danny and Barbara King, Phyllis Mize, Howard Windhausen, Darrell Bennett, Ron Greathouse, Gene and Shirley Thomas, and Charlie Mallett.

Lloyd Schnell presented the contents of a letter that Loretta Roberts sent to the Board in 1985, addressing the situation. There was very little done. Where the Windemere subdivision and Raintree meet there has been some concrete put down. Mr. Schnell discussed that the bulldozer that Raintree used over a year ago had torn up the cement and slurry seal that had been put down in this drainage ditch.

Bob Orr suggested, without seeing the ditch that rip rap should be at least 10 to 15 feet from Windemere and widen the channel to slow the rush of the water. If the slope were a 2% grade it would slow the speed of the water. Ron Greathouse stated that the committee worked with very little funds last year to get this to drain. The path is 10 feet wide at most. Alan VanDeusen stated that most of the problem is ponding water. He suggested that it all be graded to about 10 feet wide and rip rap it so that the water will keep draining. He felt that core size rip rap would help.

Lloyd Schnell stated that all the drainage is coming off of Windemere. Shirley Thomas stated that this a natural drained area. Much of what we need to do is keeping it clean..

SOLUTION:

Get an engineer and determine the costs. Tom Tucek stated that we should get in touch with the City and find out just what the pipe is that is exposed. Shirley Thomas suggested that we get a Stormwater Hydrologist.

Tom Tucek asked if this has been an on going problem and Bob Orr suggested that winter would be a good time to work on this project.

On Pendant, Royale, and Marline water problem, Tom Atkins asked if we could put a seascape there, but the discussion was that there were many wires and pipes in this area.

Bob Orr will get with Rachelle to help with firms to give us a good idea as to what we can do in this area.

The meeting was adjourned at 8:15 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
AUGUST 26, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on August 26, 2004, at 7:05PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Tom Atkins, and Bob Orr. Barbara Von Arb was absent. Rachelle Vandiver also attended. Brian Whitley called the meeting to order.

DISCUSSION:

1. RANDY STAFFORD LIFTS: (Lake Committee) - no one was present. This is the second time this has been on the agenda.
2. LAND FOR SALE: (Brian) - no discussion
3. KENSINGTON FARMS – PULTE HOMES - Brian has drafted a letter for the Board to review to decide if that is what we want to send to the City Council. We need to formulate our position before the September 14, 2004 meeting, such as density and larger lots. Tom Tucek stated that we must disapprove any sanitary water basin. Make the statement to the effect of no OPEN sewer basin.
4. VISION QUEST: (Tom Atkins) - Tom would like to come up with a Master Plan for Raintree and to get residents to comment on their concerns. Then he wants the Board to interpret what the residents want. The Board must agree on a final draft. He wants to be able to have it published in the October Shoreline. Brian Whitley wants to let the residents know what we are concerned about and would like to know how to plan in the future. Ron Greathouse stated that they could call a Siltation Committee meeting and invite Tom Atkins to brainstorm with them as to what needs to be done in the different areas. Shirley Thomas stated that the most response we would probably get would be around 20%, because there are never more than 200 to 300 that attend the Annual Meeting.
5. CHEDDINGTON: (Rachelle) - Archer Engineering has stated to Rachelle that the elevation of the Cheddington drainage is wrong. They plan to get with Dennis Johnson Construction and get this straightened out.
6. SEASCAPES/DUCK POND MAINTENANCE: (Rachelle) - Rachelle stated that we need a maintenance program to keep the seascapes and water areas looking good. The question is as to whether we are to weed eat or not around the shoreline. She could contact Bob Maddox of the Conservation Department for an article about the use of fountains. It was suggested that this would be a good winter project to get plans from the conservation department, get a standard. Then set up long term and short term projects. Shirley Thomas said that she would get information on the fountains.
PIPE AT HIDDEN COVE: It is a sewer pipe. There is a call into Aquila for them to check on the exposed wires at Marline and Pendant.
8. SPEEDING AFTER SUNSET: (Tom Atkins) - Do we want speeding after sunset? There has been a transition this year of the Lake Patrol from the Lake Committee to the Rachelle, the General Manager. There should be discretion used but the lake patrol should have a better handle on what is dusk and what is dark. David Mac Queen asked why we can't give a warning instead of slapping them with a citation and fine. Roland Thibault stated that the lake rules are gone over and over during all the safety meetings. Rachelle stated that the lake patrol could see what was dangerous and we have the violations stated. Brian Whitley stated that many times there was a display of lack of respect for the lake patrol.
9. APPEALS COMMITTEE: There are concerns with our appeals committee.
10. POOL MANAGEMENT: Brenda Miller and David MacQueen have been working on

some new ideas for the pool management. They feel that we need adult management. It could reduce the cost by \$13,000.00 to cut back on 2 lifeguards. They felt that there has been passive support by the Board for a concession stand. Erma Mallett recommended that we go back to the Pool Management Company and tell them our concerns. Brenda Miller feels that we should make money with the concession money. Roland Thibault stated that we have an onsite manager. We asked Brenda Miller to give Rachelle her viable concerns. Tom Tucek asked Rachelle to set up a meeting with Kathy Beaven of Aquaticare and see what can be worked out.

11. BUDGET: Tom Tucek will be working on the budget. He will be working with the Financial Committee and then will be needing to get the input from the committees. The CPI from July 2004 to July 2005 will be around 3%.

Tony Jose made the motion to adjourn to executive session. Tom Atkins seconded the motion. All were in favor.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 14, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on September 14, 2004, at 7:15PM. Members in attendance were, Roland Thibault, Tom Tucek, Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, Brian Whitley and David Mac Queen. Rachelle Vandiver also attended.

Brian Whitley determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF THE BILLS

Tom Tucek made the motion to accept the consent agenda. Roland Thibault seconded the motion. Those in favor of the motion for the consent agenda were Barbara Von Arb, Erma Mallett, Tony Jose, Bob Orr, Tom Atkins and David Mac Queen.

TREASURER'S FINANCIAL REPORT:

As of August 31, 2004:

Siltation Account	\$	24,946.61
Boat/Lake Account	\$	96,073.74
MoDot Settlement	\$	82,915.73
Bank of Lee's Summit – MM	\$	100,536.61
Bank of Lee's Summit – Check	\$	861.87
Valley View Bank	\$	53,115.14

Income during August:

Dues:	\$	49,947.01
Other Income	\$	3,809.15

This includes: Boat Stickers, Interest,
Clubhouse Rental, Shoreline Ads.
Pontoon Rental, Pool Passes, Misc.
Income.

Tom Tucek also reported that we still have an open checking account at Union Bank for over \$700.00.

Brian Whitley asked that the financial report be filed for audit.

COMMITTEE BUDGETED REQUESTS:

The Common Ground budgeted \$1,000.00 for new plantings. (Replace dead and dying shrubs) on the Regatta entrance islands and the Clubhouse.

They had also budgeted \$6,500.00 for new irrigation on the Regatta entrance islands. There were 2 bids presented. Keller's bid was \$3,260. Rosehill's bid was \$4,800.00. It was decided to approve the dollars for the Keller System.

Tom Tucek made the motion to accept the bid from Keller's to put in the irrigation system on the Regatta islands and to approve the \$1,000.00 for the plantings at the Clubhouse and the Regatta islands. Those in favor to accept the motion were David Mac Queen, Erma Mallett, Roland Thibault, Tom Atkins, Barbara Von Arb, Bob Orr, Tony Jose, and Tom Tucek.

Tom Tucek gave thanks to the Common Ground Committee for having submitted their budget for 2005.

BOARD ANNOUNCEMENTS:

Winward Glen Town Homes:

The application for change of zoning was denied by the Lee's Summit City Council and left the zoning at light commercial. At the meeting there was discussion by Brian Whitley and other residents. There were also residents from Winnebago that presented some discussion. Shirley Thomas stated that all residents must be alert as to what may go in on that property. We are urged to keep reading the Shorelines and the RLPOA web site.

OLD BUSINESS:

A. LEGAL – MO DOT/City License Agreement

There was discussion in the Executive Meeting about some changes in the License Agreement to be accepted by the City on the entrance islands. This will be discussed at the City Council Meeting on October 8, 2004. Also with MO Dot.

There has been no ruling on the lawsuit of Smith vs the City concerning the Special Use permit of our maintenance building.

There has been a lawsuit proceeding against Ed Beatty for delinquent dues. The house is now vacant.

Brian Whitley asked about vandalism in the Fountains and if RLPOA had been named in the lawsuit. Joe Willereth stated that he had not heard anything about it.

B. TRASH/YARD WASTE GUIDELINES

The guideline reads:

Trash and /or yard waste containers shall not be permitted to remain visible from the street except on resident's day of trash collection. If necessary, these containers may be placed at the curb AFTER DARK the night before collection.

Storing of trash and/or yard waste containers (full or empty) shall not be permitted to remain where they are visible from the street at any time. Violations of these rules will result in a warning for the first offense and a fine of \$10.00 for each succeeding violation. Each day may be deemed to be a separate offense.

Tom Tucek made the motion to accept this guideline for the Trash/Yard Waste guideline. Barbara Von Arb seconded the motion. Those in favor of the change in the guideline were Tom Tucek, Tom Atkins, Barbara Von Arb, Tony Jose, Roland Thibault, and Erma Mallett. Those opposed were David Mac Queen and Bob Orr. The motion carried.

NEW BUSINESS:

A. Donnie Brouhard-Raintree Ski Club - No one was present.

B. Eddie Sechrest – Water treatment presentation

Ron Greathouse proposed that the Board do some study time on the water problems in the next 5 to 6 months.

Bob Orr stated that he felt that Eddie Sechrest gave good ideas as to what the type of contamination could be in the lake water, animal waste or what else it could be.

C. The Board has proposed a letter to the City concerning their position on the Pulte homes/Kensington Park development.

Bob Orr made the motion to approve the letter to be submitted to the City on the Board's position on Kensington Park development. Barbara Von Arb seconded the motion. The motion was retracted.

D. Machele Seiler presented the landscaping bids for the 291 islands. There were 3 bids. The Board took the recommendation from the Common Ground Committee to award Rosehill Gardens the contract.

Bob Orr made the motion to present the landscaping plans to the City for approval. Barbara Von Arb seconded the motion. Tom Tucek amended the motion to state up to \$24,000.00. Those in favor were Tom Tucek, Tom Atkins, Barbara Von Arb, Tony Jose, Roland Thibault, Erma Mallett, David Mac Queen and Bob Orr.

Tom Tucek made the motion to also approve remaining dollars in MO-Dot account for electrical and miscellaneous. Tony Jose seconded. Those in favor were Tom Tucek, Tom Atkins, Barbara Von Arb, Tony Jose, Roland Thibault, Erma Mallett, David Mac Queen and Bob Orr.

Rachelle Vandiver stated that she had talked with Jackson County Electrical concerning this project for an electrical bid, since they were all ready working out here.

- C. Garden Club – Request for flower garden (Duck Pond / Cole Younger Dr.)
The garden club members asked for some plantings for the triangle of land at the corner of Raintree Drive and Cole Younger Drive. They would provide the labor to put them in and take care of them.

OPEN FORUM:

Charlie Sandman on Lido asked questions about the responsibilities of the enforcement of the new Trash/Yard waste guideline. Should the ARB provide the list of the trash cans left out? He turned a list of violations in to Rachelle and she said that it should come from the Board. He wants to know where the directions should come from. Brian Whitley told him that he appreciated his diligence.

Shirley Thomas was asking about cutting down of trees in a drainage ditch on the Duck Pond.

Jeanne Smith asked when the completion date was of the church. It would be necessary to check with Michael Michalevech, the pastor. It was requested by the Board to have Rachelle Vandiver write a letter to the church.

Tom Tucek made a motion to go into Executive Session. Tom Atkins seconded the motion. Those in favor were Tom Tucek, Tom Atkins, Barbara Von Arb, David Mac Queen, Erma Mallett, Roland Thibault, Bob Orr, and Tony Jose. The motion carried.

The motion for adjournment of the Board was made and seconded. The motion carried.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 23, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on September 23 2004, at 7:00 PM. Members in attendance were: Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Tom Atkins, and Bob Orr. Brian Whitley determined a quorum and called the meeting to order. Rachelle Vandiver also attended. Barbara Von Arb was absent.

DISCUSSION:

The discussion was almost all concerning the budget and covering it by each line item. There was also discussion as to the North Shores Development of DeLany's. There were questions as to when it was final platted. There were questions as to when she starts paying dues.

There was discussion as to the price of stickers.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 30, 2004
SPECIAL BOARD MEETING**

DETERMINE THE QUORUM AND CALL THE MEETING TO ORDER:

A Special Meeting of the Raintree Lake Property Owners Association Board of Directors was held on September 30, 2004 at 7:00 PM. Brian Whitley, Roland Thibault, Erma Mallett, Tom Tucek, Barbara Von Arb, Tony Jose, Tom Atkins and David Mac Queen were present. Bob Orr was absent. Rachelle Vandiver was in attendance. There were about 100 residents in attendance. Brian Whitley determined a quorum and called the meeting to order. There were also Lake Committee members in attendance: Bob Burasco, San LaPoint, Rich Richardson, Mike Everly, Tom Tucek, Roland Thibault, and Bruce Warner.

Rules of Engagement:

Brian Whitley asked anyone to come to the microphone on the stand. The meeting was being recorded. Try to be as open as possible. Raise the hand and use the microphone.

Purpose of Meeting:

To let the Board know of the history. Trying to find out more information on the history of the current docks. We have 256 docks.

Mr. John Smith stated that the first docks were put in 1979 and 1980 of which were financed by the residents. John Smith stated that he, Paul Arnsmeier and Dick Thyer put together the first docks on Bowsprit. There was a separate account set up for boat docks and has been separate from the General Account.

Bob Burasco stated that the docks on the main channel were put there because residents wanted them there.

In the late 1990's one of the Boards decided to put the docks in the coves. The issue was to get them off the main channel but it was met with much opposition from slip leasees and people living on the coves. The main concern was safety. It is considered necessary to have 20 acres of water for 1 boat.

Donnie Brouhard who has been on the Lake Committee in the past stated that he felt if there were more docks there would be less safety. He asked the question "Are we going to become a pontoon lake"?

David Mac Queen stated that he felt we could put more slips in the coves. Then that would cause more people to park in the coves.

One resident stated that it had not been necessary to use the yellow flag, which is to designate heavy traffic. We are not bound by the Corp of Engineers study that was done several years ago.

Tony Jose stated that the dock gives a better evaluation of our homes when sold.

John Smith stated it is a significant value of our property.

Tom Tucek would like feed back on the 6 or 7 residents who have 2 slips.

Charles Moore who has lived here 7 or 8 years stated that he doesn't feel that a resident should be able to sub-lease his dock and it should go back so that others could have a dock.

A resident from 4492 Bowsprit acquired a dock but can't sell it with his house. He stated that he paid more for his house.

Donnie Brouhard stated that there are long term and short term leases and there are 20% to 25% with no boats in them. There are people on the waiting list.

Bill Bergman suggested that residents should sub lease their dock after they find that they are not going to use them and make them available for others. All sub-leases should go through the office. There were 17 empty slips this year.

Shirley Thomas stated that she thought the Corp of Engineers should control the population of boats.

Dick Grenier stated about the insurance matter being a problem and the more docks we have the more liability.

Doris Goldberg has lived her 3 years and is asking if there is anything we can do about the density of the boats on the lake.

Tony Jose stated that the north section is within the RLPOA amenities.

Chris Lively bought their lot 5 years ago and asked Geri about more docks and bought with a transferable dock.

Kevin Miller on Mallard Point stated that we should ease the restrictions and let residents keep their boat in the driveway.

Ira Roberts recognized the Lake Committee and stated that he has a lot of numbers that the general public does not know. This property is $\frac{3}{4}$ built out. There will be 2200 residents when it is built out. He asked the Lake Committee about the number of boat stickers and there are over 500. We have 1500 residents at this time.

Rich Richardson feels that we should keep it a fast lake and keep it safe. If we compare it to Lakewood which is a slow lake. They have 1.06 docks per acre of water and all the docks are concentrated in one area.

Bruce Warner states that you can sell your dock with your house.

Ed Gross asked why there are no slips on the West side of the lake? Is there no demand? He was told that there is a 10 foot strip of Common Ground around the lake.

Donnie Brouhard stated that the Corp of Engineers are on all lakes. Jet skis are a real danger.

The Developer donated lots of land that could be made into parking.

If the price of slip purchase were \$3,000. or \$4,000. for 10 year leases 90% of residents were in favor.

Ron Greathouse stated that we would have to have a Special Permit for the number of boat parking on the DeLany property by the ramp.

Tony Jose stated that funding a parking place must have a solution found for it.

Ed Gross suggested parking on both sides of Raintree Parkway and Raintree Drive.

If we should choose to try a marina, it would close off part of the lake.

Tom Atkins stated that people who lease slips are signed to one special slip.

Sandra Garrett of Lighthouse Point stated that there was under use of Ward Lake.

ADJOURNMENT:

Roland Thibault made the motion for adjournment. The motion carried.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 12, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on October 12, 2004, at 7:00PM. Members in attendance were, Roland Thibault, Tom Tucek, Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, and David MacQueen. Brian Whitley was not present. Rachelle Vandiver also attended. Roland Thibault determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF THE BILLS

APPROVAL OF CHANGE TO RLPOA EMPLOYEE POLICY (PART-TIME/
SEASONAL)

APPROVAL OF MICHAEL FRYE FENCE APPLICATION

Tom Tucek made the motion to move the items, change to RLPOA employee policy and the Michael Frye application to old business. Tony Jose seconded the motion. Those in favor were Tom Tucek, Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, and David Mac Queen.

Tony Jose made the motion to approve the consent agenda as amended. Barbara Von Arb seconded the motion. Those in favor of approval of the consent agenda were Tony Jose, Bob Orr, Tom Atkins, Barbara Von Arb, Tom Tucek, Erma Mallett, and David Mac Queen.

TREASURER'S FINANCIAL REPORT:

As of September 30, 2004:

Siltation Account	\$	24,955.53
Boat/Lake Account	\$	96,152.71
MoDot Settlement	\$	82,994.10
Bank of Lee's Summit – MM	\$	86,648.04
Bank of Lee's Summit – Check	\$	2,474.18
Valley View Bank	\$	53,115.14

Income during September:

Dues	\$	35,261.52
Other Income	\$	6,293.59

This includes: Boat Stickers, Interest,
Clubhouse Rental, Shoreline Ads,
Pontoon Rental, Pool Passes, Misc.
Income.

Tony Jose asked that the expenses be listed on the treasurer's report.
Roland Thibault asked that the financial report be filed for audit.

COMMITTEE BUDGETED REQUESTS:

The Common Ground requested approval of funds for (3) benches and (2) trash cans. The total would be \$1,757.00 plus tax and delivery out of the remaining balance in their 2004 budget of \$3,242.09.

Barbara Von Arb made the motion to approve the funds for the 3 benches and 2 trash cans requested by the Common Ground Committee. Tony Jose seconded the motion. Those in favor were: Bob Orr, Barbara Von Arb, Tom Tucek, Erma Mallett, Tom Atkins, Tony Jose, and David Mac Queen.

The Lake Committee requested the approval of \$5,000.00 for the fall dock repairs. Rich Richardson reported that San LaPoint, Mike Everly, and himself inspected the docks. They sent the pictures to Kribbs and then received a bid back from them. Repairs could cost up to \$5,000.00. David Mac Queen feels that we should get another contractor to bid on the work. Tom Atkins asked some questions. Tony Jose would like to see us get 3 bids in the future.

Tony Jose made the motion to approve the funds of \$5,000.00 to pay for the fall dock repairs. Tom Atkins seconded the motion. Those in favor were; Erma Mallett, Tom Atkins, Barbara Von Arb, Bob Orr, Tony Jose, and Tom Tucek. David Mac Queen abstained.

The Lake Committee requested approval of \$2,500.00 for the jet boat repair and \$1,400.00 for repairs on the work pontoon boat.

The work boat needs new seats, repair door, railing, and the transom board. They also requested that the decking be checked. The jet boat repairs are a new motor and cracks in the fiberglass hull. With these repairs completed it will bring the book value back up to trade in or sell the jet boat.

Tom Tucek made the motion to approve the funds of \$2,500.00 for the jet boat repair and \$1,400.00 for repairs to the work pontoon boat. Tony Jose seconded the motion. Those in favor: Barbara Von Arb, Bob Orr, Tony Jose, David Mac Queen, Tom Atkins, Tom Tucek, and Erma Mallett.

BOARD ANNOUNCEMENTS:

- A. City Council : There is a pre-annexation proposal at the meeting on Thursday, October 14, 2004 for Kennsington Farms Development by Pulte.

OLD BUSINESS:

- A. LEGAL – MO DOT/City License Agreement
Joe Willerth stated that the MoDot/City License agreement had been accepted

unanimously. Machel Seiler had submitted landscape plans for the front islands to the City for approval.

Joe noted that Tom Atkins had pointed out a discrepancy with the by-laws, which is a typographical error and must be consistent with the covenants.

Joe requested an executive session after the adjournment to discuss the Cape & Son - Duck Pond lawsuit.

- B. Pool heater repair for \$1,902.56: There was discussion as to why we owed the bill and it was decided that we should not pay the bill and write a letter to Teledyne and copy the letter to Quality Pools and also Cass County Pools explaining why we felt it should have been under warranty and that we should not pay the bill at this time.

- C. RLPOA Employee Policy:

There have been discussions of the RLPOA Employee Policy, that was approved on September 9, 2003 and then amended on June 8, 2004, where it defines “full time” or “part time”. It is felt that we should include “seasonal” with the “part time” definition. *Tom Tucek made the motion to change the wording in the Employee Policy to state “Part time/Seasonal” in all places where it is now stated as “Part Time”. Tony Jose seconded the motion. Those in favor were: Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Barbara Von Arb, Erma Mallett and David Mac Queen.*

- C. Michael Frye Fence Application:

The application for the fence was filled out on July 28, 2004 and misfiled by the office. There is an automatic approval if the ARB does not approve or disapprove an application in 30 days after it is applied for. Therefore it is automatically approved. *Tony Jose made the motion to approve Michael Frye’s fence application. Barbara Von Arb seconded the motion. Those in favor were: Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Barbara Von Arb, Erma Mallett, and David Mac Queen.*

- D. Common areas for Plat 8:

Ira Roberts gave a presentation on landscaping for the seascape and common areas in Plat 8. He requested the Board to review and address any changes necessary. *There was no motion at this time and it was decided we still have a period of time before we have to accept the seascape.*

- E. Sal Carollo appeal for a disapproved roof:

Sal Carollo made a presentation of a roof called Smokey Quartz made by Certainteed which was disapproved by the ARB because it is not an approved roof in the ARB guidelines.

Tony Jose made the motion to approve the request of Sal Carollo for the roof on his new home at lot #1185 with Centennial Smokey Quartz made by Certainteed, based on the location of his home and style. Tom Atkins seconded the motion. Those in favor were: Barbara Von Arb, Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Erma Mallett and David Mac Queen.

Tom Tucek made a motion to amend to put only in front of Sal Carollo's roof. Tony Jose seconded the motion. Those in favor were: Barbara Von Arb, Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Erma Mallett and David MacQueen.

F. R. J. Willeke deferred to Board by Appeals Committee:

Tony Jose made the motion to set aside the \$200.00 fine for Mr. Willeke for continuing his drain across common ground to drain rain water and eliminate a mosquito problem. Barbara Von Arb seconded the motion. Those in favor were: Barbara Von Arb, Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Erma Mallett and David Mac Queen.

G. Robert Whitney Appeal on lake citation:

Mr. Whitney was not at the meeting.

Tom Tucek made the motion to uphold the citation and deny Mr. Whitney's appeal. Barbara Von Arb seconded the motion. Those in favor were: Barbara Von Arb, Tom Tucek, Tony Jose, Tom Atkins, Bob Orr, Erma Mallett and David Mac Queen.

OPEN FORUM:

Charlie Sandman, 4074 SW Lido, asked about enforcing the new trash guidelines. He stated there were trash cans out on Tuesday and that there is not supposed to be any trash trucks in Raintree on Tuesday.

He also stated that there had been some discussion at the ARB meeting about houses needing repairs and painting. He was told that these are issues the Board will be working on at the next work session.

Shirley Thomas stated that there was a house built on the Duck Pond that did not put down sod until the 1st of October and the people had lived in it since the 1st of July.

Ira Roberts, 937 SW Raintree Drive, stated that there were pipes draining into the sea-scapes. Rachelle stated she would rather have the pipes buried. Ira asked if he should have them removed or allow them to stay. At this time it was stated that it was his property and his decision.

Darrell Bennett stated the he had been asked to develop landscaping plans for new homes. He would like to have recommendations. It was requested that the ARB review and then give the office recommendations.

Rich Richardson brought up some boating options. One is the possibility of a rental fishing boat. The Lake Committee will be putting in a survey in the November Shoreline. Do we need a larger horsepower motor for the rental pontoon? Tony Jose stated that he felt they should put a bigger motor on the rental pontoon. He also stated we needed to market it better next year.

Jason Demeo, on Duck Pond Drive asked about street lights. He stated that he keeps going back and forth between the developer and the City. The office will contact the City.

Tony Jose made a motion to adjourn to the Executive Session. Tom Atkins seconded the motion.

The Board returned to regular session.

Idonna Hudgins Lake violation. Tom Tucek said that the Appeals Committee had sustained the fine and suspension for their 4th level violation on the Lake. The Appeals Committee told them that the suspension could go into next year. The Board can uphold the 90-day suspension. The office will prepare a letter defining violation and citation.

Tom Tucek moved to uphold suspension and fine. Suspension to run September 2004 and May and June of 2005. Barb Von Arb seconded the motion. Those in favor were: Tom Tucek, David Mac Queen, Tom Atkins, Barbara Von Arb, Tony Jose, Erma Mallett and Bob Orr.

ADJOURNMENT:

David Mac Queen made the motion for adjournment. Tom Tucek seconded the motion. Those in favor were: Tom Tucek, David Mac Queen, Barbara Von Arb, Tom Atkins, Tony Tucek, Erma Mallett, Bob Orr and Tony Jose.

Meeting adjourned at 10:15.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 16, 2004
FIELD TRIP

A field trip of the Raintree Lake Property Owners Association Board was held on October 16, 2004, meeting at the clubhouse at 8:30 AM. Members in attendance were: Brian Whitley, Tom Atkins, Bob Orr, Barbara Von Arb, a resident that was Bob Orr's neighbor, and Erma Mallett. Rachelle Vandiver also attended.

The group left the clubhouse at 9:00 AM. The first stop was to check the Cheddington drainage and bring the new Board members to know what was being talked about on some of these projects. Bob Orr gave some explanation as to how it needed to be cleaned out by the developer of Cheddington and that we needed to get the City to watch it more, as it seems our contractor did for us what was required, but it was still not draining right.

The next stop was on Cole Younger to check the drainage into the Dry Pond of which builders and residents had run drainage pipe into it and the water was making ruts and tearing up the grass so that it would make it nearly impossible to keep mowed. There was discussion with the resident that was working on it and trying to get the drainage pipe buried and trying to take care of the problem. This was behind the first house off Cole Younger at that time.

The next stop was to check the erosion and standing water between Marline and Pendant. It is another place that needs the sidewalk raised and dirt put in to channel the drainage away from residents yards. It seemed the consensus was that we needed to check with some engineering firms to see what they would suggest.

Then we stopped at the Hidden Cove drainage ditch from Windemere. There has been some work done on it by the City to check out an exposed pipe, but it seems that it needs rip-rap on the sides of the ditch to keep the water from rushing down there and forcing the mud into the Hidden Cove Silt Pond. It was also suggested that we need some direction from an engineering firm to give us some direction.

It was after noon at this time and several had other afternoon engagements, so it was decided not to do the pontoon trip around the lake to see some other problem.

Much of the problems with these places was because of the wet fall we had and not being able to work on them.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 21, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on October 21, 2004, at 7:00 PM. Members in attendance were: Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Tom Atkins, and Bob Orr. Brian Whitley determined a quorum and called the meeting to order. Rachelle Vandiver also attended. Barbara Von Arb was absent. Joe Willerth also attended.

DISCUSSION:

This work session was the first meeting to start the budget for 2005. Covering each line item. There was discussion as to the Boat Slip Lease. The wording and topic of dues being delinquent. There was discussion about the consent agenda. Joe Willerth copied us on a report about on-line voting. The cost for a company to provide this service is quite expensive. There was discussion as to setting up a meeting to consider more docks or as to why we should or should not have more on the lake. There was more discussion about the delinquency of dues. There was the discussion of the boat slip agenda and the fees.

There will be a Work Session on Tuesday, October 26, 2004 at 8:00 PM and also another on Thursday, October 28, 2004 at 7:00 PM.

ADJOURNMENT:

David Mac Queen made the motion for adjournment and Roland Thibault seconded the motion. Those in favor were: Roland Thibault, Tom Tucek, Tony Jose, Erma Mallett, Tom Atkins, David Mac Queen, and Bob Orr. The motion carried.

The meeting adjourned at 10:15 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 26, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on October 26, 2004, at 8:00 PM. Members in attendance were: Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Tom Atkins, and Bob Orr. Brian Whitley determined a quorum and called the meeting to order. Rachelle Vandiver also attended. Barbara Von Arb was absent.

DISCUSSION:

This meeting was a continuancy of the last budget meeting.
There was discussion of the work that would be needed on the Duck Pond and the agreement that the legal fees would be 80-20 split and the desilting would also be 80-20 split. The lawsuit would be against Cave and Sons.
There was discussion as to using the meters of electricity and water from the Villas. It would be an agreement between the two associations.

ADJOURNMENT:

Tony Jose made the motion for adjournment and Roland Thibault seconded the motion. Those in favor were: Roland Thibault, Tom Tucek, Tony Jose, Erma Mallett, Tom Atkins, David Mac Queen, and Bob Orr. The motion carried.

The meeting adjourned at 11:05 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 28, 2004
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on October 28, 2004, at 7:00 PM. Members in attendance were: Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, Tom Atkins, and Bob Orr. Brian Whitley determined a quorum and called the meeting to order. Rachelle Vandiver also attended.

DISCUSSION:

Tom Tucek, treasurer, discussed the budget and also the Lake/Boat budget.

Rich Richardson has done some removal of stumps from the lake and is still looking for a pneumatic chain saw.

Dock Lighting: The remainder of the docks will soon be lit. There is \$30,000.00 needed to finish the 2 year program. In putting the electricity on the docks it is necessary to install GFI's on them. The boaters are also paying for the security on the lake.

The General Fund, is money from our dues, where the Lake fund is paid for by the boat slip leases and the boat sticker fees. Bob Orr suggested to divide up the two accounts making one the General Fund/Lake account. This would separate out, which account pays for what. Rich Richardson stated that the Lake budget had about 20 accounting catagories.

David Mac Queen stated that all accounts should be from the lake monies.

Ron Greathouse stated that Common Ground accounts could be cleaned up also. Shirley Thomas stated there should be Maintenance and Beautification.

Lake Committee:

This is the second year of the dock lighting project. There was some suggestion of Orientation Booklets. David Mac Queen stated that he felt people have agendas. Tom Tucek stated that he can defend the Lake Committee. He also felt that he should defend the slip holders and the boaters. He doesn't defend gouging any particular class of people.

The discussion of the swimming pool was stated that Aquaticare should have taken inventory on how many chairs were thrown away due to breakage, then we would have an idea of how many were needed.

Roland Thibault stated that we do not have anything mortgaged. Our long term debt is taken care of by our dues. Tom Tucek stated that we should pay off \$45,500 on our loan.

He stated that the budget is balanced.

The question was asked, can we approve the budget?

There was discussion on the Boat Slip Delinquency policy.

Discussion of Boat Docks: Tom Atkins discussed the single well docks as the docks at Winnebago. He told of the new style of dock which projects out in the lake. Thanks to Tom Atkins for his presentation.

David Mac Queen stated that he felt that we should raise the boat slip fees at least \$100.00 and the boat sticker fees \$25.00.

Tony Jose stated that we have fees for using the clubhouse, fees for the pontoon boat but there are no fees for using the swimming pool.

Brian Whitley asked San LaPoint and Rich Richardson to put a study in the Shorelines regarding renting a fishing boat.

291 Islands: Still need the meters for the water and electricity. The conduit is sticking up in them. The letter with the City doesn't have to be signed immediately. Jackson County Electric does not have the meter. If we need to we can give them a deadline. We are having problems getting new globes.

There will be a Special Meeting, Monday, November 1, 2004 at 7:00.

ADJOURNMENT:

Roland Thibault made the motion to adjourn the meeting. Tony Jose seconded the motion. Those in favor were: Roland Thibault, Tom Atkins, Barbara Von Arb, Bob Orr, David Mac Queen, Erma Mallett, Tom Tucek, and Tony Jose. The motion carried.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 9, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on November 9, 2004 at 7:04 PM. Members in attendance were: Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, Tpom Tucek and David Mac Queen. Brian Whitley was not here, Bob Orr arrived late. Rachelle Vandiver also attended. Roland Thibault determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF OCTOBER MINUTES

APPROVAL OF PAYMENT OF THE BILLS

Barbara Von Arb made the motion to approve the consent agenda. Tom Tucek seconded the motion. Those in favor of approval of the consent agenda were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Erma Mallett, and Tom Atkins.

TREASURER'S FINANCIAL REPORT:

As of October 31, 2004:

Siltation Account	\$	64,966.30
Boat/Lake Account	\$	96,244.64
MoDot Settlement	\$	83,075.16
Bank of Lee's Summit –MM	\$	59,551.16
Bank of Lee's Summit –Check	\$	3,787.70
Valley View Bank-MM	\$	53,219.00

Expenses for October:	\$	67,944.96
Long Term Debt:	\$	239,373.00

Income during October:

Dues	\$	85,529.32
Other Income	\$	4,379.79

This includes: Boat stickers, Interest Clubhouse Rental, Shoreline Ads, Pontoon Rental, Finance Charges, Returned Check Fees, Pool ID, and Misc. Income.

Roland Thibault asked that the treasurer's financial report be filed for audit.

BOARD ANNOUNCEMENTS:

Roland Thibault read the website stats. Bruce Warner stated he enjoyed reading the results of the ski contests in the Shoreline.

291 Island Progress: Trees are in and most of the plantings. The concrete pads are poured for the bases of the lights.

There is a meeting with MoDot about questions of 150 Hwy and Regatta. The meeting is December 6, 2004 at 7:00 PM at the Holy Spirit Catholic Church. There are residents that are interested in getting a light put up at the intersection of 150 Hwy and Regatta.

OLD BUSINESS:

A. Common Areas for Plat 8

B. ARB recommendations on: Landscaping/extenuating circumstances

These two items were recommended to be discussed at the Work Session.

C. Boat Slip Policy.

In the Boat Slip Lease Agreement the dues must be paid when due or they are delinquent.

There is electricity at most of the boat slips, which will be paid by the Association from boat slip fees. Dock lighting will be completed next year.

Tom Tucek made a motion for the approval of the Boat Slip Lease Agreement and the Boat Slip Policy. Tom Atkins seconded the motion. Those in favor were: Barbara Von Arb, David Mac Queen, Tony Jose, Erma Mallett, Tom Tucek, Bob Orr, and Tom Atkins. The motion passed.

NEW BUSINESS:

A. Ben Sharp's Presentation about Raintree Drive and Raintree Parkway

Ben Sharp stated that he had been approached, by the owner of the acreage, which Winward Glen was to purchase. He said it could take 5 years to clear the title. He stated that he had had no problems with the marketing of the Villas and if he developed it they would be the same design or upgraded (such as sun porches) as the Villas on Cole Younger Drive. His reason for presenting this to the Board was for information and to be sure there would be no one opposed to this type of development.

B. Rhonda Masters requested to waive the rental fee on the clubhouse for Timber Creek Elementary PTA Christmas gathering. Thursday, December 16th, 2004.

Rhonda Masters was not in attendance but stated her preference in her letter. She would be willing to pay the deposit for the clubhouse.

Tony Jose made the motion to waive the rental fee for the clubhouse for the Timber Creek Elementary PTA Christmas gathering, Thursday, December 16th, 2004.

Barbara Von Arb seconded the motion. Those in favor were: David Mac Queen, Tony

Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins. The motion passed.

C. APPROVAL OF 2005 DUES INCREASE:

Tom Tucek explained that we needed to vote on the dues increase at this meeting so that the residents can be notified by mail. The covenants state that the increase can only be the CPI amount that is stated in July of each year. The CPI is 3%. The commercial property would increase proportional. The commercial property is owned by DeLany Development.

Tom Tucek made the motion to approve the dues increase and include commercial property in the letter. Erma Mallett seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins. The motion carried.

D. 2005 Budget:

Tom Tucek made the motion to approve the 2005 Budget and Bob Orr seconded the motion. There was discussion that we should put a short article in the Shorelines to explain the need for the increase in dues and allow residents a chance to review the budget. The budget must be voted on at the December 2004 meeting. The motion was withdrawn and it was moved to the Work Session.

Tom Tucek made a motion at 8:27 PM for a 10 minute recess. Roland called the meeting back to order at 8:37 PM.

E. Wildlife Management Proposals:

Rachelle recommended that we continue to work with Mike Hicks on the Geese Management and Bob Whitworth on muskrats. He comes highly recommended by Lakewood, a Raintree resident and the State.

Tom Tucek recommends that we have muskrat control. He also suggest that there be a check on L. D Tripp and ask Bob Whitworth for a price per head. He should report weekly of the number of muskrats caught.

Tom Atkins made the motion to approve \$3800.00 for muskrat control on a 4 month basis. We must receive a weekly report and a copy of the report Bob will be making to the State that is produced annually. Bob Orr seconded the motion. Those in favor were: Tom Atkins, Erma Mallett, Bob Orr, and David Mac Queen. Those opposed were: Tom Tucek and Barbara Von Arb. Tony Jose abstained from voting. The motion carried.

F. What is a commercial vehicle?

Charlie Sandman stated that a commercial vehicle is one identifying a company. It was also felt that it should not be an eyesore. Tom Atkins feels that we cannot enforce the rules as written in our Resident Book. San LaPoint stated that the Department of Revenue identifies Commercial Vehicle.

There was no decision on this topic and it was decided to do more research.

G. Article XII, Section 7 (Bylaws)

Discussion on this was tabled.

H. Idonna Hudgins:

Idonna had requested to be on the agenda but was not present.

I. Robert Whitney:

Robert Whitney was not present for this appeal so therefore the fine stands.

OPEN FORUM:

Richard Richardson made a short presentation about getting Power Point as he feels that it would be helpful for doing the Safety Meetings. It could also be used in the Office and the Committees could also use it.

The Work Session would meet on Thursday, November 18, 2004 at 7:00 PM.

ADJOURNMENT:

Tom Tucek made the motion to adjourn the Board Meeting. Tony Jose seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins. The motion carried.

The meeting was adjourned at 9:35 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 18, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on November 18, 2004, at 7:05 PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Atkins, David Mac Queen, Barbara Von Arb, Tom Tucek, Erma Mallett and Tony Jose. Rachelle Vandiver also attended. Brian Whitley determined a quorum and called the meeting to order.

DISCUSSION:

2005 resident budget review. There was no one present that had any questions in regard to the preliminary budget.

Most of the discussion was on the topic of Boat Docks. The discussion of the fee for the slip lease was discussed as being a privilege. Brian Whitley stated that the price of \$250.00 per year was still justified. Ron Greathouse stated that we should do the same as it has been on selling our homes.

Questions about the Lake Patrol. Jody Hughes was mentioned to be on the Lake Patrol.???? It was discussed that a point dock be established.???? Tom Atkins stated that we need to determine locations. It was mentioned that no-wake zones would be eligible for docks. There would have to be a method of financing also determined and style of docks.

There were concerns stated that if we add more docks it would be totally unsafe. It was also stated that we should have a higher quality of docks built. It was brought up that we should listen to the demands of the residents. There are residents that are willing to pay for slips. There was decisions made by the Board of Directors about docks in 1996 and how they were financed. Parking of trailers and other vehicles is another issue. Tom Tucek stated that he does not oppose more docks. There was a round table discussion on how each Board member felt. All on the Board should agree to more slips not just a few. Tony Jose proposes that people pay more for a slip. Parking is still an issue.

A sub-committee was appointed to present more information to the Board. Tom Tucek and Richard Richardson asked questions: How are studies conducted? How to determine the boat density on the water? How far are we in favor of going for a safe lake? Tom Atkins will chair the sub-committee and explain about adding more slips. Roland Thibault, Bruce Warner and Tim Nydegger would be on it. David Mac Queen asked why we can't park our boats in the driveway during the summer.

There was discussion about internet voting. It was stated that it is expensive. As our covenants state now, we must vote in person or by proxy. It is felt that there would be a greater number of the residents involved, if they could vote electronically or by ballot. Security was a major concern. Barbara Von Arb is not in favor of moving on it at this time. David Mac Queen questioned the safeguards. Ron Greathouse stated that we would have to get a quorum to change the wording in the Covenants. Tony Jose discussed the e-proxy or the e-consent products but would have to abstain from voting or being involved due to the nature of his job. It was stated that the web-master should be our General Manager. More research needs to be done before this can be introduced.

Commercial Vehicles: Art & Karon Kabrick and Tim Nydegger provided us with research they had investigated. We should have a specific list and then enforce all of them.

RLPOA covenants/by-laws/policies was moved to the next work session.

ARB recommendations on landscaping and extenuating circumstances was also moved to the next work session.

There will be a Work Session on December 16, 2004 at 7:00 PM.

Adjournment.

Tom Tucek asked for a 10 minute Executive Session.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 14, 2004
BOARD MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on December 14, 2004 at 7:05 PM. Members in attendance were: Erma Mallett, Barbara Von Arb, Tony Jose, Bob Orr, Tom Atkins, Tom Tucek, Roland Thibault and David MacQueen. Rachelle Vandiver also attended. Brian Whitley determined the quorum and called the meeting to order.

CONSENT AGENDA:

APPROVAL OF NOVEMBER MINUTES:

APPROVAL OF PAYMENT OF THE BILLS:

Tom Tucek requested that the November minutes be removed from the Consent Agenda and put under Old Business, as there were some corrections.

Roland Thibault made the motion to approve the Consent Agenda, which was the payment of the Bills and Tom Tucek seconded the motion. Those in favor of the motion were David MacQueen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, Tom Atkins, and Roland Thibault.

TREASURER'S FINANCIAL REPORT:

As of November 30, 2004:

Siltation Account	\$	65,016.28
Boat/Lake Account	\$	72,430.97
MoDot Settlement	\$	80,437.80
Bank of Lee's Summit –MM	\$	123,137.56
Bank of Lee's Summit –Check	\$	2,467.27
Valley View Bank	\$	53,271.00

Expenses for November:	\$	27,603.93
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Long Term Debt:	\$	238,317.18
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Income during November:

Dues	\$	33,648.34
Other Income	\$	3,007.76

This includes: Boat stickers, Interest
Clubhouse Rental, Shoreline Ads,
Finance Charges, and Misc. Income.

Brian Whitley asked that the treasurer's financial report be filed for audit.

BOARD ANNOUNCEMENTS:

A. 291 Island Progress:

The 291 Islands are completed. Many remarked that they looked very nice. There was also some discussion as to the lights being too bright. It was discussed that the globes could be interchanged with the ones on Regatta, but it was decided to leave them alone for at least 30 days and see what the comments would be in that time period.

B. Mo-Dot meeting for Regatta signal

Rachelle Vandiver attended the meeting at the Holy Spirit Catholic Church on December 6, 2004 at 7:00 and reported that there had been a 300% increase in accidents at the Regatta entrance in 5 years. The best suggestion was that maybe there could be turn lanes put in but Mo-Dot does not have the money and a signal light at Regatta would cost \$ 150,000.00. The four lane improvement is not in the future plans of Highway 150.

The City Council Meeting on Thursday December 16, 2004 would be considering the annexation of the Effertz property into the City. Rachelle Vandiver will plan to attend the meeting.

OLD BUSINESS:

A. NOVEMBER MINUTES:

Tom Tucek has requested the November Minutes be taken off the Consent Agenda and discussed under Old Business. Tom stated that his name had been left off the list of Board members present and that in the statement of the Long Term Debt there should be a comma after the 9 in the 239,373.00. In the Boat Slip Policy in the statement of the electricity being paid by the Association, it should also read from the Boat Slip fees. Then in the paragraph of the Wildlife Management Proposals there is a typo error that there should be a comma and space between Erma Mallett and Bob Orr's names. Brian Whitley asked if there were other corrections to the minutes. There were none. *Tom Tucek made the motion to approve the November 2004 minutes with the corrections. Roland Thibault seconded the motion. Those in favor were: Tom Tucek, Roland Thibault, David Mac Queen, Barbara Orr, Tony Jose, Erma Mallett, Bob Orr, and Tom Atkins. The motion carried.*

B. LEGAL

Joe Willerth stated that he was waiting to hear from MoDot on the payment of the the \$54,000.00 owed to them.

He had received notice on November 15, 2004 that the suit of Smith against the City for issuing the Special Use Permit to the Raintree Lake Property Owners for the building of the Maintenance Building had been ruled in favor of the City. It was stated that it would not be used for any type of commercial marketing use. It was objected by the plaintiff that there would be no intermittent time when the building would have less use, but it is not used as much in the fall and winter.

The suit that is being made by the developer of the Duck Pond was filed on November 10, 2004 and should have been received by Cape and Son, the contractor for Mo-Dot, on November 15, 2004 and Mo-Dot should have received it on November 23, 2004. Tony Gosserand, counsel for the developer, is in charge of this matter.

Joe brought us up to date on the collections and stated that we have two of our resident families that are taking bankruptcy and therefore we cannot collect dues during that time. They are the Gibbs on Leharve and Jane Stevenson on Harbor Court.

He commended the Board on the great job that was being done, trying to communicate with Residents by the Shorelines, e-news and the web site. Lakewood's Board complimented us on how interactive our web site is at their meeting.

There will be a Charter Amendment election in February 2005, of which Lakewood has had petitions against the Lee's Summit Airport Expansion. This is a citywide election.

Rachelle Vandiver asked the question of paid ads, that are political in nature, should they go in the Shorelines. It was discussed that the Board could not endorse political agendas but there could be a disclaimer put in that states it is not endorsed by the Board of Directors or that it is a paid advertisement.

C. BOAT SLIP FEES:

Tom Tucek gave some facts about the 2003 carryover and the 2004 carryover of the Lake Funds. Brian Whitley discussed the amount of people on the Waiting List and the price that is charged for the Boat Slip fees and as to whether they should be made lower than they are this year. Bruce Warner, a member of the Lake Committee, had some discussion as to what we want the lake to be, a slow lake or a fast lake? After much discussion the price for the boat slip fees was decided to be \$200.00 for the year of 2005.

Roland Thibault made the motion for the boat slip fees to be \$200.00 for the year of 2005. Tom Tucek seconded the motion. Those in favor were: Tom Tucek, Erma Mallett, Barbara Von Arb, and Roland Thibault. Those opposed were: David Mac Queen, Tony Jose, Bob Orr, and Tom Atkins. Brian Whitley broke the tie in favor of the motion. The fees for the boat slips for 2005 are \$200.00.

Ten minute break at 8:30.

D. 2005 BUDGET:

Roland Thibault made the motion to approve the 2005 Budget. Tom Tucek seconded the motion.

Tom Tucek made the motion to amend the motion to reflect the revision of the Boat Slip Fees and the setting up of a Lake Reserve Account. Erma Mallett seconded the amended motion. Those in favor of the motion were: Tom Tucek, Erma Mallett, Tom Atkins and Roland Thibault. Those opposed were: David Mac Queen, Bob Orr, and Barbara Von Arb. Tony Jose abstained. The motion carried.

E. MARTIN MECHANICAL INVOICE IN THE AMOUNT OF \$1,902.56:

Rachelle Vandiver discussed the invoice and it was decided that it has ended up to be a training issue since they did not find anything mechanically wrong. The Pool Management Company will need to teach their personnel the proper way to do the backwashing of the pool.

Tony Jose made the motion to pay the invoice to Martin Mechanical for \$1,902.56.

David Mac Queen seconded the motion: Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Roland Thibault, Erma Mallett, Bob Orr, and Tom Atkins. The motion carried.

F. CONTRACT BETWEEN RAINTREE PROPERTY OWNERS & RAINTREE VILLAS:

There has been discussion between the Raintree Property Owners Association and Ben Sharp, President, of the Raintree Villa Homeowners Association to make a contract so the RLPOA can get water and electricity from the meters that they already have put in to provide water and electricity to the 291 Islands. RVHOA will pay the bills for the electricity and RLPOA will pay for the water to the islands.

This would save RLPOA a great amount for not having to install meters.

Tom Tucek made the motion to go into a contract between the RLPOA and RVHOA to pay for water and electricity to the 291 Islands. Roland Thibault seconded the motion.

Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Roland Thibault, Tom Tucek, Erma Mallett, Bob Orr, and Tom Atkins. The motion carried.

Tony Jose made a motion to amend the motion to state that the President would execute the contract after Joe Willerth, legal counsel, reviewed the contract. Roland Thibault seconded the amended motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Roland Thibault, Tom Tucek, Erma Mallett, and Tom Atkins. Those who opposed were: Bob Orr. The amended motion carried.

G. BOAT SLIP LEASE AGREEMENT:

There have been questions about the Boat Slip Lease Agreement about everyone that has an agreement can sell their house with the boat slip (e.g., could transfer one slip once). The agreement was changed in 1996 that stated that anyone having a boat slip lease agreement, after that date, could not transfer the boat slip with their sale of the house. The grandfathered statement and date is still in the lease.

Tom Tucek made a revised motion to accept the amended lease agreement with previous changes. Tom Atkins seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Roland Thibault, Tom Tucek, Erma Mallett, and Tom Atkins. Bob Orr abstained. The motion carried.

NEW BUSINESS:

A. JIM HAYES APPOINTMENT TO APPEALS COMMITTEE:

It was stated that Jim Hayes does not have to be appointed as a member to the Committee. The candidate can be appointed to the committee by the Chairman.

B. ZERO TURN MOWER:

There was some questioning as to more information on these mowers. It was decided to move this item moved to the Work Session Agenda.

C. AUDIT FIRM RECOMMENDATIONS:

Rachelle Vandiver discussed her interviews with three audit firms. She said that going into the interviews, the middle proposal price seemed the best. She said that all auditing firms answered any consistently, but Novak Birks wanted our business and she felt it was a matter of customer services. Their charges were \$3,900.00 for the annual audit and \$500.00 to do our taxes.

Tom Tucek made the motion to have Novak Birks be our audit firm for the year 2005.

Roland Thibault seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Roland Thibault, Tom Tucek, Erma Mallett, Bob Orr, and Tom Atkins. The motion carried.

OPEN FORUM:

Charlie Sandman asked the status of charging for the use of the pool. The Board would like to look at more data so as to make a better decision.

Tony Jose brought up a discussion on the boat stickers and Brian Whitley has been approached, by residents that say they don't know where their sticker fee is used. There was discussion as to make things equal for boat owners and also pool users. Tony Jose made the proposal for the boat stickers to be:

WITH SAFETY MEETING ATTENDANCE:

1 Free Boat Sticker

Second Boat Sticker --\$50.00

Boat with under 20 Horsepower -- \$20.00

Non-motorized would remain at \$15.00

WITHOUT SAFETY MEETING ATTENDANCE:

Boat Sticker - \$100.00

Tony Jose made the motion to adjust the boat sticker fee to With Safety Meeting Attendance: 1 free boat sticker, second boat sticker - \$50.00 and the sticker for a boat that has under 20 Horsepower - \$20.00. The boat owners who do not attend a safety meeting will be required to pay \$100.00 for their boat sticker. David Mac Queen seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, and Tom Atkins. Those opposed were: Roland Thibault, Tom Tucek, and Erma Mallett. Bob Orr abstained. The motion carried.

ADJOURNMENT:

Tom Tucek made the motion for adjournment. Tom Atkins seconded the motion. Those in favor were: Tom Tucek, Tom Atkins, Tony Jose, David Mac Queen, Barbara Von Arb, Bob Orr, Roland Thibault, and Erma Mallett.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 16, 2004
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on December 16, 2004 at 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett and Bob Orr. Rachelle Vandiver was also present.

DISCUSSION:

1. Zero turn mower:

Rachelle Vandiver discussed with us the need to do something by the first of March. It has been discussed that we need a front mower instead of the mid mount mower. Questions were asked about the safety ratings for the mowers. Roland Thibault, Ron Greathouse, Nolen Plymell and Rachelle Vandiver would get information on the mowers and present them at the January RLPOA Board Meeting. They should identify 3 different brands of front mount mowers, with their warranties and prices. This should be voted on at the February RLPOA Board meeting.

2. Status on Royale/Pendant and Hidden Cove drainage:

Rachelle Vandiver has contacted DRG Engineering and Larkin Engineering to give us feed back on what needs to be done. They are good storm water groups. She also asked about the seawall in front of the clubhouse. They mentioned mudjacking might help it. They are to have feedback to her in January.

The animal trapper is catching at least 1 or 2 muskrats a day. One day he caught 15. He moves the traps around.

3. Pool Management Proposals:

Rachelle Vandiver presented 3 proposals. The companies are Aquaticare, Midwest, and Missouri Valley. There was also discussion about the heater. Tim Nygger has combustion experience and was going to check it.

Kathy Beaven of Aquaticare discussed the idea of putting in a concession stand for the pool. She would put in the infrastructure. She should be contacted about the utility costs.

4. Appreciation Dinner:

Rachelle Vandiver asked about the appreciation dinner for the committee members. It should be approved at the January RLPOA Board Meeting. The date was set up for January 29, 2005 at this time.

5. Raintree Vision Direction:

David Mac Queen said that we are doing some things positive by Brian Whitley asking Rachelle Vandiver to price out the first 4 things on the Vision improvements. The cost estimates could be presented at the March Annual Meeting. Bob Orr offered to help in the cost estimates of the Vision.

Tom Tucek stated that the prices for selling the jet boat would be low of \$ 6,100.00 and high would be \$ 8,100.00. It was voted to have it repaired. The Board could then vote to sell it.

6. RLPOA Covenants/Bylaws/Policies revisions:

It was decided to have a Work Session meeting in January for the RLPOA Covenants/Bylaws/Policies revisions. The date will be Thursday, January 20, 2005 at 7:00 PM.

ADJOURNMENT:

Tony Jose made the motion for adjournment. Roland Thibault seconded the motion. All were in favor.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

JANUARY 11, 2005

BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on January 11, 2005 at 7:05 PM. Members in attendance were: Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, Roland Thibault, Tom Tucek, Barb Von Arb, and Brian Whitley. Rachelle Vandiver also attended. Brian Whitley determined the quorum and called the meeting to order.

Brian noted that Barb Von Arb was taking minutes of the meeting in the absence of Erma Mallett.

CONSENT AGENDA:

APPROVAL OF DECEMBER MINUTES:

APPROVAL OF PAYMENT OF THE BILLS:

Tom Tucek requested that the December minutes be removed from the Consent Agenda and put under Old Business, because there were some corrections.

Brian Whitley requested a show of hands from the board for approval of payment of bills. Those in favor were Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, Roland Thibault, Tom Tucek, and Barb Von Arb.

TREASURER'S FINANCIAL REPORT:

As of December 31, 2004:

Siltation Account	\$	65,081.89
Boat/Lake Account	\$	69,518.90
MoDot Settlement	\$	55,782.69
Bank of Lee's Summit-MM	\$	134,620.86
Bank of Lee's Summit-Check	\$	8,876.97
Valley View Bank	\$	53,326.12
Expenses for December:	\$	29,526.91
Long Term Debt:	\$	236,631.18
Income during December:		
Dues	\$	37,102.05
Other Income	\$	3,286.18

This includes: Boat stickers, Interest Clubhouse Rental, Shoreline Ads, Finance Charges, and Misc. Income.

Brian Whitley asked that the treasurer's financial report be filed for audit.

COMMITTEE BUDGETED REQUESTS

None

BOARD ANNOUNCEMENTS:

A. Special Meeting Presentation:

Brian Whitley noted that Ira Roberts, a primary developer in Raintree, plans to begin developing the area south of Raintree Drive and east of Green Teal. This will include the property recently considered for Winward Glen townhomes, plus the land east of the dam and the 3 acres of the current south boat ramp. Mr. Roberts has indicated a possible special meeting with Raintree residents to obtain input for the development he is considering. Possibilities mentioned thus far include single family/multi-family/duplex residences, assisted living, and commercial as possibilities for the area, as well as some amenities. Mr. Roberts is not required to let residents know what will be developed in any area, however, he has indicated two possible dates for a special meeting to obtain resident input – February 19 or March 31 at the annual RLPOA meeting. In anticipation of a special meeting, RLPOA alerted residents with a flyer in the quarterly assessment, which will be received during the week of January 10. In addition, if a special meeting date is confirmed, the information will be published in the Shoreline, if possible, and posted on the RLPOA web site.

B. Lights at 291 entrance.

Comments received in the RLPOA office to date about the new lights at the 291 entrance indicated 8 individuals felt the lights were too bright and 2 commented that the lighting was "OK".

Rachelle noted that it would cost approximately \$1200 to rewire current lights. She has not yet determined if dimmers are a viable option. Comments from Board members and the audience included: changing lights out was expensive; once the trees on the islands leaf out in March, light should be defused; and the villa homes on Homestead may be the most affected by glare. Given the number of comments to date, several individuals suggested that it might be reasonable to wait before taking any action to change the lights. Brian polled the board members as to whether to switch the 291 entrance lights with those on Regatta or leave status quo for 2-3 more months.

Those members indicating switch the lights now were Roland Thibault and Brian Whitley.

Members preferring to wait were David Mac Queen, Tony Jose, Barb Von Arb, Tom Tucek, Bob Orr, and Tom Atkins. As a result of the polling, lights at the 291 entrance will remain as is for now.

OLD BUSINESS

a. December minutes:

Tom Tucek had requested the December Minutes be taken off the Consent Agenda and discussed under Old Business. Tom Tucek noted in the December Minutes that under Old Business, Item F. CONTRACT BETWEEN RAINTREE PROPERTY OWNERS AND RAINTREE VILLAS, the motion should state that RVHOA will pay for water and RLPOA will pay for electricity to the 291 Islands.

Tom Tucek requested clarification to item G. BOAT SLIP LEASE AGREEMENT. After some discussion, it was agreed that the intent of the motion was that those who held boat slip agreements prior to 1996 could transfer one boat slip with the sale of their house. It was noted that any one with an eligible agreement for 2 boat slips selling a house could transfer one of the slips with the sale of the house. The second slip would return to the control of RLPOA.

Tom Tucek moved to approve the December minutes as amended. Roland Thibault seconded the motion. Those in favor were: Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, Roland Thibault, Tom Tucek, and Barb Von Arb. The motion carried.

B. LEGAL

Joe Willerth stated that MoDot has notified him in regards to the payment of \$54,000.00 owed for the 291 islands. Rachelle will give Joe a check to MoDot immediately after the meeting. Tom Tucek asked about the deed/license arrangement with the City of Lee's Summit. Joe stated that the City of Lee's Summit will hold the deed to the islands and RLPOA will have a license agreement with the City. Joe will check on the annual amount of that agreement.

The suit against Cape and Sons has been filed by Lou-Air and RLPOA. Cape and Sons has requested a 45-day extension to answer questions. The case will follow standard processes for filing, discovery, etc.

Tom Tucek asked Joe about parcels in the Raintree area and resultant assessment of dues. Tom specifically asked if it is possible to collect dues from those properties that have been platted at North Shore and The Fountains. Joe stated that he has always taken the position that there are parcels within Raintree, i.e. Cobblestone, the Glenn Jones area. Regarding at what point dues could be assessed on the property in North shore and The Fountains, Joe advised it is dependent on whether declarant status had been assigned. This would have to be determined on a case-by-case basis. Joe stated he would not accept the statements made in this meeting about declarant status without examining

official records, which ultimately would govern RLPOA's ability to collect dues. Joe and Rachelle will determine RLPOA's ability to assess dues on the parcels noted.

Tom Atkins asked a question about typos in Covenants. This related to previous Board discussions about a typo found in the Covenants as well as the Bylaws. Joe advised that changes to covenants, which affect the material voting rights or composition of the Board can not be made without a vote of the membership. It appears that the typo in the By-Laws could be corrected but the typo in the Covenants could not be changed without a membership vote. Joe will look into this and advise Rachelle.

C. Appreciation Dinner Invitations have been mailed. RSVP deadline is 2/4. Rachelle advised that the meal cost is the same as last year. Tom Tucek noted that \$3000 has been budgeted for the dinner.

D.

Tom Tucek moved to approve up to the budgeted amount for an appreciation dinner on February 26, 2005. Roland seconded the motion. Those in favor were: Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, Roland Thibault, Tom Tucek, and Barb Von Arb. The motion carried.

NEW BUSINESS:

A. Gerard Roofs (Stone-Coated Steel).

Stan Ruby, 3957 SW Batten Drive, had contracted with Lifetime Roof Systems, Inc. to install a Gerard Roof and had requested ARB approval. Darrell Bennett and Charlie Sandman, members of ARB, stated that the ARB would have approved the Gerard roof but did have some question about the requested color which is Barcelona. The installer presented information about the subject roof. Gerard roofs are stone-coated steel, have a lifetime transferable warranty, increase the value of the home, are 26 gauge steel, look like clay tile but last longer, guarantee 2 1/2" hail damage, withstand 120 MPH wind. The installer said that Gerard roofs have been installed on at least 3 Raintree homes (525 SW Sea Gull, 4050 SW Leeward, and one other). Lakewood has approved this type of roofing.

Bob Orr moved to approve installation of Gerard roofs with specific specs noted in the Barcelona color only. In the future, the ARB will provide the Board with other possible acceptable colors. Tony seconded the motion. Those in favor were Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, and Barbara Von Arb. Tom Tucek opposed the motion. Roland Thibault abstained. The motion carried.

B. Engineer Solutions-Matt Schlicht

RLPOA is considering a survey of a portion or all of the Raintree area. Bob Orr arranged for Matt Schlicht with Engineer Solutions to present a proposal to accomplish this. Mr. Schlicht noted he understood the intent of the survey was to determine that:

1. The lake front property for North Shore was located appropriately.
2. There is enough common ground to build sidewalks around the lake (walking trails).
3. Residential fences have not been built on common ground (more than 2-3" over).

During discussion it was also noted that such a survey would be a valuable planning tool for RLPOA, could be used to determine the surface area of the lake, and would assist in installation of rip rap.

Mr. Schlicht advised that for \$10K w/cap he would use Total Station to provide survey maps showing the lake, individual lots, streets, etc. The Board needs to determine how close to "right on" is required, as this will affect the cost. For the amount quoted, Mr. Schlicht stated he could provide a survey within 2-3" of "right on".

A cost of \$10K was determined based on the following:

- ◆ 2 days research to determine all plats
- ◆ 2 days to draw
- ◆ 5 days for crew to walk the line to determine sites. Would use utility boxes to determine sites when other means were not available. Possibly drive a wood lathe or a more permanent monument, if RLPOA desires.

In the North Shore area, Tom Tucek noted that prior to the construction of the boat ramp, there was a survey and lines were pinned. San La Point noted that time may be running out to raise issue of fences on common ground.

C. Open Sewer Basins. Tom Tucek noted the City of Lee's Summit is proposing an open sanitary sewer basin at North end of the lake, west of Ward Rd. and Pulte development. In the past the City has advised that the water will be clear and drinkable. No documentation has yet been received. Tom recently received additional info from the new City codes inspector. Tom is still researching the issue and would like to discuss at a future work session.

Steve Arbo will be available at February 8 Board meeting to discuss open sewer basins.

D. Ski Club request to waive rental fee.
Raintree Ski Club is planning a meeting on Saturday, March 5, 2005, and requested the fee for clubhouse rental be waived. Julie Sinclair represented the ski club at this meeting in the absence of any ski club officers. Julie stated that currently the club has about 30 members who are all Raintree residents. The 3/5/05 meeting will be open for all Raintree residents interested in the club. Possible total attendance at the meeting is 150. Rachelle advised that total capacity of the clubhouse for fire code is 250. Rachelle noted the clubhouse is not booked for that night. There was some discussion about who to contact in the club to discuss issues of concern or information. It was noted that some folks have had confrontations about access to the ski course on the lake. San suggested the Ski club president provide a list of officers to the General Manager a representative of the club could be contacted if issues come up. Regarding ski club use of the clubhouse, it was noted that the Board expects advertisement of the meeting to Raintree residents.

Tony Jose made a motion to waive the rental fee for use of the Raintree clubhouse by the Raintree Ski Club on March 5, 2005, provided the club makes the appropriate deposit of \$350. David Mac Queen seconded the motion. Those in favor of the motion were Tom Atkins, Tony Jose, David Mac Queen, Bob Orr, Roland Thibault, and Barb Von Arb. Tom Tucek abstained. The motion carried.

OPEN FORUM

Charlie Sandman, 4074 SW Lido Dr, expressed concern about BFI trash service. In his opinion, BFI has not lived up to their contract during the last 6-8 months regarding timely track pickup. In addition, recently the company advised Charlie that yard waste would not be picked up from January 1 to April 1. Mr. Sandman requested that Board have Joe Willerth review the contract. The current contract with BFI provides free trash pickup for RLPOA. There was some question whether Raintree was currently living up to the contract. Rachelle will check this out as she has available time. Joe W. would need to look at the BFI contract.

Shirley Thomas, 4317 SW Sapelo Dr., asked why RLPOA was involved in the lawsuit with Cape and Sons. Joe Willerth explained.

Ken Stremming, 4003 SW Regatta, explained an upcoming single issue election. He noted that sufficient signatures have been collected in the northern parts of Lee's Summit to request an election to change the City charter. According to Mr. Stremming, this change will make it more difficult for City elected officials to run the airport. Also, he stated that the charter change would have a wider impact than just the airport and would impact all other spending measures. One of local City Council members, Ron Williams has agreed to write an article to explain one side of the issue. Mr. Stremming requested the Board approve publication of Williams' article in the Shoreline. It was noted that Community First might also provide an article for publication in Shoreline. Tom Tucek noted that the RLPOA Covenants state the organization cannot take political positions. Response was that RLPOA was providing an opportunity for both sides of the issue to make a statement. RLPOA would not endorse either side. This would be an avenue to get info out. Tom Tucek noted that RLPOA should not subsidize political issues and printing articles in Shoreline resulted in printing and paper costs. Rachelle advised that Friends of LS will be paying for an ad in Shorelines on this issue.

Bob Orr made a motion that a position paper by Ron Williams be placed in Shorelines. The opposite point of view, the Community First Group, will also be given an opportunity to provide a position paper of equal length to be published in February Shoreline. Tom Atkins seconded the motion. Voting in favor: Dave MacQueen, Bob Orr, Tom Atkins and Barb Von Arb. Voting against were Roland Thibault and Tom Tucek. Tony Jose abstained. Motion approved.

NOTE: Although not a part of the stated motion, the intent of the Board is that one page in the Shoreline will be allowed for each position.

ADJOURNMENT: Bob Orr made a motion to adjourn. Roland Thibault seconded the motion. Those in favor were: Tom Atkins, Tony Jose, David MacQueen, Bob Orr, Roland Thibault, Tom Tucek, and Barb Von Arb. Motion approved.

Meeting adjourned at 9:05 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 20, 2005
SPECIAL SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on January 20, 2005,, 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, and Barbara Von Arb. Rachelle Vandiver also attended.

DISCUSSION:

Guest Passes:

There was discussion about the guest passes and it was agreed to do as had been done in the past with giving each lot number 10 free guest passes. There was discussion about the problems that there had been in the past year at the pool in using the new resident scan card.

Long Term Debt:

Tom Tucek discussed the idea of paying down the long term debt. The money we have in Money Market is drawing 2% interest and we could save 5% interest if we paid down some on the long term debt. The funds have not been transferred to the Money Market and we could apply them to the debt.

RLPOA Covenants/By-Laws/Policies Review:

There has been a list of the guidelines and other policies that are very hard for the office and codes inspector to enforce. There have been new guidelines set up and they have some different periods of time to take place, such as lake violations, etc. There was much discussion as to how the Board could help with making our Directory more user "friendly".

ADJOURNMENT:

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 27, 2005
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on January 27, 2005 at 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb, and Bob Orr. Tom Atkins was absent. Rachelle Vandiver also attended.

DISCUSSION:

Summary of charges for Consent Agenda:

There was discussion that at the February Board meeting there would be changes made for the March consent agenda

Open Sewer Basins:

Tom Tucek made a report on the Open Sewer Basin issue. Tony Jose proposed for Tom Tucek draft a letter to the City in our opposition to this type of sewer water. Barbara Von Arb asked the question as to when will we know how it will affect our lake. Shirley Thomas asked about involving the EPA, clean water act. Tom Tucek stated that he had not read all of it. Tom Atkins stated that all we can do at this time is write the letter.

Zero turn mower:

Rachelle stated that they had looked at two of the mowers. One was the Grasshopper, which we could get in gasoline or diesel, and the other was the Walker, which was diesel. She said that Nolen Plymell leaned toward the Grasshopper. The discussion was also that we should not trade in the tractor. We should vote and pass this at the February meeting. The Grasshopper is 28 HP for \$12,942.00 plus tax.

Status on Royale/Pendant and Hidden Cove Drainage:

Rachelle stated that there has been one bid at this time and another firm stated that they were sending a letter with a bid. Shirley Thomas stated that the engineering should get it so that the Royale/Pendant problem should empty into the lake. There was discussion as to getting a backhoe and operator to work with the problem. Bob Orr stated that he is biased but does not think that it should be done that way and that we might have bigger problems. Tom Atkins asked if we would need a drain. The one big challenge on Royale/Pendant from the bad spot to down where the water trickles is the utilities.

Pool Management Proposals:

It was decided to go with the contract with Aquaticare for the next year. It was discussed as to the time that school opens for RayPec which is August 18 and Lee's Summit is August 22. The life guards must have at least 10 minutes of the stands each hour. Roland Thibault feels that there are problems with having a 40 hour manager. After school starts there is 2 weeks that it is hard to provide life guards at the pool until the closing time of Labor Day. There were questions about running the pool for 2 weeks with no lifeguards and a sign "Swim At Your Own Risk". It will be researched and will have information in the February Board Packets on Friday, February 3, 2005.

Concessions or Vending:

Aquaticare would be responsible for any set up, except for the water. The electric down there must be in good working order. Aquaticare is to check on the liability. It was decided to try concessions for 1 year.

Raintree Vision Direction Stats:

Rachelle Vandiver presented some preliminary costs. Brian Whitley presented a vision for a 10 year plan to the year 2015. Tom Atkins stated that all the people he has talked with want something. He would like to see the Association buy the property

Raintree Vision Direction Stats:

Rachelle Vandiver presented some preliminary costs. Brian Whitley presented 2015 10 year plan. Tom Atkins stated that all the people he has talked with have wanted something done. He would like to see the Association buy the property that the Developer wants to sell on the east side of the Dam and then also the property on the west side of Ward Road. Brian Whitley supports the items on the list of the Vision, but there are some people in the community that feel the increase in dues by the amount of the CPI is too steep for them to live with. Bob Orr states that we need a plan. We need to identify the items we have and work on a 3 to 5 year plan from each Board member. He will disburse it to the Board and prioritize each project, and then discuss if the existing budget is able to accomplish the prioritized needs. If there are things outside of the prioritized needs, then would be the time to pull out one item and then put it on next years budget. Work with the budget for each year. Roland Thibault feels that people on a fixed income wouldn't mind paying for the things that they think we need. Boat docks, he feels not too many people are interested in paying for more. Rip-rap we need on a general basis. He felt that maybe we could have a 2 story recreation center on the 6 lots that we own on Raintree Parkway. David Mac Queen feels that the sea wall and the clubhouse deck are the immediate priorities. He would also support more walking trails and common ground management. Tony Jose has list that includes: walking trails, more amenities, concessions for boat traffic, courtesy docks, acquire properties (land) the 3 acres at the point of the dam, opportunities at the bottom of the dam, on the vehicle fleet, he feels we should own our own vehicles. He doesn't like to see mileage paid as expenses. Second pool is low. Tom Tucek feels that we should pay down our long term debt. Then decided where we will get funding for the wish lists. Barbara Von Arb feels that we need a funding plan, debt reduction plan, silt problems are a huge issue and problem solving. Erma Mallett feels that we need a funding plan, debt reduction, and siltation is a priority. Bob Orr suggests that we put things on a spread sheet to get a consensus prioritization and list what are our priorities. It was decided to have a Special Meeting, Thursday, February 10, 2005 at 7:00 PM.

Marline/Pendant and Hidden Cove Drainage:

There was no discussion on this.

Insurance Proposals:

Rachelle stated that the insurance proposals would be put out for 3 bids.

ADJOURNMENT:

Tom Atkins made the motion for adjournment. Bob Orr seconded the motion. The motion passed. All were in favor.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
February 8, 2005
BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on February 8, 2005 at 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Erma Mallett, David Mac Queen, Barbara Von Arb, Bob Orr, Tom Atkins, and Tony Jose. Rachelle Vandiver was present..

CONSENT AGENDA:

1. APPROVAL OF JANUARY 2005 MINUTES
2. APPROVAL OF PAYMENT OF BILLS
3. APPROVAL OF \$1625.00 FOR WORK PONTOON BOAT REPAIRS
Brian Whitley explained that the amount of \$1400.00 had been approved for pontoon boat repairs and that the bill came to \$1625.00 so then asked for a motion to approve the consent agenda. There was a show of hands to approve the consent agenda. *Those in favor were Roland Thibault, Erma Mallett, David Mac Queen and Barbara Von Arb. Tony Jose then requested that the January minutes be moved out of the Consent Agenda as his name had been spelled wrong on page 4. Since the consent agenda had been voted on, it was decided to correct the minutes of the January meeting and correct Tony's name from Toni to Tony on page 4. All those in favor gave a show of hands and the January minutes were approved as corrected. Those in favor were Roland Thibault, Erma Mallett, David MacQueen, Barbara Von Arb, and Tony Jose.*

TREASURER'S FINANCIAL REPORT:

As of January 31, 2005:

Siltation Account:	\$	65,162.98
Boat/Lake Account:	\$	69,593.95
MoDot Settlement:	\$	1,236.08
Bank of Lee's Summit-MM	\$	195,573.86
Bank of Lee's Summit-Check	\$	11,503.05
Valley View – MM	\$	53,381.23

Expenses for January:	\$	19,689.39
Long Term Debt:	\$	234,938.65

Income during January:		
Dues	\$	60,358.22

Other Income \$ 16,947.29

This includes: Boat Stickers, Boat Slips,
Interest, Clubhouse Rental, Shoreline Ads,
Finance Charges & Misc. Income.

Brian Whitley asked that the Financial Report be filed for audit.

COMMITTEE BUDGETED REQUESTS:

There were no committee budgeted requests..

BOARD ANNOUNCEMENTS:

A. Charrette Presentation February 19

The charette presentation will be at the clubhouse on February 19. The morning session will be 9:00 to 12:00 and the afternoon session will be 1:00 to 4:00.

B. Work session is scheduled for Thursday, February 10th.

Discussion of the prioritization list of things that this Board would like to do some suggestions for a long term plan.

C. Pulte could not be available for their presentation this evening. They will be putting on a presentation at Aldersgate Methodist Church on Thursday, March 03, 2005 and also at the March 8, 2005 RLPOA Board Meeting.

OLD BUSINESS:

Legal:

Joe Willerth gave the update that MoDot has been paid for the front entrance islands and the job is completed. He gave an update on the status of the Smith vs the City of Lee's Summit of which it was a concern because of the maintenance building on 163rd. St.

The judge ruled in favor of the city of Lee's Summit so that situation is completed.

Joe also said that he had presented the proper letters to our auditors concerning any legal situations that we had.

Brian Whitley asked Joe about absentee balloting. We can have proxy voting. There will be more discussion on changes of amending the covenants and making them easier to understand. This will be put in the Shorelines and then discussed at the March 8, 2005 Board meeting.

Grasshopper Zero Turn mower purchase for approximately \$14,500.00 with tax.

Erma Mallett made the motion to purchase a Grasshopper Zero Turn Mower for up to \$14,500.00 plus tax. Roland Thibault seconded the motion. Those in favor were: Erma Mallett, Bob Orr, Tom Atkins, David Mac Queen, Tony Jose, Barbara Von Arb, and Roland Thibault.

Aquaticare Pool Management Contract for 2005:

Erma Mallett made the motion to approve the Aquaticare Pool Management contract for 2005 to the amount of \$43,000.00. Bob Orr seconded the motion. Those in favor were:

Erma Mallett, Bob Orr, Tom Atkins, David Mac Queen, Tony Jose, Barbara Von Arb, and Roland Thibault.

Aquaticare Concession Contract:

Tony Jose questioned about the hut being closed during the swim meets. It was also stated that Aquaticare was to pay RLPOA \$150.00 for being able to have the concessions.

Roland Thibault made the motion to approve the Aquaticare Concession Contract. David Mac Queen seconded the motion. Those in favor were: Erma Mallett, Bob Orr, Tom Atkins, David Mac Queen, Tony Jose, Barbara Von Arb, and Roland Thibault..

NEW BUSINESS:

A. Presentation of Open Sewer Basins;

Steve Arbo , Assistant City Administrator, Mark Schaufler, Director of Water Utilities, and Stan Christopher from Archer Engineering gave a presentation of things that are being worked on for the future. It will be necessary to do some things to help the extra water that we have when we have heavy rains and also how it will be necessary to compensate for increasing residents and developments. There are 4 of these basins in the Lee's Summit city. There is also a Pump Station on Lee's Summit Road. It was a lengthy discussion and there were many questions asked. This still is in the planning stages and there has not been any land purchased for this at this time

Kensington Farms/Pulte Group Presentation:

No one was available.

Preservation of Property values:

Charlie Sandman feels that we should enforce our Covenants, By-Laws and Rules and Regulations in which we are to keep our homes in proper condition, such as painted, and in good repair. He suggested that we send a letter and give the residents a specified period of time to correct the situation and if it is not done, then turn it over to the Lee's Summit City Codes Administration.

It was decided that it would be on the February 10, 2005 Work Session.

OPEN FORUM:

Charlie Sandman of SW Lido is questioning the trash situation and would like for the RLPOA Board of Directors to consider changing of the by-laws. Tony Jose stated that he would not want this put on the ballot but it could be stated at the Annual Meeting.

ADJOURNMENT:

Barbara Von Arb made the motion for the meeting to be adjourned. David MacQueen made the second. Those in favor were: Erma Mallett, Bob Orr, Tom Atkins, Roland Thibault, Barbara Von Arb, Tony Jose, and David Mac Queen.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

February 10th, 2005

7:00

Work Session

DETERMINE THE QUORUM AND CALL THE MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association Board of Directors was held on February 10th, 2005 at 7:00 PM. Brian Whitley, Roland Thibault, Erma Mallett, Tom Tucek, Barb Von Arb, Tony Jose, Bob Orr, David Mac Queen and Tom Atkins were present. Rachelle Vandiver also attended.

The attached rule changes reflect the mutual and consensus changes made by the Board and office staff with resident input. These can also be found in the March Shoreline.

Proposed Revisions – RLPOA Guidelines, Rules and Regulations

The following revisions to current guidelines, rules and regulations were discussed at the work session Tuesday, February 8 and are recommended for approval at the March RLPOA Board meeting or the Annual Meeting, as appropriate.

NOTE: Any words lined out will be deleted. Words in bold font will be added.

These items listed below will be addressed at the March 8th Board Meeting:

♦ Page 16: VIOLATIONS OF REGULATIONS, 3. Appeals Process:

- (a) All violations may be appealed,
- (b) The member shall have ~~five (5)~~ **ten (10)** days following ~~receipt~~ **receipt** date of the citation to request a hearing in front of the Appeals Committee. Such request shall be made in writing to the Board Designee. ~~If such a hearing is requested, all sanctions shall be stayed.~~ If no hearing is requested, the citation shall be effective upon expiration of the ~~five (5)~~ **ten (10)** day period.
- (c) If a hearing before the Appeals Committee is requested, it shall be held at the next scheduled meeting of the Committee from the ~~receipt~~ **receipt** date of the request from the Board Designee. At the hearing, the member(s) shall be allowed to be present and represented by counsel.
- (d) The property owner and/or alleged violator will be notified, in writing, as to the time and place of the appeals meeting. This notice will be mailed no later than ~~5 days~~ **ten (10)** days in advance of the meeting.
- (e) Proceedings before the Appeals Committee or a subsequent appeal to the Board of Directors shall be informal. At such hearing or appeal the complainant and witnesses designated on the citation/complaint shall be heard first, followed by the alleged violator, the licensee and any other witnesses.
- (f) After the appellate hearing, the Appeals Committee shall make a decision to uphold or dismiss the alleged violation(s) and the appropriate sanctions to be imposed. This decision shall be in writing and forwarded to the member, by certified mail, within ~~five (5)~~ **ten (10)** days of the hearing. The decision shall specify the rules and regulations which have been violated, the acts constituting such violations and the sanction or sanctions imposed or dismissal of the case.
- (g) The member shall have ~~five (5)~~ **ten (10)** days, following ~~receipt~~ **receipt** date of the decision of the Appeals Committee, in which to request a hearing before the Board of Directors. Such requests shall be made in writing to the Board Designee. If a hearing before the Board of Directors is requested, the Appeals Committee decision shall be stayed. If no hearing is requested, the Appeals Committee decision shall become

final and the sanctions recommended therein shall be effective ~~five (5)~~ ten (10) days after the **delivery** date of the Appeals Committee decision ~~to the member(s)~~.

- (h) If a hearing is requested before the Board of Directors, it shall be held at the next regular meeting of the Board, or at a special meeting called before the next regular Board meeting. At such hearing, the Board of Directors shall receive and consider the decision of the Appeals Committee and any testimony or other evidence which the member(s) desire to present.
- (i) Within ~~five (5)~~ ten (10) days of the hearing, the Board of Directors shall render a written and final decision and cause it to be served on the member(s) by certified mail. The decision shall specify the rules and regulations which have been violated, the acts constituting such violations and the sanction or sanctions imposed, or dismissal of the case.

~~Any owner of a watercraft receiving a suspension shall have all of their watercraft removed from the lake or impounded immediately. If an appeal is made, the watercraft may use the lake. However, during the appeals process, if the watercraft and/or owner receives any further citation(s) while on the lake, the watercraft and its owner will be suspended and will not be allowed to use the lake until the appeals process has been completed. Any member in the appeals process for boating violations/suspensions must have written approval from the RLPOA Office in their possession to use their watercraft on the lake. The member and all their watercraft will not be allowed to use the lake until after the appeals process has been completed.~~

Any owner of a watercraft receiving a suspension shall have all of their watercraft removed from the lake or impounded immediately (effective date of the citation). If an appeal is made for a 1st, 2nd, or 3rd level violation, the watercraft may use the lake. However, during the appeals process, if the watercraft and/or owner receives any further citation(s) while on the lake, the watercraft and its owners will be suspended and will not be allowed to use the lake until the appeals process has been completed. If an appeal is made for a 4th level violation, the member and all their watercraft will not be allowed to use the lake until after the appeals process has been completed. Any member in the appeals process for 1st, 2nd, or 3rd level boating violations must have written approval from the RLPOA office in their possession to use their watercraft on the lake.

• Page 26: RAINTREE LAKE POOL RULES:

9. Resident children under 10 years of age must be accompanied by a Raintree resident 14 years of age or older.

• Page 27: RLPOA POLICY APPROVED JUNE OF 2002

Any residents or their guests using profanity, verbal abuse or threats to any lifeguard, lifeguard or working pool personnel will have the following results:

~~First-time violation will result in loss of pool pass plus \$100 fine. (Pool resident pass returned after fine is paid)~~

~~Second-time violation will be a level 4 violation and will result in loss of loss pool privileges for 90 days (carried over to the next season) plus a \$250 \$100 fine. (Note: Residents are responsible for their guests at all times).~~

- Page 51: MAKING AND ENFORCING RULES AND REGULATIONS, SECTION 3. EFFECTIVE DATE OF RULES AND REGULATIONS
... notification in the Shoreline ..

- Page 52: MAKING AND ENFORCING RULES AND REGULATIONS, SECTION 5 (b). PROCEDURE FOR IMPOSING SANCTIONS
The member shall have ten (10) days following ~~date receipt~~ of the notice ...

- Page 52: MAKING AND ENFORCING RULES AND REGULATIONS, SECTION 5 (c). PROCEDURE FOR IMPOSING SANCTIONS
The member shall have ten (10) days, following the ~~date receipt~~ of the decision ... shall be effective ten (10) days after the ~~date delivery~~ of the Appeals Committee

- Page 56: COLORS
Outside colors will generally be subdued **and consistent with those of the community.**

- Page 57. ARB Guideline TEMPORARY STRUCTURES
~~No structure of a temporary character, trailer, basement, tent, shack, garage, barn, or other out-building shall be used on any lot at any time as a residence, either temporarily or permanently, or on any property as a multi-family residential or commercial unit.~~
Temporary structures are allowed so long as they are only visible during set-up, duration, and clean-up of an activity. [Note: This will allow EZ Up Tents and other temporary cover]

All residences and other buildings shall be of initially new construction. No building shall be moved onto any lot or other tract of land.

- Page 57 ARB Guidelines DETACHED STRUCTURES
The Architectural Review Board has determined that detached structures or outbuildings lessens the integrity of the RAINTREE community. ~~No detached structures or outbuildings will be approved. The ARB may give consideration for approval to a detached structure or outbuilding on a case-by-case basis (if there is demonstrated need and resident seeks approval from adjacent neighbors). except~~ Dog pens and play houses are allowed if they meet the required specifications. (See PLAY EQUIPMENT.)

- Page 58 ARB Guidelines: (1) One (1) awning would be permitted on one (1) model home.

- * Page 62 ARB Guidelines DETACHED STRUCTURES
 The Architectural Review Board has determined that detached structures or outbuildings lessens the integrity of the RAINTREE community. ~~No detached structures or outbuildings will be approved. The ARB may give consideration for approval to a detached structure or outbuilding on a case-by-case basis (if there is demonstrated need and resident seeks approval from adjacent neighbors). except~~ Dog pens and play houses are allowed if they meet the required specifications. (See PLAY EQUIPMENT.)
- * Page 67: (G)(1) TRUCK shall be defined as any vehicle rated over one (1) ton or more and will not be parked ...
- * Page 67: (G)(2): COMMERCIAL VEHICLE shall ~~exclude any vehicle performing work at a residence and~~ be defined as: ~~any vehicle that identifies a specific company and shall be deemed to be detrimental to property values if parked within residential area.~~
- * Page 61: LANDSCAPING AND PLANTING
 Landscaping and planting, ~~for existing homes,~~ in general, does not require the approval of the Architectural Review Board.
- * Page 62: LANDSCAPING AND PLANTING, PARKING PAD GUIDELINES
 5. Project or additional work must be approved by the ARB prior to installation to avoid fines ~~or loss of deposit.~~
- * Page 63: LANDSCAPING AND PLANTING, MISCELLANEOUS
 Approved ~~Amended~~ by the Board of Directors September 14, 2004.
- * Page 64: COMMON GROUND REGULATIONS
~~Only limited motorized travel is allowed on Common Ground areas. Please do not drive~~
Driving on Common Ground with cars, motorcycles or off-road vehicles is not allowed. Only limited motorized travel is allowed on Common Ground areas ~~for disabled homeowners and/or mowing or common grounds maintenance with prior approval from RLPOA General Manager or their designee.~~

Violation Levels

1st offense	\$25 fine and loss of all privileges for 7 days
2nd and succeeding offenses	\$100 fine and loss of all privileges for 90 days

Privileges will be suspended for all members of the household. Offenses will be cumulative for a 12-month period and will drop back one level if no offense occurs during a 12-month period.

- * Page 64: COMMON GROUND REGULATIONS
 The RLPOA ~~would not be~~ is not responsible for damage to pipes put in by residents on common ground. Amended by the Board June 8 2004.

- Page 66: ENFORCEMENT OF ARB VIOLATION, FINES AND STRUCTURE
(d) ... offending structure or cure the alleged ~~defense~~ **offense**.
- Page 66: ENFORCEMENT OF ARB VIOLATION, FINES AND STRUCTURE (e)
The member shall have ~~fourteen~~ **ten** (14 **10**) days ...
- Page 66: ENFORCEMENT OF ARB VIOLATION, FINES AND STRUCTURE (f)
The member shall have ~~fourteen~~ **ten** (14 **10**) days ... on expiration of the ~~fourteen~~ **ten** (14 **10**) day period ...
- Page 67: PROCEDURE FOR ENFORCEMENT OF COVENANTS PARKING TRUCKS, BOATS AND TRAILERS
(G ~~F~~) The following definitions and variances shall be ~~allowed~~ **referenced** under this procedure.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
FEBRUARY 24, 2005
7:00 PM
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on February 24, 2005 7:00PM. Members in attendance were Brian Whitley, Roland Thibault, Tom Atkins, Tom Tucek, Tony Jose, David Mac Queen, Erma Mallett, Barbara Von Arb and Bob Orr. Rachelle Vandiver attended.

DISCUSSION:

Darin Zechel – Presentation on land usage:

Darin introduced Dana and Mike. Dana is the architect and Mike is with Infinity, the developer. Darin Zechel is a resident of Raintree. They gave a presentation on land use of the 55 acres on the east side of the dam. They also presented the idea of a restaurant and boat ramp on the 3 acres on west side of the dam. The structure of the buildings would be stone and stucco on the outside of the buildings. They would make the commercial into sustainable villages such as Corinth Village in Kansas City.

Dock Lighting project 2005:

The dock lighting project is a 2 year program. It was decided to put it on the Consent Agenda on the March Board Meeting.

Preservation of Property Values:

Joe Willerth confirmed that "Lot" means single family homes. This can be addressed in the April Board meeting. There needs to be standards set up to writing the proper letters to be sent out. Rick Lecuru, one of our residents, a member of the ARB, is working for the City of Lee's Summit in their Codes Enforcement. He said that we must take steps to let the residents know what is wrong and then have Rachelle check the houses identified. Then have the list at the next Work Session. The Codes Inspector should take pictures.

Articles of Incorporation – Do we need to amend Article 2?

We should check with Joe Willerth about changing the articles.

Parcel Dues Direction:

We should check with the City to find out how many are final platted.

Concession access to boaters:

It was decided to put it on the Board Meeting in March. There were 3 that against having, and the rest agreed to the access.

2nd engineering results for Hidden Cove/ Marline/ Pendant:

It needs to be sent back to the Engineering Firm to get recommendations for the lowest amount of engineering costs. We need one engineering plan for Hidden Cove.

Tree removal bids:

It was decided to use Grade A Tree Care to cut down 14 dead pine trees. The Bradford Pear trees on Regatta need to be trimmed. There is a dead branch on a hedge tree that needs to be cut off. This should be put on the March Board Meeting agenda.

Review common ground deed for North Shore:

Since we found the deed for the North Shores property. We should get surveys from the

surveying companies. We should give each company the same guidelines.

Final results from Raintree Vision/Board preferences:

The Raintree Vision and Prioritization List was presented and discussed by Bob Orr and Tom Atkins.

Absentee Voting:

Brian Whitley explained that we can not do it this year, but it would be something to work on for next year.

Account Review & Transfers:

Tom Tucek explained that the Lake Committee owes some money from last year. It is \$6,000.00 from the General Fund, therefore it is being transferred to the General Fund in 2005. There is over \$200,000.00 in the Money Market at the Bank of Lee's Summit.

ADJOURNMENT:

Barbara Von Arb made the motion to adjourn. Bob Orr seconded the motion. All were in favor of the motion.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MARCH 8, 2005
BOARD MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on March 8, 2005 at 7:00PM. Members in attendance were: Roland Thibault, Erma Mallett, David Mac Queen, Barbara Von Arb, Bob Orr, Tom Atkins, Tom Tucek and Tony Jose. Brian Whitley was absent. Roland Thibault called the meeting to order. Rachelle Vandiver was present.

CONSENT AGENDA:

1. APPROVAL OF FEBRUARY 8, 2005 MINUTES
2. APPROVAL OF PAYMENT OF BILLS
3. APPROVAL OF DOCK LIGHTING CONTRACT - PHASE 2 - \$25,240.60
Tom Tucek requested the approval of the Dock Lighting Contract be removed from the Consent Agenda and moved to OLD BUSINESS.
Tom Tucek made the motion to approve the first two items on the Consent Agenda.
Tony Jose seconded the motion. The motion was approved. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.

TREASURER'S FINANCIAL REPORT:

As of February 28, 2005:

Siltation Account:	\$	65,255.43
Boat/Lake Account:	\$	69,663.35
MoDot Settlement:	\$	1,236.96
Bank of Lee's Summit-MM	\$	259,456.52
Bank of Lee's Summit-Check	\$	-16,087.22
Valley View – MM	\$	53,440.20

Expenses for February :	\$	36,733.95
Long Term Debt:	\$	209,253.61

Income during February:		
Dues	\$	53,778.84
Other Income	\$	18,058.85

This includes: Boat Slips, Interest, Finance Charges, Clubhouse Rental, Shoreline Ads, and Misc. Income.

Tom Tucek gave the explanation for the negative balance in the Checking Account as these balances were posted before some moneys were transferred.

Barbara Von Arb asked about making monthly payments on the long term debt.

Roland Thibault asked that the Financial Report be filed for audit.

COMMITTEE BUDGETED REQUESTS:

The Activities asked for the approval for the budgeted funds for the Easter Egg Hunt in the amount of \$1,300.00.

The Spring BBQ mixer for the Adults for \$1,500.00. Part of the money would be used that was budgeted for the Wizards. The amount of \$800.00. They also decreased the amount to be spent on the Breakfast with Santa by \$700.00. The date is May 6, 2005.

The Lake Clean-up Scavenger Hunt budgeted for \$750.00. The date is April 23, 2005.

David Mac Queen made the motion to approve the \$1,300.00 budgeted for the Easter Egg Hunt. Tom Tucek seconded the motion. The motion was approved. Those in favor were: David MacQueen, Tony Jose, Barbara Von Arb, Tom Tucek Bob Orr, Erma Mallett, and Tom Atkins.

Bob Orr made the motion to approve the amount of \$ 1,500.00 (Wizards \$800.00)

(Decrease of Breakfast w/Santa \$700.00) on May 6th, 2005.

The motion was approved. Those in favor were: David MacQueen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.

Tom Tucek made the motion to approve \$750.00 budgeted for the Lake Clean-up Scavenger Hunt on April 23, 2005. David Mac Queen seconded the motion. The motion was approved. Those in favor were: David MacQueen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.

BOARD ANNOUNCEMENTS:

- A. Charrette Presentation Review
- B. Annual Meeting March 31, 2005 at 7:00 PM at Grace Baptist Church
- C. Resident Alert – Aquila Light Poles being cut in cul-de-sac's (12 poles reported)

OLD BUSINESS:

A.. Legal:

Joe Willerth gave an update on the Lou Air lawsuit against Cape and Son and MoDot. Joe also gave a report on the Safety meeting of Saturday, March 5. He stated that it was a good presentation, but his only concern was that there was only one teenager in the audience. The new state law is that all under 21 must complete a course and have a license.

- B. Typo correction Article XII, Section 7 of the By-Laws (At the first meeting called, as provided in Section 2 (c) and 4 (b) hereof.....

Tom Atkins made the motion to approve the change of the typo correction in Article XII,

Section 7 of the By-Laws. David Mac Queen seconded the motion. The motion was approved. Those in favor were David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.

There was an inquiry about the co-ordination of the other developments, such as Cobblestone and their separate dues.

Tom Tucek stated that this was a subject for a Work Session.

Tom Tucek brought up some changes in the Lake rules that needed to be changed to be in the same reading as our other rules. There was some discussion as to this not being on the agenda.

Tom Tucek made a motion to adopt #3 and 4 on page 5 that he brought. There was no second. The motion died.

- C. Concession access to boaters, estimated cost \$1,691.25.
The discussion included the need for a window and it was decided that we should use metal roll up windows and use our maintenance crew to do the work.
Tony Jose made the motion to approve up to \$1,070.00 to work on the concession stand to make it accessible to boaters. David MacQueen seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Bob Orr, Erma Mallett, and Tom Atkins. Tom Tucek opposed the motion. The motion passed.
- D. Gerard Metal Roof Color Selections & Specs.
The ARB presented the specifications and color selections for the Gerard Metal Roofs. They will be in a file.
David Mac Queen made the motion to approve the specifications and color selections that the ARB presented. Bob Orr seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins. The motion passed.
- E. Grade A Tree Removal Proposal (14 Pine, Regatta Trees thinned, dead hedge limb)
Budgeted \$5,000.00, actual cost \$2,960)
Tony Jose made the motion to approve \$2,960.00 for the tree removal, thinning and limbs to be cut off and up. David Mac Queen seconded the motion. Those in favor were: David Mac Queen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins.
- F. Approval of Dock Lighting Contract – Phase II - \$25,240.60
Tom Tucek made the motion to approve the Dock Lighting Contract – Phase II – in the amount of \$25,240.60 to be paid upon completion and our inspection. Bob Orr made the second. Those in favor were: David MacQueen, Tony Jose, Barbara Von Arb, Tom Tucek, Bob Orr, Erma Mallett, and Tom Atkins. The motion was approved.

Break - 10 minutes.

NEW BUSINESS:

A. Kensington Farms/Pulte Group Presentation

Stewart Kirland and Marcia were representatives from Pulte. Stan Christopher, with Archer Engineering and Little Blue Sewer District, Bart Reese, City of Lee's Summit Codes Enforcement were all present.

Stewart explained many of the plans for the Kensington Farms Development, such as a Cass County Water Tower, Ray Pec Schools, Police or Fire Station, and a Dry Water Retention Pond.

They are asking for zoning to be P Mix which would allow up to 40 units per acre.

Tom Tucek asked Bart Reese about enforcing the dirt erosion on Ward Road.

Bob Orr stated that he had worked with Dena Metzger on the Cheddington Drainage project.

OPEN FORUM:

Charlie Sandman of SW Lido is stating that we should be interested in the preservation of our property values by enforcing our Covenants and ByLaws. Rachelle has had our Codes Inspector taking pictures and then will work on the directive.

Shirley Thomas of Sapelo talked of the Garden Club's plan for the triangle at the Duck Pond. She also stated that there are contractors working on Sunday and there is silt and dirt on the streets.

Richard Richardson of the Lake Committee requested that the rental pontoon needs to go for the general tune-up. The cost will be up to \$500.00.

It is Spring Dock Maintenance time. Kribbs Dock Service has given the bid of \$6,467.50 which is time and material. There is need for a few new boards, underwater bracing repair, and other items that are found to be needed.

Tony Jose made the motion for up to \$6,500.00 to do the Spring Dock Maintenance that the Lake Committee has requested. Barbara Von Arb seconded the motion. Those in favor were: Tony Jose, Barbara Von Arb, David MacQueen, Bob Orr, Erma Mallett, and Tom Atkins. Tom Tucek abstained. The motion passed.

Swim Dock Replacement. The Lake Committee has been replacing one each year and the one in Bowsprit Cove is due to be replaced. They have a bid for a 12 foot by 20 foot for \$5,800.00. The price would be \$1,000.00 to use the synthetic wood.

It was discussed that there should be 3 bids and that Elf Docks on Hwy 291 should be asked to bid.

Darrell Bennett asked the status of the Marline/Pendant drainage problem. Rachelle stated that she had asked for more information.

ADJOURNMENT:

Barbara Von Arb made the motion for the meeting to be adjourned. Erma Mallett made the second. Those in favor were: Erma Mallett, Bob Orr, Tom Atkins, David MacQueen, Tony Jose, Tom Tucek, and Barbara Von Arb. The motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

MARCH 24, 2005

7:00

SPECIAL BOARD MEETING

DETERMINE THE QUORUM AND CALL THE MEETING TO ORDER:

A Special Meeting of the Raintree Lake Property Owners Association Board of Directors was held on March 24, 2005 at 7:10 PM. Brian Whitley, Roland Thibault, Erma Mallett, Tom Tucek, Barb Von Arb, Tony Jose, Bob Orr and Tom Atkins were present. David Mac Queen was absent. Rachelle Vandiver also attended.

Review of By-Laws/regulation clean-up:

Tom Tucek requests that we put in the Boaters Education Law on page 5, item 3. It would be better to have it in our rules. Also item 3 moved to item 4, which is about buoyant devices as stated in the state water requirements.

Appeals Process: recommending the way it is stated except changing to 10 days on page 11.

Bob Orr approves 3 and 4 concerning boater education and serviceable condition.

On page 11 it should state any owner.

Tony Jose basically in favor of and is in favor of the changes.

Roland Thibault made the motion to approve all the 21 changes made to the rules and regulations and guidelines as discussed at the Special Meeting, March 24, 2005. Tom Tucek seconded the motion. Those in favor were: Roland Thibault, Erma Mallett, Tom Tucek, Barbara Von Arb, Tony Jose, Bob Orr and Tom Atkins. The motion was approved. Tom Tucek made the motion to rescind the approved motion that was made at the March 8, 2005 RLPOA Board Meeting approving the change to the By-Law Article 12 page 7 on page 48 of the directory because it is in violation of Article 15 Section 1. Tom Atkins seconded the motion. Those in favor were: Roland Thibault, Erma Mallett, Tom Tucek, Barbara Von Arb, Tony Jose, Bob Orr and Tom Atkins. The motion was approved.

Preservation of Property values:

There are pictures being made of the homes that there is rotting wood and peeling paint showing. There will be a letter sent to the resident stating that there are problems with the rotting wood and conditions of the outside of their home. They will be given 60 to 90 days to correct the problem. Rachelle has been given the direction to send a letter about painting and give the resident 10 days. If the complaint is about trash and overgrown grass, the city will be notified. An article will be placed in the Shorelines stating that these problems are against the Articles of Corporation and we are trying to uphold the Articles. There are also City ordinances about the upkeep of property.

Survey Companies:

Rachelle is working with them and also has contacted Jerry Reynolds, a resident who has worked with dirt moving equipment, to get his input on Hidden Cove Drainage problem and Marline/Pendant water problems. Jerry was not able to attend this meeting.

Goose egg addling permit:

Rachelle has been in contact with Wendy of the Conservation. She is a Wildlife Damage Biologist and she has recommended us to use Mike Hicks, as he can get the permit. He found 5 nests last year. San LaPoint said that he would check on the goose round-up and it would be good to contact developers around our area to see if we could do the egg addling on their property.

Tom Atkins made the motion to approve \$1,000.00 to be taken from the General Fund of 2004 to extend the egg addling for one more month. Barbara Von Arb seconded the motion. Those in favor were: Roland Thibault, Erma Mallett, Tony Jose, Tom Atkins, and Barbara Von Arb. Those abstaining were: Tom Tucek. The motion was approved.

Bob Orr left early and David Mac Queen arrived at 9:15.

Annual Meeting ballot information/expectations:

There was some discussion about this and what was expected.

Review goals/accomplishments:

There was very little discussion on this topic.

Structural engineer:

This discussion was about getting a structural engineer to discuss what we could do to the deck and its integrity. It was decided to approve \$600.00. to get this done.

Swim dock proposals:

Tom Atkins brought in the information on the docks made by the Elf Company. There was some discussion .

Tom Atkins made the motion to approve \$7,200.00 to have Elf Docks to build a swim dock with 2 poles and trim package and Trex flooring. It will be 12 foot by 20 foot swim dock with a 16 foot ramp. Roland Thibault seconded the motion. Those in favor were: Roland Thibault, Tony Jose, David Mac Queen, Barbara Von Arb and Tom Atkins. Those opposed were: Tom Tucek and Erma Mallett. The motion passed.

It is to be put in Bowsprit Cove.

Adjournment:

Tom Tucek mad the motion for adjournment. Tony Jose seconded the motion. All were in favor.

UNAPPROVED

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION MARCH 31, 2005 ANNUAL MEETING

Brian Whitley called the meeting to order and determined that a quorum was met and introduced the Board Members in attendance: David Mac Queen, Barbara Von Arb, Tony Jose, Roland Thibault, Tom Tucek, Bob Orr, Erma Mallett and Tom Atkins.

Brian Whitley introduced many of the areas on the agenda.

Erma Mallett read the minutes from the March 25, 2004 Annual Meeting.

Tom Tucek made the motion for the approval of the March 25, 2004 Annual Meeting minutes. Roland Thibault seconded the motion. Those in favor of the motion were: David Mac Queen, Barbara Von Arb, Tony Jose, Roland Thibault, Tom Tucek, Bob Orr, Erma Mallett and Tom Atkins.

Tom Tucek gave a Power Point presentation for the treasurer's report. He gave the income and the projects that had been done during the year. Where did the money go? Docks, maintenance and new lights. Conservation which is the critter control, such as muskrats and geese. Maintenance on equipment and repairs. The pool contract. The Shorelines. Siltation, there was a transfer of \$40,000 to build back the Siltation Account. There is also a need for working capital. We have the loan on the maintenance building and the absorption of paying off money owed on the 6 lots on Raintree Parkway. If there is extra money, we need to pay down debt, repair the seawall at the clubhouse, replace the clubhouse deck, increase the siltation fund. We also have the Raintree Quest and Vision that we are interested in doing some of the projects when funds are available.

Brian Whitley introduced David Elliott, Chairman of the Nominating Committee, and David Elliott explained the nomination process. He then introduced the candidates: Class A candidates were: Ed Gross, Brian Whitley, Tim Nydegger, John Smith, Charlie Sandman, and San LaPoint. David Elliott then asked for nominations from the floor for additional candidates, there were none. Class B candidates were: Bob Orr and Mike Everly. Mike Everly declined for this year as he felt that he had not been a resident long enough. Class A members can vote for 4 candidates and Class B can vote for 1 candidate. David Elliott had given each candidate a list of questions in which they could give answers and they could be asked questions from the floor.

Brian Whitley gave the State of Raintree. Brian told of the website and the e-mail (listserv) address which is available to all who wish to use it. There are weekly and biweekly reports on it. The Shorelines has been re-oriented and the prepaid ads have helped in the expense of the production of the newspaper. The Shoreline is also available in advance by going to the website and visiting e-Shorelines. There have been drainage issues that are being addressed. We have had special mailings to keep the residents informed and have made a shift in the reporting structure. The new ID system is in place and there were 8500 people scanned in 2004 at the pool. There were employee policies developed. There was also a different Board agenda form and also the Consent Agenda was put in place. The dues of Raintree are

UNAPPROVED

about midway of a number of other developments in the Lee's Summit area. The pool restrooms have been renovated. The parking lot was resurfaced. The two islands on the outer road of 291 Highway have been landscaped and lights put up. There are plans for the Duck Pond flower garden and there is still more dock lighting and electricity to be finished. There are plans for the concession stand to be opened for boaters. The security was targeted and there has been a camera system installed at the clubhouse. The boat sticker fees have been done so as to have parity between the lake and the pool. The future opportunities are: Drainage problems, water quality, siltation, development and managing the need for boat slips and parking, Raintree Vision and common area maintenance. We live in a "Great" community.

Tom Atkins gave a summary of the Raintree Vision.

Bob Orr gave a short presentation of the prioritization of the different things that the Board felt were things that need to be done.

Ira Roberts gave an overall view and things that they felt that the Charrette presented to the residents earlier in February about properties yet to be developed.

Joe Willerth gave a briefing on legal matters: The litigation of Smith against the City of Lee's Summit, in the matter of our maintenance building, was ruled in favor of the City of Lee's Summit. The matters of the islands with the City have now been finalized in which we now have 2 nice islands with curbs and gutters. We also have deeds for the common ground around the right-of-way and the license agreement on the city street. It is our duty to take care of the plantings. There is litigation with LouAir, with our support, against Cape and Son and MoDot, concerning the silt in the Duck Pond. Joe commended Shirley Thomas for attending the meeting on the Pulte Development with him. He also commended the Lake Committee on the Safety meetings that have been conducted by Scott Webber.

Brian introduced the staff present: Rachelle Vandiver, General Manager, Scott Webber, Codes inspector and office staff. Nolen Plymell, Maintenance Manager.

Lee's Summit Police Chief Ken Conlee stated some changes from last year. There have been more tickets written on Ward Road. There has been a redistricting and there are 2 officers available in this area at anytime. There are still the lowest amount of calls from this area. The pocket bikes are a problem and are not to go over 25 miles per hour at any time. They are drafting ordinances to address the driving of the pocket bikes.

Councilmen Ron Williams and Randy Rhoads spoke about the telephone charge that still plagues Raintree residents and that they are still trying to get it eliminated. Randy also handed out maps of the proposed redoing of streets in Lee's Summit in the next few years, to the Board members. Ron Williams stated that at Arborwalk in phase 1 there is planned a convenience store, service station and fast food restaurant planned. There is to be a 8 inch water line put in from Stoney Creek Dr. to Pryor Road along MO 150. Randy Rhoads stated he would be investigating the Metropolitan Calling Tax. Tom Tucek asked both councilmen about the excess flow holding basins planned for the area.

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Brian read aloud all active members in all committees and thanked them for their services for the Association.

Brian introduced the nominating committee: David Elliott, Chairman, Shirley Thomas, Jim Metzger, Rhonda Masters, Brenda Miller and Rita Madison.

The results of the nominations were: Class A Brian Whitley (399), Ed Gross (295), Tim Nydegger (245) and Charlie Sandman (222). Class B. Bob Orr (101).

The results of the Ballot Questions were:

Question 1: Garage

Size Keep restriction 13 votes (26%) Modify restriction 55 votes (80%)

Question 2: Signs

Keep restriction 17 votes (24%) Remove restriction 53 votes (76%)

Question 3: Commercial Activities

Keep restriction 24 votes (35%) Remove restriction 44 votes (65%)

Question 4: Commercial Vehicles

Option 1 20 votes (29%) Option 2 15 votes (22%)

Option 3 26 votes (38%) Option 4 8 votes (12%).

Brian opened the floor for Open Forum.

Shirley Thomas gave thanks to this Board because of working together.

Charlie Sandman withdrew his name as a Board member because of a letter that had been published by a Board member and it was offensive to him.

Bob Martin from Gull Point stated the problems of dogs not being on leashes and he had round dead spots in his yard done by dogs.

Paul Roberts, Jr. asked for a copy of the status of boat slips that had been supplied to the Association several years ago. He was told that it is given to all people on the website.

There were numerous residents that had problems with the trash services.

The Board heard the questions and answered them to the best of their ability.

Tom Tucek made the motion to adjourn the annual meeting. Bob Orr made the second to the motion. The motion passed

The meeting concluded at 10:30 pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 12, 2005**

A Board meeting of the Raintree Lake Property Owners Association was held on April 12, 2005 at 7:00PM. Members in attendance were: Ed Gross, Tim Nydegger, David Mac Queen, Brian Whitley, Tom Atkins, Tom Tucek and Tony Jose. Bob Orr was absent. Brian Whitley called the meeting to order. Scott Weber and Debbie Hanss were present.

Brian Whitley moved to approve the April 12th agenda, hearing no objection, the agenda for the meeting was set.

CONSENT AGENDA

Brian Whitley moved to approve the consent agenda, hearing no objection, the consent agenda for approving the March minutes and payment of bills passed.

TREASURER'S FINANCIAL REPORT

Siltation Account:	\$ 95,371.39
Boat/Lake Account:	\$ 109,801.03
Mission Bank:	\$ 1,238.01
Bank of Lee's Summit-MM	\$ 166,499.53
Bank of Lee's Summit-Check	\$ (552.50)
Valley View – MM	\$ 98,519.88

Expenses for March:	\$ 33,894.90
Long Term Debt:	\$ 234,898.13

Income during March:	
Dues	\$ 47,680.02
Other Income	\$ 21,484.10

This includes: Boat Slips, Boat Stickers, Interest, Clubhouse Rental, Shoreline Ads, Resident ID's and Misc. Income.

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

Brian announced that Pulte will present their the Kensington Farm proposal to the Planning Commission on Tuesday, April 26th at Arnold Hall. Brian mentioned that someone from RLPOA will most likely be there to state RLPOA's stance and he encouraged residents to attend as well.

Brian introduced the newly elected Board members Ed Gross and Tim Nydegger. Both Ed and Tim talked a little about themselves and RLPOA.

OLD BUSINESS

Legal

Joe thanked the Lake Committee and Scott Weber for the nicely planned boat safety classes. Joe stated that 2 residents have recently filed for bankruptcy.

Auditor Review

RLPOA conducts an annual audit on finances and the results were presented to the Board and residents in attendance. The audit firm recommended RLPOA formulate a master plan to anticipate infrastructure improvements and set aside money to finance them. Brian mentioned that RLPOA has done this on other items such as the Siltation Fund that is funded with \$100,000.

Bob Christian and Ron Greathouse said they are already soliciting for bids on a consultant to address the recommendations.

Garden Club-mock flower garden-Duck Pond corner

Rita Madison presented information on the Garden Club's plan for improving a portion of common ground by the Duck Pond. Additional funds will be needed. Rita asked for permission to allow the contractor to place a sign by the Duck Pond to provide a discount on new plantings for the area. Rita asked for permission to remove the Golden Raintree due to pests, disease, and other problems it would cause with the planned improvements. Machelle Seiler asked the Board for permission to move \$1,200 from budget line item 2002 to this project for tree planting. Tony expressed concern that this was the first time the Board had seen this information and felt the issues should be tabled.

Ed made a motion to approve placement of the sign such that it conforms to Lee's Summit City ordinance. Dave seconded the motion. The motion passed 5-1. (For: Dave, Ed, Tom A, Tom T, Tim; Opposed: Tony)

Tom Tucek made a motion to remove the Golden Raintree. Dave seconded the motion. The motion passed 5-1. (For: Dave, Ed, Tom A, Tom T, Tim; Opposed: Tony)

Dave made a motion to move the \$1,200 to the Duck Pond project. Tom A seconded the motion. The motion passed 4-2. (For: Dave, Ed, Tom A, Tim; Opposed: Tony, Tom T)

Engineering Solutions-Matt Schlicht-2nd Presentation

Matt Schlicht appeared before the Board and residents to answer any questions regarding the survey. Matt stated that his survey would be accurate to within +/- 6" but most measurements would be within one inch and well within the margin of error needed in order for walking trail decision to be made. The survey would measure common ground between the shoreline and property owners. He would use existing survey spikes where available and would not post survey spikes in the package presented, neither would be survey common ground between properties along streets. The survey bid is only for surveying common ground from the shoreline to the nearest property along the entire lake. Ed asked why RLPOA needed to survey the north side of Raintree. Brian asked Matt to provide a new estimate based on not surveying this area and the Board could later decide if RLPOA wants to survey the entire lake or the parts just needed for walking trails. Matt will use traditional survey equipment and not GPS units and he advised he did not want to get in a dispute between the Board and residents about fences on common ground and that his survey is not designed for this. Brian told Matt that the office would get back with him early next week on what parcels we may want to remove from the proposal.

NEW BUSINESS

Mary & George Gilbert-appeal loss of boat slip

George Gilbert appealed his loss of a boat slip. George described a family emergency situation that prevented them from timely payment. In the past the lease and slip fee were due on January 15th. This year, the Board allowed all residents to pay by March 15th due to a resolution passed in the winter of 2003-2004. George stated that arrived back in the country on March 14th and that a neighbor tried to pay their slip fee for them. Office staff stated that the neighbors asked if the slip had been paid, only. Brian reminded residents that starting with the new 2005 boat slip leases, dues are delinquent when they are one day late and this will result in forfeiture of a boat slip.

Tom T moved to deny the appeal. Tony seconded the motion. The motion passed 5-1. (For: Dave, Tom A, Tom T, Tim, Tony; Opposed: Ed). Brian instructed that the slip be made available immediately to the next resident on the waiting list.

Lyle & Sandra Wyly-appeal loss of boat slip

Lyle and Sandra Wyly appealed their loss of a boat slip. In the past the lease and slip fee were due on January 15th. This year, the Board allowed all residents to pay by March 15th due to a resolution passed in the winter of 2003-2004. Brian reminded residents that starting with the new 2005 boat slip leases, dues are delinquent when they are one day late and this will result in forfeiture of a boat slip.

Tim made a motion: due to the Wyly's impeccable dues payment record, the Wyly's will be allowed to keep their boat slip pending payment of the lease and an additional \$200 fine due within 15 days. Tom A seconded the motion. The motion passed 4-1. (For: Tom A, Ed, Tim, Tom T; Opposed: Tony; Abstained: Dave).

Insurance Review of Proposals

Bob Smith and Tim Seiler presented their bids to the Board for insurance renewal, which is required on May 7th. The Board and residents asked both Bob and Tim several questions regarding issues such as: housing density and the effect on insurance, the effect of water parks and other amenities on insurance, and why it takes so long to get insurance quotes. Smith and Seiler stated that each amenity adds to the insurance cost as does the nature of Raintree being a lake community. Additional homes will add to the cost of insurance. Underwriters are timelier with cities than HOA/POAs on their quotes.

Tom made a motion to give the insurance quotes to the Finance Committee for review and make a recommendation prior to the Special meeting on April 28th. Tony seconded the motion. The motion passed 6-0.

Rhonda Masters-Request use of clubhouse for open house retirement party

Rhonda Masters presented the Board with a letter earlier requesting a waiving of the clubhouse rental fee for a retiring teacher in the Ray-Pec school district. Brian made a motion to approve this seeing no objection but later recalled the motion due to resident and Board concerns about waiving the fee for only charitable events

Dave moved to approve waiving the clubhouse rental fee for the retirement party. Tony seconded the motion. The motion failed 1-5. (For: Dave; Opposed: Tom A, Ed, Tim, Tom T; Tony).

Boat Dock Committee

Dave recalled his agenda item

Parking Boats in Driveways for Season

Dave recalled his agenda item

Election of Officers

Brian read the duties of the office of President, Vice President, Treasurer, and Secretary and the terms and conditions for the voting and asked that officers assume their role at the conclusion of the meeting.

President:

Nominations: Brian

Elected: Brian

Vice President:

Nominations: Tony, Bob

Elected: Tony

Secretary:

Nominations: Ed (declined), Tim

Elected: Tim

Treasurer:

Nominations: Tom A, Tom T

Elected: Tom A

Appointment of New Board Member

Due to Charlie Sandman resigning at the Annual Meeting, Brian stated it was his intention to nominate John Smith, the next highest vote obtainer at the Annual Meeting, to fill the vacancy. Nominations were closed with John being the only nominee. Several motions did not receive a second and therefore failed.

Publication of Raintree Community Church Article

Raintree Community Church wished to publish an article in the May Shoreline.

Tony made a motion to allow the Church to publish the article in the Shoreline contingent upon the Church paying their fines to the Association and clearing the brush. Tom T seconded the motion. The motion passed 5-0. (For: Tony, Tom A, Ed, Tim, Tom T; Abstained: Dave).

OPEN FORUM

Jeff Daniels, 307 Seaside Sparrow initiated a complaint with the ARB application for his property on Albatross. The original plans submitted and approved by the ARB had sufficient masonry to conform to RLPOA's 30% requirement. Jeff viewed other homes near his build site and noticed several did not have any masonry and requested to not have any on his house due to the expense. Jeff apparently approached the ARB on this issue and the ARB would not grant an exception. Brian notified Jeff that an appeal could be made to the Board, but that 2/3rd of the Board would have to approve of any exception. Brian encouraged Board members to go to the build site and look at the area.

Charlie Sandman warned the Board on setting a precedent on allowing resident's to keep boat slips if they turn their lease in late.

The Gurski's pleaded with the Board to allow the Gilberts to keep their slip.

A motion was made, seconded and approved to commence unrelated legal discussions in executive session.

The Board meeting effectively ended at 10:15pm. The executive session concluded at 10:40pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION/SPECIAL MEETING
April 28, 2005

A Work Session/Special Meeting of the Raintree Lake Property Owners Association was held on April 28, 2005 at 7:00PM. Members in attendance were: Ed Gross, David MacQueen, Brian Whitley, Tom Atkins, Tom Tucek, Tony Jose and Bob Orr. Tim Nydegger has an excused absence. Rachelle Vandiver was present.

In respect to the time of guest presenters from the audience, items were covered in a sequence other than that presented in the published agenda. These minutes are documented in the order of items covered.

At 7:02, Brian Whitley called the meeting to order.

Priority Ranking Listing

Brian Whitley went over the "Priority Ranking List". It was noted that for items:

7 "Walking Trail Around lake", Common ground committee to assist in mapping out route and staff will identify stumps and other obstacles along proposed path.

23 "Concessions available to boat traffic" was complete.

24 "Committee Membership Drive", Bob Orr will chair an event.

31 "Trade Six Lots" was changed to "Find Solutions for six lots"

32 "Trash Service in monthly dues" was removed as it would produce a logistical problem within the office and limit choice without providing any cost savings to the association or its membership.

New items discussed were as follows:

Signage for clubhouse, pool, and common ground:

This will be part of 13 and 17

Equipment Replacement Plan (Auditor request):

This will be part of 14

Standard Operation Procedures for Purchases and Bidding

Infrastructure Repair and Replacement:

Staff will identify additional areas needing attention

For the sidewalks at Cole Younger RLPOA will be contacting the city

For the sidewalks at Pendant on Common ground staff will address.

Courtesy Slips:

Staff will advertise in the upcoming Shoreline the availability of slips

Staff will place new signage for courtesy slips

Ice Skating on a waterscape:

Determined to be less than practical due to insurance concerns

Bag Dispensers for Dog Waste:

Opposed by the audience present

Ruts on common ground:

Staff will look for ruts when doing other maintenance

Staff will solicit resident input on locating ruts via the Shoreline

Emergency Plan for Dam

Water Quality:

Adding to Vision plan

Voles on downside of dam:

Staff to address with current vendor for critter control

Spray Park at pool

Additional Parking by clubhouse

Pads for docks:

Staff to address weather permitting

Pulte/Kensington Farms:

Brian gave a brief update on the Pulte/Kensington Farms Development.

Concerns were raised about the excess flow holding basins planned within the Raintree watershed.

Insurance:

Tom Tucek and the Finance Committed presented recommendations on insurance for this year.

Tony Jose made a motion to approve up to \$68,354 for insurance as described in the finance committee's insurance comparison plan. Tom Tucek seconded the motion. The motion passed unanimously.

Survey around the lake:

The board discussed the goals associated with surveying the land around to lake.

Staff will follow up on outstanding bids to reduce the amount of area being surveyed and discuss this further at the next board meeting. Staff will ensure that the acreage of the surface area of the lake and surrounding common ground will be able to be calculated if a limited survey is conducted.

Pool guest passes:

The board discussed how to manage guest passes for this year's pool season.

Each lot will be allocated 10 free guest visits. Staff and the pool management company will implement a system to better manage guest passes and to remove the old style of passes from circulation.

SOPs for Bidding and Purchasing:

Rich Richardson gave a presentation related to standard operating procedures for project bids and purchasing policy. Rich will work with the finance committee and present more information to the board at the next work session after individual board members and staff members provide additional input to Rich and the committee.

Tom Atkins had to leave due to another commitment.

Swim Docks:

The board discussed the purchase of the swim dock approved at the February meeting and other dock maintenance. The swim dock had not been ordered yet. Staff will coordinate ordering the dock. The dock being ordered will be modified slightly. The pole supports will be added to a different swim dock as proof of concept of alternative anchoring for docks within the main channel.

Tony Jose made a motion to approve up to \$1000 for Elf Boat Docks to repair/replace the undercarriage of the MP dock. Tom Tucek seconded. The motion passed unanimously.

Long range planning:

The Finance Committee made a presentation related to long range planning. The committee will develop a request for proposal to get bids for evaluation of risks and property replacement. Prices are to be broken individually (i.e. dam separate from storage building). The committee will develop a minimum list of capital to be included. The RFP should be complete in two weeks and one to two months are anticipated to approve funds.

In addition to the above, the finance committee made recommendations related to financing on the storage building as we are in the second year of a three year note. The committee would like the association to seek a five year note on the building after paying down the note to \$200,000. Their recommendation would amortize the note over the five year period.

The finance committee recommended against making any major purchases without an assessment.

Marline/Pendant/Royale and Hidden Cove:

The board discussed potential solutions to the grade problems at Hidden Cove and Marline Pendant. The board established a commission to address these concerns. This commission is made up of Brian Whitley, Dave MacQueen, Ed Gross, Tom Tucek and Tony Jose and the commission agreed to perform a site survey on May 1, 2005.

The board discussed the costs associated with monitoring and enforcing the trash guidelines.

The meeting adjourned at 11:09pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 10, 2005**

A Board meeting of the Raintree Lake Property Owners Association was held on May 10th 2005 at 7:00PM. Members in attendance were: Ed Gross, Tim Nydegger, David Mac Queen, Brian Whitley, Tom Atkins, Tom Tucek, and Tony Jose. Bob Orr was absent. Brian Whitley called the meeting to order. Rachelle Vandiver and Scott Weber were present.

Brian Whitley called the meeting to order at 7:10 PM
Brian announced that we do have a quorum.

Brian asked the Board if he could have a motion to approve the May 10th Agenda. Ed Gross stated so moved, Tim Nydegger seconded, Brian asked for a vote and it passed 6-0.

CONSENT AGENDA

Brian Whitley asked the board if they could approve the Consent Agenda, approval of April meeting minutes and payment of bills unless there is an objection. Tom Atkins made a motion to approve the Consent Agenda, approval of the April meeting minutes and payment of bills, Ed Gross seconded it, Brian asked for a vote and the Consent Agenda pass 6-0.

Brian asked Treasure Tom Atkins for the Treasure Report

TREASURER'S FINANCIAL REPORT

Siltation Account:	\$ 95,522.16
Boat/Lake Account:	\$ 109,936.40
Mission Bank:	\$ 1,239.06
Bank of Lee's Summit-MM	\$ 49,084.09
Bank of Lee's Summit-Check	\$ 92,067.47
Valley View – MM	\$ 98,659.93

Expenses for April:	\$ 36,301.02
Long Term Debt:	\$ 233,249.83

Income during March:	
Dues	\$ 46,701.51
Other Income	\$ 863.14

This includes: Boat Slips, Boat Stickers, Interest, Finance Charges and Misc. Income Brian asked for the financial report to be filed for audit.

Tom Tucek had some questions about Tom Atkins report. Rachelle Vandiver and Tom Atkins answered his questions.

COMMITTEE BUDGETED REQUESTS:

Summerfest budgeted at \$14,000.00

Rachelle spoke for the Activities Committee. They are getting three bids for the fire-works, which is their high-ticket item. The carnival group that they used last year went under, out of business so they are looking at other carnival companies and they will need a deposit.

Dave made a motion to approve the \$14,000.00 for the Summerfest Activities and Tony Jose seconded it, Tom Tucek made a motion to amend the motion and to move to approve up to \$14,000.00, Ed Gross seconded it, Brian asked for a vote, motion passed 5 votes to approve, one abstained.

BOARD ANNOUNCEMENTS

Brian introduced the newly elected Board Officers, Brian Whitley President, Tony Jose Vice President, Tom Atkins Treasurer, and Tim Nydegger Secretary.

Brian announced that he and others attended the Planning Commission meeting on April 26th at Arnold Hall regarding Kensington Farms. Brian mentioned that RLPOA does have some concerns about the Holding Basins as proposed.

John Smith from the audience request the RLPOA should ask the Lee's Summit City Council to perform an adjacent compatibility study to determine if the 190 Cottages with 45' lots meet with the surrounding neighborhoods. John suggests that we ask Pulte Homes to move these Cottages to the West side as they do not fit well with the other homes at Raintree Lake. Rachelle agreed to go to the City Council meeting on May 19th at Arnold Hall.

Brian asked the Board to make a motion to send a letter to the Lee's Summit City Council.

Tom Tucek made a motion: RLPOA to send a letter to Lee's Summit City Council to inform them of our concerns on the Open Retention Basin and to provide a compatibility study on the location of the 190 Cottages. Tim Nydegger seconded, and motion was approved 6-0.

Charlie Sandman from the audience asked when was the board planning on appointing an eight board member. Brian announced that the vacant board member would be filled at the June 14th board meeting.

Brian announced the Spring Fling Mixer had a great turnout with 278 attending.

Brian announced our next activity the Fishing Derby will be on May 30th in the morning for kids.

Brian announced that the board would have an open forum at the June 14th Board Meeting to re-evaluate the trash rules and guidelines. The additional work on enforcing this has been a large burden on the office staff with 17% of the residents receiving warning notices and 4% receiving fines.

OLD BUSINESS

Legal

Joe Willerth Reported:

1. The lawsuit filed against James Cap and Sons -Company was looking promising after MODOT filed a cross suit against Cap & Sons but on April 28th Cap & Sons filed for bankruptcy. MODOT is now looking into filing against Cap & Son's Bonding Company.
2. A bill passed with the Home Builders Association, if the RLPOA would need to file a suit on a developer for defects then we would first need to file a complaint to the contractor, the contractor would then need to reject to make the repair, then we would need to hold a meeting with the entire Association and get a majority vote of approval to go forward with an action against this developer.

Ira Roberts gave his presentation on the development of the East side of the Dam.

Ira mentioned that he has been working hard to provide a Win-Win situation for him, RLPOA, and the residents. He asked for RLPOA's support on his plan to go to the city for rezoning of this land for the new P-Mix plan. There were strong motions for and against Ira plans.

Brian presented to the residents the RLPOA's concerns and requests from Ira [note: a copy of this can be found on the <http://rlpoa.com> website]. The Board also asked for Ira to respond to these concerns and requests.

Garden Club-mock flower garden-Duck Pond corner

Rita Madison the president of the Garden Club spoke about how the Duck Pond Corner triangle project has grown and additional funds will be needed to finish the project. They asked for additional funds of \$3,220.98 from the board or from the Common Grounds funds. Tony asked would this project require more work from our maintenance department. Rachelle mentioned she did have enough staff to take care of this. Tom T. asked if any of the four developers would donate additional funds for this project. Brian spoke that we did have additional funds available for this project from the New Planting

and Capital Improvements accounts. Ed asked questions about the Raintree monument being located in this area.

Tony moved to move \$1,000 from line 2002 and to move \$2,221 from line 2003, an additional funds of \$3,220.98 for the additional expenses for the Duck Pond Project. Dave seconded the motion. The motion passed 5-1. (For: Tim, Tom A., Tony, Dave, Ed; Opposed: Tom T)

Engineering Solutions-Matt Schlicht-3rd Appearance

Brian spoke how a survey is required to calculate the square acreage of the lake and to determine where the property lines and common grounds are to determine where sidewalks can be placed around the lake. Matt Schlicht explained how and what kind of information he will be giving us. Tom T. asked will we be receiving a scaled drawing and Matt said yes it will be a scaled drawing with representation of everything they survey, with locations of the lake, common grounds and properties.

Dave McQueen made a motion to approve up to \$8,500 for Engineering Solutions to survey the South side of the lake. Ed Gross seconded the motion. Brian asked for a vote and the motion failed.

Tom A. modified the motion to approve up to \$10,000 for Engineering Solutions to provide a survey around the entire lake. Tony Jose seconded the motion. The motion passed 4-2 (For: Tim, Tom A., Tom T., Tony; Opposed: Ed, Dave)

Brian asked Rachelle to be the project coordinator on this project.

NEW BUSINESS

Liquid Force Event

Tom Atkins announced that the Liquid Force Team is on a trip across America and would like to perform a demonstration at our lake for about 4 to 5 hours on June 24th with no cost. The boat they will be using is a little larger than what we allow on our lake but will be used just for the demonstration. The board asked that Liquid Force not advertise to the public about this event. Tom T. mentioned that the Lake Committee was concerned about the liability and the larger wakes their boat will make.

Tom Atkins made a motion to allow Jamie Brace and the Liquid Force team to use Raintree Lake on June 24th for a wakeboarding demonstration and clinic. The details and the overseeing of the event will be handled by the General Manager. Proof of insurance coverage is to be presented to the General Manager at least 15 days prior to event. The motion was 2nd by Dave McQueen. Brian asked for a vote. Motion passed

4-1-1. (For: Tom A, Tim, Dave, Tony; Opposed: Tom T.; Abstained: Ed
[NOTE: THIS EVENT IS SCHEDULED FOR JUNE 27th]

Robert Rudolph requests the Board to waive the rental fee for ex-POW's picnic on September 18th, Sunday. RLPOA did approve this at the last year's event.

Tom Tucek made a motion to waive the rental fee for X POW's picnic on September 18th. Tony seconded the motion. Brian asked for the vote. The motion passed 6-0.

Jet Boat-reduce the price-advertise in KC Star & LS Journal.

Rachelle mentioned we are asking \$7,500, which is more than what this boat is worth. Tom T. mentioned that we have not yet advertised in the larger papers. Richard Richardson stated that we need to put it in the water and break in the new engine. No action was needed. Rachelle will place an ad in the papers.

Tom Tucek stated that we do not want to just let anyone use this boat. Rachelle mentioned that only Scott was allowed to use this boat and break in the new motor.

OPEN FORUM

Charlie Sandman spoke about how he was placed on the ARB last year so he would have the authority to go around Raintree and report to the office on Trash Violations. He was informed that, unless the Board verifies his list, the office could not enforce these violations. Rachelle stated that not the Board but the office must verify these violations. Charlie complained that he patrols on Sunday and there is no office staff on Sundays.

Brian stated his concerns on residents policing the neighborhood.

Rachelle stated that it takes a lot of time to verify each case and these violations need to be verified before fines can be issued. Charlie was asked to help send out letters to these residents on violations. San LaPoint asked Charlie to take pictures of these violations.

Rita Madison at 3949 Hidden Court. I would like to know why the "No Trespassing Signs" have been removed. They have been having issues on Windermere's kids walking through their yards late at night. Rita asked could these signs be put back. Brian asked for the Boards support to replace these signs. Rachelle will have these signs replaced.

Charlie Sandman asked about the house, which was recently painted bright yellow. ARB stated it was not approved to be painted this color. Tim stated we need to first send the residents a strong letter. Brian stated that the Board will discuss the matter further and resolve it. There were several discussions on how to enforce the ARB rules and violations.

Brian asked for a motioned to adjourn to the Executive Session. Tony made the motion and Tim seconded.

The meeting was adjourned at 10:45pm to move to the Executive Session.

UNAPPROVED DRAFT

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WORK SESSION MAY 26, 2005

Vice President Tony Jose called the meeting to order at 7:00.

Board member present were: Tom Atkins, Tim Nydegger, Ed Gross, Tom Tucek and David McQueen. Bob Orr arrived at 8:00 and President Brian Whitley arrived from out of town at 8:30.

Bruce Warner, Roland Thibault, San LaPoint, Tim Swan, Shirley Thomas and others were also present.

Budget Report.

Treasurer Tom Atkins presented his 2005 Budget Report and his Working Budget. Tom will request the Finance Committee to look at assets and budgets for improvements. The long-term debt on the Maintenance Building was discussed. Long-term debt is at \$238,000. Finance Committee request to pay down debt to \$200,000 and refinance for 5 years. The current budget is to pay down this debt of \$20,000 in 2005. Tom Atkins will look into the best way to satisfy this long-term debt.

Walking Trails was discussed.

The Common Grounds Committee will be asked to look into the difficulty and procedures for providing the Walking Trails around the lake.

Ed Gross will provide the Board a comparison study for using asphalt verses concrete. Ed mentioned that the current developers have used concrete for all sidewalks. It would be best to stay with concrete to match existing standards. The initial cost for Asphalt is less expensive but only lasts 5-12 years where concrete will last up to 30 years. Brian will provide the Common Grounds Committee more information.

The Marline/Pendant/Royale and Hidden Cove Excavation Bid.

The bid was \$1,995 to make repairs to Marline/Pendant and Hidden Cove. It was discussed to move forward with this project and to vote on its approval at the next Board Meeting. The cost to make these repairs is less then the Engineering design fees along.

Fireworks Bids

Rachelle informed us of the bid results for the Fire Works display. Arial FX bid came in at \$5,108.00 and Wald Fireworks bid was \$6,040. It was decided since this may be our last fireworks display that we should not try and change companies. Wald Fireworks has done a fine job in the past and we know what to expect from them.

Hidden Cove Drainage project was discussed.

Cost estimated from \$60,000 to \$100,000 to dredge this cove. It was decided to move this project forward during this winter. Sunset Cove would cost around 150,000 to 200,000. Board will decide in 30 days on which project to go forward with.

Tom Atkins and Tim Nydegger discussed New Boat Docks.

Tim handed out his Comparison Study including the other local lakes that have fast lake status. Lake Tapawingo, Lake Winnebago, and Lake Lotawana were included in this study.

Items to consider before adding new docks.

1. Safety on the Lake
2. Would the insurance costs be affected
3. Locations of the new docks.
4. Parking and Parking Lots
5. Quantity of new docks.
6. Financing

Tim Nydegger was asked to Chair the New Dock Subcommittee. Tim Swan and Ed Gross asked to be on this Committee. The New Dock Subcommittee members are: Tom Atkins, Bruce Warner, Roland Thibault, Ed Gross, Tim Swan and Tim Nydegger.

Action List Items were discussed.

- | | |
|----------|--|
| Item #4. | Flip signs for courtesy slips was discussed and Rachelle was asked To order more No Trespassing Signs. |
| Item #10 | Rachelle was asked to ask Matt with Engineering Solutions when they will begin their survey. |
| Item #16 | The new swim dock is scheduled to be installed in June. |
| Item #21 | Tom Tucek was asked to check into the Excess Overflow Basin. |

Irrigation From The Lake.

Tony Jose will send out an email to all residents to get general senses of how the Residents like this idea.

Delinquency List on Dues. Tony and Brian discussed about sending out a notice to Residents who have boat slips that have not yet paid their dues.

Tony moved to adjourn to Executive Meeting.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 14th, 2005**

A Board Meeting of the Raintree Lake Property Owners Association was held on June 14th, 2005 at 7:00PM. Members in attendance were: Brian Whitley, Tony Jose, Tim Nydegger, David MacQueen, Ed Gross, Tom Tucek, Bob Orr and Cheryl Fritts. Tom Atkins was excused. Brian Whitley called the meeting to order. Rachelle Vandiver and Scott Webber were present.

Brian Whitley called the meeting to order at 7:02 PM.
Brian announced that we do have a quorum.

Brian asked the Board if he could have a motion to approve the June 14th Agenda. Ed Gross stated so moved, Tony Jose seconded, Brian asked for a vote and it passed 7-0.

CONSENT AGENDA

Brian Whitley asked the board if they could approve the Consent Agenda as written, with the adjustment of the May meeting minutes and payment of bills including the budgeted Team Swim payment of \$750, unless there is an objection. Tom Tucek made a motion to approve the Consent Agenda, approval of the May meeting minutes and payment of bills, Ed Gross seconded it, Brian asked for a vote and the Consent Agenda passed 7-0.

In Tom Atkins absence Brian Whitley gave the Treasurer's Financial Report

TREASURER'S FINANCIAL REPORT

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Information Items:

Bank Account Balances as of May:

Siltation Account:	\$ 95,682.92
Boat/Lake Account:	\$ 110,111.10
Mission Bank:	\$ 1,240.23
Bank of Lee's Summit-MM	\$ 144,855.63
Bank of Lee's Summit-Check	\$ 1,688.59
Valley View – MM	\$ 98,801.94

Expenses for May:	\$ 115,675.68
Long Term Debt:	\$ 229,307.36

Income during May:

Dues	\$ 64,435.55
Other Income	\$ 15,985.49

This includes: Boat Slips, Boat Stickers, Clubhouse, Shoreline, Mowing, Interest, Lake & Code Fines, Residents ID's, Pontoon Rental, Gas, & Tax Refund, Finance Charges and Misc. Income. Brian asked for the financial report to be filed for audit.

COMMITTEE BUDGETED REQUESTS:

Pool Deck Equipment budgeted \$2000, which includes 20 chaise lounge chairs and umbrella. The umbrella will be at no cost to the residents as there was one in storage. Rachelle mentioned that the chaise lounge chairs last year were only \$49 and this year jumped up to \$89. Rachelle found the same chairs on the Internet for \$63.50 each plus shipping.

Brian asked for a motion to approve up to \$2000 for 20 chairs for the pool.

Tom Tucek made a motion to approve up to \$2000 for chairs and deck equipment. Ed Gross seconded the motion. Brian asked for any questions or discussion. No comments. Brian asked for a vote, motion passed 7-0.

BOARD ANNOUNCEMENTS

Brian announced that we have a new Board Member. Per the covenants and bylaws of the Association the Board is to appoint a new board replacement upon the resignation of a board member. Brian asked Cheryl Fritts to talk a few minutes about herself and what she hopes to accomplish on the Board.

Liquid Force Event to be held on Monday June 27th. Liquid Force will be demonstrating wake boarding with professional riders. Residents wanting to participate must be 18 years of age or have an adult accompany them.

Kensington Farms, change of City Council meeting to June 16th. Brian mentioned that he would attend the meeting. Brian also encouraged all residents that are interested or concerned with the Kensington Farms development to attend the City Council meeting and voice your opinions and concerns.

There were several questions about the Liquid Force Event from the audience. There will only be one Liquid Force boat, the event will be held at the Clubhouse courtesy docks, and there will be profession wake boarders. Brian mentioned that they have a web site at liquidforce.com. and this will be their fifth tour.

Tom Tucek announced that we applied for a Missouri State fuel tax credit and has received from the State a refund check of \$459.56. In the past we have only filed for Federal fuel tax refunds. From now on the association should receive refunds from both the State and Federal governments.

OLD BUSINESS

Legal

Brian Whitley read the Raintree Legal Report in the absence of the association's attorney Joe F. Willerth. This is the Duck Pond's issue with the silt. Karen Delaney and Company is alleging that Cape & Sons was negligent in allowing silt to come into the Duck Pond, which the Association owns 1/8 and Karen Delaney owns the rest. Brian explained to the residents that Raintree Lake entered into an agreement with Karen Delaney in litigation against Cap & Sons for their alleged negligence.

Joe Willerth wrote: Lou-Air and Raintree v. MODOT and James Cape & Sons. With respect to this litigation, the court has entered an Order confirming the status of James Cape & Sons in receivership. I would anticipate the attorney for Lou-Air will prepare a claim for the amount of their damages in that receivership. Generally, it is unlikely any recovery is made in these types of situations. The litigation against MODOT continues and opening discovery requesting the information on amounts of damage and evidence has been requested of Lou-Air, Inc. by MODOT. Those responses are being worked on by the attorney for Lou-Air.

Joe also wrote: After City's review of the new improvements being made at the triangular area at Duck Pond, the city requests that the Garden Club will need to be careful to make sure the materials planted did not impede sight lines with respect to that intersection.

Trash Guideline re-evaluation.

Brian stated we did include this notice in the June Shoreline. At the time of this notice 18% of residences had been issued a trash violation warning and 5% of residences had received fines. Brian asked the residents for opinions on the Trash Guidelines. Brian also stated that because of the new guidelines and the enforcement, the violations have reduced considerably. Charlie Sandman spoke from the audience; he would like to see the Trash Guideline go back to the old rules. Trash can only be put out for pick-up on the collection day, and not allowing residents to put their trash out after dark the night before. There were many questions and comments made on the Trash Guidelines. Brian asked for a vote, a show of hands from the residents present on six possible revisions to the guidelines [residents could vote on more than one option].

- | | |
|---|-----------|
| 1. Keep guidelines as they are | 17 votes. |
| 2. Place violation warnings on the door | 5 votes. |
| 3. Provide a time in-lieu of after dark | 11 votes. |
| 4. Raise the cost of the fines | 6 votes. |

5. Delete the day before trash pick-up 4 votes.
6. Resending the whole trash guideline policy 2 votes.

It was deemed to keep the Trash Guidelines as they currently are and make no changes.

Mehaffey excavation proposal for repairs that are needed to Marline/Pendant Royal and Hidden Cove. There has been on-going problems with standing water and drainage. Tony Jose explained to the residents the problems and the Board's plan to make repairs.

Tony Jose made a motion to spend up to \$2000 for Mehaffey Excavation to correct the problems to Marline/Pendant and Hidden Cove. Tom Tucek seconded the motion. Brian called for any questions or discussions. Brian asked for a vote. The motion passed 7-0.

RLPOA Purchasing Policy & Procedures - Finance Committee

Bob Christian and the Finance Committee presented a draft of the Association's new Purchasing Policy & Procedures. This Policy gives direction, responsibility, guidelines and authority to RLPOA Management and Committees on purchase and spending limits. This Policy also gives details on preparing specifications, obtaining bids, awarding bids and proper bidding procedures.

NEW BUSINESS

Stephen Nutt-Gazebo with metal frame

Stephen Nutt was not present to defend his appeal.

Ed Gross made a motion to Table this issue, it was seconded, Motion to table this issue passed. Vote 7-0

Bill Trowbridge's Appeal for Board's approval for Malkenkey Legacy SBS Roof,

John O'Shields presenting. Darrell Bennett and ARB recommended the Weatherwood Roof system. Bill Trowbridge did obtain three neighbor's signatures approving this roof. Brian asked for a motion.

Tony Jose made a motion to approve the Malkenkey Legacy SBS Rubber Modified Shingles in the color Weatherwood as a standard for the Association. Bob Orr seconded the motion. Tom Tucek moved to amended Tony's motion to approve 40 year or greater, Tony seconded the amended motion. Tim Nydegger asked to open discussion of two or more colors. Cheryl Fritts moved to amend the amended motion to add Weatherwood and Naturalwood color choices; Ed Gross seconded Cheryl's 2nd amended motion. Brian asked for a motion to close discussion. Tony moved to close the discussion, Tom Tucek seconded, Brian Whitley asked for a vote to close any further discussions. The vote passed 7-0. Brian asked for a vote on the amendment on Naturalwood and Weatherwood. Amended motion passed 5-2. For: Dave McQueen, Ed Gross, Tony Jose, Tim Nydegger. Opposed: Tom Tucek and Bob Orr. Brian asked for the vote on 40 year or greater, the first amended motion made by Tom Tucek. The motion passed 7-0. Brian asked for a full motion to approve Malkenkey Legacy SBS Rubber Modified Shingle Weatherwood with the amendment of 40 years or greater and amendment of Naturalwood.

Motion passed 6-1. For: Dave McQueen, Tim Nydegger, Ed Gross, Tony Jose and Tom Tucek, Opposed: Bob Orr.

Lesley Steinert-Request to change/go back on the list regarding dock L slip 12.

Lesley asked this because after waiting for 12 years, she wanted a slip where she could install a lift. L-12 was an end slip, which does not accommodate a boatlift. Per the by-laws the Board was not willing to approve this and encouraged Lesley Sternert to keep her slip and trade with another slip when the opportunity arrives.

Water Quality-Bacteria Identification.

Brian Whitley stated our RLPOA Web Site shows the locations with bacteria levels. The bacteria levels are typically higher during rain events. Brian also stated the higher bacteria levels are not a new problem but a problem that has not previously been reported as widely. We had similar problems in 2001, 2003, and 2004. Raintree Lake is not any different from other lakes in the area. RLPOA is more aggressive in testing and informing the residents of weekly results. Brian also discussed performing DNA/RNA tests on the bacteria to determine the source: geese, cattle, human, or other warm blooded mammals.

Lake Rule Changes.

Rule changes requested by Rachelle:

1. Article III, Identification and Registration, Section 1.
All vessels must display a current valid permit by May 1st. for that boating season.
Brian asked for a motion to approve. Ed Gross moved to approve. Tim Nydegger seconded. Brian asked for a vote. Motion passed. 7-0.
2. **No swimming from docks.** Due to safety concerns **Courtesy Docks** are for loading and unloading boats. No fishing or swimming shall be allowed from all courtesy docks. A citation will be issued for failure to adhere.
Brian asked for a motion. Tim Nydegger moved to approve, Ed Gross seconded. Motion passed 7-0.
3. Due to the safety concerns, **Swim Docks** are for swimming and sunbathing only. No boat loading or docking and no fishing allowed from the swim docks at any time. Swim docks are closed from 11:00 pm to 7:00 am. A citation will be issued for failure to adhere.
Brian asked for a motion. Tom Tucek moved to approve, Tony Jose seconded. Motion passed 7-0.
4. **Leased Slips** are for leaseholders only. No trespassing at any time unless accompanied by a leaseholder of that dock or be in possessions of the leaseholder of that dock Raintree Member ID card. Members are responsible for their guests. Due to safety concerns no swimming or fishing is allowed from the docks.

Brian asked for a motion. Ed Gross moved to approve, Bob Orr seconded the motion. Motion passed 4-3. For: Bob Orr, Cherly Fritts, Tim Nydegger, Ed Gross. Opposed; Tony Jose, Tom Tucek, David McQueen.

Tom Tucek mentioned rule change #2 needs to be added to Article 5, New Section 8, Dock Rules. *Tom Tucek made a motion to add this rule #2 to **Prohibited Activities**. Tony Jose seconded the motion. The motion passed 7-0.*

Engineering Proposal for Deck Replacement.

Proposal from Wallace Engineering for design plans and specs, construction submittal review, and final construction inspection in the amount of \$3,800 plus travel, reproduction, plotting, and postage. Professionally Sealed drawings are required by the City of Lee's Summit for permit before construction. It was agreed by the Board to table this issue for the next Work Session.

OPEN FORUM.

Rita Madison stated a Duck Pond resident will provide water from his house sprinkler system for watering the new triangular landscaping area. We will need to provide the additional sprinkler system. Rita asked permission to obtain bids for this sprinkler system. Permission was granted for Rita to obtain bids. Rita also asked when are we putting back the No Trespassing Signs. Rachelle stated that they are being ordered.

Frank and other residents from Normandy Cove asked questions about adding additional 80 slips. Tim Nydegger stated that the New Dock Subcommittee has been modifying the layout and the number of new docks and slips that may be added. No definite plan has been made.

Tony Jose requested to talk about the Pool pump motor.

Rachelle stated that the Pool waterslide pump's motor has worn out. Martin Mechanical estimated about \$7000 to repair the pump. Rachelle will obtain a second bid from Quality Pool.

Brian asked for a motion to approve up to \$10,000 to repair or replace the pool waterslide pump. Tony Moved to approve, Motion passed 6-0-1. For: Tony Jose, Tim Nydegger, Cheryl Fritts, David McQueen, Bob Orr, Ed Gross, Opposed; 0, Abstained; Tom Tucek.

Brian asked for a motioned to adjourn to the Executive Session. Tony made the motion and Tim seconded.

The meeting was adjourned at 10:45pm to move to the Executive Session.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 23, 2005
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on June 23, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Ed Gross, Cheryl Fritts, Tim Nydegger, David MacQueen, and Tom Tucek. Rachelle Vandiver also attended. Tom Atkins, Tony Jose, and Bob Orr were absent.

DISCUSSION:

- 1) Ward Road Expansion: Brian discussed the impending Ward Road expansion project and the Kensington Farm project and will work to keep Ward Road Raintree residents informed of city meetings.
- 2) Action Item List Review: The Board reviewed the items Rachelle was asked to accomplish last month.
- 3) RLPOA Purchasing Policy & Procedures: The Board reviewed and provided comment to the Finance Committee's policy for RLPOA for all purchasing and contracts.
- 4) Water Quality identification: Brian identified a company, Source Molecular in Miami, Florida that can provide analysis of DNA to determine the species of origin for the lake's fecal contamination. Tests are very expensive to identify the source so the Board decided to test for human contamination first and then later for goose or bovine contamination.
- 5) Engineering Proposal for Deck: Tom T and Ed presented engineering firm options for the clubhouse deck.
- 6) Priority Ranking Update: Brian reviewed each of the priority items and solicited comments.
- 7) Sub-lease encouragement letter "Draft": Brian drafted a letter for residents identified as leasing a slip without having been issued a boat sticker for the year. These residents would be mailed a letter encouraging them to be good neighbors and sublease their slip out. This would reduce pressure on the need for many slips as a number of them go unused each year.
- 8) Loitering/Curfew: Brian will draft a letter to the LSMO PD asking them to enforce no loitering in the clubhouse parking lot.

9) Exterior Maintenance Letter "Draft": Rachelle worked on a draft letter regarding the Board's new position to encourage residents with homes in disrepair to fix them. It was decided to notify the resident and allow them a period of time to correct the violation before the matter would be handed over to the city. Covenant Article VI, Section 2b provides the Board this authority.

10) Bridge (Raintree Drive) Estimate: Tim would explore the cost of elevating the Raintree Drive causeway at the clubhouse in order to put slips on the Ward Road side.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 12th, 2005

A Board Meeting of the Raintree Lake Property Owners Association was held on July 12th, 2005 at 7:00PM. Board Members in attendance were: Brian Whitley, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Bob Orr and Cheryl Fritts. Ed Gross and Tony Jose were excused. Scott Weber, Joe Willerth, Debbie Hans were also present. Rachelle Vandiver arrived later.

Brian Whitley called the meeting to order at 7:02 PM.

Brian announced that we do have a quorum.

OPEN FORUM

Bill Burton stated he opposed the idea of adding 80 additional boat slips in Normandy Cove and a parking lot located on the East side. Tim Nydegger mentioned that there are no plans to add additional slips and parking lot in Normandy cove.

Michael Reece asked about a neighborhood watch program. We need to stop the loitering. The orange flag rule needs to be changed to be the same as the Missouri State Water Patrol rules. With the orange flag up all of the time it is difficult for a boat operator to know if a person is in the water or still skiing behind a boat. He also mentioned there needs to be a stop sign installed at the Regatta Dr. and Raintree Dr.

Rebecca Reece stated that the new Raintree Village would be in their back yard. Brian Whitley talked about RLPOA's position and concerns with this project.

Jennifer Boyles stated that crime has increased in Raintree. A truck has been stolen, vandalism, and break-ins. Can we get the security guard back?

Tim Swan encouraged everyone to vote on the new boat slips.

Ed Jasinski is organizing a Neighborhood Watch Committee. The first meeting will be held at 6:30 on August 22nd at the Club House.

CONSENT AGENDA

Brian Whitley asked the board if they could approve the Consent Agenda as written, with the payment of bills and the June meeting minutes unless there is an objection. Tom Tucek moved to remove the June meeting minutes from the consent agenda do to not enough time for review from all board members, Bob Orr second the motion. Tim Nydegger made a motion to approve the Consent Agenda, approval of payment of bills, Tom Tucek seconded it, Brian asked for a vote and the Consent Agenda pass 6-0.

Tom Atkins gave the Treasurer's Report

TREASURER'S FINANCIAL REPORT

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of June:

Siltation Account:	\$ 95,822.37
Boat/Lake Account:	\$ 110,292.10
Mission Bank:	\$ 1,241.40
Bank of Lee's Summit-MM	\$ 153,458.47
Bank of Lee's Summit-Check	\$ 1,649.74
Valley View – MM	\$ 98,971.80

Expenses for June:	\$ 62,781.81
Long Term Debt:	\$ 227,644.71

Income during June:

Dues	\$ 62,262.97
Other Income	\$ 8,429.57

This includes: Boat Stickers, Clubhouse, Shoreline, Interest, Lake & Code Fines, Residents ID's, Pontoon Rental, Finance Charges and Misc. Income. Brian asked for the financial report to be filed for audit.

COMMITTEE BUDGETED REQUESTS:

There were no budgeted requests at this time.

BOARD ANNOUNCEMENTS:

Boat Dock Sub-Committee Taskforce Meeting date is schedule for 7:00 pm on July 27th at the Club House.

Sidewalk Sub-Committee Taskforce Recruitment. Cheryl Fritts offered to chair this Committee. Brian asked residents for a show of hands, volunteering to help on this committee. There were no hands/volunteers at this time.

Kensington Farms City Council meeting is scheduled for July 14th at 6:15.

The Summerfest events had a great turnout with the parade Saturday morning, the carnival, street dance Saturday evening and the fireworks display on Monday evening.

Brian Whitley talked about the Teen Swim event scheduled on July 22nd.

Brian Whitley stated the City Staff presented Phase I and Phase II plans for Ward Road expansion to Raintree and non-Raintree residents at the clubhouse on July 6th. Ward Road will be expanded to 4 or 5 lanes with improved shoulders from HWY 150 to Raintree Dr. The City Council will hold a public hearing on the Ward Road Expansion at 6:30PM, Thursday, August 25th, at Arnold Hall.

Raintree Village. Rachelle attended the last meeting. Their revised plan now with a 33% reduction, 99,000 square feet reduced to 66,000 square feet of retail space. Their new plan goes to the City Council for approval on August 4th. The Raintree Village developers will present their revised plans to the Raintree residents and answer all questions on Monday August 1st, 7:00 at the Club House. Brian Whitley encouraged everyone to attend both meetings.

Brian asked to move the August 9th Board meeting from August 9th to August 16th due to many Board members being out of town.

Brian read RLPOA's letter address to Lee's Summit Police Department asking and authorizing them to patrol the boat ramps and parking lots, to enforce our new No Loitering Policy and to make arrests if needed. There have been many complaints of teenagers disturbing the peace by racing cars and pocket bikes, large gatherings, squealing tires and loud screaming late at night between the hours of 11:00 PM to 1:00 AM. Brian also mentioned that we discontinued the security patrol last year due to the high costs and low effectiveness. We can hire a security guard again if all residents would agree to a special assessment. The security we had was not very effective and the Board felt the money could be spent on better projects. Tom Tucek mentioned we have had a couple of meetings with Police Chief Conway and Conway was not in favor of a private security guard. Tom also stated that the Lakewood subdivision has also experienced a large increase in crime. Bob Orr had three concerns with the new No Loitering signs. These signs have no times posted, does not mention kids and that we need to effectively inform the residents including all parents and their children. Rachelle clarified the rules and policies and explained why we can't give specific times and target only teenagers.

OLD BUSINESS

Legal

Joe Willerth talked about the pending litigation with Lou-Air and Raintree vs. MODOT and James Cape & Sons. Today Joe received a claim filed by the developer on behalf of themselves and Raintree for the Duct Pond in the amount of \$150,000. The claim included some excellent photos about MODOT not keeping the siltation controlled. At the Board's request Joe perused Cardinal Irrigation. At this time Joe has unsuccessfully received no response on the warranty claim for the nine dead trees and has prepared a propose law suite to file against them. Tonight Joe received RLPOA's contract on the trees and will try again with this additional information before asking to pursue litigation.

Engineering Proposal for Deck Replacement

Tom Tucek asked the Board to look at the four proposals from Engineering firms. Tom asked the Board to free up the funds to allow the committee to proceed with one of these firms once a decision is made.

Brian asked for a motion. Tom Tucek made a motion to approve up to \$4,500 for Structural Engineering and or Architectural design of the Club House deck. Tom Atkins seconded the motion. Brian asked for a vote. The motion passed 6-0.

RLPOA Purchasing Policy & Procedures - Finance Committee.

Ron Greathouse, Bob Christian, Richard Richardson, Tom Tucek, Tom Atkins and many others worked on this plan. The Finance Committee presented a revised draft of the Association's new Purchasing Policy & Procedures. This Policy gives direction, responsibility, guidelines and authority to RLPOA Management and Committees on purchase and spending limits. This Policy also gives details on preparing specifications, obtaining bids, awarding bids and proper bidding procedures. Brian stated the Finance Committee presented this new policy at the last Board meeting and it was discussed and worked on at the Work Session. The plan is to approve the policy at tonight's meeting but there still may be some concerns. Bob Orr asked if the Committee members have reviewed this new policy and do they have any concerns. Bob also asked about, "were is the contract part of the Policy." Brian Whitley stated there were several issues left to be worked out and tabled the new Policy to the next Work Session and to resolve these issues.

NEW BUSINESS

Stephen Nutt-Gazebo with metal frame. ARB approved the structure on its materials but did not approve it because of the Temporary Structure rule. Brian stated for this to be approved with an ARB rejection, it would require 2/3-majority vote in the affirmative from the Board. Tim Nydegger stated there are many of these structures already in place. Brian mentioned he had knocked on the doors of all residences which could view the structure to identify complaints or concerns and everyone approved. Tom Tucek asked the Board "do you want to see these on every deck facing the lake". Tim Nydegger stated they look nice as long as they are maintained. Tim also stated, if we approve these

from here on out for all Gazebos in the future, we need to approve them only with ARB approval.

Brian asked for a motion.

Dave McQueen moved to allow Stephen Nutt's to have a Gazebo as described, tan in color, not obtrusive to neighbors, not to obscure views and maintained. Tom Atkins seconded the motion. Brian asked for a vote. Motion passed 5-0-1. For: Tim Nydegger, Tom Atkins, Cheryl Fritts, Bob Orr. Opposed: 0. Abstained: Tom Tucek.

Neighborhood Watch

Ed Jasinski asked to explore bringing back the Neighborhood Watch program. Ed is organizing a Neighborhood Watch Committee. The first meeting will be held at 6:30 on August 22nd at the Club House. San LaPoint asked that the LSPD needs to report back to RLPOA to let us know what action was taken. Joe Willerth stated the LSPD does not have enough police officers to patrol all areas. Brian asked Ed to put together an article for this month's Shoreline to notify residence.

Lake Committee Boat

San LaPoint asked for approval from the Board to solicited bids on the new boat. After receiving the three bids the Lake Committee will then ask for approval to purchase the new boat. Dave Mac Queen stated the Lake Committee would need about \$12,000 dollars to purchase the new boat that has been needed, why don't we approve the amount now so the Lake Committee can proceed in this purchase. Brian re-stated and clarified what Dave asked. Tim Nydegger asked, is this a motion? Brian asked if \$12,000 was enough because we do not have all bids in yet? There were more discussions on this matter.

Brian asked Dave Mac Queen to make the motion. Dave mad a motion to allocate up to \$14,000 for a new boat for the Water Patrol. There was more discussion on what type of boat and details with engine and equipment. Tim Nydegger seconded the motion. Brian asked for a vote: The motion passed 6-0.

Brian asked for a motioned to adjourn. Bob Orr made the motion to adjourn, Tim seconded, motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 28, 2005
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on July 28, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Ed Gross, Cheryl Fritts, Tim Nydegger, Tony Jose, Tom Atkins, David MacQueen, and Tom Tucek. Rachelle Vandiver also attended. Cheryl Fritts, Ed Gross, and Bob Orr were absent.

DISCUSSION

1) Action Item List Review: The Board reviewed the items Rachelle was asked to accomplish last month

2) RLPOA Purchasing Policy & Procedures: The Board reviewed and provided comment to the Finance Committee's policy for RLPOA for all purchasing and contracts.

3) Exterior Maintenance Letter "Draft": Rachelle worked on a draft letter regarding the Board's new position to encourage residents with homes in disrepair to fix them. It was decided to notify the resident and allow them a period of time to correct the violation before the matter would be handed over to the city. Covenant Article VI, Section 2b provides the Board this authority.

4) Pontoon Rental Information Update: Rachelle explained the inconsistency of the existing policy. If you rent the pontoon in the morning you lose 2 hours. Currently the directory states the rental times are 9:00am-1:00pm and 2:00pm-9:00pm. The new proposed rental hours are 8:00am-2:00pm and 3:00pm-9:00pm. Rachelle also stated per the current policy the rental fee and deposit is due at the time of rental. This puts the Lake Patrol in control of collecting the money. The new proposed policy is: the deposit of \$250 and rental fee must be paid in check or cash within seven days of the reservation date. Rachelle also requested the approval of the full day rental start time from 9:00am to 8:00 and to add, Raintree Lake will furnish Life Jackets and Anchor. There are four items being changed in the rental policy.

5) Shoreline Printing: Scott had suggested Countryside printing as a new vendor for the Shoreline. Rachelle presented the information and it was determined the RLPOA could have a better product at a lower cost.

6) Aerators: Brian discussed installing an aerator in the Lake Pines waterscape

as a pilot test to determine if increased oxygenation would lead to less algae growth and to identify whether concerns about increased turbidity were a reality.

7) Water testing/closing protocol: Many residents were concerned with the RLPOA closing the lake with high bacteria counts. RLPOA will continue to monitor the lake weekly and close according to EPA guidelines. The Board will adopt a policy of closing the lake only if the interior traffic lanes exceed EPA limits and just close coves if the coves exceed EPA limits.

8) Sewer lines/watershed maps: The Board asked Rachelle to obtain sewer and watershed maps for Raintree.

9) Structural Engineer (deck): Ed and Tom T discussed the need for a structural engineer to review the plans for the deck since it is a commercial deck and would hold many people.

10) Work session (Aug) date change: The August work session will be moved to September 1.

11) Hidden Cove/Marline Update: Rachelle provided an update in the progress of addressing drainage concerns and Hidden Cove and the Marline, Pendant, Royale areas. After RLPOA contracts to have new channels dug, RLPOA will hydroseed the areas and continue to check on drainage.

12) Combining Accounts: Tom Atkins proposed combining the many small accounts RLPOA has into one account to obtain a better interest rate. Most thought this was a good idea.

13) Working Budget: Tom A proposed his working budget idea. Most like the idea.

14) Seascape standards/equipment: RLPOA has received complaints about the Duck Pond. RLPOA only owns 1/7 of the Duck Pond. The Board discussed ways to reduce the algae problem such as netting, or using jet skis to push the algae to the edge to scoop up. Roon Greathouse suggested using tines to pull up the algae. RLPOA action is limited due to its limited ownership and because the Duck Ponds is under litigation with MODOT.

15) Desiltation project: The Siltation committee presented Hidden Cove as the next cove to clean out. Discussion addressed methods such as drag-line, dredging, or draining and using a bulldozer to clean it out.

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**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 16th, 2005**

A Board Meeting of the Raintree Lake Property Owners Association was held on August 16, 2005 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Bob Orr, Ed Gross and Cheryl Fritts. Rachelle Vandiver, Scott Weber, Joe Willerth, were also present.

Brian Whitley called the meeting to order at 7:05 PM.
Brian announced that we do have a quorum.

OPEN FORUM

Joel Walkemeyer who lives on S.W. Gull Point Drive asked what kind feed back has RLPOA received on the Sidewalk Survey questions. The Survey posted in the Shoreline on concrete or asphalt sidewalks, which are planned to go in around the lake. Joe mentioned that they do not want the sidewalks and also do not want to pay extra for these sidewalks. Joe asked if we could poll the residents again to see if they really do want sidewalks. Brian stated, the results for the Sidewalks and Boat Slips are due in on August 1st and will be published in the September Shoreline. The results on concrete vs. asphalt is 2-1 margin in favor of concrete and 4-1 margin on using the existing budget to fund these sidewalks.

Phillip Consino who lives on S.W. Gull Point Drive also stated that he is concerned about the sidewalks being installed behind their property because of the slop of the land. There will need to be a retaining wall installed to make the sidewalks level and this will change the appearance of the land.

Roland Thibault stated that the Board had made the walking trail, "sidewalks" a high priority item on their list of projects and wanted to know what happened to this project. Brian mentioned that residents can go to RLPOA's web site and view the Projects Priority List and sidewalks is number seven on this list. Health and safety projects do take president over other projects.

CONSENT AGENDA

Brian Whitley asked the board if they could approve the Consent Agenda as written, with the June and July Board Meeting minutes and payment of bills. Brian asked if anyone has any concerns with any of the items on the consent agenda. Tom Tucek moved to approve the consent agenda. Tim Nydegger seconded the motion. Brian asked for a vote and the Consent Agenda pass 8-0.

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TREASURER'S FINANCIAL REPORT

Tom Atkins gave the July, 2005 Treasure Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of July:

Siltation Account:	\$ 95,976.00
Boat/Lake Account:	\$ 97,428.25
Mission Bank:	\$ 44,302.02
Bank of Lee's Summit-MM	\$ 87,012.23
Bank of Lee's Summit-Check	\$ 1,913.38
Valley View – MM	\$ 99,118.19

<u>Expenses for July:</u>	\$ 81,231.14
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<u>Long Term Debt:</u>	\$ 225,880.28
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Income during July:

Dues	\$ 74,726.61
Other Income	\$ -33.16

This includes: Boat Stickers, Interest, Residents ID's, & Misc. Income, minus returned dues check, pro-rated refund for boat slip, quarterly sales tax and refund pontoon rental. Brian asked for the financial report to be filed for audit.

Tom Atkins announced that he is working on setting up an Overnight Sweep Account at the Bank of Lee's Summit. As shown above each account has less than \$100,000 in it. This is due to the FDIC insurance limits. The Siltation Account should be \$105,371, but Tom would need to open another account at another bank to follow the existing program. During a meeting with our auditor, Tom learned that we can use an Overnight Funds Account to sweep amounts over \$100,000 into it each night and have these funds collateralized by bank assets. Tom will discuss this in more detail at our next Work Session. If approved by the Board, Tom will be reporting our finances in a different and hopefully better format in the future.

COMMITTEE BUDGETED REQUESTS:

There is one item on the new Lake Patrol boat that will be discussed later in Old Business.

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BOARD ANNOUNCEMENTS:

- A. Raintree Lake Village. The was a meeting at City Council where their preliminary plat was approved. Brian stated that there are several proposed ordinances with Raintree Village at the regular City Council meeting this Thursday 6:15pm. There is also a public hearing on Kingston Farms for their proposed water tower.
- B. Sidewalk Sub-Committee Taskforce Recruitment
RLPOA is still looking for interested residents for this committee. Please contact Cheryl Fritts, the Committee Chairperson.
- C. Ward Road Expansion: The meeting is tonight at Holy Spirit Church at 7:00pm.
- D. Holiday Craft Fest Scheduled for September 17th
- E. Neighborhood Watch First Meeting to be held August 22nd, 2005 6:30pm at the Club House. Ed Jasinski is chairing this program. There will be a Lee's Summit Police Officer speaking at this meeting and answering any questions.
- F. Lake Committee Minutes. A resident expressed concerns about why there is a rule against having more than one vessel in a slip. Brian had asked the Lake Committee to give reasons for this rule and to add them on record. The following are the reasons:

Mooring multiple crafts could lead to damage to docks and crafts.

It can lead to the open-end invitation for misuse of the slip.

It contradicts the goal to maintain the aesthetic value of one vessel for one slip.

RLPOA treats all vessels (jets-ski, PWC, power boat, pontoon, canoe, sail boat, paddle boat, sail board, etc.) as a separate item. Each requires a sticker to be on the lake.

At what point does the slip end in the lake? Currently the longest boat allowed is 28'.

It is generally assumed that the resident currently is leasing a 10' x 20' slip from the association.

If multiple vessels in the slip are allowed, one could move the majority portion of the pontoon into the lake and then tie multiple crafts in front of the pontoon. This would impede the boating lanes and not be safe. Too Many variable items could use the 10x20 spaces.

The jockeying of multiple vessels into and out of one slip could lead to accidents and damage to other resident's vessels.

Enforcement would create additional concerns.

Brian stated the Lake Committee recommends 35 boats the number of boats in motion before the Yellow Flag rule is applied. The Board, RLPOA Management, Water Patrol and Lake committee all have concerns and are working on what is the threshold and when should this rule be used. The rule has always been in place but without a protocol for what the threshold is.

OLD BUSINESS

A. Legal

Joe Willerth presented the legal report. Joe stated that RLPOAL's claim against Cardinal Irrigation and Tree Farm has been resolved. Mr. Holt agreed to honor the warranty on the dead trees. It was agreed that these trees would be replace this fall in September.

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Joe also talked about the pending litigation with Lou-Air and Raintree vs. MODOT and James Cape & Sons. On August 11th, 2005 plaintiff Lou-Air submitted Interrogatories (legal questions) and request for Production of Documents to the Missouri Highway Department to have them identify expert witnesses and any documents regarding sediment and runoff from the project into the duck pond. The Interrogatories also request contracts, construction logs, and notes concerning the project. The State will have 30 days to answer the questions and produce the documents requested. At this point Joe will try to see if there is anyway to mediate or arbitrate it and if not then proceed with litigation.

The island transfer status per Joe's last report, the City of Lee's Summit has found an error in the Deed of the legal description to the Island transfer to us. MODOT has made a Correction Deed and has filed it on June 15th.

B. Duck Pond Garden Update – Rita Madison

Rita announced the project has been completed. Rita also thanked the Board, Karen Delaney, and Maintenance Dept. The park bench and the statue are the only items left to be added. Rita also mentioned the Garden Club worked with the City of Lee's Summit to have the sidewalk repaired at this location. Tom Tucek requested for RLPOA to send a Thank you letter to Karen Delaney for her help and contributions to this project.

C. Purchase of New Lake Patrol Boat

Brian stated the Board approved up to \$14,000 for the purchase of the new Lake Patrol boat. The Lake Committee has purchased the new Patrol Boat a 2006 Crestliner. This boat will replace the jet-boat that was sold this spring.

D. RLPOA Purchasing Policy & Procedures

The Finance Committee has been working with the Board on these new procedures. *Brian asked for a motion. Bob Orr moved to approve the RLPOA Purchasing Policy and Procedures, Tom Tucek seconded the motion. Brian asked for discussion. No discussion, Brain asked for a vote, the motion passed 8-0.*

E. Pontoon Rental Policy

Rachelle explained the inconsistency of the existing policy. If you rent the pontoon in the morning you loose 2 hours. Currently the directory states the rental times are 9:00am-1:00pm and 2:00pm-9:00pm. The new proposed rental hours are 8:00am-2:00pm and 3:00pm-9:00pm. Rachelle also stated per the current policy the rental fee and deposit is due at the time of rental. This puts the Lake Patrol in control of collecting the money. The new proposed policy is: the deposit of \$250 and rental fee must be paid in check or cash within seven days of the reservation date. Rachelle also requested the approval of the full day rental start time from 9:00am to 8:00 and to add, Raintree Lake will furnish Life Jackets and Anchor. There are four items being changed in the rental policy. Brian Whitley read a motion and a Board member could adopt this, if a motion would be made, to help clarify the four items being changed.

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Motion could read as follows: Change the rental times from 9:00am-1:00pm and 2:00pm-9:00pm to 8:00am and 2:00pm and 3:00pm-9:00pm, full day starts at 8:00am, deposit of \$250 and rental fee paid within 7 calendar days from the date of reservation and Raintree will furnish life jackets and anchor with each rental.

Tom Tucek moved to approve this motion. Tony Jose seconded. Brian asked for discussion. No discussion, Brian asked for a vote, motion passed 8-0.

NEW BUSINESS

Brian Whitley read the rules of the appeals process and the option to appeal in front of the Board.

A. William Breit-Appeal 4th Level Violation

1. Under Age Operator, Written Warning, no associated fine.
2. Failure to Sign Citation, Fine: \$10.
3. Skiing after Sunset (8:30pm Sunset), Fine: \$25.
4. Speeding after Sunset, Fine: \$100.

Brain asked for a motion.

*Ed Gross moves, the \$135 fine and 90-day lake suspension be sustained and imposed. Tom Tucek seconded. Brain asked for a vote. **Motion passed 7-0.***

*Cheryl Fritts moved to amend the motion, a 45-day suspension to be effective May 1st, 2006. David Mac Queen Seconded. Brian asked for a vote. **Amendment passed, 6-1.** For: Dave Mac Queen, Tom Tucek, Tom Atkins, Cheryl Fritts, Tim Nydegger, and Bob Orr. Opposed: Ed Gross.*

B. Mike Walters-Appeal 4th Level Violation

Failure to display a current boat sticker, 1st Violation, Fine: \$50.
Creating a Wake in a NO Wake Area, 2nd Violation, Fine: \$10.
Abandoned/Beached Vessel, 3rd Violation, Fine: \$25.
Refusal to Accept/Sign Citation, 4th Violation, Fine: \$100

Tom Atkins moves to sustain the \$185 fine to be levied against Michael Walters at 3913 S.W. Windjammer CT. The 4th level Violation to result in a 90 days suspension beginning May 1st 2006 against the home owners, their guests and their renters. Bob Orr seconded. Brian asked for a vote. Motion passed, 6-1-1, For: Tim Nydegger, Tony Jose, Tom Tucek, Tom Atkins, Opposed: Dave Mac Queen, Abstained: Cheryl Fritts.

C. Joe Vlasak-Appeal 4th Level Violation

Speeding after Sunset (27 mph, 14 minutes after sunset).
Brian asked do we have a motion?

Bob Orr moved to sustain the fine of \$100 and impose the suspension starting May 1st 2006 for 39 day. Ed Gross Seconded. Brian asked for a vote. Motion passed 5-4. For: Tom Atkins, Bob Orr, Tim Nydegger, Ed Gross, and Brian Whitley, Opposed: Tony Jose, Dave Mac Queen, Cheryl Fritts and Tom Tucek.

DRAFT

E. Dennis Davis & Rachelle Boden – Trash Fine.

Tom Tucek moved to up hold the \$10 fine. Ed Gross seconded the motion. Brian asked for the vote. Motion passed 5-3, For: Tony Jose, Ed Gross, Tom Atkins, Cheryl Fritts, and Tom Tucek, Opposed: Dave Mac Queen, Tim Nydegger, and Bob Orr.

F. Countryside Printing 1-year contract.

It was agreed that their printing was of better quality.

Tom Tucek moved to approve Countryside Printing with a 1-year contract. Tony Jose seconded the motion. Motion passed 8-0.

G. Aerators

Tom Tucek moved to table this issue. Bob Orr seconded the motion. Brian asked for a vote. The motion passed 6-2, For: Tom Tucek, Bob Orr, Cheryl Fritts, Ed Gross, and Tom Atkins, Opposed: Tony Jose and Dave Mac Queen.

H. Request to for Sub-Committee for review of pool/amenities.

Tony moved to table to the next Work Session meeting on September 1st. Dave Mac Queen seconded. Brain asked for a vote. Motion passed. 8-0.

Shirley Thomson informed the Board and Residents on the updates for the proposed Ward Road improvements.

Brian asked for a motioned to adjourn. Cheryl Fritts moved to adjourn, Tim seconded,

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 1, 2005
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on September 1, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Ed Gross, Cheryl Fritts, Tim Nydegger, Tom Atkins, Bob Orr, David MacQueen, Tony Jose, and Tom Tucek. Rachelle Vandiver also attended.

DISCUSSION:

- 1) Action Item List Review: The Board reviewed the items Rachelle was asked to accomplish last month.
- 2) Activities Committee: The Board reviewed the Activities Committee budget items and programs for 2006.
- 3) Sewer lines/watershed maps: John Smith had suggested the Board review the Lee's Summit sewer maps to determine whether sewage was entering the lake and leading to the water quality problems. Rachelle obtained the sewer maps and the Board identified where sewer lines ran and where storm drains ran.
- 4) Structural Engineer (deck): Ed and Tom T discussed the need for a structural engineer to review the plans for the deck since it is a commercial deck and would hold many people.
- 5) Sub Associations Clubhouse Rental: Cobblestone requested free rental of the clubhouse for meetings. The Board encourages membership meetings and agreed.
- 6) Siltation: Dave Mac Queen will identify contractors for the Hidden Cove desiltation project. The siltation committee and Board discussed ideas such as dredging, drag-line, or draining and bulldozing in order to remove the silt.
- 7) Aerators: Brian discussed installing an aerator in the Lake Pines waterscape as a pilot test to determine if increased oxygenation would lead to less algae growth and to identify whether concerns about increased turbidity were a reality.
- 8) Boat Docks -Resident Vote or More Surveys? Brian discussed whether a resident vote should be held in November to allow residents to have a say in the boat slip debate. The issue was a very heated one with residents

threatening to sue the Association (and Board) if the Association put them in. A resident vote could divert some heat from the Board and put the decision in the hands of the membership. Brian thanked Tom A and Tim for their many boat slip meetings, but Tom A and Tim were growing a bit frustrated with very vocal opponents filibustering any discussion.

9) Sub-committee pool/amenities: There was some discussion about whether to have a new subcommittee to address pool issues.

10) Muskrat control: Discussion included whether to use Trapper Bob or Mike for the winter muskrat control.

11) Budget: The Board discussed the upcoming budget and reviewed broad categories.

12) Tree Removal: Rachelle provided the Board some information on tree removal companies. Residents could also save money by participating in this program.

13) Seawall Repair: An estimate was obtained for repairing the clubhouse area seawall for \$40,000.

14) Sidewalks (Ward Rd between Rntr. Dr. & Rntr. Prkwy.): Ed discussed the need to have a sidewalk connecting the north and south sides for safety reasons.

15) Yellow Flag Rule (Boats at 35 in motion): Tim and Tom questioned current practice of the yellow flag rule and encouraged broader use to help keep the lake safe.

16) Sanction Neighborhood Watch: Brian asked the Board if they wanted to sanction (support) the new Neighborhood Watch group. Ed Jasinski and David Mitchell were co-chairs. Board members had some reservations about full support but generally agreed there were problems to solve and the committee could work to this goal.

17) Pool Bathroom Floors: Rachelle and Jim Metzger brought up the need that RLPOA will need to replace bathroom floors for 2006.

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RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING September 13th, 2005

A Board Meeting of the Raintree Lake Property Owners Association was held on September 13th, 2005 at 7:00PM. Board Members in attendance were: Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Bob Orr, and Ed Gross. Brian Whitley and Cheryl Fritts were absent. Rachelle Vandiver and Joe Willerth were also present.

Tony Jose called the meeting to order at 7:05 PM.

Tony announced that we do have a quorum.

OPEN FORUM

Charley Sandman stated that the lake has been closed for too many weeks. Charley asked the Board where they stand on this problem, has the Board found the source of the problem and what is Board doing about correcting the problem. Rachelle answered, "RLPOA is still researching DNA labs and searching to find the best testing for our money." Tony stated, "We are trying to identify the source and then deal with it the best we can." Tony also mentioned the test results are posted on our web site with dates, locations and levels of bacteria.

San LaPoint asked is there a plan presented from the Association to spray the grass around the banks of the lake to kill it, what committee recommended this and when will the trees on the common ground with orange paint dots be removed? Tom Atkins explained the grass in the riprap was sprayed once but the aquatic grass in the lake is not being sprayed. The Board directed the spaying of the grass at a Work Session. Rachelle answered that the trees with the orange dot will be removed next January or February.

Shirley Thomas stated that she lives on Duck Pond and can we get the owner to clean up the pond's algae bloom. Tony stated the Board would address this issue at the next Work Session.

CONSENT AGENDA

Tim Nydegger made a motion to approve the September Consent Agenda after removing the August meeting minutes from this agenda, Bob Orr second the motion to approve the Consent Agenda, approval of payment of bills. Tony asked for a vote and the Consent Agenda passed 6-0.

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TREASURER'S FINANCIAL REPORT

Tom Atkins presented the August Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of August:

Siltation Account:	\$ 96,151.71
Boat/Lake Account:	\$ 97,563.06
Mission Bank:	\$ 44,382.98
Bank of Lee's Summit-MM	\$ 103,637.24
Bank of Lee's Summit-Check	\$ (26,901.33)
Valley View – MM	\$ 99,290.91

Expenses for August:	\$ 76,378.99
Long Term Debt:	\$ 224,203.15

Income during August:

Dues	\$ 33,799.63
Other Income	\$ 11,677.70

This includes: Boat Stickers, Interest, Cub House Rental, Shoreline Ads, Finance Charges, Pontoon Rentals, Lake & Code Fines, Residents ID's, & Misc. Income, minus pro-rated boat slip refund. Tony asked for the financial report to be filed for audit.

COMMITTEE BUDGETED REQUESTS

Rachelle Vandiver stated the Activities Committee asked for the approval of the following budgets for their activities:

1. Oktoberfest-budgeted \$3,000. Scheduled for October 1st.
2. Halloween Party-budgeted \$900. Scheduled for October 30th.
3. Breakfast with Santa-budgeted \$2,200. Scheduled in December.

Tony Jose asked do we have a motion to approve \$6,100 for the Activities?

David Mac Queen made a motion to approve the budget request for the Activities Committee in the amount of \$6,100. Bob Orr seconded the motion.

Tony asked for any discussion? Ed Gross asked is the \$6,100 over their original budget. Tony mentioned that this is the total amount anticipated and needed to complete this year's activities. This amount is over their original budget by \$2,900 and is consistent with the last Work Session.

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Tony asked for the vote. The motion pass 6-0.

FINANCE COMMITTEE REPORT

Tom Atkins presented the Finance Committee Report.

The finance committee was formed last year to assist the Treasurer and the Board on matters related to vendor contracts, insurance bidding, purchasing policies, and financial planning. Currently the committee is working on a 5-year plan to address the future expenses related to the repair and replacement of capital assets. The committee has been meeting approximately once a month, but will now meet on an as needed basis to work on specific projects. Instead of a committee chair, we will have a team leader for each project. We will provide updates at the monthly Board meetings.

Tony asked Tom Atkins and Tom Tucek if they could have some budget numbers ready on Capital Expenditures for this falls budgeting sessions.

BOARD ANNOUNCEMENTS:

- A. Holiday Craft Fest Scheduled for Sept. 17th 10am-2pm.
- B. Neighborhood Watch Meeting to be held September 19th 2005 6:30pm.
- C. Pumpkins on Wheels October 1st-2nd 9:00am-5:00pm. Rachelle stated, "These pumpkins must be ordered in advance, see the Shoreline for details, and will be delivered on October 1st."
- D. October 1st starts Enforcement of Exterior Condition of Properties.
- E. Garage Sale: Preview Wednesday night and garage sales runs Thursday, Friday, and Saturday of this week.

OLD BUSINESS

A. Legal

Joe Willerth gave his report on the Lou-Air, Inc. and Raintree v. MODOT and Cape & Sons case. On August 30th 2005 the attorneys for MODOT propounded interrogatories and request of production of documents, which are to be produced by October 3rd, 2005. Lou-Air has answered and now we must produce our documents, what interest we have in the Duck Pond, what efforts if any we have made to remove sediments from the Duck Pond, and how we determined the value of damages. Joe will work with Rachelle to prepare these documents.

B. Engineering:

Engineering Solutions-Matt Schlicht Presentation on Survey: Matt presented his survey to the Board and the attending Residents in a 20-minute informal casual meeting in the South room. Matt presented detailed drawings showing the layout of the lake, commons grounds and adjacent lots. The total acres of the lake were also presented calculating the lake level at full pool. Ed Gross was concerned that that what was provided was not what we had contracted for. I took an action item to go back and check

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the contract requirements, which I did the next day. The contract requirements required them to survey the water's edge, which Matt indicated in our Board Meeting that he would do and correct the drawings accordingly. Bob Orr agreed with Ed but stated that this survey does give the Board the information needed to decide if there is room for a walking trail around the lake. Tom Tucek asked if Matt could also give RLPOA the actual GPS coordinates. Matt agreed that he would provide this information also. It was decided that Ed Gross would give Matt Schlicht the average lake pool level and Engineering Solutions would recalculate the total acres of water at an average lake pool level and provide the GPS coordinates.

C. Dennis Davis & Rachel Boden Appealing \$10 Trash Fine.

Dennis stated that he was working in his yard, trimming trees and bringing the branches to his driveway to cut into smaller pieces for morning trash pickup. Tom Atkins stated that this is not how this rule was intended to be enforced. Bob Orr asks to move to a short Executive Board Meeting.

Tony asked for a vote to move to an Executive Session. The motion passed 6-0.

The Board excused themselves briefly to an Executive Session, and then returned to the Board meeting ready to make a motion.

Tony asked for a motion: Ed Gross made a motion to overrule the fine. Tim Nydegger seconds the motion. Tony asked if there was any more discussion? There was no discussion. Tony asked for the vote: The motion passed 6-0.

Charlie Sandman asked Tim Nydegger to add to the meeting minutes: The Board moved to an Executive Session which he believes is against the by-laws of the Association unless it is a Legal or Personal matter. Tony Jose disagreed with Charlie about the Executive Meeting not having legal matters.

D. Water Quality-Aerators

Rachelle stated the aerator would add oxygen to the water and help make the algae bloom more manageable.

Tony Jose asked does he have a motion on this item?

Tom Atkins moved to approve up to \$4,000 for the purchase of an Air-O-Lator, the installation, and electrical hook-up, to be placed in the Gull Point/Lake Pine Waterscape. Dave Mac Queen seconded the motion.

Tony Jose asked for discussion. Tom Tucek and Ed Gross were concerned about warranties and the UL rating. Rachelle mentioned that all components are UL rated, and the aerator, as a whole is UL recognized.

Tony asked for the vote.

The motion passed 5-1, For: Dave Mac Queen, Ed Gross, Tim Nydegger, Bob Orr, and Tom Atkins, Opposed: Tom Tucek.

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E. Hidden Cove Desiltation Project

Dave Mac Queen made a motion to approve \$135,000 for Critchfield Crane Services for desiltation of Hidden Cove Pending approval of the contract. Tom Atkins second the motion.

Tony asked the Board for discussion.

The contract will have to come before the Board for approval before this project is awarded. The Siltation Committee has solicited 15 bids and had only received two. The plan is to desilt the cove down to 6 feet total to be used as a benchmark before HWY 150 expansion project is started. The rock wall will be 6 feet tall and will taper up on both sides.

Tony Jose called for the vote: Motion Passed 5-1, For: Dave Mac Queen, Ed Gross, Tim Nydegger, Bob Orr, and Tom Atkins, Opposed: Tom Tucek.

NEW BUSINESS

A. 4th Level Violations to be assessed between May 1st and September 30th with balance carryover to next year's season.

Ed Gross moved to change Item 5 XIII Penalties of the RLPOA Lake Regulations, Tom Atkins second the motion.

The proposal is to replace the 2nd sentence, which reads:

“However, at the Boards discretion, suspensions may be imposed beyond the current boating season.” With the following sentence, **“Suspensions will be imposed between May 1st and September 30th, and will carryover to the following year.”**

Tom Tucek asked to amend the motion. *Tom Tucek moved to add, Ed Gross second the motion.*

“All 4th level suspensions shall begin upon receipt of all applicable boat stickers by the RLPOA staff”.

Tony Jose asked for a vote on the amended motion made by Tom Tucek. The amended motion passed 4-2, For: Ed Gross, Tim Nydegger, Tom Tucek, and Tom Atkins, Opposed: Bob Orr and Dave Mac Queen.

Tony Jose asked for a vote on the original motion made by Ed Gross, Motion passed 4-2, For: Ed Gross, Tim Nydegger, Tom Tucek, and Tom Atkins, Opposed: Dave Mac Queen and Bob Orr.

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- B. **Sanction recommended 4th level suspension dates from Appeals Committee.**
Recommendation from the Appeals Committee to split the suspension dates for this one time violation.

Ed Gross moves to affirm the Appeals Committee's recommendation to split the 90 days suspension 30 days starting date of letter to be served this year and the balance 60 days served next year on May 1st 2006 for a fourth level violation for speeding 21 miles per hour 35 minutes after sunset. Tom Atkins second the motion.

Tony asked for discussion.

Tony asked for a vote. Motion passed, 4-2, For: Ed Gross, Tim Nydegger, Tom Tucek, and Tom Atkins, Opposed: Dave Mac Queen and Bob Orr.

- C. **Sanction Neighborhood Watch Program**
The Board did not see a need to Sanction this item. The Neighborhood Watch Program already exists. No motion was made.

- D. **Enact a Special Meeting Vote.**
Tony asked do we have a motion. No motion was made.

- E. **Front End Loader-Equipment Repair-approx. \$2,000.**
Tom Atkins moved to approve up to \$2,000 to repair the Front End Loader Equipment. David Mac Queen seconded the motion.

Tony asked for discussion. Rachelle stated, the front end loader has recently been used heavily during the shore line rip-rap up grades and the clutch that was in need of repair last year has finally worn out. The front loader tractor needs a new clutch and hydraulic repairs.

Tony Jose asked for a vote. The motion passed 6-0.

Tony asked for a motioned to adjourn. Dave Mac Queen made the motion to adjourn, Tom Tucek seconded, the motion passed 6-0.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 22, 2005
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on September 22, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Ed Gross, Bob Orr, Tim Nydegger, Tom Atkins, and Tony Jose. Rachelle Vandiver also attended. Dave Mac Queen, Tom Tucek, and Cheryl Fritts were absent.

Discussion:

- 1) Action Item List Review: The Board reviewed the items Rachelle was asked to accomplish last month.
- 2) Trapper Bob Whitworth-presentation: Bob Whitworth discussed muskrat trapping options over the winter and prices.
- 3) Marline/Pendant/Royale Complaint: A resident complained about the condition of the land (grass had not yet sprouted) after the Association repaired the drainage in the area.
- 4) Water Quality-Source Molecular: Brian identified Source Molecular as a company that could identify the source of our water contamination through DNA testing.
- 5) Dam Maintenance Plan: Ed suggested the RLPOA consider a dam maintenance plan.
- 6) Hidden Cove desiltation project: Dave will work with the Siltation committee to explore options for desilting Hidden Cove. We have \$90,000 in reserves for the project.
- 7) Algae control on waterscapes: Residents have complained about the condition of the Duck Pond, which RLPOA owns 1/7th. The Board discussed options such as raking, tilling, using jet skiis to push the algae and adding gypsum to control algae growth.
- 8) Directors Insurance: Ed brought up the need to explore additional directors insurance due to the Board's position on the Dam Plan.
- 9) Wording of boat slip ballot question: Brian presented wording for the boat slip ballot question to get resident and Board reaction to ensure it was as objective as possible.

- 10) Boat Dock Signage: The Board instructed Rachelle to replace old signs on boat docks.
- 11) Handling of meetings with outside parties: It was agreed outside parties would be moved to the front of the agenda.
- 12) Reschedule of November Work Session. The November work session will be held on November 17, due to Thanksgiving.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 11, 2005**

A Board Meeting of the Raintree Lake Property Owners Association was held on October 11th, 2005 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, and Cheryl Fritts. Bob Orr, and Ed Gross were absent. Rachelle Vandiver, Scott Webber and Joe Willerth were also present.

Brian Whitley called the meeting to order at 7:04 PM.

Brian announced that we do have a quorum.

OPEN FORUM

Shirley Thomas stated that she lives on the Duck Pond and that her neighbors have been complaining about the algae bloom. Brian stated that we would be addressing this issue later in the meeting.

Roland Thibault stated that the opinion of the Boat Dock Subcommittee, documented in the October Shoreline, does not reflect his opposition of additional docks. Brian Whitley asked for the minutes to be so noted.

CONSENT AGENDA

The Consent Agenda includes the August meeting minutes, September meeting minutes and the payment of bills. Brian asked if any Board members have any questions or concern. Tom Tucek stated that he would like the August and September meeting minutes removed from the Consent Agenda. Brian asked for a vote on the Consent Agenda consisting only of payment of bills. The motion passed 6-0. Brian asked for a motion to approve the August and September minutes with the correction of the typographical errors. Tony Jose made a motion to approve the August and September minutes as amended. Tom Tucek seconded the motion. Brian asked for a vote: the motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the September Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Information Items:

Bank Account Balances as of August:

Siltation Account:	\$ 96,330.18
Boat/Lake Account:	\$ 153.73

Mission Bank:	\$ 44,382.98
Bank of Lee's Summit-MM	\$ 0.00
Bank of Lee's Summit Sweep Acct.	\$ 174,192.97
Valley View Bank – MM	\$ 99,482.60
Expenses for September:	\$ 45,305.67
Long Term Debt:	\$ 222,518.79
Income during September:	
Dues	\$ 44,254.53
Other Income	\$ 3,082.34

This includes: Boat Slips, Boat Stickers, Interest, Cub House Rental, Shoreline Ads, Pontoon Rentals, Residents ID's, & Misc. Income, Brian asked for the financial report to be filed for audit.

Tom Atkins explained to the Board and the residents again how the Sweep Account works. Tom stated this month's finances are reported as they were at the end of September. We are in a transitional stage of consolidating the many accounts we use to maintain. The Board has agreed that we will no longer have separate "accounts" but will now have one checking account with a sweep account. This account will be reported with "reserves" to designate the amounts dedicated to specific purposes. These will be established during the 2006 budgeting process that will begin at the next work session. The sweep account allows us to get a much more favorable interest rate than we could get in money market accounts.

There were some concerns about the lake account from some of the Lake Committee members.

Brian Whitley explained this is a responsible way to go. We consolidate our accounts, we keep our insurability, we get a higher interest rate, and we maintain instant liquidity so we are not locking any moneys up in CD's or other investments.

FINANCE COMMITTEE REPORT

No Report

COMMITTEE BUDGETED REQUESTS

Brian stated the Committees do not have any budgeted requests at this time. The Board does request from Committees to provide their budget for next year. The Activities Committee, Lake Committee and Facilities Committee have provided the Board their budgets at this time.

Brian mentioned the Board would be discussing the budget in the next two Work Sessions and Board meetings. We will have the budget approved in December and published in the Shoreline.

BOARD ANNOUNCEMENTS:

- A. Neighborhood Watch meeting to be held October 17, 2005, Monday night, 7:00pm at the clubhouse.

- B. Pumpkins on Wheels: Rita Madison stated the great success the Garden Club had with this event. They sold 30 displays and 200 pumpkins.
- C. Enforcement of Exterior Condition of Properties – Initial Results. Brian mentioned RLPOA would be sending out letters notifying residents if their home is in need of repair. The residents will be given the proper forms and a period of time to make repairs. If repairs are not made then RLPOA will inform the City of Lee's Summit's Codes Department.
- D. Pool Usage Statistics for 2005. Brian read to the Board and the residents the Pool Statistics. These stats included the average number of residents by day and month and the average number of guests by day and month. The pool's capacity is 235, which has not been exceeded to this date.
- E. Metro Calling Plan (Telephone Surcharge) Meeting October 18th at 5:30pm, located at Greenwood Elementary in the Gym at 805 West Main Street, Greenwood, MO. Brian stated that those residents that have a 537 prefix pay a \$12.35 per landline surcharge. The plan is to change the residents from a Tier 3 to a Tier 2 with a surcharge of only \$2.00 per month. The Missouri Public Service Commission will be looking into these surcharges. We will be sending out a notice of this Public Hearing with the quarterly billing.
- F. Ward Road re-visited. Lee's Summit City Council is having a meeting Thursday, starting at 6:15pm at Arnold Hall. There may be a motion to rescind the City Council's decision of September 15th, 2005, to complete Ward Road construction in two phases, with the second phase funding to be considered in the next bond issue for these types of projects. City Council member Randy Rhoads will be proposing to go with option "B" which makes the project completed in one phase in-lieu of two phases. This information can be found on our web site.

OLD BUSINESS

A. Legal

Joe Willerth stated that Holt Construction & Development, Inc. has replaced the dead trees previously planted by Cardinal Tree and Irrigation, and have been furnished by Lone Summit Nursery LLC. This represents their warranty per their contract with RLPOA. On the Lou-Air, Inc. and Raintree v. MODOT and Cape & Sons case the cost to desilt Duck Pond is \$150,000. The next hearing is scheduled for January 13th, 2006.

It was decided the developers of Winding Creek Estates an 80-acre development would present to RLPOA at the next Work Session on October 27, 2005. This subdivision is being built behind homes located on Raintree Pkwy.

- B. **Pedestal Discussion – North Shore.** Brian Whitley discussed the issues with the pedestal that was built on the 15-foot easement located at the NW corner of the North Shore development. KL Delany Company offered \$3,046.88 toward the building of a sidewalk that would go from the end of the existing North Shore sidewalk at the rear of Lot 4 and to connect to Raintree Dr. In return RLPOA would vacate this 15' easement for lots 1-4. Karen Delany's attorney, Tony Gosserand stated that they did have approval from RLPOA. Tom Tucek stated there was never any discussion about the walking easement at their presentation other than there would be fencing around the property.

Rachelle Vandiver stated the fence was never shown on the approved drawings. Tony Jose asked if the buyers of lots 1-4 have been notified of this easement. Paul Roberts Jr. stated it was in the deeds and title work.

The Board decided not to make a decision on this issue at this time. Tom Atkins asked Karen Delany if RLPOA could have a copy of the North Shore Home Owners Association's covenants and bylaws. DeLany agreed to provide these.

- C. North Shore & Duck Pond Offer.** K L Delany Company offered to sell to RLPOA the Duck Pond common grounds 7.53 acres, which includes
- a. Tract C - Cole Younger Lake (Duck Pond)
 - b. Tract D – Island by sales office.
 - c. Signs and monuments, pergola, sidewalk, and landscaping.
- North Shore Common Area 2.585 acres.
- a. Tracts A thru F including boat ramp.
 - b. Signs and monuments, sidewalks, fencing, and landscaping.
 - c. 100% of dues on 50 lots.
 - d. Right for North Shore to have 60 boat slips, (20 to be given to RLPOA).

Brian stated that the Board is going to wait until all legal battles with the Duck Pond's siltation have been resolved.

- D. Water Quality – Main Lake and Duck Pond.** Brian stated this is not a new problem. The bacteria levels were above the EPA threshold 11 of 12 weeks in 2001, 4 of 7 weeks in 2003, 10 of 12 weeks in 2004 and 13 of 18 weeks this year 2005. RLPOA has tested weekly to provide timely info to residents. Through DNA testing we have found the fecal source to not be from humans. Additional tests could indicate the sources, such as cattle, horses, dogs, geese, etc.

The Duck Pond has a large growth of algae bloom. The algae bloom may have developed because of high levels of nitrates and phosphates, which come from lawn fertilizers and effluent from the large amounts of rain in August. RLPOA recommends reducing the amounts of lawn fertilizer near the lake and ponds. The RLPOA has attempted to rake and push the bloom to the shore, but all attempts have failed. Killing the algae bloom would be detrimental to water quality and aquatic life. Brian also stated that the Duck Pond has been treated for mosquitoes (which could possibly carry West Nile Virus) with Ms. DeLany's assistance.

E. Islands at Regatta Dr.

Rachelle stopped the demolition of the two islands at Regatta Dr. The contractor informed Rachelle that they were cutting out 10' from islands 2 and 3 for road expansion. We also will be losing 2' from Island 1. Rachelle contacted the City and informed them that RLPOA owns these Islands not the City of Lee's Summit. Joe Willerth stated that the Islands at Regatta Dr. are rightfully ours per the deed that was given to us from the City.

F. Clubhouse Deck Progress. Brian stated that Tom Tucek and Ed Gross have been researching to determine if we need to have the courtesy docks ADA compliant. The Board has sent letters to the Department of Justice. They have given us a verbal confirmation that we are OK but will not provide this information in writing. Tony Jose mentioned we need to send them an email restating the conversations in writing and if this information was not accurate to please let RLPOA know.

G. Hidden Cove Desiltation – Critchfield Crane Contract (\$120-135K)

Brian explained to the residents the Hidden Cove Desiltation project. At the September Board meeting there was a motion approving \$135,000 to desilt Hidden Cove. The original intent of the extra \$15,000 for the stone wall and fill was to minimize the expense by saving money by not having to truck mud to a remote location. Further review of the proposal determined that there would not be a savings.

Tom Atkins moved to rescind the previous decision to spend up to \$135,000 for the desilting project in Hidden Cove. Tony Jose seconded the motion.

Brian asked for discussion. Tony Jose and Tom Tucek stated that they were hoping this project would desilt the cove down to the rock bottom and not just down to 6' deep.

Brian asked for a vote. The motion passed 6-0.

Tom Atkins moved to approve spending up to \$120,000 for the removal of silt in Hidden Cove by Critchfield Crane, contingent upon execution of an acceptable contract for the project. This will not include the option of building a stone wall. Tim Nydegger seconded the motion. Brian asked for the vote. The motion passed, 5-1. For: Tom Atkins, Tim Nydegger, Cheryl Fritts, Tony Jose and David Mac Queen. Opposed: Tom Tucek.

Tim Nydegger was concerned about the liability insurance coverage's in the contract.

Action items:

- Tim will work with Rachelle on the insurance issues on the contract.
- Tony Jose will review the Contract for approval.
- Brian Whitley authorized Tony Jose, vice-president, to sign contract in his absence.

Tom Atkins excused himself from the meeting and left.

NEW BUSINESS

A. Official Board Motion on Special Meeting November 8th.

The issue of adding additional boat slips determined by the residents' in-lieu of by the Board as has been done in the past. By the powers granted to the President, Brian Whitley called a special meeting for November 8th at 7:00pm at the clubhouse for the primary purpose of voting on the Boat Slips. There will be two proposed ballot issues.

B. Proposed Ballot.

Question 2005-01 Should the RLPOA place additional lessee financed and RLPOA owned boat slips on Raintree Lake with a majority of slips concentrated south of the Raintree Lake Clubhouse parking lot? Such slips will be offered at cost in order of the

Official Boat Slip Waitlist and returned to the RLPOA pool of available slips upon the earlier of either the lessee failing to maintain terms of the lease or the lessee moving residence out of Raintree. There will be no transfer rights with these slips. This ballot question does not void past agreements made with current slip lessees.

Question 2005-02 The Results of Question 2005-02 are only valid if Question 2005-01 passes with a simple majority. If residents approve additional slips per Question 2005-01, how many boat slips should the RLPOA add?

Tom Tucek moved to accept the Ballot as proposed. Cheryl Fritts seconded the motion.

Tony Jose moved to amend the motion to add Ballot and Packet. Cheryl Fritts seconded the amended motion. Brian asked for the vote on the amended motion. The amended motion passed 4-0-1. For: Tony Jose, Cheryl Fritts, Tim Nydegger and Tom Tucek. Opposed: none, Abstained: David Mac Queen.

Brian asked for the vote on Tom Tuceks motion to accept the Ballot and Packet. The motion passed 4-0-1. For: Tony Jose, Cheryl Fritts, Tim Nydegger and Tom Tucek. Opposed: none, Abstained: David Mac Queen.

C. Appointment of Ballot Counters.

Tony moved to approve Rachelle Vandiver General Manager, RLPOA staff and RLPOA attorney Joe Willerth as the official ballot counters at the November 8th special meeting. Tom Tucek seconded the motion. The motion passed 5-0.

D. Rule Regarding RLPOA Control of Boat Slips or Docks.

Brian Whitley read the proposed motion:

That the current rule “The location of each slip shall be at the discretion of the RLPOA Board of Directors” be modified to read: “No boat slip(s) or docks of any kind are allowed on Raintree lake, lots, or common area, or otherwise within the confines of the legal description of the Raintree Lake Community without the prior approval of the RLPOA Board of Directors. The location of each slip shall be at the discretion of the RLPOA Board of Directors. Violations will result in a fine of up to \$1,000 per slip, plus all expenses related to remedy the violation”, and that this same wording be placed in the ARB guidelines as well.

Tony Jose moved to accept this modification. Tom Tucek seconded the motion. Brian asked for the vote. The motion passed 5-0.

E. Common Area Plat 8 – Discussion of Condition/Acceptance.

The Board had a Work Session on Saturday at 11:00am to tour the areas and to denote deficiencies. A list of items was put together and a letter will be sent to Ira Roberts. Some of the items found were: dead trees, silt build up, ruts and ditches, no sod within 6’ of waterscapes, many bare areas, sidewalks under cut, and drainage areas holding water.

F. Marty Cox 4th Level Violation Appeal.

Brian Whitley explained the nature of the violation to the Board and Residents. Jim Cox's Alleged violation on June 23rd, 2005 was speeding 21 mph at 9:22pm, and the posted sunset was 8:47pm. Jim Cox spoke on his behalf on what happened and why he was appealing the violation. The Patrol Officer gave Jim Cox a warning in-lieu of a 4-Level Violation, which was the penalty for this violation. On June 28th, 2005 RLPOA sent Jim Cox notification letter informing him the warning citation has been upgraded to a 4th level violation citation.

Dave Mac Queen made a motion to overrule the Appeals Committee's decision to sustain the violation and remove the \$100 fine and lose of privileges. Tim Nydegger seconded the motion. Brian asked for a vote. The motion failed 2-3. For David Mac Queen and Tim Nydegger. Opposed: Cheryl Fritts, Tony Jose, and Tom Tucek.

Tom Tucek moved to uphold the 90 day suspension starting May 1st, 2006, loss of boat stickers immediately and a \$100 fine. Tony Jose seconded the motion. Tony Jose moved to amend the last motion with the removal of the \$100 fine. Cheryl Fritts seconded the motion. The amendment failed 2-1-3. For Tony Jose and Cheryl Fritts. Abstained: Tim Nydegger. Opposed: Tom Tucek, David Mac Queen and Brian Whitley.

Brian asked for the vote on Tom Tucek's motion to uphold the 90 days suspension, loss of boat stickers immediately, suspension to start on May 1st, 2006 with a \$100 fine. The motion failed 2-3. For: Tom Tucek and Tony Jose. Opposed: Cheryl Fritts, Tim Nydegger and David Mac Queen.

Tony Jose moved to affirm (uphold) the Appeals Committee's recommendation to split the 90 days suspension 30 days starting the date of letter to be served this year and the balance 60 days to be served next year starting May 1st, 2006 for speeding 35 minutes after sunset. Cheryl Fritts seconded the motion. The motion failed 2-3. For Cheryl Fritts and Tony Jose. Opposed: Tim Nydegger, Tom Tucek, and David Mac Queen.

Tim Nydegger made the motion to modify suspension to 45 days starting May 1st, 2006, with no fine. Cheryl Fritts seconded. Tom Tucek moved to include loss of stickers. No second. Brian asked for the vote. Motion passed 4-1. For: David Mac Queen, Tim Nydegger, Cheryl Fritts, and Tony Jose. Opposed: Tom Tucek.

G. City Walk Insert – Discussion of Fee Waiver.

It was decided not to make a decision at this time.

H. Board/Office Role in Notifying Residents of Delinquent Accounts.

After lengthy discussions it was decided to not change policies.

David Mac Queen made the motion, not to allow current Board members the right to get any of the additional slips if it passes. No second.

Brian asked for a motion to adjourn. Tim Nydegger made the motion to adjourn, Tony Jose seconded, and motion passed 5-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION OCTOBER 27 WORK SESSION

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

Board members present were: Tom Atkins, Tim Nydegger, Ed Gross, TomTucek, Cheryl Fritts, Dave Mac Queen and Bob Orr. Also in attendance were Rachelle Vandiver and Joe Willerth.

1. Raintree Village (Regatta Islands) – Joe Bauer & Mike Atcheson

Joe Bauer & Mike Atcheson with Raintree Village project presented to the Board their problem with the Regatta Islands. Per the City's requirements they need to widen the space between the north island and the second island. The space between the islands needs to be equal with the width of their new road, which connects to Regatta Dr. The north side of the north island will also need to be shortened to allow for the HWY 150 expansion. Raintree Village and the City of Lee's Summit assumed that the City owned these Islands and there would be no problem with making these alterations. After RLPOA informed Raintree Village that these Islands belong to RLPOA, they then at this Work Session asked the Board to sign over "A Right of Way Deed". They hoped to get a legal right of way given to them to make these modifications to our Islands. Tom Tucek explained to Mike Atchenson that the Board couldn't deed over any of Raintree's common ground. It must be approved by a majority vote of the residents. Ed Gross asked if the City did take this land by eminent domain, would the City compensate RLPOA? Tom Tucek mentioned the City would need to compensate RLPOA for the reduction of our islands. Tony asked if they were prepared to make us an offer. Ed Gross asked if we could give them an easement for this land in-lieu of a deed. The Board decided to pursue legal advice and resume this discussion at a later date.

2. Winding Creek Presentation – Dusty Dahmer.

Dusty was unable to attend and had his field supervisor present for Winding Creek in Dusty Dahmer's absence. He presented their project to the Board with a drawing, showing locations of lots and streets. They are planning on 125-140 lots, which covers 80 acres just SE of the dam between Raintree Parkway and 291 HWY. There will be approximately 2 to 2 ½ single-family dwellings per acre. The homes will be approximately 2400 sq-ft. and sell for around \$250,000. Tony Jose asked what were their goals to accomplish tonight. They stated they wanted to present their project to RLPOA in good faith and to answer any questions. They are also going to present their project to Lake Winnebago. Tony asked if they were going to be annexed into Lee's Summit. He stated, "No they would remain a County subdivision." The Board asked about a road that was shown coming from the NW corner of their subdivision and connecting to Raintree Parkway. They stated that this was only an emergency entrance and not a road.

DRAFT

3. DNAB- Dennis Barlow

Dennis from DNAB presented their products on decking materials. Dennis explained that their decks would be the last deck we would ever need. They have a 50-year warranty on structural materials and a 25-year warranty on decking materials. Tom Tucek and Ed Gross explained to Dennis that our deck must be built to Commercial Standards and not residential. Dennis was confident that they could meet any commercial standards and load requirements. Tony Jose asked Dennis to give RLPOA a proposal for a new deck including the cost for engineering drawings.

4. New Cell Phone Contract.

Rachelle presented to the Board the prices for Sprint, Verizon, and Cingular. Rachelle recommended Sprint because of their rates, and they will give us two phones.

5. Walking Trail Taskforce.

Ed Gross and Sheryl Fritts are working on this project and presented their proposed projects to the Board. Phase 1 will have 1700' of sidewalk connecting the sidewalk from the south side of Bow Spirit and continue east and then north connecting to Raintree Dr. Phase 2 sidewalks will run from Kingfisher cove to Sandpiper Cove. The Board agreed to look over their plans and respond back with any ideas or feedback. The Walking Trail Taskforce will obtain three bids and present them at the November 8th Board Meeting.

6. Rock Retention Curtains

7. Consulting Fees – Finance Committee

Bob Christian was not present to speak to this issue.

8. Neighborhood Watch Request

The Neighborhood Watch Committee has asked for five signs to be used to notify residents of up coming meetings. Five signs at \$44 each will cost about \$250. Tony Jose stated that he is OK for Rachelle to purchase the signs.

9. Budget 1st Run Through.

Tom Atkins presented to the Board his preliminary Working Budget. Tom used the projector and with the Board, went over each item including: Revenues, Expenses, Long Term Debt, and funding for up coming projects.

Tom Tucek stated that the boat slip rental fees were increase from \$150 to \$250 to fund the dock lighting project.

The Work Session was adjourned at 11:50 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL/BOARD OF DIRECTORS MEETING
November 8th, 2005

A Special Meeting and Board Meeting of the Raintree Lake Property Owners Association was held on November 8th, 2005 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Ed Gross, Bob Orr and Cheryl Fritts. Rachelle Vandiver, Scott Webber and Joe Willerth were also present.

Brian Whitley called the meeting to order at 7:08 PM and announced that we do have a quorum for the Special Meeting and for the Board Meeting. A quorum for a Special Meeting requires 10% of residents from Class A and Class B. Brian informed residents solely wishing to cast their ballot and not wanting to stay for the meeting that they could do so in the office. Brian also announced that all Board meetings are recorded and if any resident would like to review the tapes, they can get a copy from the office.

PRESENTATION OF BALLOT.

Overview:

Brian explained the procedures for special meetings per RLPOA by-law: Article X, Section 2-5.

Brian presented to the residents an overview of the plans, if approved, to place more Boat Slips on the lake and explained the Ballot and Question 1 & Question 2. Brian also explained the results interpretation: how the votes will be totaled and how the results will determine how many Boat Slips may be added if they are approved.

Questions and Answers:

Brian answered a few questions from the residents: There were questions on the proxy ballot, locations of new slips, and how many slips could the lake hold.

Charlie Sandman, 4074 SW Lido Dr. asked if 24 slips are approved and only 9 residents participate in the New Dock program, would the other 15 slips be available for purchase from new residents moving in? Charlie stated his opinion is, "after these 9 resident's slips are installed the program should be ended." Brian explained that the Board has not yet made a decision on whether to ask the residents on the Boat Slip waiting list again at a later date or offer these slips to new residents.

Bruce Warner, 5028 SW Kingfisher stated that he does not feel that the Board has evaluated the community as a whole and that there was only one resident in favor of adding slips for every 4 or 5 residents opposing new slips at the New Boat Slip Subcommittee Meetings. Brian explained that per the recent surveys the residents wanted to vote on this issue and tonight's vote would determine what the residents are wanting.

Roland Thibault, 865 SW Raintree Dr. asked should this measure pass tonight what impact does this have on the developers that are within the community and what they would like to do. Brian stated that this vote would only allow up to an additional 48 slips. The Board reiterated and expanded the scope of the prohibition of non-RLPOA slips on Raintree Lake at the October Board Meeting.

Shirley Thomas, 4317 SW Sapelo Dr. stated that if 48 slips are approved tonight, the actual number of slips being added will be determined by how many residents are willing to participate in the purchasing of these new slips.

The Vote:

Brian Whitley asked all residents to place their votes in the box.

Our General Manager Rachelle Vandiver, Attorney Joe Willerth, and RLPOA staff counted the votes.

OPEN FORUM

Shirley Thomas stated our Islands at 291 and Regatta Dr. are in need of watering.

Judy Schmoeger, 322 SW Green Teal Street, thanked the Board for all of their hard work on the Boat Slip issue. Judy informed the Board that the rip rap on the spill way is eroding away. Every time it rains more of our common ground washes away. Judy would like to see rip rap placed in this location.

Marsha Olberding, 3908 SW Windjammer Ct. stated Sunset Cove has lost 6" in depth and is filling in with silt. Marsha asked the Board if there is a plan to do something about this cove. Tony Jose stated that the Board is concerned about Sunset Cove, but is not planning on desiltation until the Raintree Village project, HWY 150 and Ward Road expansion projects have all been completed.

Roland Thibault asked what is the status of the aerators. Brian stated the one new aerator has been purchased and the base has been installed in Lake Pines waterscape. Tom Atkins stated that the wiring has also been installed. We are waiting for Aquila to install the electrical meter.

CONSENT AGENDA

The Consent Agenda includes the October meeting minutes and the payment of bills and the approval of \$5,000 for additional rip rap. Brian asked whether any Board members have any questions or concerns. Tom Tucek asked that the October meeting minutes be removed from the Consent Agenda. Brian asked for a vote on approving the Consent Agenda consisting only of payment of bills and approval of \$5,000 for additional rip rap. The motion passed 8-0. Tom Tucek stated there is a typographical error and the minutes need to reflect that a Board member had to leave the October meeting early to explain why the vote counts went from 7 members voting to 6. Brian asked for a motion to approve the October minutes with the correction of the typographical errors and Tom Atkins leaving the meeting prior to New Business. Tony Jose made a motion to approve the October minutes as amended. Tom Tucek seconded the motion. Brian asked for a vote: the motion passed 8-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the October Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of August:

BC National:	\$ 95,514.69
Bank of Lee's Summit-Check	\$ 31,150.44
Bank of Lee's Summit Sweep Acct.	\$ 293,961.10
First Bank of MO	\$ 147.92

These include reserves for:

Operations	\$ 100,000.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 109,371.00

Expenses for October : \$ 41,316.68

Long Term Debt: \$ 220,765.47

Income during October:

Dues	\$ 50,608.72
Other Income	\$ 3,080.81

This includes: Interest, Club House Rental, Shoreline Ads, Pontoon Rentals, & Misc. Income, Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS:

- A. **Metro Calling Plan (Telephone Surcharge) Meeting Update.** The Public Hearing meeting has been moved up to January and RLPOA will have updated information on our web site. There was a meeting in mid October where many Raintree residents attended. Brian stated the item that was up for discussion was those residents that have a 537 prefix do pay a \$12.35 per landline surcharge. The plan is to change the residents from a Tier 3 to a Tier 2 with a surcharge of only \$2.00 per month.
- B. **Winding Creek Presentation Update.** Winding Creek Estates is a development by Dusty Dahmer that is being planned just SE of the dam. It consists of 80 acres with 145 lots. The issue RLPOA has with this development is that their plans show an easement drive that connects to Raintree Parkway. This may present more traffic through Raintree Lake. Residents voiced concerns on security and heavy traffic on Raintree Parkway especially near the congested parking at the North boat ramp.

C. Ballot Results: Rachelle Vandiver presented results to the Board and Brian read them to the residents.

Total votes 434

Ballot Question 1 passes with	Yes	274	63.1 %
	No	160	36.9 %

Ballot Question 2:	0 Slips	160	
	Up to 12 Slips	30	63 % cumulative support
	Up to 24 Slips	37	56 % cumulative support
	Up to 36 Slips	10	48 % cumulative support
	Up to 48 Slips	197	45 % cumulative support

The final results are the majority of Raintree Lake residences voted for up to 24 Boat Slips to be added. Brian thanked the residents for voting on this issue.

OLD BUSINESS

A. Legal

Joe Willerth stated to the residents that RLPOA is in a lawsuit with Lou-Air, Inc. against MODOT and Cape & Sons for the alleged siltation to the Duck Pond which occurred during the construction process of HWY 291. This lawsuit is in the pre trial discovery phase. Unfortunately Cape & Sons went into receivership and has filed for bankruptcy. We are currently trying to get their insurer to admit responsibility and take over the defense. The next hearing is scheduled in January.

B. Cell Phone Contract. Rachelle presented to the Board her three competitive contracts and her recommendation to contract with Sprint. These phones are needed for the Lake Patrol and Maintenance Department.

Verizon	1000 minutes	\$89.97 per month.
Sprint	800 minutes	\$69.95 per month with two free phones.
Cingular	700 minutes	\$69.99 per month.

Mark Spencer 512 Raintree Dr. stated that some of his neighbors have Sprint phones and have had trouble with dropped calls. Mr. Spencer recommended that we try Sprint around the lake first to make sure there is good phone coverage. Rachelle stated that she does use Sprint now and it works fine. Scott Webber also stated the Sprint service works well around the lake.

Brian Whitley asked for a motion. Dave Mac Queen motioned to approve up to \$70 per month for Sprint phones. Tim Nydegger seconded the motion.

Brian asked for any discussion. During discussion, Tom Tucek asked if T-Mobile had been contacted for pricing. It was stated that T-Mobile had not been contacted.

Tony Jose moved to amend the motion: To approve an acceptable agreement with T-Mobile or Sprint. Brian asked for a vote on the amended motion. The amended motion passed 6-2. For: Tony Jose, Cheryl Fritts, Ed Gross, Tim Nydegger, Tom Tucek, and Tom Atkins. Opposed: Bob Orr and Dave Mac Queen.

Brian asked for a vote on the original motion. The motion passed 7-1. For: Tony Jose, Tim Nydegger, Tom Atkins, Tom Tucek, Ed Gross, Dave Mac Queen, and Cheryl Fritts. Opposed: Bob Orr.

- C. Neighborhood Watch Requests.** The Neighborhood Watch Committee requested RLPOA to purchase (5) signs to be used to notify residents of up coming meetings. (5) Signs @ \$44 each = \$220. The next Neighborhood Watch meeting will be at the Clubhouse on November 21, at 7:00.

Brian Whitley asked for a motion.

Tony Jose made a motion to approve up to \$220 for five signs. Ed Gross seconded the motion. Brian asked for a vote. Motion passed 8-0.

- D. Award Walking Trail Construction Proposal.** Brian Whitley presented the new walking trail plan & proposals and introduced Ed Gross and Cheryl Fritt who worked hard on putting this project together. Cheryl Fritts stated that their overall plan is to have a walking trail go completely around the lake. They solicited and received four qualified bids. Ed Gross stated the low bidder Ray Cochran and Company can start immediately.

Phase I – Bowsprit: Construction of approximately 1,750 lineal feet of concrete walking trail 5 feet wide. Phase I shall be from Raintree Drive on the west side of the North Shore development extending on the common ground around Bowsprit and connection to the existing 4 foot wide walking trail behind Breezy Point.

Phase II Kingfisher to Whistling Swan: Construction of approximately 3,250 lineal feet of concrete walking trail 5 feet wide. Phase II shall be from Raintree Parkway on the west side of Kingfisher extending along the shoreline common ground around five cul-de-sacs to Raintree Parkway on the east side of Whistling Swan.

Tom Tucek voiced concerns about moving too fast on this project. There will not be time for grass seeding this time of the year and mud may wash into the lake. Ed Gross did not believe this to be a problem.

Brian Whitley asked for a motion.

Dave Mac Queen moved to approve the award of a construction contract to Ray Cochran and Company in the amount of \$84,500 for the construction of Phase I - Bowsprit and Phase II - Kingfisher to Whistling Swan concrete walking trails. Bob Orr seconded the motion.

Brian opened the floor for discussion. Tom Tucek stated that he thinks it is irresponsible to vote yes for this motion for the simple reason that we have \$200,000 in debt. Brian stated that the Association has been making payments and is paying down our debt.

Brian asked for the vote. The motion passed 7-1. For: Dave Mac Queen, Cheryl Fritts, Tony Jose, Tim Nydegger, Bob Orr, Ed Gross and Tom Atkins. Opposed: Tom Tucek.

NEW BUSINESS

- A. 2006 Dues Increase Assessment.** Brian stated each year at this time the Board discusses the annual assessment per Covenant: Article VI, Section 2, By-law: Article XII, Section 4a and 5. From and after January 1, 1978, the maximum annual assessment in each of the heretofore enumerated categories may be increased effective January 1 of each year without a vote of the membership in conformance with rise of the consumer price index (published by the Department of Labor) for the preceding month of July.

An increase of 3.2%. Class A	\$409.80 to \$422.88 (+\$13.08).
Class B	\$273.20 to \$281.92 (+\$ 8.72).
Commercial	\$364.28 to \$375.92 (+\$11.64).

Tom Atkins moves to increase the annual dues assessment 3.2% equal to the CPI as published by the Department of Labor from July 2004 to July 2005. Cheryl Fritts seconded the motion. Brian asked if there is any other discussion, no further discussion. *Brian asked for a vote. The motion passed 7-1. For: Tom Atkins, Tony Jose, Cheryl Fritts, Tim Nydegger, Ed Gross, and Dave Mac Queen and Bob Orr. Opposed: Tom Tucek.*

- B. Auditor – Letter of Engagement.** Brian asked what the cost was for last year. Rachelle Vandiver stated last years cost was \$3,900. Brian stated that this year's cost is \$8,900 plus \$600 for income tax returns. Rachelle stated that our Auditor wants to start our audit in December and be finished by the end of January. Rachelle informed our auditor that this would need to be approved by the Board. Last year their price was discounted to obtain our business. The new price of \$8,900 reflects the true cost to provide an audit for an Association of this size.

Brian asked for a motion.

Tom Atkins moved to approve up to \$10,000 for the audit and tax preparations prepared by Novak Birks. Tim Nydegger seconded the motion. Brian asked for any other discussion.

Tom Tucek mentioned that we should change the wording from “audit and tax preparations” to “accounting services”, to make the motion more inclusive and cover any miscellaneous items that may come up.

Tom Atkins' moved to approve up to \$10,000 for accounting services to include the audit and tax preparations as provided by Novak Birks. Tim Nydegger seconded the motion. Brian asked for the vote. The motion passed 8-0.

Brian asked for a motioned to adjourn to an Executive Session. Tony Jose made the motion to move to an Executive Session. Tom Atkins seconded, and motion passed 8-0.

Brian asked for a motion to adjourn. Tony Jose made the motion to adjourn, Tim Nydegger seconded the motion. Motion passed 8-0.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
NOVEMBER 17, 2005
WORK SESSION**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on November 17, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Ed Gross, Cheryl Fritts, Tim Nydegger, David MacQueen, Tony Jose, and Tom Tucek. Rachelle Vandiver also attended. Tom Atkins and Bob Orr were absent.

DISCUSSION:

1) DNAB – Dennis Barlow: Dennis presented Trex composite material for use on the clubhouse deck. Dennis answered question on warranty, rigidity, fading, and lawsuits.

2) Materials to use on Deck area (enlarge or not): The Board discussed using ACQ (wood), Trex or other composite, or aluminum for the clubhouse deck. The Board also discussed whether to expand the deck on the west where the stairs are and to expand the deck to the east to capture a better lake view. Both expansions were desired.

3) Boat slip lease wording: Ed had some items he wanted addressed in the current boat slip lease agreement. As stated, Ed believed that simple items like not paying dues for trash can violations, could result in loss of a boat slip. (see last page)

4) RLPOA Priority List: Brian presented terms on the RLPOA Priority List for the budget. Board members would review the 2005 list and add new items. Those items not receiving majority support would be dropped from 2006. The remaining items would be ranked and budgeted for.

5) Budget 2nd run through: Tom A presented new budget information based on previous discussions. This discussion lasted more than an hour as the Board addressed each item line by line.

6) Implementation of up to 24 boat slips: The Boat Slip measure passed on

November 8:

From November 8:

Ballot Results: Rachelle Vandiver presented results to the Board and Brian read them to the residents.

Total votes 434

Ballot Question 1 passes with Yes 274 63.1%

No 160 36.9%

Ballot Question 2: 0 Slips 160

Up to 12 Slips 30 63% cumulative support

Up to 24 Slips 37 56% cumulative support

Up to 36 Slips 10 48% cumulative support

Up to 48 Slips 197 45% cumulative support

The final results are the majority of Raintree Lake residences voted for up to 24 Boat

Slips to be added. Brian thanked the residents for voting on this issue.

At the Work Session, Brian discussed how to go about implementing the decision of the membership. Items to be addressed included placement, financing, and notification.

LEASE OF BOAT SLIP

THIS AGREEMENT, is made this _____ day of _____, _____, between **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**, a Missouri, not-for-profit corporation (the "Lessor"); and _____ (the "Lessee").

WITNESSETH: That the said Lessor does hereby lease to the Lessee in the present condition thereof, a boat slip (the slip) identified as follows: Slip No. _____, of Raintree Lake for the term of _____ year(s) beginning _____, and ending _____. The Lessee will be given right of first refusal to Lease on a year to year basis upon expiration of their lease. Lessee agrees to pay, as for rent for said premises the sum of \$ _____, the receipt of which is hereby acknowledged by the Raintree Lake Property Owners Association.

Lessee accepts the Slip in its present condition, shall commit no acts of destruction, or other acts tending to injure or deface the property, and at the expiration of this lease will deliver the slip without notice to the Lessor in as good condition as when he received the same. Loss by casualty, unavoidable accident and ordinary use excepted.

The Raintree Lake Property Owners Association agrees to provide normal maintenance when requested by the Lessee as soon as possible. Lessee may sublet the Slip or assign this lease **ONLY WITH THE WRITTEN CONSENT OF THE LESSOR**. Lessee shall abide by all rules, regulations and policies promulgated from time to time by the Raintree Lake Property Owners Association incorporated into this agreement and referenced as though fully set out herein. ~~Violation of any such rules and regulations shall constitute default of the terms of this Lease Agreement thereby entitling Lessor to cancel this Lease Agreement.~~ In the event of such cancellation, refund will be per Paragraph "C" of the Boat Slip Policy dated October 8, 1996. Lessee acknowledges possession of a current copy of the rules and regulations and boat slip policy.

In the event of assignment or subletting of this lease, the new Lessee shall be qualified by residency and ownership in good standing in the Association and shall agree to execute a new Lease Agreement on the forms provided by **RLPOA**, prior to using the Slip and dock.

In the event of sale of Raintree Lake residential property owned by Lessee, only one assignment of this Lease will be permitted with written consent of the Association to a subsequent owner of the Lessee's property for those property owners who are leaseholders as of October 8, 1996. Future transfers of a lease or boat slip by subsequent owners of the property or an assignee of this lease acquiring such interest after October 8, 1996 shall not be permitted, on transfer of their property, upon Lessee's moving from Raintree Lake subdivision. Lessee further acknowledges that they have only one boat slip within Raintree Lake subdivision acquired since May 4, 1994.

The Parties agree that subletting of boat slip leases or transfer shall be permitted provided all conditions of membership and the boat slip policy are met

and official forms completed in the Raintree Lake Property Owners Office by lessee and Sub-lessee. **In the event that a boat will not be docked in this boat slip for a month or more between May 1 and September 30, the Lessee shall notify the RLPOA office and allow the Lessor to sublease the boat slip during the unused period with the proceeds applied as a credited to offset the Lessee's quarterly dues.**

The Parties acknowledge and agree that no lot owner may participate in a Boat Slip Lease Agreement if his or her account becomes delinquent during the term of this agreement, **and said delinquency is not corrected within 10 calendar days of written notification. As defined by the RLPOA Covenants and By-Laws, "Any assessments which are not paid when due shall be delinquent".**

Lessee agrees that any boat in the aforesaid slip, with permission of Lessee, shall be titled and registered and must be identified with stickers and markings in accordance with **RLPOA** rules and regulations. Lessee agrees that only one watercraft will occupy said lease at any given time.

The Lessor and Lessee agree that the Lessee may not alter or modify said boat slip **WITHOUT THE EXPRESSED WRITTEN CONSENT OF THE LESSOR.** Further, Lessee may install a boat lift only if the lift has been approved by the **RLPOA Lake Committee.** The Lessee shall be responsible for maintenance of insurance of said lift and shall be responsible for cost of removal of the lift in the event of repairs or replacement of dock at any time to be effected by Lessor or at the end of this Lease Agreement. **RLPOA will pay the cost of electricity for the docks. RLPOA will also pay the cost of maintenance for the power circuits, dock lighting and outlets installed by the Association. A junction box will provide a convenient access point for Lessees' circuit connections. New circuits to individual slips must be approved by RLPOA in advance. The cost of maintenance for the existing or new circuits installed by the Lessee or group of Lessees will be the responsibility of the Lessee(s). Defective circuits will be disconnected and removed at the Lessee's expense. All electrical installation or maintenance shall be performed by a certified electrician and be approved by the City of Lee's Summit and RLPOA.**

The Lessee agrees to hold Lessor harmless for Lessee's acts, omissions or those of Lessee's agents or invitees which might do or result in property damage or injury to others. The **RLPOA** shall not be responsible for any damage to the lifts, dock or other boats caused by installation and/or operation of the aforesaid boat lift.

In the event of any breach of any provisions in this Lease Agreement, this Lease Agreement may be cancelled. ~~In the event of any breach of provisions of this agreement by the Lessee requiring action by Lessor, by hiring a lawyer to enforce same, the Lessee agrees to be responsible for Lessor's attorney's fees and costs.~~

At the expiration of the term hereby created, or upon the breach of any of the covenants and agreements herein contained, the Lessor or its agent shall have the right to take possession of the Slip and remove Lessee's property and

effects therefrom, and the Lessee agrees to deliver same without process of law, and this Lease, at the option of the Lessor, shall terminate.

IN WITNESS WHEREOF, said parties have executed this agreement the day and year first above written.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

LESSOR

LESSEE

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 14th, 2005**

A Board meeting of the Raintree Lake Property Owners Association was held on December 14th, 2005 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, and Ed Gross. Bob Orr and Cheryl Fritts were absent. Rachelle Vandiver and Scott Webber were also present.

Brian Whitley called the meeting to order at 7:05 PM and announced a quorum for the Board Meeting. Brian also announced that all Board meetings are recorded and if any resident would like to review the tapes, they can get a copy from the office.

OPEN FORUM

Charley Sandman 4074 SW Lido Dr, stated that the past three years RLPOA has had an agreement with BFI Waste Services for our trash collection and this agreement expires on January 10. Charley asked the Board if they would like to renew this agreement or solicit bids for our trash services. Tom Tucek suggested Charley take bids for the trash removal because he did a fine job last time on negotiating good bids with good rates. Charley accepted.

Roland Thibault 865 SW Raintree Dr. stated that he would also like Charley Sandman to solicit bids for our trash removal.

Ron Greathouse 4287 SW Averio Lane stated he has been satisfied with BFI service.

CONSENT AGENDA

The Consent Agenda includes the November meeting minutes and the payment of bills. Brian asked if any Board members have any questions or concerns. Tom Tucek asked that the November meeting minutes be removed from the Consent Agenda. Brian asked for a vote on approving the Consent Agenda consisting only of payment of bills. The motion passed 6-0. Tom Tucek stated there is a typographical error and errors & omissions on the discussion about the cell phone contract. Brian asked for a motion to approve the November minutes with the correction of the typographical errors and inserting the discussion on T-Mobile.

Tom Tucek moved to approve the amended minutes and Tony Jose seconded the motion. Brian asked for a vote: the motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the November Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of November:

Bank of Lee's Summit-Check \$ 44,095.34
Bank of Lee's Summit Sweep Acct. \$ 372,035.15

These include reserves for:

Operations \$ 100,000.00
Dock Self Insurance \$ 30,000.00
Siltation \$ 120,000.00

Expenses for November: \$ 56,941.77
Long Term Debt: \$ 218,791.18
Outstanding Dues/Fines \$ 136,043.60

Income during November:

Dues \$ 48,981.86
Other Income \$ 3,057.46

This includes: Interest, Club House Rental, Shoreline Ads, Boat Sticker and Fines. Brian asked for the financial report to be filed for audit.

Richard Richardson reminded the Board that we need to keep in the budget the funds to finish the Lighting Project that was to be finished in 2005 but has not yet been completed. Tom Atkins stated he already has this in his notes and will make the proper journal entries for this budgeted project.

Charley Sandman, San LaPoint and Roland Thibault asked if the Lake Account has now been merged with the general fund sweep account? Accounting procedures and reporting methods were discussed. Brian stated the Board has made the decision to group committee revenue with general revenue to benefit a higher interest yielding account. The Board will ensure each committee's budgeted requests are approved.

Brian reiterated that all Board meetings are recorded and if any resident would like to review the tapes, they can get a copy from the office.

Tom Tucek asked for the check detail report and if the Profit & Lost, budget vs. actual for January through December, report be modified and shorten.

BOARD ANNOUNCEMENTS:

- A. **Development by the Raintree Dam.** The Planning Commission meeting for the applicant Ira Roberts has been moved from December 13th to January 10, 2006. The Board will make a presentation at this meeting and we encourage residents that have concerns to also show up at this meeting and express their concerns.
- B. **Sidewalk Progress.** Ed Gross presented to the residents the progress of the sidewalk project. All concrete has been installed except about 60 feet at the Kingfisher end. There is about 200 sq-ft that was damaged during construction and will be replaced. There are other areas where children have damaged the new concrete by writing in it with sticks. There also remains some backfill work and finish work that needs to be completed.
- C. **Deck Progress.** Ed Gross presented the progress of the new deck. Ed and Tom Tucek have been reviewing Engineering Design proposals. The Engineer that submitted the low bid did not have professional liability insurance. All four proposals received were within \$1,500 dollars of each other. They interviewed and selected a firm based on questions asked and insurance coverage. A contract has been issued, signed and returned back to RLPOA for a signature by Brian Whitley. The design is due back in 60 days. The plan is to have the new deck project completed by March or April 2006.
- D. **Metro Calling Plan.** Brian Whitley stated the next meeting is scheduled for January 4th 2006 in Jefferson City. Any residents wanting to attend can receive more information by contacting Rachelle Vandiver at our Office. The plan is to change the residents with a prefix of 537, from a Tier 3 to a Tier 2 with a surcharge of only \$2.00 per month in-lieu of \$12.35. More information will be published in the December Shoreline.
- E. **Excess Flow Holding Basin Update.** Brian stated there is already one that has been approved by the City of Lee's Summit for the Kensington Farm area. The city is also planning on acquiring the land that the Robert's family owns north of the silt basin on the west side of Ward Road just north of Drake, north of the old maintenance building, for another Excess Flow Holding Basin. Ed Gross, Tim Nydegger, Tom Tucek and Brian Whitley met with the city on December 1st to tour the EFHB 5-A and 5-B. Brian stated the city answered many questions asked. The four hour meeting started at the site and finished at the city's office. The city will be providing RLPOA more information that was requested at this meeting. The Board's concerns are that if this EFHB did over flow, it could contaminate our lake. The city should be working on a more permanent solution rather than putting in many EFHB around the region.
- F. **January Board Meeting Date Changed.** Brian stated the January Board Meeting would be rescheduled for January 17th due to a conflict with the Planning Commission meeting regarding Raintree Lake Development and Fox Ridge LLC with the City of Lee's Summit. The applicant is requesting approval of the Raintree Dam project on the east side of the dam. This meeting will be held at 6:00 pm at Arnold Hall on January 10th.

OLD BUSINESS

A. Legal

1. Brian presented the Legal Report. Lou-Air and Raintree v, MODOT and James Cape & Sons. This is the Duck Pond and the silt legal issue. The matter is set for status conference before Judge Scoville on January 13th, 2006 when the parties will discuss whether they would be willing to mediate the matter and a trial date later in 2006 will be set. Mr. Gosserand, the lead attorney for Lou-Air will attend the conference and update us as to the status of this matter.
2. Regatta Island Easement Status. Mike Atcheson indicated the City of Lee's Summit had changed it's position and Atcheson would not be required to obtain additional land from the RLPOA and they were dropping their request of the Board to obtain a portion of the Regatta Islands for the widening of their entrance road.

B. Engineering Cost for Deck Replacement approved \$4,500 request \$5,000.

Ed Gross stated that the approved proposal for engineering is \$4,500 plus miscellaneous expenses. There may be additional costs for printing and additional inspections. Ed requested to approve and additional \$850. Brian asked if we are using the least expensive bidder that also carried the required insurance. Tom Tucek mentioned the engineering firm being used is the most qualified low bidder.

Ed Gross moved to approve and additional \$850 to a total of \$5,350 for engineering cost for the deck replacement plus related permits. Tony Jose seconded the motion. Brian called for the vote. The motion passed 6-0.

NEW BUSINESS

A. Authorization of Long-Term Debt Reduction Payment (\$30,000).

Brian stated that the current debt is a concern of many residents. The current debt is \$218,791. Interest on the loan this year was \$12,000 and the projected interest on this loan next year is \$8,000 pending these next two motions.

Tom Atkins moved to approve the allocation of one additional principal payment on our long term loan in the amount of \$30,000, payable in the month of December 2005. Tom Tucek seconded the motion. Brian asked for a vote. The motion passed 6-0.

B. Additional Principal Payments on Loan.

Tom Atkins moved to continue making additional monthly principal payments of \$3,000 for each month forward, beginning in January of 2006. Tom Tucek seconded the motion. Brian asked for the vote. The motion passed 6-0.

C. Lake Violations for Residents not Attending Safety Meetings. Brian stated this was discussed at the November Work Session. One of the problems that the Board and the Appeals Committee faces is that residents complain they are unaware of the rules when

they appeal. Safety is paramount in keeping insurance rates affordable for the lake and the Home Owners Association.

Brian read the motion to add to the RLPOA Lake Regulations, Section XIII Penalties, Subsection 5 the following language: "All operators found in violation of the lake regulations and deemed to not have attended the safety meeting conducted during the current boating season will have their fine doubled."

This came as a suggestion from our insurance agent. The plan is to have all boat operators take the safety class each year.

Dan Kropp asked the Board what is done for residents that can't make the safety meeting. Rachelle Vandiver stated new residents and residents that have never had a watercraft on the lake are required to watch the safety video. Tom Tucek stated only members who attend the safety meeting are eligible for the free boat sticker.

Tom Tucek suggested moving this issue back to the Lake Committee.

Tony Jose moved to move this issue back to the Lake Committee and Tom Tucek seconded the motion. Motion passed 5-1, For: Dave Mac Queen, Ed Gross, Tim Nydegger and Tom Tucek. Opposed: Tom Atkins.

- D. Boat Insurance Requirements.** The Lake Committee requested a change in the rules regarding residents who let their boat insurance lapse during the season.

Tom Tucek moved to add to Penalties Section XIII, Subsection 11. Watercraft on the lake without valid insurance will be an automatic fourth level violation. Tony Jose seconded the motion. Brian asked for any discussion, with no further discussion, Brian asked for the vote. The motion passed 6-0.

- E. 2006 Boat Slip Lease Agreement.** Brian stated this issue was also brought up at the November Work Session. The proposed motion is to change the wording of line 20 of the Boat Slip Lease agreement from "Violation of any such rules and regulations shall constitute default of the terms of this Lease Agreement thereby entitling Lessor to cancel this Lease Agreement" to "Violations of any terms of the Lease Agreement shall constitute default of the terms of this lease agreement thereby entitling Lessor to cancel this Lease Agreement."

Tom Tucek moved to make the change in the wording of line 20 of the Boat Slip Lease Agreement as stated above. Tom Atkins seconded the motion. Brian asked for any further discussion, with no further discussion Brian asked for the vote. The motion passed 5-1. For: Tom Tucek, Tom Atkins, Tim Nydegger, David Mac Queen, and Ed Gross. Opposed: Tony Jose.

- F. 2006 Boat Sticker Fees.** Brian Whitley presented the new 2006 boat sticker fee schedule. In 2005, the Board agreed to treat lake usage similar to the pool amenity and

keep it “free” for residents but charge for guests/multiple vessels and high-risk residents. High-risk is defined here as residents not attending the safety meeting.

At the November Work Session, Board members agreed to keep the existing 2005 fee schedule except to increase the price of stickers for those residents not attending the safety meeting. The consensus was to increase this to \$125 from \$100.

Tim Nydegger moved to maintain the existing boat sticker fee schedule for 2006 but change the sticker fee for residents not attending safety meetings to \$125 per vessel from \$100. Tony Jose seconded the motion. Brian asked for any further discussion.

Tom Tucek stated he is against this motion because this fee structure does not cover the cost of operating the lake. In 2005 the boat sticker’s revenue was \$11,000 and the cost to operate the lake was triple this amount. Tom Tucek did state that he is in favor of the free boat stickers. Brian stated that the Board recognizes that the lake budget is not self-sustaining; it will draw from the general fund revenue. The lake revenue is now general revenue and the Board will ensure that each Committee will receive the budgeted funds that it needs.

Brian asked for the vote, the motion passed 5-1. For: Tim Nydegger, Tony Jose, Tom Atkins, David Mac Queen, and Ed Gross. Opposed: Tom Tucek.

- G. 2006 Boat Slip Lease Fee.** Brian presented the details and history of the Boat Slip Fees. At the November Work Session Board members discussed slip fees of \$150, \$200 & \$250. For the 2005 season, the Lake Committee recommended \$150 for 2005. The Board approved \$200. Again for 2006 the Lake Committee recommended \$150 and boat sticker fee schedule similar to 2005. The free boat sticker program has been a drain on RLPOA revenues in the amount of \$15,000 in 2005. Some of the additional revenue received from boat slip lease fees will help offset the cost for free boat stickers. Tony Jose stated over the last several years the clubhouse rental fee has gone up to \$250. Tom Tucek stated that the board is using slip fees to pay for the majority of lake expenses and that the fee does not reflect what costs of maintaining the docks actually is.

Tony Jose moved to charge \$250 for each boat slip leased from RLPOA during the 2006 boat slip lease season, which begins on Mach 15, 2006. Tim seconded the motion. Brian asked for further discussion. After further discussion Brian asked for the vote. The motion passed 4-2. For: Tony Jose, Tim Nydegger, Tom Atkins, and David Mac Queen. Opposed: Ed Gross and Tom Tucek.

- H. 2006 Operational Budget.** Tom Tucek made a motion to move the 2006 Operational Budget to the Work Session and David Mac Queen seconded the motion.

Tom Tucek stated that he had just received this budget tonight. Rachelle Vandiver stated that this is the same budget that has been published in the Shoreline. After further discussion Brian asked for a vote.

The motion failed 2-2-1. For: Tom Tucek, David Mac Queen, Opposed: Tony Jose and Tom Atkins, Abstained: Tim Nydegger. Brian Whitley voted to oppose the motion to break the tie.

- I. Relocation of Swim Dock.** Brian Whitley explained that the location of the swim dock near the Club House attracts non-Raintree residents. It was decided to table this issue.

Dave Mac Queen moved to table the swim dock issue. Tony Jose seconded the motion. Brian asked for any discussion. After further discussion Brian asked for a vote. The motion passed 6-0.

- J. Single boat slip wells for new docks.** Brian presented the differences between single well slips and double well slips. Richard Richardson from the Lake Committee presented information to Brian on the benefits of double well slips; lower costs, takes up less space, and conforms to existing slips at Raintree Lake. Tim Nydegger from the New Dock Subcommittee stated single well slips helps protect the boat from neighbor boats, allows easy access to the boat on both sides, and allows the use of better boat lifts.

David Mac Queen moved to postpone this issue to the Work Session. The motion was not seconded therefore the motion failed.

Brian Whitley moved to put double well slips in and around the clubhouse area to minimize costs. Tom Tucek seconded the motion. Brian called for the vote. The motion failed 2-4. For: Ed Gross and Tom Tucek. Opposed: Tim Nydegger, Dave Mac Queen, Tony Jose and Tom Atkins.

Brian Whitley asked Tim Nydegger, Tom Atkins, Richard Richardson and San LaPoint to work on securing bids on different options of docks and locations.

Penny Wilkinson 501 SW Gull Point Ct. asked the Board who would decide where the extra docks go on the lake. Brian Whitley stated the Board reserves the right to place new slips where it is deemed appropriate and will seek recommendations from the Lake Committee.

Brian Whitley decided to table this issue until more information is obtained.

2006 Operational Budget. Tom Tucek moved to table this issue. Tony Jose seconded the motion. Brian asked for the vote. The motion passed 6-0.

Tony Jose moved to have a special meeting on December 22nd to approve the 2006 Operational Budget only in-lieu of the Work Session. Tom Tucek seconded. Motion passed 6-0.

Tom Atkins made a motion to adjourn. Tony Jose seconded the motion. The motion to adjourn passed 6-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 22, 2005
WORK SESSION/SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session/special meeting of the Raintree Lake Property Owners Association was held on December 22, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Tim Nydegger, David MacQueen, Bob Orr, Tony Jose, and Tom Tucek. Rachelle Vandiver also attended. Cheryl Fritts was absent.

Discussion:

1) 2006 Operational Budget: There was much discussion about the amount of money attributed to labor and the need to perhaps cut back. Tom T had some concerns on the amount of money for codes enforcement. The Board made some adjustments and directed Rachelle that with some efficiency built into the system, the same amount of money even at a higher wage rate, should produce about the same amount of codes coverage.

The Board moved to approve the budget (as presented in the February 2006 Shoreline). The budget passed 6-1. Tom T opposed. [An error was later discovered that the debt payments of \$59,842 were not included and this necessitated a meeting on 12/28 to take this money out of seawall repair and the operating reserve. This amended budget was approved on 12/28 and can be found in the February 2006 Shoreline.]

2) Capital Expenditure Priority Ranking: Brian had asked Board members to review the 2005 list and add new items. The Board members voted on each item, whether to keep it or not, those without majority support were dropped. Board members then ranked each of the items. Board member votes were averaged for each item. The Board then funded discretionary money in order of the priority list. That list follows:

Raintree Vision

December 2006

Improvement Priority Rankings

	Priority	2006 Budget
Deck replacement	1T	\$70,000
Patio Stabilization	1T	\$10,000
Continue walking trail around lake	3	\$70,000
Installation of up to 24 boat slips	4	NO COST
Continue rip rap along shoreline	5	\$13,000
Lake water quality - identify contamination source	5	\$15,500
Dam emergency preparedness plan+valve	7	\$8,000
Equipment purchases to achieve park-like common ground	8	\$5,000
Seawall repair (muskrat destruction)	9	UNFUNDED
Pool bathroom & clubhouse improvements	10T	\$15,000
Entrance monuments	10T	UNFUNDED
Land purchases for multiple purposes (ex: silt, trailer parking)	12T	UNFUNDED
Parking lot repair and expansion - north boat ramp	12T	UNFUNDED
Pontoon boat replacement	12T	\$5,000
Desiltation and barriers	15	\$55,000
Waterscape aerators	16	UNFUNDED
Lift for PWC	17	UNFUNDED
Pay down debt	18	\$59,842
Replace dead pine trees with new trees	19	\$1,939
Funding plan for depreciation	20	NO COST
RLPOA equipment/vehicle replacement	21	UNFUNDED
Benches	22	\$2,000
Common ground markers	23	UNFUNDED
Additional clubhouse parking	24	UNFUNDED
Spillway erosion	25	UNFUNDED
Survey south boat ramp land and Dam	26	UNFUNDED
Total Cost of Improvements for 2006		\$330,281

3) Appreciation Dinner Date Confirmation: This will be 2/18 at the Arrowhead Yacht Club.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 28, 2005
SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A special meeting of the Raintree Lake Property Owners Association was held on December 28, 2005, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Tim Nydegger, and David MacQueen. Cheryl Fritts, Tom Tucek, Bob Orr, and Tony Jose were absent.

Motion approved 5-0 to reduce the seawall item to \$0 from \$40,000 and to reduce the operating reserve from \$100,000 to \$80,158 and to fund the debt principal payments at \$59,842.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 17, 2006**

A Board meeting of the Raintree Lake Property Owners Association was held on January 17th, 2006 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Bob Orr and Cheryl Fritts. Ed Gross was absent. Rachelle Vandiver was present.

1. Brian Whitley called the meeting to order at 7:08 PM and announced a quorum for the Board meeting. Brian asked for a motion to approve the meeting Agenda.

Tom Tucek moved to approve the January Board Meeting Agenda as stated. Tony Jose seconded the motion. Brian asked for a vote: The motion passed 7-0.

2. **OPEN FORUM**

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints and questions. Brian asked the residents to please state their name and address before speaking.

Charley Sandman 4074 SW Lido Dr. stated, there was an article in the September Shoreline that stated, the beginning of October 1st, per the bylaws the residents must maintain the exteriors of their homes. It was his understanding that a number of letters were sent out to residents with homes in need of repair and they had 90 days to make these repairs. Charley asked what is the status of these homes and how many of these have been repaired. There were three houses that he reported and after 90 days these houses have not been repaired. Rachelle Vandiver stated there were 13 letters sent out. Eight homes have been repaired and the five houses that are still in need of repairs will be turned over the City of Lee's Summit.

San La Point Lot 811 asked Brian, "do you have any updates yet on the common ground clean up were the new sidewalks have been installed. There are still branches, leaves and debris around these areas". Rachelle stated her crew would be cleaning up these areas soon. Brian stated there is some areas around the new sidewalks that don't yet have fill dirt around them. Rachelle stated that our contractor is not finished with this project. San La Point also asked about the large tree that has been cut down. Will the stump in his yard be removed with the sidewalk project or the new tree removal project? Rachelle stated the stump would be removed in the tree removal proposal. San then asked about the large rocks that are on the North boat ramp. Rachelle stated that these rocks would be removed after the front loader is repaired.

3. **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and asked do we have a motion to approve the Consent Agenda, which includes the December Board Meeting minutes and the payment of bills?

Tom Tucek moved to approve the Consent Agenda. Tony Jose seconded the motion. Brian asked for a vote to approve the Consent Agenda consisting of the December Board Meeting minutes and payment of bills. The motion passed 7-0.

4. **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the December Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Information Items:

Bank Account Balances as of December:

Bank of Lee's Summit-Check	\$ 44,924.85
Bank of Lee's Summit Sweep Acct.	\$ 317,309.53

These include reserves for:

Operations	\$ 100,000.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 109,371.00

Expenses for December:	\$ 70,618.40
Long Term Debt:	\$ 187,582.68
Outstanding Dues/Fines a/o 12/31/05:	\$ 94,783.80

Income during December:

Dues	\$ 44,122.64
Other Income	\$ 4,210.91

This includes: Interest, Clubhouse Rental, Shoreline Ads and Fines.

Tom Atkins stated the new Sweep Account is currently earning 3.688%.

Brian mentioned the Outstanding Dues/Fines seems extremely high. Rachelle explained, a lot of residents have not yet paid their fourth quarter dues, which were due by December 31st. These late dues payments should be coming in, in the next two weeks.

Tom Tucek mentioned he noticed that we are only making deposits twice a month, on the 15th and 30th. He suggested we make deposits weekly to gain more interest.

Brian asked for the financial report to be filed for audit.

5. BOARD ANNOUNCEMENTS:

- A. Development by the Raintree Dam.** The Raintree Lake Development Corp. and Foxridge LLC have proposed development for the undeveloped land adjacent to the dam. There is going to be a Planning Commission meeting that has been rescheduled for January 24, 2006. Brian stated, San LaPoint, Tony Jose and he will be speaking as well as others at this meeting and we encourage residents that have concerns to also show up at this meeting and express their concerns. There is a petition going around for those properties that are adjacent to this development within 185 feet per Lee's Summit ordinance. We need 30% of the adjacent property owners to sign this petition and this petition must be submitted by February 2, two weeks before the City Council Meeting. Brian also stated the majority of RLPOA Board members will be signing this petition.
- B. Winding Creek Development.** Brian explained this is the proposed development that is located Northwest of 291 and 163rd Street. This project is being presented to the Cass County Panning Board on January 24th, 2006. This property is in unincorporated Cass County, but the City of Raymore does have an interest in annexing this land. RLPOA has sent Raymore a letter stating that we would support their position on annexing this property. Raymore would have more rules and regulations on keeping the properties at higher standards than unincorporated Cass County. RLPOA's position is and requests that the lots and houses adjacent to Raintree Lake properties be similar in size. RLPOA also has concerns on their drainage and watershed. Brian stated we needing a representative from the Board to speak at the planning meeting. Tony Jose offered to speak at the Cass County Planning Board on January 24th, in-lieu of the Lee's Summit Planning Commission meeting. Rachelle Vandiver will take Tony Jose place at the Lee's Summit meeting.
- C. Metro Calling Plan.** The Missouri Public Service Commission is working with SBC (now AT&T) to change the residents with a prefix of 537, from a Tier 3 to a Tier 2. Residents with a 537 telephone prefix may pay \$6.14 less but residents with a 623 prefix may be paying more. This information was published in the Lee's Summit Journal on January 13th. Thanks to Representative Bob Johnson who was instrumental in getting this new plan passed. This new plan has been approved but has not yet been put in place. Tom Tucek mentioned the Board should pass a resolution to thank Bob Johnson for all of the work he has done on this project. He requested for RLPOA to send a letter thanking Bob Johnson.
- D. February Board Meeting Date Changed.** The February Board Meeting falls on Valentine's Day this year. Brian announced the Board meeting has been changed to February 7th in-lieu of 14th so as to not conflict with Valentine's Day.

6. OLD BUSINESS

A. Legal. Brian Whitley read the Legal Report from Joe Willerth.

1. **Lou-Air and Raintree v. MODOT and James Cape & Sons.** At the status conference before Judge Scoville on January 13, 2006, the attorney for Lou-Air indicated he would request the court lift the automatic bankruptcy stay to permit Lou-Air and Raintree to proceed against the insurer for Cape & Sons as well as the Missouri Highway Transportation Department. The attorney for Lou-Air indicated once that motion is sustained he would make demand on the two defendants to mediate the matter, and if not agreed to, then request the court order mediation. The Court reset the matter for another status conference on Friday, May 26, 2006 at 9:00 a.m., at which time Joe would imagine the court will set the matter for trial if not resolved by mediation. Brian further stated this concern regards the Duck Pond that was allegedly filled with silt by MODOT's contractor James Cape & Sons during the M-291 construction.

2. **Boat Ramp Status.** On Thursday, January 12, 2006, Joe Contacted Mr. Gosserand, the attorney for the North Shore Development, who indicated his clients would have the easement area restaked so that the parties would understand the exact location of the proposed sprinkler system for the North Shore Parcel. Brian stated Rachelle had noticed the contractor hired by North Shore was installing irrigation lines fairly close to the North Boat ramp boundaries and parking area. Rachelle called them to address the situation. It was requested under the terms of the Non-Exclusive Easement Agreement the Board should notify the Title owner if there would be any plans to improve or expand the pavement around the parking area.

B. Advanced Decks – Daren Bormann. Daren Bormann from Advanced Decks presented to the Board and Residents different materials that could be used for the deck reconstruction project. Daren presented, Aluminum, Trex or PVC Composite and Wood materials. Brian explained to the residents the plans and details of the deck reconstruction and expansion project. Tom Tucek stated the engineering designs should be completed around mid February with construction to begin in March.

C. Front End Loader Repair/Replacement. Rachelle Vandiver stated that during the clutch repair made last summer, the mechanic mentioned our engine had been dusted. She explained that the engine had been damaged due to holes in the air cleaner, which allowed dust to enter and score the cylinder walls. The price to rebuild this engine would be \$2,500 to \$3,000.

Tony Jose moved to approve up to \$3,000 to repair the front-end loader. Tim Nydegger seconded the motion. Brian asked for any discussion. With no further discussion Brian asked for the vote. The motion passed 7-0.

Tom Tucek stated, "We need to implement a planned maintenance program for RLPOA's equipment".

D. Single/Double Boat Slip Wells & Placement. Brian presented the Lake Committee's recommendation as stated in their January 2, 2006 meeting minutes. The Lake Committee recommended keeping docks within existing buoys with the majority (14) at the end of the existing public docks south of the Clubhouse and put the rest (10) in Normandy Cove. The Lake Committee opposed the use of single well docks, to maintain current lake standard for double docks as we have now. Brian also stated members of the Boat Dock Sub Committee Task Force, Tim Nydegger and Tom Atkins have been exploring and found benefits for single well boat slips. Brian mentioned that Ed Gross who is absent tonight is opposed to putting any additional boat slips in Normandy Cove. We did receive some letters from residents stating that they would not mind some additional slips in Normandy Cove but did not want the parking lot and Marina. Brian also mentioned there are 10 people at Normandy Cove who are on the Boat Slip Waiting List. Rich Richardson recommended voting on the location of new slips tonight. Bob Orr asked to delay this issue because he is not familiar with what the differences is between a single well and double well boat dock to make an informed decision. Tim Nydegger recommended relocating the existing swim dock adjacent to the Clubhouse to another location for security and safety reasons.

Tony Jose made a motion to follow the Lake Committee's recommendation of placing double well docks using 2" x 3/16" galvanized steel angle construction. Docks to be located with 14 slips South of the Clubhouse and 10 slips at the North end of Normandy Cove. Cheryl Fritts seconded the motion.

Brian opened the floor for any resident's discussion: Dan Kropp 406 S.W. Seaside Sparrow stated that he liked the idea of keeping all the docks looking the same and keeping with uniformity. Charley Sandman thanked Tony Jose for sticking with the Lake Committee's recommendation.

Brian opened for discussion from the Board. With no further discussion from the Board, Brian asked for a vote.

Tom Tucek amended the motion to change the 2" x 3/16" galvanized steel angle, to the recommended specifications developed by the Lake Committee.

After several discussions Brian asked for the vote on the amended motion. The amended motion failed 2-5. For: Tom Tucek and Tony Jose. Opposed: Tim Nydegger, Tom Atkins, David Mac Queen, Cheryl Fritts and Bob Orr.

Bob Orr amended Tony Jose's first motion, to strike out the 2" x 3/16" galvanized steel angle construction. Tom Tucek seconded Bob's amended motion. Brian asked for the vote. The motion passed 7-0.

Brian asked for a vote on the original motion that has been amended: A motion to follow the Lake Committee's recommendation of placing double well docks. Docks to be located with 14 slips South of the Clubhouse and 10 slips at the North end of Normandy Cove. The original motion passed 7-0.

Brian stated to have Tim Nydegger and Tom Atkins work with the Lake Committee to provide the specifications for the new docks.

It was decided to work out the financing of the new boat docks at the next work session.

7. NEW BUSINESS

A. David Dawson – Appeal codes fine. David Dawson was not present. He requested a continuance, due to having to leave town, for work. Brian presented the ARB violation and the rules of the association. Article VII, Section 3, (RLPOA Covenants). Installation of new roof w/o ARB approval is a \$200 fine. After discussion there was no action taken.

B. Appreciation Dinner February 18th. The Appreciation Dinner will be at the Arrowhead Yacht Club.

Tom Tucek moved to approve up to \$4,000 for the Annual Dinner February 18, 2006. Tim Nydegger seconded the motion. Brian asked for the vote. Motion passed 7-0.

C. Trash Service Price Quotes. Charley Sandman presented to the Board his recommendation to contract with Summit Disposal. Charley stated there have been some problems with the present trash service company. Proposals were obtained from Allied Waste BFI, Deffenbaugh Industries and Summit Disposal Inc.

Tom Tucek moved to accept the Summit Disposal proposal and contract. Cheryl Fritts seconded the motion. Brian asked for the vote. The motion passed 6-0-1. For: Tom Tucek, Cheryl Fritts, Tim Nydegger, Bob Orr, Tony Jose, and Tom Atkins. Opposed: none, Abstained: David Mac Queen.

D. Limited Proxy for Annual Meeting. Brian Whitley presented the proposed limited proxy option and read the rules for using proxies. “At all meetings of members, each member may vote in person or proxy.” Brian also stated the current proxy is still valid. The proposed additional limited proxy option is similar to the limited boat slip proxy (absentee ballot feel). It is limited in that the resident directs selection and proxy is not open-ended. The hope is for a potential increased number of residents voting, because it is geared toward residents who wish to vote but:

- Do not want to give their proxy away.
- Cannot attend the meeting.
- Do not like the current proxy set-up.

Tom Atkins moved to approve the limited proxy option, including candidates/questions on record as of February 15, in addition to the current proxy for the 2006 Annual Meeting. The limited proxy would be published in the March Shoreline. Residents will be given notice in the February Shoreline to “file” by February 15 to have their names/bios in the Shoreline. Tim Nydegger seconded the motion.

Brian asked for the vote. Motion passed 4-3-1. For: Tom Atkins, Tim Nydegger and Cheryl Fritts. Opposed: David Mac Queen, Bob Orr, and Tom Tucek. Abstained: Tony Jose. Brian Whitley voted in favor, breaking the tie.

E. Tree Removal Proposals. Brian presented the three proposals to remove 61 trees that have Pine Wilt disease. The budget for 2006 is \$22,500.

Tom Tucek moved to approve All About Trees LLC's proposal up to \$6,710. Tony Jose seconded the motion. Brian asked for the vote. The motion passed 7-0.

F. Pavestone for retaining wall \$1,400.

Tom Tucek moved to table this issue because more information is needed.

8. Adjournment.

Tom Atkins moved to adjourn. Tom Tucek seconded. Brian asked for the vote. The motion passed 7-0.

LEE'S SUMMIT PLANNING COMMISSION

Minutes of Tuesday, January 24, 2006

The Tuesday, January 24, 2006, Lee's Summit Planning Commission was called to order by Vice Chair Christopher, at 6:05 p.m., at Arnold Hall, 123 SE 3rd Street.

OPENING ROLL CALL:

Chairperson Trainer	Absent	Mr. Christopher	Present
Ms. Rosenquist	Present	(<i>Acting Chair</i>)	
Mr. Reece	Absent	Ms. Funk	Present
(<i>entered at 6:35 p.m.</i>))	Mr. Pycior	Present
Mr. Atcheson	Present	Mr. Gray	Present
Mr. Fristoe	Absent		

Also present were Linda Tyrrel, Deputy Director, Planning and Development Department; Tom Scannell, Current Planning Division Manager; Hector Soto, Staff Planner; Rich Wood, Deputy City Attorney; Kent Monter, Development Engineering Manager, Jeff McKerrow, City Traffic Engineer, Pam Fortun, Staff Engineer; Keith Martin, Assistant Fire Chief; and Kim Brennan, Administrative Secretary.

APPROVAL OF AGENDA:

Vice Chair Christopher asked if there were additions or corrections to the agenda. There were none. On motion of Mr. Atcheson, seconded by Ms. Rosenquist, the Planning Commission members voted unanimously by voice vote to **APPROVE** the agenda.

1. APPROVAL OF CONSENT AGENDA

- A. **Application #2005-378 – FINAL PLAT** – Kensington Farm, 5th Plat, Tracts A-5 through F-5; Pulte Homes of Greater KC, applicant
- B. **Application #2005-398 – FINAL PLAT** – Legacy Wood, 2nd Plat, Lots 40-69; Wood Family Development, Inc., applicant
- C. **Minutes** of the December 13, 2005 Planning Commission meeting

Vice Chair Christopher called for a motion to approve the Consent Agenda.

On motion of Ms. Rosenquist, seconded by Mr. Gray, the Planning Commission voted by voice vote of five “yes” and one “abstain” (Vice Chair Christopher to **APPROVE** Consent Agenda Items 1A through 1C.

2. **Public Hearing: Continued Application #2005-306 – 2005 COMPREHENSIVE PLAN TEXT AMENDMENT** – providing for new estate lot land use classification; City of Lee's Summit, applicant

Vice Chair Christopher opened the hearing at 6:08 p.m. and announced that Application 2005-306 was continued to February 28, 2005 at staff's request. He then closed the meeting.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

3. Public Hearing - Continued Application #2005-281 - REZONING from AG to R-1, east side of Pryor, 1/4 mile north of Hook Road (proposed Whispering Woods); Brookside Investments, Inc., applicant

Vice Chair Christopher opened the hearing at 6:08 p.m. and announced that Application 2005-281 was continued to March 14, 2005 at the applicant's request. He then closed the meeting.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

4. Public Hearing - Continued Application #2005-301 – VACATION OF RIGHT-OF-WAY – portion of Rice Road ROW north of Deerbrook, east of M-291; Meyer Brothers Bldg. Co., applicant

Vice Chair Christopher opened the hearing at 6:08 p.m. and announced that Application 2005-301 was continued to February 28, 2005 at staff's request. He then closed the meeting.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

6. Continued Application #2005-282 - PRELIMINARY PLAT – Whispering Woods, Lots 1-202 and Tracts A-G; Brookside Investments, Inc., applicant

Vice Chair Christopher opened the hearing at 6:09 p.m. and announced that Application 2005-282 was continued to March 14, 2006 at the applicant's request.

5. Continued Application #2005-343 – REZONING from CP-2 and R-1 to PMIX and **#2005-344 – PRELIMINARY DEVELOPMENT PLAN -** Raintree Lake PMIX Development, SE corner of Raintree Drive & Raintree Pkwy; Raintree Lake Dev., applicant

Vice Chair Christopher opened the hearing at 6:10 p.m. and asked those wishing to speak, or provide testimony, to stand and be sworn in by the court reporter.

Mr. Ira Roberts gave his office address as 937 SW Raintree Drive. The main developer at Raintree Lake, he introduced Mr. Scott Michie and Terry Parsons of Bucher, Willis and Ratcliff. He then described the particular challenges with the subject property: the lay of the land, the location below the dam, multiple easements and the changing environment of the M-150 highway corridor. The developers had done a design charrette with 90 residents from Raintree plus a few from Winnebago, and had spent well over a year putting all the information together.

Started in the early 1970s by Mr. Roberts' father, Raintree Lake was a master-planned community. The original idea was for 40% single-family homes, 30% multi-family residential and 30% commercial development. Since that time, many changes had come about and the master plan adjusted. Among those changes was the recent M-291 widening and the rerouting of Raintree Drive as the outer road to M-150. After a previous, unsuccessful rezoning application on the Winward Glen project, the applicants had contacted over 100 different

commercial companies about commercial development on this property, which was the current zoning. Other than a few specialty shops they had received all “no” answers, because it was (1) within a residential area, (2) too far off the main roads and (3) generally not a good location for a commercial business. They had then done some research on what might fit in this location, first looking at the Comprehensive Plan. They had agreed that the highest and best use was low-density residential mixed with a commercial use. Mr. Roberts remarked that with the large baby-boomer group reaching retirement or “empty nest” life stage, the market for maintenance-provided, “lock-and-leave” housing was expanding. Raintree already had some villa development, specifically the Raintree Lake Villas and Cobblestone fourplexes along Raintree Drive. They wanted to add some high-end, Mediterranean-style homes facing the lake. They had added boat storage below the dam, which would be affordable and help with the deed restrictions and covenants.

Mr. Scott Michie with Bucher, Willis and Ratliff Corp. gave his business address as 903 E. 104th Street in Kansas City. He displayed Power Point slides of the project. On February 19, 2005 the applicants had spent a Saturday working with the Raintree Lake Property Owners Association (RLPOA) and residents. They had looked at options for working effectively with the subject property and for addressing the interests of homeowners. They had about 50 participants in the morning, and 45 in the afternoon. They had looked at development options including densities, and looked at some of the surveys done about services requested of the RLPOA. Those services included walking trails, storage facilities and other amenities. Mr. Michie displayed photos looking down from Raintree Parkway at the spillway and north and back at the spillway

The developers wanted to preserve green space; and were using 18.2 acres (38 percent) of the usable 48 acres would be left as open space. This was well above the minimum 10% required for PMIX zoning. Mr. Michie displayed slides showing the lake, dam, open space and spillway to the east of the dam. He also pointed out the locations of Raintree Parkway and Raintree Drive to the east, remarking that the access to the site had changed with the road realignments.

Mr. Michie also pointed out the single-family residential development at the north and the linear parks and walkways along the open spaces. Mr. Michie pointed out the single-family attached residential and fourplex attached villas as well as boat storage and other storage facilities in the center. The development would be divided into five tracts, with Tract A being single-family detached residential and villas. The average density was 3.6 units per acre, meeting the City's definition of low-density residential. The plan would have 1,000 linear feet of walking trails and a 16-foot landscape buffer and common open space for the arterial roads in the area. Tract B was for both boat storage and personal storage.. It would provide 121,000 square feet on two acres; and would have a low-impact screen on the residential side. The applicants would be working with Fire to assure secondary access to this area on the east side as well as to the pump station.

Tract C would be for low-density attached villas, with a density of 3.9 units per acre and 450 linear feet of walking trails looking out to the spillway. Tract D would have about 50 units, with 2.84 units per acre and 2,500 feet of walking trail with 6.7 acres of open space. Tract E, the only portion on the west side of Raintree Lake Parkway, overlooked the lake and would have 7 single-family units, for a density of 2.3 per acre. The densities ranged from 2.3 to 3.9 units per acre, all less than the required four units per acre.

Mr. Michie then displayed slides of the housing units: single-family, two-family attached and villas. They were the same design and density as the Cobblestone fourplex units already in

Raintree. Other slides showed building elevations of the boat and personal storage units. Existing densities ranged from 3.4 units per acre for all the current development, with individual densities as 6.5 per acre for 42 villa lots. Mr. Michie concluded that the development proposed was in compliance with the City's development standards, preserved open space and incorporated amenities that the RLPOA had asked for including walking trails and boat storage.

Mr. Terry Parsons, a civil engineer with Bucher, Willis and Ratliff Corp., stated that he had worked on the preliminary development plan. He first mentioned development below the dam as an issue. The engineers had contacted Mr. James Alexander at the Missouri Department of Natural Resources [MDNR] about development below dams. Mr. Alexander had responded that as this was a Class I dam, development below it was acceptable if it was approved by the local jurisdiction. Mr. Parsons had already talked with Ms. Fortun about it, and had not discovered anything in Lee's Summit's ordinances prohibiting it.

The floodplain delineation was the second concern. Mr. Parson's handed out a letter sent to the City about differences in floodplain mapping along the county line, listing several maps. The Lee's Summit map showed no floodplain between the dam and the County line. The Cass County map did show a floodplain in the subject area, designated as a "Zone A" floodplain. There was no FIS study to indicate a set elevation for that floodplain, however. On the western end of the map of Lake Winnebago was a floodplain designation "Zone A3", which was a 922 elevation. The applicants were using that elevation for their floodplain level on the west side of M-291. A survey done in 2003 indicated that this 922 elevation was accepted by the City. All the buildings were set for an elevation of 924.5.

Mr. Parsons then addressed erosion control on the site. They had looked into both temporary (during construction) and permanent controls. For construction, they were doubling their erosion control measures at any location upstream from the lake, utilizing dual silt fences, straw bales and other devices. That included silt basins at all the proposed outfalls to prevent silt from getting into Lake Winnebago. Concerning permanent erosion control, they were installing swales for the outfalls from the storage facility and along the back yards of the single-family units. The intent was to increase water quality, with the vegetative channels treating the water before it entered Winnebago.

(Mr. Reece entered, at 6:35 p.m.)

Mr. Michie stated that another participant, Mr. Dan Whitney, had not arrived. He asked that Mr. Whitney be able to speak about property values, and Vice Chair Christopher stated that he would have an opportunity after staff and public comments.

Following this presentation, Vice Chair Christopher asked for staff comments.

Mr. Soto entered Exhibit (A), list of exhibits 1-34 into the record. He stated that the development was about 61 acres, with 150 dwelling units and the proposed 121,000-square-foot mini warehouse facility. The rezoning was from the existing CP-2 and R-1 to PMIX. It had been primarily CP-2; however, since the access of Raintree Drive to M-291 had been closed, it was less suitable for that use.

Mr. Soto addressed the compatibility of different project components. Tracts "A" and "E" had the lowest densities in terms of types of residential structures. These were on the north and south end of the spillway respectively, on the west side of Raintree Parkway. Those were the parts that abutted existing subdivisions, namely North Shore at Raintree and the Duck Pond on the north and Raintree Lake Estates on the southwest. It was in these areas where the single-

family products were. The four unit, attached single-family buildings were located on either side of the spillway with no other adjacent residential developments, and the overall density of the project was consistently less than 4.0 units per acre. Staff saw this arrangement as providing a good buffer.

Because of the warehouse facility's location, staff also saw that as a buffer area. It was substantially below street level, and had no direct street frontage on Raintree Parkway; and so would have less visual impact on the development. Staff's Recommendation Items included specified materials to be used to make the warehouse facility more compatible visually [Item 3]. Normally, this type of facility would be in an industrial area; but in this case the recommended materials would more likely be seen in standard residential development. That was to lessen the visual impact on the surrounding area.

Following Mr. Soto's comments, Vice Chair Christopher asked if there was anyone else present wishing to give testimony, either for or in opposition to the application.

Mr. Brian Whitley, president and chairman of the Board of Directors of the RLPOA, stated that he was speaking for a group. Also present were Ms. Rachelle Vandiver, general manager for the RLPOA, Mr. Sam Lapointe, chairman of the Lake Committee and Tyna Garch, a licensed real estate appraisal. Cass County had a Planning Board meeting at the same time as the Planning Commission, so many Raintree residents had to be there.

Mr. Whitley displayed a Power Point slide used to compare the plan shown to residents at the charette on February with the current plan. The first plan showed amenities such as boat parking, slip docks, shelter houses, soccer fields, tennis courts and boat ramp. There were no residential structures in this part, but a footprint for a clubhouse had been shown, and a green area. Part of the spillway area was shown on one of the Raintree maps as common area for the RLPOA. However, the spillway erosion in that area would affect Raintree Parkway in a few years and become a city concern. Mr. Whitley remarked that he was not sure if the changes were 'retribution' against the RLPOA for expressing the concerns in letters that were enclosed in the packets. He assured the Commission that the RLPOA did not intend to "ambush" the developers. All the concerns that would be raised this evening dated to at least February 19th.

Mr. Whitley pointed out that there was a new State ordinance on developing common areas, specifically dealing with who would be responsible for them. An entity to maintain the area had to be in place to assume possession of it. Under Article 5, Section of 3 of Raintree Lake covenants, "*the common area must be in a state or condition that the declarant [applicant or developer] and Association can agree upon.*" Slides following showed common areas that the applicant had provided to the Association that had been deemed complete and acceptable.

Mr. Whitley gave a summary of the timeline. On June 22, 2004 the Planning Commission had voted for denial on Winward Glen, a fourplex rezoning application. That plan was for 9.6 units per acre, substantially denser than tonight's plan. The Association had supported the Planning Commission regarding single-family development for the area. On February 19th, the charette was held. On March 24th, the applicant made a presentation to the RLPOA's membership at the annual meeting. The renderings at that time showed all the amenities, which made the membership more accepting of the higher density; however, there was now substantially more density in the plan and fewer amenities. On May 10th, the RLPOA presented its concerns to the membership.

Mr. Whitley displayed slides of Tracts A-E, and commented on the consensus of the residents. They liked the upscale villa concept. Again, Mr. Whitley pointed out the footprint for a clubhouse, soccer fields, tennis court and boat and trailer parking, which were not now on the plan. In the south portion, mostly unchanged, the villas with green spaces were the most preferred option by the residents. That created a concern about storage facilities, as most duplexes and fourplexes had garages. Residents had considered "low density housing" to be duplexes or single-family units, not fourplex or sixplex units; and they did not want townhomes.

Mr. Whitley stated that in the various letters between the RLPOA and applicant, there had been a refusal to address the Association's concerns. He speculated that they were deemed too numerous or targeted. However, the Association's chief concern was dam integrity, safety and maintenance. They asked that the Commission not allow homes or structures in harm's way. As he understood it, a "Class 1" dam had a maximum impact of casualties and destruction in a failure. The regional Natural Hazard Mitigation Plan of the Mid-America Regional Council, as well as Lee's Summit Resolution 2004-014, was to protect life and property and reduce the risk associated with dam failures and discouraged development in the vicinity of dam inundation zones. The RLPOA asked that the Planning Commission protect the Raintree dam, and either allow no blasting or have a bonded expert to supervise.

Regarding the grading plan, some new information had come out that the RLPOA had reviewed but the RLPOA had not had a chance to look at. They asked that there be no construction fill on or directly adjacent to the dam on RLPOA property; and that no utility lines were on RLPOA dam property. It was important to Raintree, as well as its Lake Winnebago neighbor, to maintain the dam's integrity. In addition to the refusal to address RLPOA concerns relating to maintenance, there was the inability for RLPOA to access the shoreline. There was some dispute now about the occupant maintaining the shoreline and possibly the spillway area. Mr. Whitley remarked that the latter was in need of repair. He stated that removing the emergency ramp at Tract E in particular was a concern. While it was the applicant's property, the emergency ramp was needed in the event of an accident on the north boat ramp or a storm creating a need to evacuate the lake quickly and it should not be removed.

The RLPOA would have no access to 10 acres of common area on the east side. That east parcel was 50 to 75 feet away from the other land and had no bridge to connect it. The only access was really from M-291, and so the owners of that Tract would literally have to cross the channel to have any other access. The applicant had presented no information to the RLPOA about maintaining the fourplexes or common area, other than discussions about it being similar to Cobblestone. However, what made Cobblestone unique was that it had a sub-homes association that maintained the area.

Generally, the RLPOA felt that structures below the dam were likely to increase the liability insurance rates. Their covenants dictated that no new buildings be constructed below 962 feet, and some of those proposed were 922 feet. He added that FEMA was revising its guidelines to 937 feet in this area.

Maintaining the property values near the pumping station was another issue. That pumping station would be right in the middle of the proposed development, in the "saucer" below the dam. Residents on Raintree Parkway already complained about odor problems, and residents living right next to it would certainly have worse problems. The effect on schools and property of multifamily development was another concern.

Mr. Whitley named two UDO provisions that he considered applicable to his presentation. Under Article 5, "Zoning Districts", the proposed maintenance and ownership agreements were to be explained in detail. The open space must be "*usable and suitable for the occupants of the development*", which raised the question of how occupants would cross the channel to get into the ten acres of common area in Tract E. The RLPOA had never been provided a detailed scale plan clearly showing the areas to be turned over to them, nor had they seen access to those areas. There might be a sub-association created for that part of Raintree; however, the RLPOA had not received any information on that either. The UDO Article 10, "Special Use Permits," also indicated that the storage facility should be owned and leased by the users and Association. It was not owned by the RLPOA and if the applicant provided it, they would have to be an entity using it, or perhaps be an employee- or user-owned situation. In any event, the RLPOA did not have ownership of the land and they understood from discussions with their attorney that this was a major point with both enclosed and open storage space.

Mr. Whitley then addressed some adjacency compatibility issues. The application they had seen allowed for less density than the fourplexes and sixplexes presented this evening. Regarding compatibility for single-family residential, the character was essentially different from the existing Raintree community's character. The density mentioned of 3.63 was significantly higher than the average densities nearby of 2.65 for existing development and 1.81 for Winding Creek Estates. The latter was before the Cass County Planning Board this evening.

Item 3 of the City's rezoning criteria included the consideration of "*the extent to which the proposed use facilitates the adequate provision of transportation, water and sewage*". This issue had been raised by staff regarding walking trails or sidewalk area. The applicant's proposal was for a limestone chip base. Mr. Whitley acknowledged that this was a minor point. Items 6 and 7 mentioned "*the extent to which the proposed use will negatively affect the aesthetics of the property*" and residents had already expressed concerns about that. The 30-foot spaces between buildings was too narrow for moving trailers in and out of the storage areas. Regarding Item 10's mention of "*the extent to which the property will negatively affect property values*", again, residents had expressed concerns about that. That was particularly related to the fourplexes, the general lack of parking and the removal of the emergency access ramp. On June 22, 2004, the Planning Commission had seen the Raintree Parkway and Raintree Drive side as being single-family.

Mr. Whitley stated that the "no amenities" plan presented to the Association had been a "take it or leave it" proposition. Essentially, if the RLPOA went along they would get the amenities and if they were not on board with the developer, it would be the no-amenities plan. The latter was at that somewhat better than what was being presented tonight in terms of where residential units were.

Ms. Rachele Vandiver of 963 NE Devon Drive spoke on behalf of Mr. Edward Gross of the Raintree Lake Board of Directors. She first mentioned the recent dam failure at Lesterville, Missouri. A 600-foot breach occurred in a 12-minute period, resulting in a 20-foot wall of water and over a billion gallons of water rushing downstream. Family members in a caretaker's house were injured, and the house was washed away. Dams did fail, some in a fairly short period of time, and death and destruction could be a result. Ms. Vandiver had material on the risks and hazards of dam failure that she asked the Commission to review before making a final decision. Raintree dam was built by the applicant's family in 1974, and designed for a volume of over a billion gallons of water. Dams, like other structures, did deteriorate and weaken with age, and when they failed, the result downstream could be catastrophic. The RLPOA believed it was a mistake to build directly downstream of the dam and put both homes and businesses in harm's

wayl, and asked the Commission to thoroughly evaluate the consequences of a dam failure. In accordance with UDO Article 4, "Applications and Procedures," Section 4.060(A1,A2), they requested that they require the applicant to submit a dam breach analysis to determine the area that would be inundated in the event of a dam failure or flood. The analysis and computer modeling should be performed by a professional engineer with at least ten years' specialized experience in performing such studies; and that the computer modeling program be one recommended by FEMA for dam break analysis. The National Dam Safety Act had since delegated much responsibility for inspecting from the Corps of Engineers to the states. However, they were the leading experts in dam safety, and their engineering regulations stated that it was the Corps of Engineers' policy that dams designed, constructed or operated by the Corps would not create a threat of loss of life or property damage.

Ms. Vandiver added that there were numerous examples of failures of even small dams with a small storage capacity resulting in loss of life and heavy property damage. It was essential that design guidelines be geared to safety and take into account the downstream consequences of dam failure. Chapter 16 of the Corps' engineering manual stated that *"when a dam is breached, catastrophic flash flooding occurs as the impounded water escapes through the gap downstream. Usually the response time available is much shorter than for the precipitation runoff floods, so the potential for loss of life and property damage is much greater. Safety designs include studies to a certain area that would be flooded during the designed flood in the event of the dam failure."* On the subject of inundation mapping in the same chapter, the manual stated that *"to evaluate the effects of dam failure, maps should be prepared delineating the area which would be inundated."* In the Dam Safety Act of 2002, FEMA had stated that the purpose of this section was to *"reduce the risks to life and property from dam failures in the United States."*

The Board of Directors believed that one of the best ways of accomplishing these safety goals was not to build in harm's way. The Regional Natural Hazard Mitigation Plan of the Mid-America Regional Council, adopted by the City on November 4, 2004 (Resolution 04-14) listed several dam failure mitigation suggested actions. One of the ideas for implementation listed as medium-to-high priority was to adopt policies, codes and ordinances discouraging development in dam inundation zones. Ms. Vandiver urged the Commissioners to carefully evaluate the consequences of a failure of the Raintree dam, and require the applicants to submit a dam breach analysis determining the area that would be inundated in a dam failure.

Mr. Sam Lapoint of 5035 SW Kingfisher had strong concerns about how blasting in the vicinity of the dam could weaken the structure and worsen the danger of a dam failure. The RLPOA had talked with the Department of Natural Resources [DNR], who were also concerned about blasting in close proximity to the dam and potential detrimental impact. In accordance with Article 4, "Applications and Procedures" Section 4.350D, RLPOA requested that the Commission impose a restriction preventing any blasting during construction. Moreover, the grading plan was unacceptable; showing fill and construction on the downstream face and rock berm. That property was owned by RLPOA, who objected to construction or any fill on their property. The dam's downstream portion contained a rock drainage zone that worked to reduce water pressure and stress buildup in the dam's structure. Capping off this drainage zone with fill could cause the dam to fail via the uplift, or shear. They requested that the grading plan be revised to show no construction or fill on or directly adjacent to these areas or at the dam. Finally, the south portion of the preliminary water and sewer plan showed water lines constructed across the spillway, a building foundation over existing sewer lines, and new sewer lines to be constructed in the core of the dam and in its downstream face. At the same time, there appeared to be little consideration about maintaining the dam's structural integrity; and

much of what was being proposed could weaken it and lead to an eventual and possibly sudden failure. The RLPOA strongly objected to installing any utility lines in the dam's core or its downstream face. They requested that the Commission impose a restriction requiring all utility lines, and connections to existing utility lines, be constructed outside the limits of RLPOA dam property.

Ms. Connie Lerch of 3947 SW Batten Drive was a real estate appraiser licensed in both Missouri and Kansas, as well as a charter member of the Raintree Lake Garden Club. She was also a second-generation Raintree Lake resident. Ms. Lerch recalled when the fourplexes were built on LeMans. They were aesthetically pleasing at that time but had since deteriorated. All homes needed upkeep and updating; and deferred maintenance could be seen throughout this block and other blocks, even including the newer units on Harbor Drive. When originally planned, the homes on LeMans were to be owned and not rented. When properties became rental properties, their owners were less likely to maintain them as well as if they lived in them; and most investors in rental properties did the minimum in maintenance. That appeared to be the case on LeMans. A typical buyer looking for a home would look at the surrounding area the property and when given a choice between a property with no multi-family units nearby and one that did have them, common sense dictated that a buyer would choose the former property. What the market was willing to support for these same two properties was a matter of fact and not perception. She had researched home sales near LeMans and compared them to those that were not; and based on the value of the home there could be up to a 5% adjustment for "external influences." A recent appraisal that she had completed compared a house located at 623 SW Lemans to the subject property, which had no fourplexes nearby. She'd had to adjust her sales comparison analysis to reflect the location of 623 SW Lemans, a \$10,000 difference.

While the proposed area did not directly back to or abut existing single-family homes, if there was any type of external factor that might affect the market appeal of a house, then it had to be stated in an appraisal, per the Uniform Standards of Professional Appraisal Practice. Rule 2 stated that *'an appraiser must clearly and completely report and disclose any extraordinary assumption, hypothetical condition or limiting condition that directly affects the appraisal and indicates impact on value'*. Whenever there was any type of existing or perceived factor that could affect property values, she was legally bound to disclose the information. "External factors" could be of any kind, including odors, noise, large commercial properties, power poles, high-tension wires, motels and other factors.

Ms. Lerch summarized that estimated fair market value of a particular property was based on sales of similar properties in its immediate area, within the past year. Without knowing what future sales would be, an appraiser could not specifically give the ultimate outcome of additional multi-family dwellings, commercial properties and additional traffic, and specifically on homes close to the proposed areas. However, her opinion based on her four years' experience as an appraiser was that some decline in overall value would most likely occur.

Mr. Bob Quick, City Engineer for Lake Winnebago, passed out a statement prepared by the Mayor of Lake Winnebago. Their review of the proposed development showed no adequate signs of water being detained, nor had they seen any stormwater study showing how the development would affect not only Raintree's immediate area but also Lake Winnebago downstream. He definitely expected an increase in the 922-foot floodplain elevation. A number of homes in Lake Winnebago would be in that floodplain, and many others were near it; so even a small increase would cause these houses to flood. Lake Winnebago was working with FEMA, and new homes were built at least a foot above the floodplain as required. They also had to make sure that Lake Winnebago homeowners could maintain their flood insurance. The subject

development would increase that floodplain; and they had no control over that at this point. They were asking the City to make sure that the developer did a complete study and to show adequate detention. Mr. Quick also had concerns about stormwater quality, pollution downstream and siltation. The applicants had stated that they were addressing these aspects; however, he did want to see a study showing how their approach would be effective.

Mr. Dick Sharp, Mayor of Lake Winnebago, stated support of Mr. Quick's position and comments. The flooding and how it would affect the floodplain was Lake Winnebago's major concern and judging from what the engineers had told him to date, there were no studies or backup information about addressing water runoff/detention that were reassuring. They also had no assurance about silt and water quality.

Mr. Mike Collar of 436 South Shore Drive in Lake Winnebago identified himself as president of the Lake Winnebago Home Owners Association [LWHOA]. He emphasized that they had a good relationship with Raintree Lake, and had worked closely with them in the last few years in particular. The City of Lake Winnebago had never received an official letter from the developer about tonight's hearing; however, they had heard from the RLPOA. The LWHOA was also concerned about the water runoff. Mr. Collar covered some of the highlights of the letter that had just been provided. Their protest related to the increased impact that the project would have on both the quality and quantity of stormwater runoff including an increase in silt and pollutants. That would have an impact on both Lake Winnebago's lake and community. The proposed development would increase the amount of stormwater flow into Lake Winnebago by 35% to 85%. Mr. Collar was very doubtful that the plan presented tonight would work; and how their other projects were finished was significant. Some of the homes were within 10 to 30 feet of Lake Winnebago.

Mr. Collar was also somewhat disappointed that the applicants had not taken the initiative to contact the City of Lake Winnebago or discuss any of the project with them. They wanted to be good neighbors with Raintree; however, this project would hurt their own lake and they would have liked both City staff and the applicant to keep Lake Winnebago more informed about what was going on.

Mr. Ken Sharp gave his address 4336 SW Sapelo Drive, at the corner of Raintree Drive and Raintree Parkway. He was within the mandated 185 feet of the proposed project. He first mentioned the sewage issue as a concern, asking if the existing infrastructure would handle all the recent multi-family and other development in the area. Much of the recent development in and around Raintree had been of this type, including The Fountains. He had a general capacity concern, and was not sure of the impact of the recently built holding basins in the area. The odor from the existing Little Blue Valley sewer system was another concern.

Mr. Sharp also brought up traffic as a potential issue. He wondered what were the results of the most current traffic study. Many people attending the new Raintree Church parked on the streets, and 50 new houses were going in at North Shore. The storage facility proposed for the subject application would certainly increase traffic nearby. Other commercial development involving traffic included the Price Chopper, bank, and proposed fast-food businesses. At his corner location, he had counted 6 to 10 vehicles per minute going by, much higher than staff's estimate the last time this project was brought up; and he wanted to see a good recent traffic study for the vicinity. If traffic was not an issue, then there was a question of why the plans included structures with no direct access to Raintree Drive or Raintree Parkway. The City actually required that the backs of these structures faced the street, which was contrary to the existing original design in Raintree. Moreover, Lee's Summit's Comprehensive Plan called for

this area to be single-family residential and he wondered if there had been any kind of demand study. Mr. Sharp also wanted to know what was the vacancy rate in other huge multi-family developments in the area, such as Arborwalk. He asked what rules a developer must follow should the preliminary plans change, if the rezoning was approved, and also what assurance could be given that any changes would be consistent with what was being proposed tonight. They had already seen quite a few changes from the original proposal.

Mr. Gary Herndon of 265 N. Lake Winnebago Drive was a member of the LWHOA. Last February, he had attended the meeting held at Raintree about the project. However, he recalled only one or two mailings after that in terms of meeting with neighbors and dispensing information. Mr. Herndon shared the stated concerns about water runoff. The rapid growth of this part of town for both commercial and residential development had increased the runoff, much of which went through Raintree and down to Lake Winnebago. Regarding the proposed storage facility, he pointed out there was a lot of storage available just north of the proposed development, so there did not appear to be a shortage of storage units.

Mr. Paul Roberts was present, representing Ms. Karen Delaney, president of North Shore Properties at Raintree Lake. He also represented the North Shore Property Owners Association [NSPOA]. North Shore was a 50-lot community in Raintree, with 22 new homes currently under construction, priced at \$340,000-\$750,000. They were agreeable to the residential components of the plan, but had major concerns about the storage facility proposal on Tract B, inconsistent application of UDO standards and landscaping. The former facility would be visible from North Shore, and they were not sure there was really a need for additional storage at Raintree. There was a facility about a half mile from the Raintree entrance, and the manager at that facility had told him today that it was approved for 130,000 square feet of storage space. They currently had 100,000 square feet and had 80% occupancy. It did not appear that the storage facility would be restricted to Raintree residents, either, so increased traffic resulting was a concern. Storage facilities would not blend in well with surroundings and adjacent land uses, and Mr. Roberts considered the highest and best use for the property was low-density residential.

A more specific concern was that according to the UDO, Article 10, storage facilities were special uses requiring a Special Use Permit. The PMIX regulations said that *"approval of any use requiring a Special Use Permit shall be considered as an amendment to the PMIX district"*. It appeared that the application treated this request for an SUP as a regular part of the application; and he did not believe the application complied with the City's UDO standards. Ms. Delaney had purchased two tracts in Raintree: the site of The Duck Pond at Raintree Lake and North Shore at Raintree Lake, and had gone through an extensive set of requirements from both Raintree and the City. Among these requirements was a 25-foot setback on Raintree Drive and Raintree Parkway, and Mr. Roberts wanted the applicant to be held to the same setback standard rather than the 15-foot setback they were proposing.

Regarding landscaping and other aesthetic elements, Mr. Roberts had not seen any formal plans for monumentation. Again, this was something that Ms. Delaney, who had developments nearby including North Shore, had been required to do as were other developers at Raintree. Regarding design standards, he was concerned about how much flexibility the applicant had and what procedures they would have to follow in order to change the preliminary plat. The PMIX designation had specific provisions for open spaces and their control and maintenance, and he shared the other concerns expressed this evening.

Vice Chair Christopher then adjourned the meeting for a break at 7:45 p.m. The meeting reconvened at 7:55 p.m.

Vice Chair Christopher complimented the people who had testified for keeping their remarks relevant and respecting the time limitations. He then asked if the Commission had questions for the applicant or for staff.

Ms. Rosenquist asked to hear the applicant's response to some of the concerns raised in the testimony.

Mr. Terry Parsons, gave his address as 10401 West 69th Street in Shawnee, KS. He first responded to the comments about a Class 1 dam. Class 1 was not a distinction of the type of dam but rather what was downstream. It was a safety rating, to evaluate the impact in the event of failure. Along those lines, this designation dictated what would have to happen. Concerning the spillway, they would have to take rainfall mass into account, and a Class 1 dam had two-year inspections. The reason for the recent dam failure elsewhere in Missouri was an operational error, during which water was being pumped to operate a hydroelectric plant and the pump did not shut off in time. The water had gone past the emergency spillway and over the dam, which was not something that would happen at the Raintree dam.

Concerning the floodplain, Mr. Parsons emphasized that he was looking at the current floodplain maps in use for flood insurance purposes. He acknowledged that there would be additional runoff, as they were increasing the impervious area. He did not think detention was an answer. Raintree had a 12.5-hour time of concentration, meaning when the peak runoff went through the dam, was dumped into the spillway and went downstream. The additional development would have a 15-minute time of concentration. That meant the additional runoff would be through Lake Winnebago long before any storm event upstream from the dam peaked. He estimated the additional elevation from the flow the project would generate to be an approximate .2 inch at Lake Winnebago for a 100-year event.

Mr. Ira Roberts returned to the podium and stated that they had certainly taken the safety of the dam into consideration. His family had built it; and when his father had started Raintree in the early 1970s, he had hired two of the top engineers from the Army Corps of Engineers to oversee the construction, design and all other technical aspects of the dam. While some of the preliminary plans might have shown grading, they would not be doing that regarding any of the dam's structure, nor would they be putting any utilities on it. They would also use over-the-ground swales on both the east and west sides to direct the runoff from the storage area. That would buy some time for some natural filtration before the water entered the lake, and hopefully increase the quality of the runoff leaving the site. He added that people would never be able to stop erosion from happening altogether; but Raintree Lake itself would act as a silt basin for Winnebago and would help detain any silt coming from Arborwalk, the Pulte Homes project and other development upstream in the watershed. That represented about half the watershed affecting Lake Winnebago. Mr. Roberts then addressed some specific concerns brought up.

They had spent considerable time trying to negotiate and work with the RLPOA; and he had served on the Board of Directors from April 2000 to March 2004. In May of 2004, he initiated a meeting with the RLPOA to discuss such future issues as the siltation basins, future clubhouse and future amenities. That had involved meetings, phone calls and individual conversations throughout the summer. He had proceeded with a development plan after the RLPOA's feedback that they were not interested in purchasing land or doing the long-range amenities. During his tenure on the Board, three of these five parcels were available for public sale; so they had a chance to purchase the land and did not do so. He had again met with them in October 2004 and again in December, as they got into design criteria, and then did the design charette

in February 2005. The applicants had also met with the RLPOA regarding storage, and gave them the first option of owning and managing that area. Their response was that they saw this as a conflict of interest, although they saw a need for storage for Raintree, and it was on their long-range plan. They did not at that time say anything about not wanting storage or not wanting anything below the dam.

Later Mr. Roberts had asked the RLPOA if they wanted to have Tract C for future amenities. They had shown an interest in putting a clubhouse there, and had a total 32 items on their long-range list. Of these, 13 pertained to land and amenities and the applicant had addressed 8 of their 13 concerns about amenities. At another meeting with the RLPOA in May, a subcommittee listed only three items of concern; but a letter he'd received from them on April 29th had a number of requests related to business rather than development items. He was told to negotiate with the residents; but had already done so via the design charette.

Mr. Roberts continued that he had contracted with an engineering firm for a construction impact study. In the course of building their utility lines and putting in other things, that would be a guideline to help them avoid doing anything negatively impacting the dam. He told Vice Chair Christopher that it would be another week or so before the study was available.

Vice Chair Christopher asked Mr. Roberts if he had any comments related to items such as grading plan, this being a Class 1 dam, and structural integrity, and the comments that some utilities were being run through the dam's core. Mr. Roberts replied that they had no plans for utilities going through the core of the dam, although there was an existing water line below it. All the grading would be outside of that area; so they would not be affecting the dam structure in any way. Concerning the ownership, they would create a new HOA to oversee the exterior maintenance and common areas, so that would not be the concern of the RLPOA.

Regarding the 962-foot elevation, that was part of the original deed restriction and covenants. The developer/declarant had the right in these to make supplemental declarations; and the 962 figure represented one foot above the 100-year floodplain for upstream of Raintree Lake. For downstream of it, they would put in supplemental declarations that would make it two feet above the 100-year floodplain.

Mr. Dan Whitney, after being sworn in, gave his address as 7301 W. 129th in Overland Park, KS. Addressing the comments about devaluation of property in a master-planned community that emphasized amenities, he stated that he had compared Raintree property values to other good examples of that around the metro area, including Lakewood and Oaks Ridge. These had a broad range of product and price ranges, and had maintained a healthy marketability. Other developments used for comparison were Lion's Gate, Shoal Creek Valley and New Longview. The success of these kinds of large master-planned developments depended on multi-generational housing; that is, having a life span beyond the core group of single-family homes at the beginning. He considered that Raintree Lake had a very strong core group of that type; but it had become very stagnant in its marketability with a lack of new activity in sales, and that had negatively impacted home values. That had changed when alternative products were introduced, such as the villas and attached homes. He considered that this plan was a continuation of that, although with a more challenging location. The subject property was a good location for a buffer from the highway, as well as a needed segment in the housing profile.

Mr. Scott Michie stated that a traffic impact study was in the Commissioners' packets. Its' conclusion was that the plan met all the City's Access Management Codes. Concerning the Comprehensive Plan and its single-family residential designation, the plan actually called for

low-density residential. That was what was being proposed here. The overall density for this project was 3.6 units per acre, within the definition of low-density residential. This was due both to the applicant's wishes and feedback from the public, who had said they did not want to see dense townhouse development.

Vice Chair Christopher asked about the issue of separated or isolated open space that had been brought up. He noted that about half of the open space was separated by water from the rest of the development. Mr. Michie said this was the parcel of land to the east of the storage area. It was not nearly as large as the testimony had suggested. The whole subject area had a total of 18.2 acres of open space and some of this was "passive" open space and some "active" with recreation. The parcel referred to was only 2 acres and was in the "passive" category. There was access to it from the highway to the east; but the applicant did not propose making any kind of improvements to it.

Mr. Roberts returned to the podium and added that they were having a wetland study prepared for the whole site before they did any grading and acquired permits. One option for this land in particular was for it to mitigate other wetland areas, or more likely to make it a decorative landscaped area. As it was difficult to access, they did not propose actual development on it.

Ms. Funk asked for details about a dam breach analysis. Mr. Roberts stated that a "dam breach study" should be performed by the owner of the dam; and Mr. Gross' letter suggested he was knowledgeable and competent. A "construction impact analysis" would determine whether the construction would impact the dam in any way. They did not have any intention of blasting in that area.

Ms. Funk then asked if staff had required a dam breach analysis. Mr. Roberts answered that he had talked with Ms. Dena Mezger, City Engineer, and was not aware of the City requiring such an analysis. Ms. Funk then asked what was the requirement for notification of Lake Winnebago residents, recalling that one person had stated he was within 185 feet and was not notified. Mr. Soto stated that was the required distance for notification. It would apply to Lake Winnebago neighbors as well as Lee's Summit. Mr. Wood confirmed that the 185-foot rule would apply to neighbors outside the city limits.

Ms. Funk then asked if staff had considered requiring a Special Use Permit for the mini-storage facility. She understood and was in agreement with the requirements on materials, but wanted some clarification about it being a special use. Mr. Wood replied that the City had a UDO provision stating that if the Council approved a preliminary development plan containing a use requiring a Special Use Permit, that approval in the case of a PMIX district would be automatic approval of an amendment to PMIX to contain the special use. They would have to define the conditions of that use in the amendment. Mr. Wood confirmed they had done that.

Vice Chair Christopher asked Mr. Soto if there was a landscape plan, and Mr. Soto answered it was provided with the site plan. It was among the reductions in the packets, as well as the Raintree Lake PMIX Development Area Regulations. They also specified what the landscape buffers would be, including a breakdown of requirements for shrubs and shade, ornamental and evergreen trees (pages 4, 10, 11). This part of the development standard was comparable to what was required in the UDO. Landscaping would include buffering along Raintree Drive. Vice Chair Christopher asked how they were dealing with the acreage across the slough just mentioned. Mr. Soto stated that their figures pertained to the overall common area. In response to a question about the size of that area, Mr. Scannell referred the Commission to the drawing of Tract D, which was 3.8 acres.

Mr. Pycior had questions for Ms. Vandiver about her testimony concerning property values; however, Ms. Vandiver had left the meeting.

Ms. Funk asked for some clarification from someone in the audience about whether he had been notified. Mr. Sharp stated that he lived in Raintree, within 185 feet, and he was notified. Mr. Mike Collar of 436 Winnebago Drive came to the podium and clarified that he was the one who had made the comment about not being notified. The only way that the Lake Winnebago Home Owners Association [LWHOA] was notified was via Raintree. They were on the list the applicant was sending letters to, but had not received one.

Vice Chair Christopher asked if there were further questions for applicant or staff. Hearing none, he closed the public hearing at 8:15 p.m. and asked if there was discussion among the Commission members.

Ms. Rosenquist commented that she was not in favor of passing this application tonight, as there was too much information still not available. She wanted a continuance, to give the applicants and the citizens of both Raintree and Lake Winnebago to get all their information together. The dam was an aspect about which the Commission needed much more information. She remembered when Lake Winnebago was being constructed, and at that time there was considerable discussion between Winnebago and the City of Lee's Summit about utilities going under the dam; and she wanted confirmation as to whether that had occurred or not. Some concerns had also come up about flooding consequences if and when Raintree built out to its current significant size. Lake Winnebago had in fact flooded multiple times in the last three decades. She also believed that the project should have a breach study of the dam as well as construction impact information. Although this was a comparatively small dam, there had in fact been a number of dam failures around the country recently, with considerable upheaval in FEMA about it. A breach of even a dam of Raintree's size would certainly affect at least 100 homes downstream, and Ms. Rosenquist wanted to know when the last dam inspection was done. Also, Winnebago did have concerns with the construction being within 10-30 feet of some of their properties.

Ms. Rosenquist also wanted to see resolution of the open space acreage that was being disputed, including its accessibility to Raintree property owners. For the same area, she also wanted to see a wetland study. While it was not the Commission's purview to dictate who would maintain that area, that would be a major issue for the RLPOA should they have to do it and the Commission should have it clear whether maintenance would be the responsibility of Raintree Lake or the developer. Ms. Rosenquist asked staff to provide more detailed information about the Special Use Permit issue in terms of the UDO, as this was a potential precedent for the Commission to set. If the Commission did not agree about the SUP, and depending on the ramifications of putting in a storage facility without an SUP, they might well consider pulling that portion of the site plan.

The idea of Raintree Lake becoming a siltation 'holding area' for Arborwalk and other developments upstream had come up, and she wanted to see that addressed with property owners as well. There generally seemed to be considerable discrepancy between the two homes associations in Raintree and Winnebago vs. what the developer presented at the charette. These were designed to be done and then re-done for information purposes; and she was not sure that process had been completed. Concerning the floodplain and what FEMA required, the Commission needed to hear better clarifications of the numbers. They had looked

at that aspect in detail during the Courchevel application; and in this case they were dealing with an area below a dam.

The Commission had heard very little information from the Missouri Department of Natural Resources or from the Little Blue Sewer District, and that needed to be addressed for this plan as well. Regarding the developer specifically, the applicant had brought a PMIX proposal to the Commission; and other developers who had done so had brought visual materials that could be set up on easels to visually display the dam and areas of concern. As it was, the Commission had reductions sufficiently small that they could not even see the landscaping plan clearly. Finally, in the traffic impact analysis she wanted to see the numbers specific to this development, separated and outlined so that the Commissioners would not have to search for them through the entire study.

Ms. Rosenquist then asked for some direction as to a date certain, if the Commission voted for continuance. Mr. Scannell replied that with the volume of information that would be necessary and in order to give staff and the applicant enough time, the second meeting in February would be a good meeting date. Ms. Rosenquist emphasized that the plan be re-visited with the property owners associations before the next hearing, as that was essentially part of the charette process. Mr. Pycior asked for clarification, and Ms. Rosenquist explained that she wanted the two organizations to get the information before the Commission heard it at public hearing. There needed to be some dialogue, as a number of discrepancies had come up. The Commission had required that of other developers. She generally just wanted to see some evidence of further dialogue.

Vice Chair Christopher then asked for a formal motion.

Ms. Rosenquist made a motion to continue Application 2005-343, Rezoning from CP-2 and R-1 to PMIX and Application 2005-344, Preliminary Development Plan, Raintree Lake PMIX Development, Raintree Lake Development, applicant, subject to staff's letter of January 20, 2006, to include addressing items discussed that had been listed, to a date certain of February 28, 2006. The motion was seconded by Ms. Funk.

Vice Chair Christopher asked if there was any discussion of the motion. Hearing none, he called for a vote.

On motion of Ms. Rosenquist, seconded by Ms. Funk, the Planning Commission members voted unanimously by voice vote to **CONTINUE** Application 2005-343, Rezoning from CP-2 and R-1 to PMIX and Application 2005-344, Preliminary Development Plan, Raintree Lake PMIX Development, Raintree Lake Development, applicant, subject to staff's letter of January 20, 2006, to include addressing items discussed that had been listed, to a date certain of February 28, 2006.

(The foregoing is a digest of the secretary's notes of the public hearing. The transcript may be obtained.)

PUBLIC COMMENTS

There were no further public comments at the meeting.

ROUNDTABLE

Mr. Gray wanted some information on how close Lee's Summit was to buildout. He had heard figures of 75-80% or so; and wondered if it might be part of the Commission's purview to begin to look at where the city was in terms of the Comprehensive Plan and what would be the best uses for the remaining land. He was not necessarily recommending a moratorium on development but at least a critical look at what direction the city was headed. He had been especially concerned about the vote a few weeks ago regarding the Social Service agency and the Butler building and the number of such buildings along I-470. It might be time to make a serious assessment of what they wanted the city to look like and he was not confident they were doing that.

Vice Chair Christopher asked staff if this percentage was accurate. Mr. Scannell answered that excluding the property owned by the LDS Church would give a figure of 8-10% of ground still vacant and able to be developed. The percentage jumped up to about 45% when the LDS property was factored in. He confirmed that without factoring in that property, the percentage of available ground was actually less than the 25% or so that Mr. Gray had just mentioned.

Pertaining to the remark about metal buildings, Vice Chair Christopher asked about the horse stable at the west end of Lee's Summit and Mr. Scannell confirmed that it was within the City limits. When the UDO was adopted, it had essentially done away with the previous I-470 additional controls as they were rolled into the UDO. This particular property was zoned AG and the stable was a permitted use.

Mr. Atcheson asked about the Drivers License Bureau at the site of the former bridal shop; and Mr. Scannell answered that it had not gone through a public process because it was an existing building and all they were doing was change the interior. They were complying with the building code and parking requirements, and had exceeded the UDO requirement regarding minimum amount of parking. Unfortunately, in this case the use made this site much busier than that. Mr. Atcheson commented on the amount of seating inside for people waiting for tags and other service; and this should be an indication of the amount of parking needed. Mr. Scannell replied that this was a somewhat different type of use; and staff had looked at it more as an office use since that was the closest category it would fit into within the UDO. Parking for an office was 4 spaces per 1,000 square feet. If they considered the number of chairs, they might be looking at it as more of a place of assembly. Mr. Atcheson remarked that the approach for restaurant use, with the amount of seating as a factor, might be more accurate.

Mr. Gray asked what process the Commission could use if they did want to do the kind of re-assessment he had mentioned. Mr. Scannell said that was one of the things that Mr. McKay and Mr. Zhan were working on. Mr. McKay had not yet given the City Council a presentation as to where the City currently was; and the Commission would need some direction there. Vice Chair Christopher asked what he was proposing to do; and Mr. Scannell replied that the idea of limiting growth at some point would come up as well as a question of whether Lee's Summit did want to be a city with a population of 175,000 or something less. The question of what size the city should ultimately be was something that Mr. McKay and Mr. Zhan were looking at.

Ms. Rosenquist noted that there were now a number of PMIX developments; and she had some questions about that use in terms of what they had heard tonight. The Commission seemed to have heard that if a PMIX included a special use, such as a mini-warehouse in this case, they would not need an SUP. Mr. Wood answered that in view of the application now being continued a month, he would take another look at that and provide a legal memo. He had read that provision during the break, and his reading was that this was the case. Ms. Rosenquist recalled some discussions about this in CDC meetings; and a number of people did not want

that to occur. It involved the issue of the original owner selling the property, it then being neglected, and the City having no way to either enforce or revoke the use. Mr. Wood answered that he had discussed this issue with staff during the break. When the City issued a Special Use Permit, they were giving approval to a use that could be tracked, revoked or amended. The permit also had a time limit, so the user would have to come back for a renewal with a re-evaluation possible at that time. The purpose of many SUPs, in fact, was to limit the use to a particular period of time. His question about just rolling that into a PMIX use was how the use could be tracked in the future.

Ms. Rosenquist asked if there was any way other than pulling the use from the subject plan to prevent it from happening without a Special Use Permit; or if it could be a recommendation from staff. Mr. Wood said that one approach would be to go back and amend the ordinance to clarify the process. However, the Commission could recommend to the Council that this portion be removed and not approved as part of this specific application. That had occurred recently with another application. Ms. Rosenquist remarked that in this particular case, the application was already before the Commission and it would pertain to the current UDO wording. The Commission had nothing in place at this point to start amending the ordinance, and she wondered if the application would be 'grandfathered'.

Ms. Rosenquist then informed Ms. Brennan that she would be present at the February 28th meeting, as she would be getting back into town on the 27th.

Mr. Reece stated that he knew there had been concerns brought up before in Raintree about developing so close to the dam and pump station.

Mr. Atcheson agreed with the gist of Mr. Gray's statements in terms of setting higher standards about development in that corridor. That might be an issue in updating the Comprehensive Plan. He also asked about Raymore's discussions regarding annexation. Mr. Wood answered that they would now have priority, as they had adopted an ordinance and could go through the process. Lee's Summit could adopt a similar ordinance now; but Raymore would still get priority when they went through the process and would get to finish first. Mr. Atcheson asked whose authority or responsibility that would be, noting that a great deal of retail and commercial could be picked up along the corridors concerned. Vice Chair Christopher noted that Raymore's potential territory included land north of 163rd Street and the commercial areas on M-291.

Mr. Atcheson asked if annexation included a mandate to provide services within a certain period of time, rather than a municipality just annexing something. Mr. Wood said it did, however, "provide services" did not necessarily mean they had to install them. They would not have to provide sewer for an entire large property, for example, although with services like police they might have to expand the force. They could require developers to provide some infrastructure like sewers as they went along. He added that he was not sure if anyone in Lee's Summit had explored the idea of annexation to the south. Vice Chair Christopher recalled it coming up in some public testimony; however, Ms. Rosenquist recalled that being before the last couple of Comprehensive Plans.

Mr. Atcheson recalled an application for a single-family development a few years ago that was on the border between Lee's Summit and Greenwood. It was close to the "back door" for Winnebago. There had been discussion about requiring improvements to be made to the two-lane road involved [Doc Henry Road]; and he did not recall getting any cooperation from Lake Winnebago. They had essentially taken the position that it was not their road and not their problem. It seemed odd to him to now hear them wanting to enjoy benefits of Lee's Summit

ordinances. He wondered if some of this might even be under control of other jurisdictions including State agencies.

Vice Chair Christopher asked about the agenda for the February 14, 2006 meeting. Mr. Scannell said there was one public hearing for Summit Bank, plus three plats at this point. Mr. McKerrow had just told him there would be a meeting on the Thoroughfare Master Plan on the 14th. Mr. McKerrow said this would be a work session. Mr. Soto clarified that the public hearing was for a canopy.

Ms. Funk asked what the quorum situation would be on February 14th. Vice Chair Christopher stated that Chairperson Trainer would not be present at that meeting, and that Ms. Rosenquist might not be present. Vice Chair Christopher was not sure about a quorum; however, there were three public hearings on February 28th. Mr. McKerrow suggested meeting for the work session at 5:30 or even 5:00, adding that it would not be a consultant's presentation. It was more a discussion of the funding and how the City could expand its ten-year road program. Staff wanted some input on that before it went to public meetings.

Vice Chair Christopher suggested having the work session at 5:30 p.m.

Ms. Funk wondered what was the protocol in a situation like tonight, where the Commission looked at an application and could see so many open issues not yet resolved. There seemed to be so many pieces of information missing; and she would have liked to have seen some kind of impact study done with the dam. She asked if, in the case of a hearing that went on so long and did not have enough information, the Commission could continue the hearing and give a general direction to finish negotiations before they took up more of the Commission's time. She had not heard adequate answers but the hearing had still taken a significant amount of time. Mr. Monter remarked that staff got preliminary information about some of the aspects like siltation. However, that might not be enough for the Commission to make a decision. Staff could ask for a certain amount of information in terms of UDO requirements, and for most applications that was sufficient. It was not, however, in applications where there was considerable disagreement. Part of the clarification needed in this kind of application was how accurate some of the citizens' testimony was. The remarks about utilities in the dam was an example. Mr. Reece asked if there were other utilities other than the sewer line underneath the dam and Mr. Monter said there was a water line running along the base. Staff had looked at that and had talked with the MDNR and the Corps of Engineers.

Vice Chair Christopher was also not sure how organized the information was tonight; noting that the testimony sometimes went off onto other issues.

Mr. Pycior remarked that a neighboring development needed to be involved if they were going to make an issue about the impact.

Mr. Reece noted that Mr. Gray's picture had been in the paper when he received a humanitarian award.

ADJOURNMENT

Having no further discussion, Vice Chair Christopher adjourned the meeting at 9:00 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JANUARY 26, 2006
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on January 26, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Cheryl Fritts, Tim Nydegger, Tony Jose, Bob Orr, David MacQueen, and Tom Tucek. Rachelle Vandiver also attended. Ed Gross was absent.

Discussion:

- 1) Dissolved oxygen meter: Tom Atkins presented some information on purchasing a dissolved oxygen meter to measure levels in the lake and in the Lake Pines waterscape when we turn the aerator on and off. The Board decided this was a good idea and the office would research used meter prices and new meter prices.
- 2) Siltation Barriers: The Board budgeted \$25,000 for siltation barriers, specifically for Hidden Cove to reduce long-term costs incurred by the Association for silt removal. Bob will work with Rachelle on this.
- 3) Mileage: Ed brought up discussion on the mileage rate for employees of the Association. One figure was the charity rate of 18 cents a mile, another was a blend of the charity rate and the IRA rate (40.5 cents), another was the IRS rate. Most agreed with the IRS rate.
- 4) Dock Financing Plan: There was much discussion on the new docks and how they would be financed. It was agreed to require a 25% upfront deposit from the new slip holders and for them to pay the remainder at completion. Brian presented some draft letters to prospective lease holders.
- 5) Swim Dock Placement : The Board discussed whether there was a need to move the clubhouse swim dock based on the new boat slips. The Board will wait and see the exact location of slips (based on water depth and obstacles) before making a decision.
- 6) Lake Violation for non-attendance of safety meetings: The Board discussed whether to double fines for residents not attending safety meetings. This was explored but later dropped.
- 7) Aerobics classes: Dave wanted to bring aerobics classes to the clubhouse in the mornings and evenings and requested \$300 in seed money. Dave will provide more information at the next Board meeting.

8) Solar Panels: A resident requested solar panels on their roof. There are no ARB rules prohibiting this. It was decided to allow the ARB make the decision.

9) Sub-lease form: Brian presented a revised sublease form for the new slip holders.

10)Wood Shingles on ARB Improvement App: Lee's Summit was exploring an ordinance banning wood shingles from homes (ultimately they did not). Rachelle advised the Board they may wish to consider banning wood shingles of the city does.

11)Greenway South Bike Loop: Information was provided on the Greenway South Bike Loop, a proposed Lee's Summit Park and Rec unidirectional loop along Raintree Drive and Raintree Parkway.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 7th, 2006**

A Board meeting of the Raintree Lake Property Owners Association was held on February 7th, 2006 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek, Bob Orr and Ed Gross. Cheryl Fritts and Rachelle Vandiver were absent.

1. Brian Whitley called the meeting to order at 7:03 PM and announced a quorum for the Board meeting. Brian asked for a motion to approve the meeting Agenda.

Tom Tucek moved to approve the January Board Meeting Agenda as stated. Tony Jose seconded the motion. Brian asked for a vote: The motion passed 7-0.

2. **OPEN FORUM**

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints and questions. Brian asked the residents to please state their name and address before speaking.

Jan Dake 4078 SW Normandy Dr., President of the Swim Team requested from the Board \$700 to be used to fund the four up coming events. The money will be used for supplies, equipment, insurance, awards, coaches and etc. Jan stated the swim meets will start at 4:30 pm and should be completed around 11:00pm.

Penny Wilkenson at 501 SW Gull Point Court asked if RLPOA could provide an announcement sign at Raintree Drive and Gull Point. Penny also asked what the criteria is for removing the large Pine trees. Brian Whitley stated the Board approved to remove the 52 trees, which had diseases. These trees are being removed to help protect the healthy pine trees.

Shirley Thompson 4317 SW Sapelo Dr. stated there are many muskrats in Duck Pond. Brian Whitley mentioned that the Office would talk to Trapper Bob.

3. **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and added to the Consent Agenda approving \$700 for the Swim Meets. Brian asked for a motion to approve the Consent Agenda?

The Consent Agenda includes:

1. Approval of the January Board Meeting Minute.
2. Approval of payment of bills, (payroll, contracts, etc.)
3. Approval of Clubhouse usage and start up costs of \$300 for Aerobics/Yoga classes.
4. Approval of Boat Slip Sub-lease Agreement
5. Approval of up to \$1,400 for pavestone.
6. Approval of \$700 for the Raintree Ray's swim meets.

Tom Tucek moved to approve the Consent Agenda. David Mac Queen seconded the motion. Brian asked for a vote to approve the Consent Agenda. The motion passed 7-0.

4. **TREASURER'S FINANCIAL REPORT** **Tom Atkins presented the February Treasurer's Report**

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of January:

Bank of Lee's Summit-Check	\$ 8,719.25
Bank of Lee's Summit Sweep Acct.	\$ 325,208.39

These include reserves for:

Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 109,371.00

Expenses for January:	\$ 106,234.30
Long Term Debt:	\$ 183,963.43
Outstanding Dues/Fines a/o 12/31/05:	\$ No report

Income during January:

Dues	\$ 49,227.55
Other Income Total	\$ 22,075.44

Other Income Includes:

Interest	\$ 965.32
Clubhouse Rental	\$ 926.48
Shoreline Ads	\$ 1,946.00
Boat Stickers	\$ 100.00
Mowing	\$ 15.71
Boat Slips	\$ 17,861.93
Resident ID's	\$ 10.00
Fines	\$ 250.00

Shirley Thompson asked whether we charge fines for dues being paid late? Brian Whitley stated we file a lien on the house for severely delinquent dues and eventually take the resident to court for unpaid dues.

Tom Atkins mentioned there are some problems with the "Quick Books Pro" program.

Roland Thibault asked if the books are being audited. Tom Atkins stated the audit is close to being finished.

Brian asked for the financial report to be filed for audit.

5. BOARD ANNOUNCEMENTS:

- A. **Development by the Raintree Dam.** The Raintree Lake Development Corp. and Foxridge LLC have proposed development for the undeveloped land adjacent to the dam. There was a Planning Commission meeting held on January 24, 2006. This hearing after much discussion was tabled to February 28th 2006. There is a petition going around for those properties that are adjacent to this development within 185 feet per Lee's Summit ordinance.
- B. **Winding Creek Development.** Tony Jose explained this is the proposed development that is located Northwest of 291 and 163rd Street. Tony attended the Cass County Planning Board Meeting on January 24th, 2006 where this project was presented. The next Planning Board meeting will be held on February 9th 2006, 10:30 am at the Cass County Court House. This property is in unincorporated Cass County, but the City of Raymore does have an interest in annexing this land of 80 acres with 145 new homes. Raymore would have more rules and regulations on keeping the properties at higher standards than unincorporated Cass County. RLPOA's position is and requests that the lots and houses adjacent to Raintree Lake properties be similar in size. The 1st three phases are ready to go with no additional utilities required. They can only build up to 90 homes with the existing utilities.
- C. **Summit Disposal.** Brian Whitley announced that Summit Disposal would reduce their rates to Raintree Residents to \$10.25 per month with a guaranteed rate for two years. Trash pickup is on Monday mornings. Residents must sign up by filling out the form found in the February Shoreline and have it turned into the Office by March 1st 2006.

6. OLD BUSINESS

- A. **Legal.** Property Rights
- B. **Lou-Air/Raintree v. Cape & Sons/MODOT.** Brian stated there was a recent petition where Shamrock Hills Golf Course was successful in staying Cape & Sons receivership in order to collect monies.
- C. **IRS Standard Mileage rate as the Standard for RLPOA.** Brian stated that RLPOA has always used the same rates per the IRS Standards, which now is 48 ½ cents per mile.

Tom Tucek moved to approve the IRS Standard rate as the standard for RLPOA. Tony Jose seconded the motion. Brian asked for the vote. The motion passed 6-1. For: Tom Tucek, Tony Jose, Tom Atkins, Tim Nydegger, Dave Mac Queen, and Bob Orr. Opposed: Ed Gross.

7. NEW BUSINESS

- A. **David Dawson – Appeal codes fine.** . Brian presented the ARB violation and the rules of the association. Article VII, Section 3, (RLPOA Covenants). Installation of new roof w/o ARB approval is a \$200 fine. Mrs. Dawson presented to the Board her case. She stated that they had an old wood shake roof, which had a hole in it and was leaking when it rained. She used a roofing contractor who had replaced many roofs in Raintree and used an ARB approved similar

composite roof shingles with similar colors. Ed Gross asked to hear from the ARB. The rules are: roofs of approved composition materials and colors are considered acceptable, subject to approval through the ARB submittal process.

Tim Nydegger moved to overrule the ARB fine of \$200 because the Dawson's roof was leaking and they had a roofing contractor that could replace their roof immediately with an ARB approved roof material. Dave Mac Queen seconded the motion. Brian asked for the vote. The motion passed 5-2. For: Tim Nydegger, Dave Mac Queen, Ed Gross, Bob Orr, Tony Jose. Opposed: Tom Atkins and Tom Tucek.

- B. Ferguson Seeder/Aerator \$1,400 (Equipment budget \$5,000)** Goal: "Park-like Common Ground." RLPOA Board priority #8. A 5' wide will cover tire tracks and allow for tight spots. This was the recommended purchase by RLPOA staff.

Tom Atkins moved to approve up to \$1,400 for a Ferguson Seeder/Aerator. Dave Mac Queen seconded the motion. Brian asked for the vote. The motion passed 5-2. For: Tom Atkins, Dave Mac Queen, and Tim Nydegger. Tony Jose and Ed Gross. Opposed: Tom Tucek and Bob Orr.

- C. KingKutter Tiller \$1,300.** Goal: "Park-like Common Ground." RLPOA Board priority #8. This was the recommended purchase by RLPOA staff.

Tom Atkins move to approve up to \$1,300 for the KingKutter Tiller. Tony Jose seconded the motion. Brian asked for the vote. The motion passed 5-1-1. For: Tom Atkins, Tony Jose, Tim Nydegger, Ed Gross and Dave Mac Queen. Opposed: Bob Orr. Abstained: Tom Tucek.

- D. Dock Contract Proposals.** After lengthy discussions it was decided to approve the dollar amount for the new docks and vote on the Dock Contractors at the next Work Session "Special Meeting" on February 23rd 2006.

Tony Jose moved to approve up to \$96,000 to be funded by residents participating in the new dock program. This will be based on a maximum of \$4,000 per slip. Tom Atkins seconded the motion.

Brian Whitley asked for any further discussion. Tom Tucek stated he was not comfortable with the Cross Electrical quote.

Tom Tucek moved to amend the motion to remove Cross Electric. Tom Atkins seconded the amended motion. Brian asked for the vote. The amended motion passed 6-1. For: Tom Tucek, Tom Atkins, Tim Nydegger, Tony Jose, Ed Gross and Dave Mac Queen. Opposed: Bob Orr.

Brian asked for the vote on Tony's motion. The motion passed 4-3. For: Tony Jose, Tom Atkins, Tom Tucek, and Tim Nydegger. Opposed: Ed Gross, Dave Mac Queen and Bob Orr.

- E. Boat Slip Participation Program.** After lengthy discussions it was decided to table this issue to the February 23rd 2006 Work Session "Special Meeting".

- F. Boat Slip Policy Paragraph C.** Boat Slip Leasing.

*Tony Jose moved to approve the changes to the **Boat Slip Policy** paragraph “C”, as proposed, and to approve the **2006 Long-Term Lease of Boat Slip** document changing the first paragraph reference of May 1st 2006 to “this day” and its reference of April 30th to “March 15th” for participants in the New Boat Slip program. Tim Nydegger seconded the motion. Brian asked for the vote. The motion passed 5-2. For: Tony Jose, Tim Nydegger, Tom Atkins, Tom Tucek and Ed Gross. Opposed: Dave Mac Queen and Bob Orr.*

8. Adjourn to Executive Session.

Tony Jose moved to adjourn to Executive Session. Tom Tucek seconded the motion. The motion passed.

9. Adjournment.

Tom Tucek moved to adjourn. Tony Jose seconded. Brian asked for the vote. The motion passed 7-0.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
FEBRUARY 23, 2006
WORK SESSION & SPECIAL MEETING**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session/special meeting of the Raintree Lake Property Owners Association was held on February 23, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Cheryl Fritts, Tim Nydegger, David MacQueen, Tony Jose, Bob Orr, and Tom Tucek. Rachelle Vandiver also attended.

Discussion:

1) Greenway Bicycle Loop – Parks & Recreation (Steve Casey): Information was presented to the Board about Lee's Summit's desire to add Raintree Lake to it's Greenway Bicycle Loop. Parks and Rec intended to have the loop unidirectional with signs posting the area. There would be no pavement markings. Pros and cons were discussed (pro: more Raintree exposure to prospective buyers, promotes fitness; con: more traffic on Raintree streets, residents may complain about signs in their yards).

2) Lee's Summit Journal – Newsletter – David Lammers

3) Terra Technologies/Prairie & Wetland Center – Siltation Barriers – David Flick: David presented many details on the Clean Water Act, pictures of engineering projects and designs for controlling stormwater, and tips on siltation.

4) Kansas INT League – Eric/Brandon Carlson: The INT League requested permission for Raintree Lake to host the Kansas INT League wakeboarding/skiing event. Many details were discussed and the Board planned to send a note out to residents gauging their interest and any concerns.

5) Award Slip Contract: The RLPOA Board moved to award the boat slip contract to Elf Docks for \$59,148.08 for construction of slips in Normandy Cove along Raintree Drive (10) and to extend the slips at the clubhouse (14). Passed 7-1 (Ed opposed).

The RLPOA Board moved to award the electrical contract to Cross Electric (up to \$7,600). Passed 7-0-1 (Ed abstained).

6) Walking Trail - Phase III (Ed): Ed asked the Board if we should have the walking trail connecting Raintree Parkway/Sandpiper to Raintree Drive/Raintree Court, or from Green Teal to Widgeon Way. The Board considered safety on kids walking along Ward Road and decided to connect Raintree Parkway to Raintree Drive. Discussion continued on whether to extend this on both sides of Raintree Circle and whether to extend it to Raintree Court. Funding will help decide this issue.

7) Pool Contract : The Board reviewed the pool bid from Aquaticare and requested Rachelle contact the other providers to see what they would bid.

8) Pool Bathroom Floor (Rachelle needs direction): Dave will research options on improving the bathroom floor.

9) Deck (Tom/Ed Update): Ed and Tom provided information on the deck design to date. The Board discussed options of railings, materials, etc.

10) Boat Slip Waitlist Delinquent Dues: Brian presented some information on the number of people on the boat slip waitlist delinquent on dues and whether they should be remained or removed. People on the waitlist are behind a cumulative amount of \$11,720. The dues delinquency rate is 25% compared to 15% for all of Raintree. There are 60 of 245 members on the wait list delinquent.

The Lake Committee prepared the following on Feb 6: The Lake Committee members discussed a grace period be offered to residents who are on the current Boat Slip Waiting List and not a 'Member in good standing'. Announce a 90-day period that all accounts must be brought up to date and payment received in full. At the end of the grace period remove the name of any member not in good standing from the Boat Slip Waiting List. In the future do not put any person on the list that is not in good standing. Remove any resident from list when they become a member not in good standing. The vote was 5 for, 1 against and one abstains. This is the only amenity that we have a wait list for. All others you must be a member in good standing before you use it (pool, boat stickers, boat rental, clubhouse rental etc.).

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 16th, 2006

A Board meeting of the Raintree Lake Property Owners Association was held on March 16th, 2006 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Tom Tucek and Ed Gross. Cheryl Fritts and Bob Orr were absent. Rachelle Vandiver was also present.

1. Brian Whitley called the meeting to order at 7:00 PM and announced a quorum for the Board meeting.

2. **OPEN FORUM**

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints and questions. Brian asked the residents to please state their name and address before speaking.

There were no residents wishing to speak their concerns to the Board.

3. **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The March Consent Agenda includes the approval of the February Board Meeting Minutes and the approval of Payment of Bills.

Tom Tucek moved to approve the Consent Agenda. Toney Jose seconded the motion. Brian asked for a vote to approve the Consent Agenda. The motion passed 6-0.

4. **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the February Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of February:

Bank of Lee's Summit-Check	\$ 46,869.26
Bank of Lee's Summit Sweep Acct.	\$ 348,476.63

These include reserves for:

Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 30,000.00

Expenses for February:	\$ 19,004.72
Long Term Debt:	\$ 175,663.25

Outstanding Dues/Fines a/o 2/28/06: \$ 70,796.51

Income during February:

Dues \$ 58,818.94

Other Income Total \$ 25,183.60

Other Income Includes:

Interest \$ 1,023.25

Clubhouse Rental \$ 231.62

Shoreline Ads \$ 1,718.50

Boat Slips \$ 21,725.23

Resident ID's \$ 5.00

Fines \$ 480.00

Tom Tucek asked if the late dues were figured from residents that are one full quarter late. Tom Atkins answered yes.

Brian asked for the financial report to be filed for audit.

5. BOARD ANNOUNCEMENTS:

A. Garden Club-Ducks in Flight Statue.

Rita Madison from the Garden Club presented the new Ducks in Flight Statue that will be placed at the new Garden Club's landscaping flower bed project located NW of Raintree Drive and Cole Younger Drive. Rita mentioned that Karen Delaney provided us the electricity for our lights to light up the new statue. Brian Whitley, the Board and residents gave a big hand to Rita Madison and the Garden Club for their hard work. Rita then thanked all the residents for their donations and support.

Shirley Thomas suggested putting large boulders around this statue to protect it.

B. Dam Development.

The Raintree Lake Development Corp. and Foxridge LLC have proposed the Sunrise Point development for the undeveloped land adjacent to the dam. The Planning Commission held a meeting on March 14, 2006 and voted in favor of this project. For: 2, Opposed: 1, and Abstained: 2. The Lee's Summit's City Council will vote on this application for rezoning at 6:15 on April 20th, 2006 at 123 SE 3rd Street, Arnold Hall. Brian Whitley stated many of RLPOA's issues and concerns with this project and that residents can find this information in the April Shoreline and on the RLPOA's web site.

B. Deffenbauh's and BFI's Letters to Residents Reducing their Rates.

Brian stated the main goal for taking bids and selecting one trash company was to reduce the amount of Garbage Truck traffic in our neighborhood. The other goal was to reduce the cost for trash service. RLPOA has entered into an agreement with Summit Disposal for trash service. Deffenbauh has now been sending out letters reducing their rates to \$8.50 and BFI is also matching this price. Brian stated Summit Disposals rates are guaranteed for two years where the other companies might not be.

6. OLD BUSINESS

Legal.

Brian Whitley gave an update on the Lou-Air/Raintree v. MODOT/Cap & Sons. The Plaintiff has filed a motion for Order Lifting Stay against Cape & Sons. If approved by the court it would permit plaintiffs to continue the action against the liability insurance company of Cape & Sons, which is currently in receivership. Hopefully the signing of the Order will encourage Cape & Sons' insurer and MODOT to mediate the matter.

There will be an Executive Session meeting to discuss the protest petition that the Association may sign protesting the application and rezoning of the Dam Development Sunrise Point.

7. NEW BUSINESS

A. John & Sheila Hobbs - \$10.00 Trash Fine.

Brian Whitley read to the residents the Association's rules for trash.

Sheila Hobbs explained to the Board on January 27, 2006 she placed at the end of her drive way by the curb a bag of donated items for the Blind. She also stated the bag was clearly labeled "for the Blind". This item was not a bag of trash.

Dave Mac Queen moved to overrule the fine and violation. Tony Jose seconded the motion. Brain asked for any further discussion. Ed Gross stated it would have been nice to have pictures of the bag in question. Without the pictures his vote will be affected. With no further discussion Brian asked for the vote. The motion passed 6-0.

B. Jim Brady - \$200 fine for installing roof without prior approval.

Brian Whitley read the RLPOA's rules on installing new roofs to the residents and the Board. It was decided to table this issue to the next Board meeting because Jim Brady was not present to represent his case. Mr. Brady may have not been informed that the meeting was changed from March 14th to March 16th.

Jim Brady did arrive to the Board meeting at 8:45. Jim was not aware of the Board Meeting being reschedule for tonight and apologized for being late. Brian Whitley apologized for the Association for not informing Jim of the meeting change due to the city's date change of the Sunrise Point meeting where RLPOA presented. Brian read the RLPOA rules again and the alleged ARB violation. All roofs being replaced must receive ARB approval prior to installation. Jim Brady did state he did not know he had to get approval when replacing his roof with similar ARB approved roofing materials. Jim Brady also stated that his roof was leaking when it rained.

Tony Jose moved to overrule the fine for Jim Brady of 4057 SW Clipper based on the fact that his roof was leaking and that he applied for ARB approval prior to RLPOA contacting the resident. David Mac Queen seconded the motion. Brian Whitley asked for any further discussion. After additional discussion Brian asked for a vote. The motion passed, 3-2-1. For: Dave Mac Queen, Tony Jose and Tim Nydegger. Opposed: Tom Tucek and Tom Atkins. Abstained: Ed Gross.

C. Kansas INT Tournament

Brian Whitley informed the residents about the Kansas INT Tournament. Eric explained what the Tournament is about and answered all the questions.

The prices to compete in this Tournament are:

Non residents to join INT annual membership are \$45 and \$35 to compete per event.

A Raintree resident's cost to join INT for this one Tournament will only be \$20. The cost to compete is \$20 for the first event and \$15 for each and every other event at this tournament.

The office sent out a letter to all 160 residents on the email list requesting input. The office received 16 responses; For: 11, and Opposed: 5. Brian explained many of the issues that residents had for and against this Tournament: parking, traffic, port-a-potties, and closing part of the lake for two days. There was a lengthy discussion on how to address every issue. Tom Atkins stated he would like to make a motion to go forward with this, with the contingency that the RLPOA President can have some veto power to make changes and work out the details.

Tom Atkins moved to allow Kansas INT to conduct a Ski and Wakeboard Tournament at Raintree Lake on July 15th & 16th 2006 contingent upon a contract with proper insurance provisions, spectator provisions, including Port-A-Potties provided by INT, and a damage deposit of \$500 or the amount of the insurance deductible whichever is greater, acceptable to, and signed by the RLPOA president. Tim Nydegger seconded the motion. Brian Whitley asked for any further discussion. After further discussions Brian asked for the vote. The motion passed, 5-1. For: Tom Atkins, Tim Nydegger, Dave Mac Queen, Ed Gross and Tony Jose. Opposed: Tom Tucek.

D. Auditor Report – Don Blythe

Brian Whitley presented the Auditor's Report. Brian stated one of the findings was there is not a capital expenditure outlay and estimated life expectancy for capital assets. Tom Atkins stated the Finance Committee has been working on this project. Tom Atkins asked for volunteers to help put together the life spans of assets and dollar amounts for the life expectancies of assets.

Tom Tucek moved to accept the 2005 Audit Report including Financing Statements. Tom Atkins seconded the motion. Brian asked for any further discussion. With no further discussion Brian Whitley asked for the vote. The motion passed 5-0-1. For: Tom Tucek, Tom Atkins, Tony Jose, Tim Nydegger, David Mac Queen. Abstained: Ed Gross.

E. Aquaticare Pool Contract/Concession

Brian Whitley presented the three bids for the Pool Contract. Aquaticare did have the lowest bid and included all items required. Aquaticare has been maintaining our pool in the past and is familiar with our facilities.

Tom Tucek moved to approve Aquaticare for the 2006 pool season up to \$47,000 with exception of the Concession Stand Bid. The Concession Stand would not be part of this contract. Tony Jose seconded the motion. Brian asked for any further discussion. After more discussion Brian asked for the vote. The motion passed 6-0.

It was decided to discuss the Concession Stand contract at the next Work Session.

F. Pool Bathroom Floor Replacement

David Mac Queen presented the bids for the Pool Bathroom replacement. Dave contacted many contractors and only received two bids. After many discussions Tom Tucek suggested tabling this to the next Work Session Special meeting. The Board agreed to move this issue to the next Work Session Special meeting.

G. Girl Scout Bridging – Request to waive Clubhouse Rental Fee

Brian Whitley stated the Association does need help preparing Easter Eggs. Brian asked if the Girl Scouts could help stuff Easter Eggs for the East Egg Hunt for an exchange for free rental of the Clubhouse. The Association will still require a \$300 deposit but will hold this check and not cash it.

David Mac Queen moved to waive the Clubhouse rental fee for the Girl Scout's Bridging in exchange for stuffing Easter Eggs. Tom Tucek seconded the motion. Brian asked for the vote. The motion passed 6-0.

H. Carron Meisner – Storm Water Discharge

Brian Whitley called a Special Meeting at the next Work Session to address this issue.

8. Adjourn to Executive Session.

Tom Tucek moved to adjourn to Executive Session. Tony Jose seconded the motion. The motion passed.

9. Adjournment.

Tom Tucek moved to adjourn. Tony Jose seconded. Brian asked for the vote. The motion passed 6-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MARCH 23, 2006
WORK SESSION & SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session/special meeting of the Raintree Lake Property Owners Association was held on March 23, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Cheryl Fritts, Tim Nydegger, David MacQueen, Tony Jose, Bob Orr, and Tom Tucek. Rachelle Vandiver also attended.

DISCUSSION

- 1) Deck – Craig Walters: Craig represented a group of Amish builders interested in bidding and constructing the Raintree clubhouse deck. Craig presented many pictures and discussed the benefits of the Amish work product.
- 2) Aquaticare Concession Contract: The Board reviewed and approved the Aquaticare Concession Contract. The Board asked Rachelle to with Kathy Blevins to have Aquaticare pay for the necessary infrastructure improvements that Aquaticare would need to improve the concession stand this season.
- 3) Dock Repairs – Lake Committee: The Lake Committee will have Kribbs inspect the boat and swim docks needing repair. Elf will inspect their dock. The Lake Committee will have a report to the Board for necessary repairs. The Board will approve funds in April to see that those repairs are carried out.
- 4) Jet Ski – Law Loan or purchase: The Board asked the Lake Committee and Rachelle to identify existing used Jet skis and their purchase price. The Board will make a decision as to whether to buy RLPOA's own jet ski or continue with the Law Loan program.
- 5) Rental Pontoon Repairs: Rachelle presented some information on repairing and replacing components of the rental pontoon boat. The Board budgeted \$5,500 for repairs this year.
- 6) Pool Bathroom – Floors/heating/exhaust/insulation: Rachelle will contact an electrical contractors to identify needs for the pool bathroom area. The Board moved to approve the pool floor contractor that Dave recommended using WonderGrip upon receipt of MDS documentation (8-0). It's a 2 step process. There was also discussion about the need for moisture barriers and improving the bathroom ventilation to reduce moisture accumulation.

- 7) Reward for information: Brian Whitley moved to publish in the Shoreline "Up to \$5,000 reward for information leading to the arrest and conviction of individuals doing property crimes in Raintree Lake". Tony Jose seconded the motion. Motion passed 7-0-1, Ed Gross abstained.
- 8) Muskrat trapping for summer: There was much discussion of whether to use Trapper Bob or Trapper Mike for the Summer. Detailed cost scenarios were prepared by Rachelle demonstrating the projected monthly cost based on difference real scenarios form the previous winter months.
- 9) Optimist June 3 Fishing Derby Advertisement in Shoreline (Ed): Ed requested the RLPOA place an ad in the Shoreline announcing the Lee's Summit Evening Optimist Club's fishing Derby, a charity event. The Board agreed to provide a ¼ page ad for the event in the May Shoreline (8-0).
- 10) Walking Trail Update (Ed): Ed provided an update on the walking trails and their was discussion about the new walking trail along Ward Road to connect Raintree Parkway/Sandpiper with Raintree Drive/Raintree Circle.
- 11) Deck Replacement Update (Tom T) : Tom Tucek gave an update on the deck replacement and the need for Board members to review the plans and provide comment.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 30, 2006**

DETERMIN QUORUM AND CALL MEETING TO ORDER

The 2006 Annual meeting of the Raintree Lake Property Owners Association was held on March 30th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tom Tucek, Cheryl Fritts, Tim Nydegger, Bob Orr, and Dave MacQueen. Absent: Ed Gross.

Brian Whitley called the meeting to order at 7:20pm and took a show of hands of people wanting to continue the meeting or adjourn due to an insufficient number of residents for a quorum. Residents wished to continue the meeting. At around 7:45pm Glen Jones appeared and his lots enabled the RLPOA to make quorum. The notes from the meeting can be found on the following slides.

RLPOA Board of Directors

March 30th 2006

2006 Annual Meeting

Board Introductions

- **Brian Whitley (President)**
- **Tony Jose (Vice-President)**
- **Tim Nydegger (Secretary)**
- **Tom Atkins (Treasurer)**
- **Cheryl Fritts**
- **Ed Gross**
- **Dave Mac Queen**
- **Bob Orr**
- **Tom Tucek**


Secretary's Report

- Approve Minutes of March 31, 2005

Treasurer's Report


● Income	757,256
● Bank Balance 12/31/05	362,234
● Long Term Debt	187,492
● Consolidation of Accounts	

Special Projects in 2005



● Common Ground Survey	10,000
● Concession Improvements	1,600
● Drainage	3,885
● Rip Rap	13,644
● Walking Trails	75,097
● Aerator	2,957
● Conservation	11,045
● New Boat w/ Trade In	5,705
● New Swim Dock	7,094
● Water Quality (Testing)	5,873
● Dock Lighting	22,340
● Zero Turn Mower	13,500
● Additional Principal Payment	30,000

Special Projects in 2006



● Hidden Cove Desiltation	120,000
● Deck/Clubhouse	95,000
● Walking Trails	70,000
● Water Quality (Testing)	15,500

Election Process

- Class A (3); Class B (1)
- Nominating Committee
 - David Elliott (Chair)
 - Rhonda Masters
 - Jim Metzger
 - Brenda Miller
 - Rita Madison
 - Shirley Thomas

Lee's Summit Police

- Ken Conlee
 - Chief of Police, Lee's Summit, MO
 - Neighborhood Watch Program

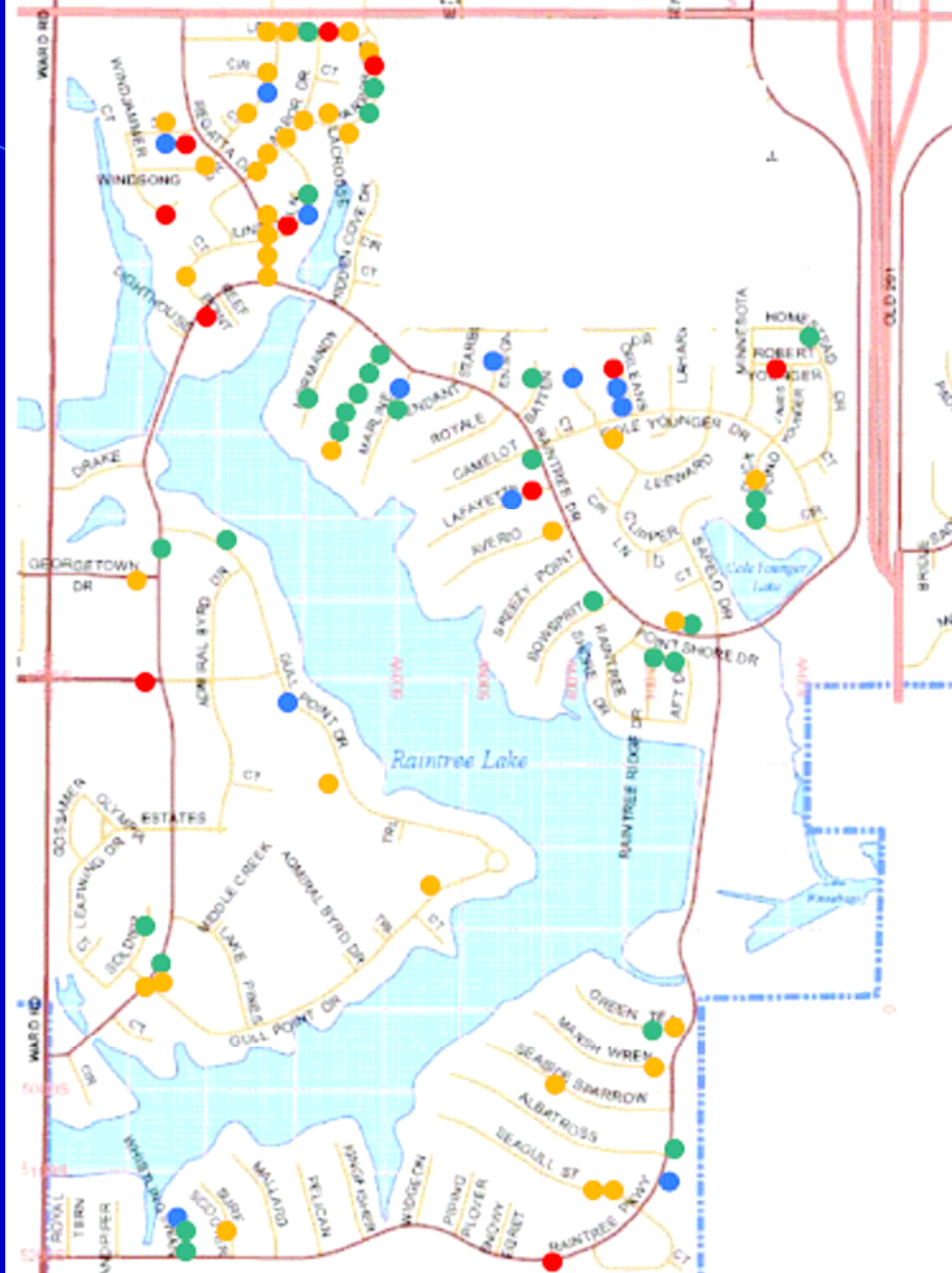
Crime Locations in Raintree: 2005

Burglaries/Robbery

Motor Vehicle Thefts

Theft (Other)

Property Damage



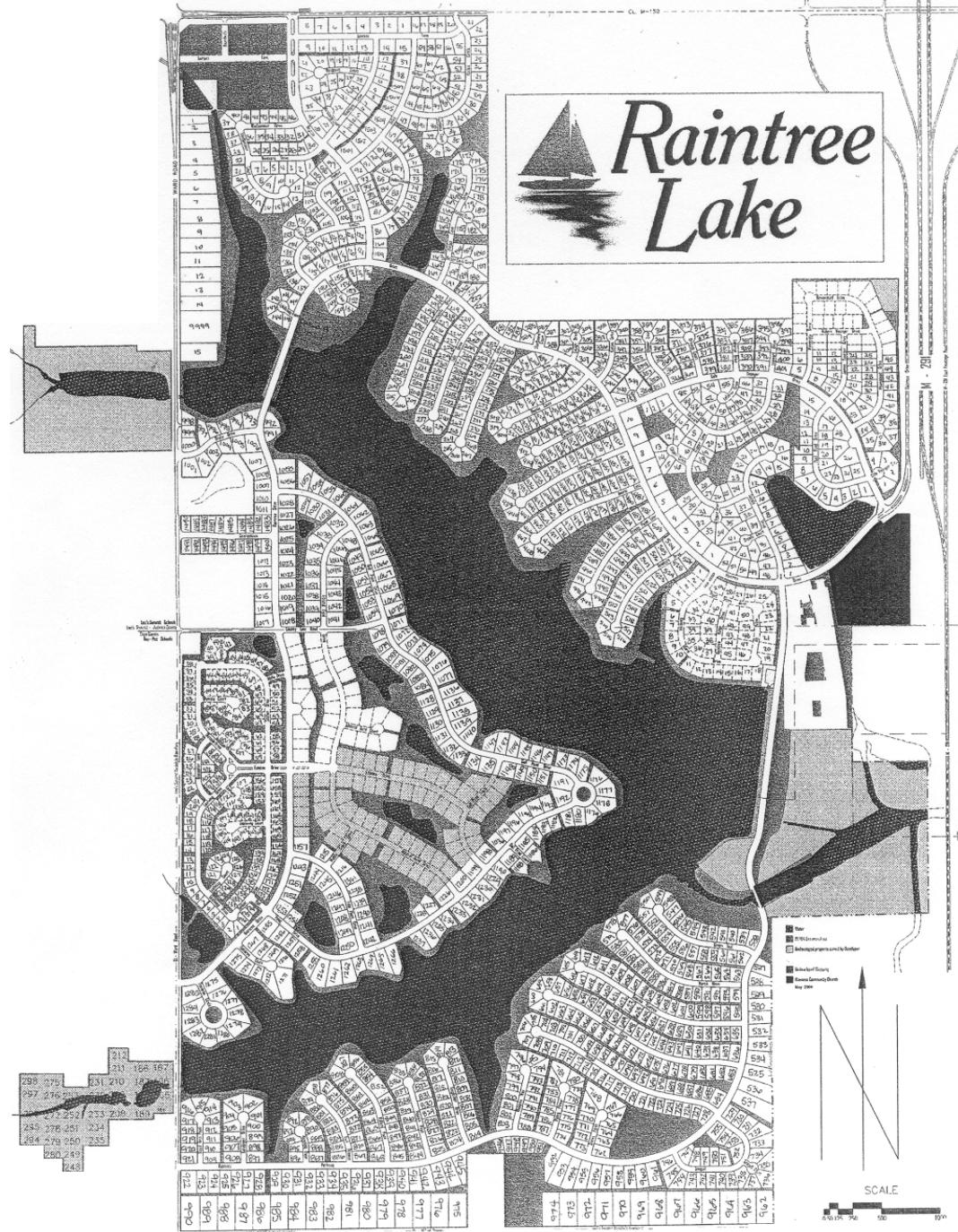
City Council Representatives

- Ron Williams
- Randy Rhoads

State of Raintree

- Common Area
 - Survey, Walking Trails, Boat Slips, Water Quality
- Siltation
 - Hidden Cove
- Financial
 - Debt, Purchasing Policy & Procedures, Contracts
- Community Networking
 - Metro Calling Plan, Medicare Part D, Taxes, Development
- Coming Year
 - Activities, Asset Management, Priorities

Common Ground Survey



Walking Trail North



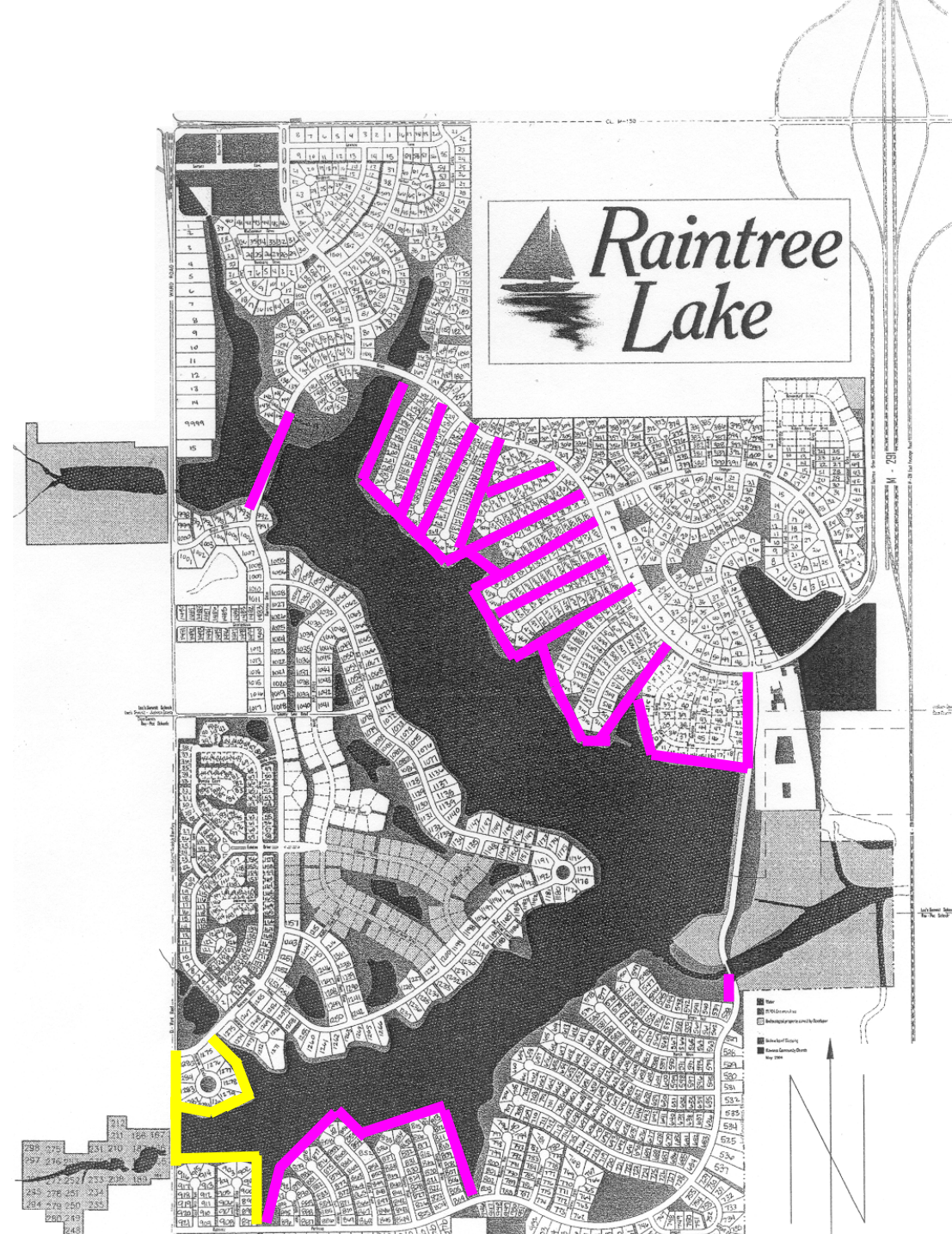
Walking Trail South



Walking Trail Project

Existing

New for 2006



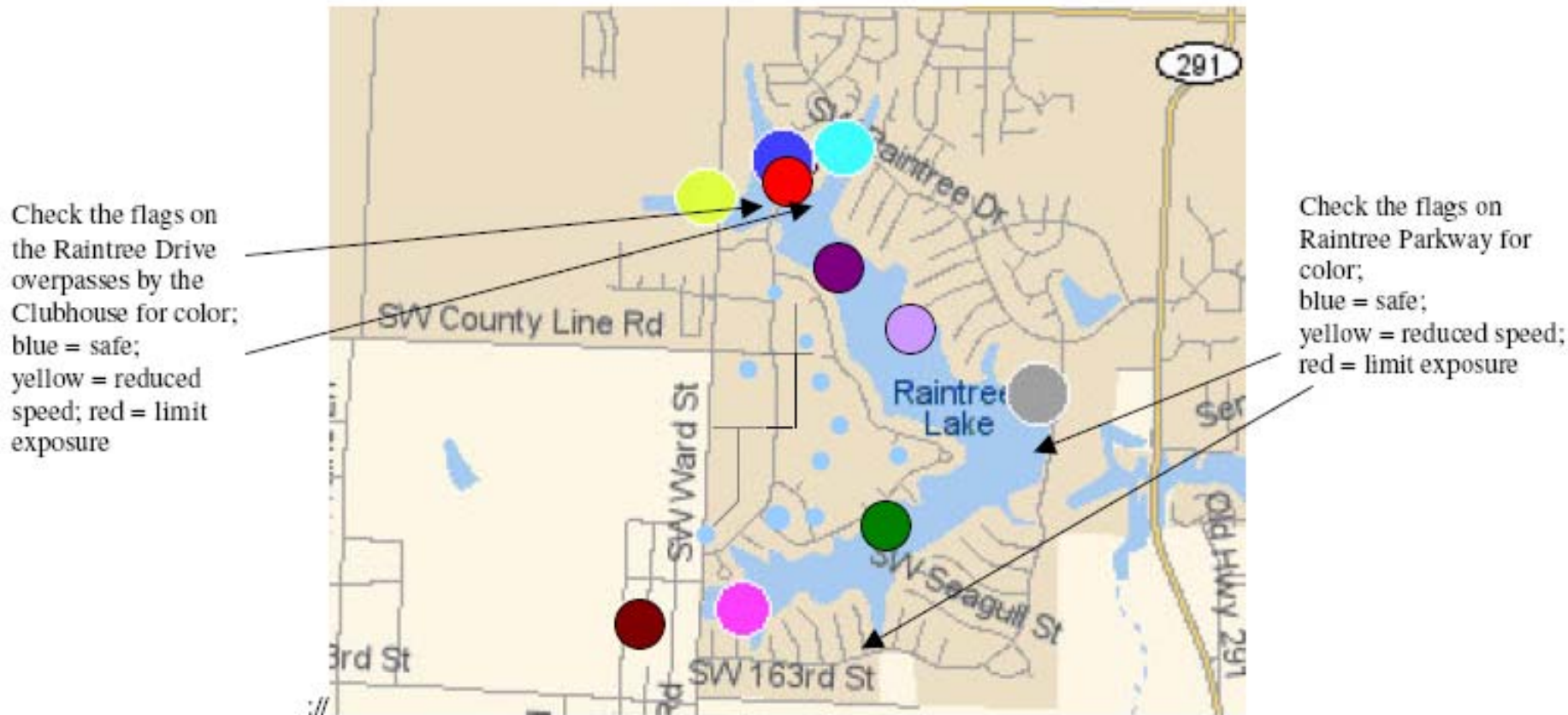
Boat Slips: (24 added --> 280 leased)

Reduction of approx. 3 years wait time



Water Quality Testing/Aeration

<http://rlpoa.com>

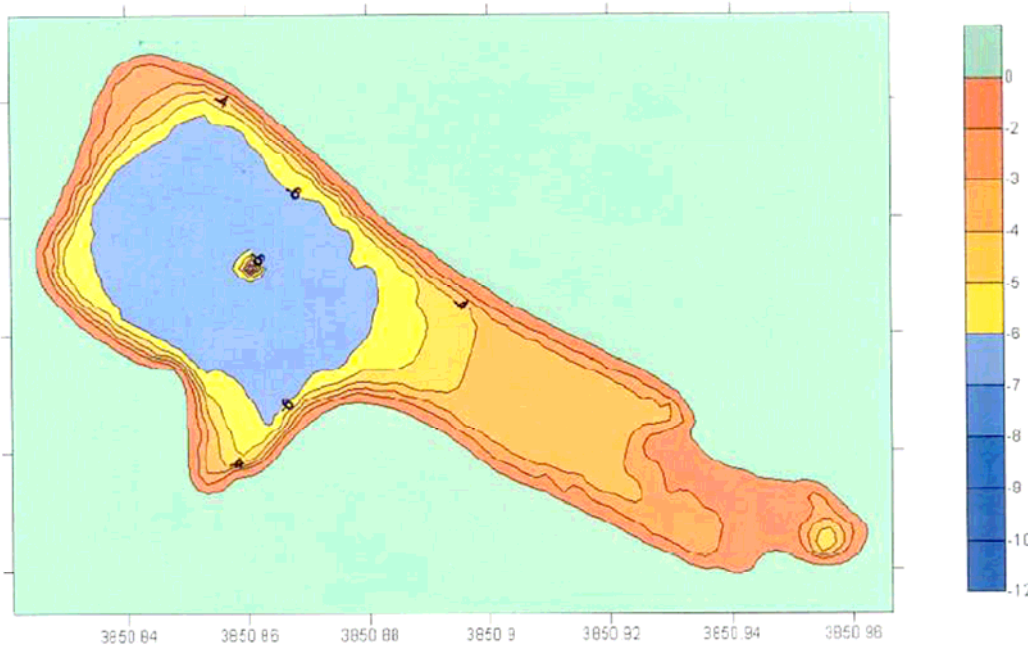


Check the flags before you swim or boat!

Blue = safe; Yellow = reduced speed; Red = limit exposure (bacteria)

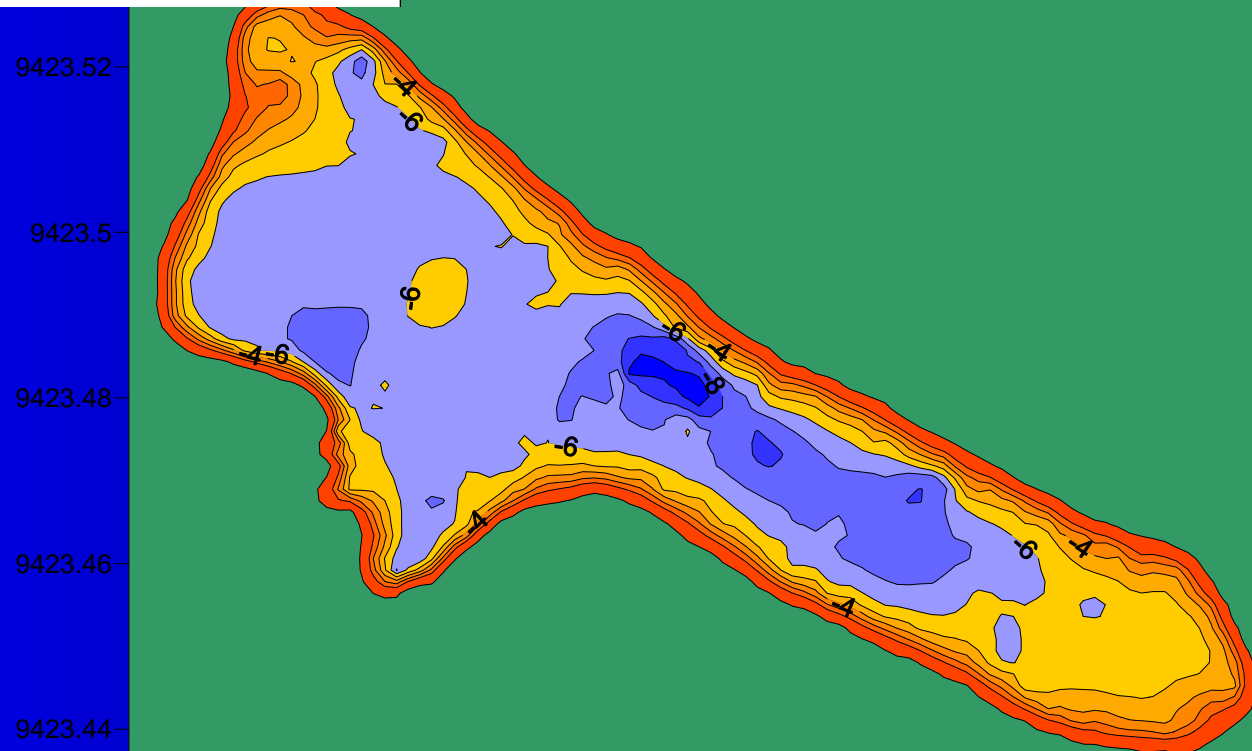
Hidden Cove Desiltation

2004



**Siltation
Committee**

2006



Financials

- Long-term Debt (5% interest)
 - Jan 31, 2006: \$183,963
 - Jan 31, 2005: \$234,938
- Formal Purchasing Policy/Contracts
 - Finance Committee

Community Networking

- Metro Calling Plan (Tier 3 → Tier 2) \$6/mo
 - Agreement between PSC, SBC/AT&T, Office of Public Counsel
 - Assistance from
 - Bob Johnson
 - City Reps
 - Raintree Residents
- Medicare Part D
- Property Tax Assistance
 - Homestead Preservation Act
 - Missouri Property Tax Credit
- Trash Service
- Development

Community Networking

- Development
- rlpoa.com

ArborWalk

Developer: David Gale, Gale Communities, Inc.
Location: 380 acres NW Corner of M-150 & Ward
Type: Townhome, single-family, retail (Meiner's)
Price: Townhomes \$130k+; single-family to \$250k
Minimum sq. ft.: Variable
Minimum Lot Size: 35'
Status: Under construction
Source: <http://www.arborwalk.com/>
<http://rlpoa.com/text/minutes090903.pdf>

Raintree Lake Village*

Developer: RACH, LLC, Inc.
Location: SE Corner of Ward and MO150
Type: Commercial (pos. Walgreens, bank, retail)
<http://www.rlpoa.com/cv.htm>

Regional Excess Flow Holding Basin

Location: NW of Drake & Ward
Status: City is requesting land from Developer

Raintree Lake Estates 8a Plat*

Developer: Raintree Lake Corp.
Location: South of County Line between Gull Point & Raintree Dr.
Type: Single-family (35 residences)
Minimum sq. ft.: 1,800
Price: \$295k-\$400k
Status: Roads paved, lots for sale. RLPOA disputes condition of common area.
<http://www.lee-summit.mo.us/meetingminutes/06-22-04.doc>

Excess Flow Holding Basin

Location: South Central area of Kensington Farms
Status: Pulse and City will install
<http://www.rlpoa.com/efhb.htm>

Kensington Farms:

Developer: Pulse Homes
Location: 320 acres SW Corner of Ward and County Line
Type: 745 Homes
Minimum Lot Size: 45' (60' along Ward)
Price: \$150k+
Status: Lee's Summit has annexed the area. Reduced from 1,200 homes to 745 homes. Ward Road will be improved to four 11' traffic lanes and one 10' center turn lane in two Phases
<http://www.rlpoa.com/kf.htm>

Fountains*

Developer: Glen Jones
Location: 54 acres SE Corner of County Line & Ward Road
Type: Single-family (176 residences)
Minimum sq. ft.: 1,200
Price: \$190k-\$300k
Status: Under construction
Source: <http://www.lee-summit.org/pdf/Asa%20and%204LS%20Advantage%204-2-49.pdf>

Ward Road Improvements

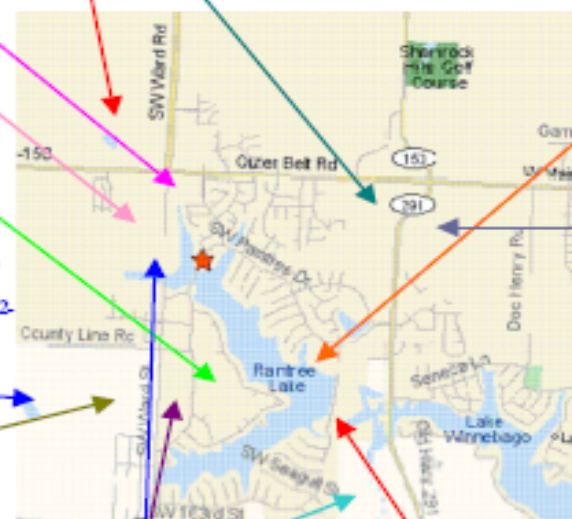
<http://www.rlpoa.com/ward.htm>

Raintree North Shopping Center

Location: SW Corner of Raintree Dr. & M-150
Type: Commercial
Status: Price Chopper, Paddy O'Quigley's, McDonald's, Crowley Furniture, Great Clips, VIP Nails, Hanger's Cleaners, Martial Arts, China Wo, PostNet, H&R Block, Tanning Salon

North Shore at Raintree*

Developer: Karen DeLaney
Location: 20 acres SW Corner Raintree Dr. & Raintree Pkwy.
Type: Single-family (50 residences)
Price: \$300k-\$750k
Minimum sq. ft.: 1,600
Status: Under construction
Source: <http://www.lee-summit.mo.us/meetingminutes/02-24-04.doc>
<http://rlpoa.com/text/minutes011304.pdf>



MO150 Improvements (2010)

Shops at Raintree
Location: SW Corner of 150/291
Type: Commercial
6.5 acres, \$10 million project
Status: Seeking Community Improvement District 1/19/06

Raintree Dam*

Developer: Raintree Lake Development Inc & Fox Ridge LLC.
Location: South of Raintree Drive, north of Green Teal
Type: Commercial, single family, duplex, 4-plex, 6-plex
Price: Variable
Minimum sq. ft.: Variable
Status: Before Planning Commission on 2/28/06.

Winding Creek Estates

Developer: Dusty Dahmer
Location: NW of 163rd St and MO-291
Type: Single-family
Price: Variable
Minimum sq. ft.: Variable
Status: Before Planning Board (Cass County) 1/24/06;
Raymore seeking to annex
<http://www.rlpoa.com/windingcreekestate.htm>

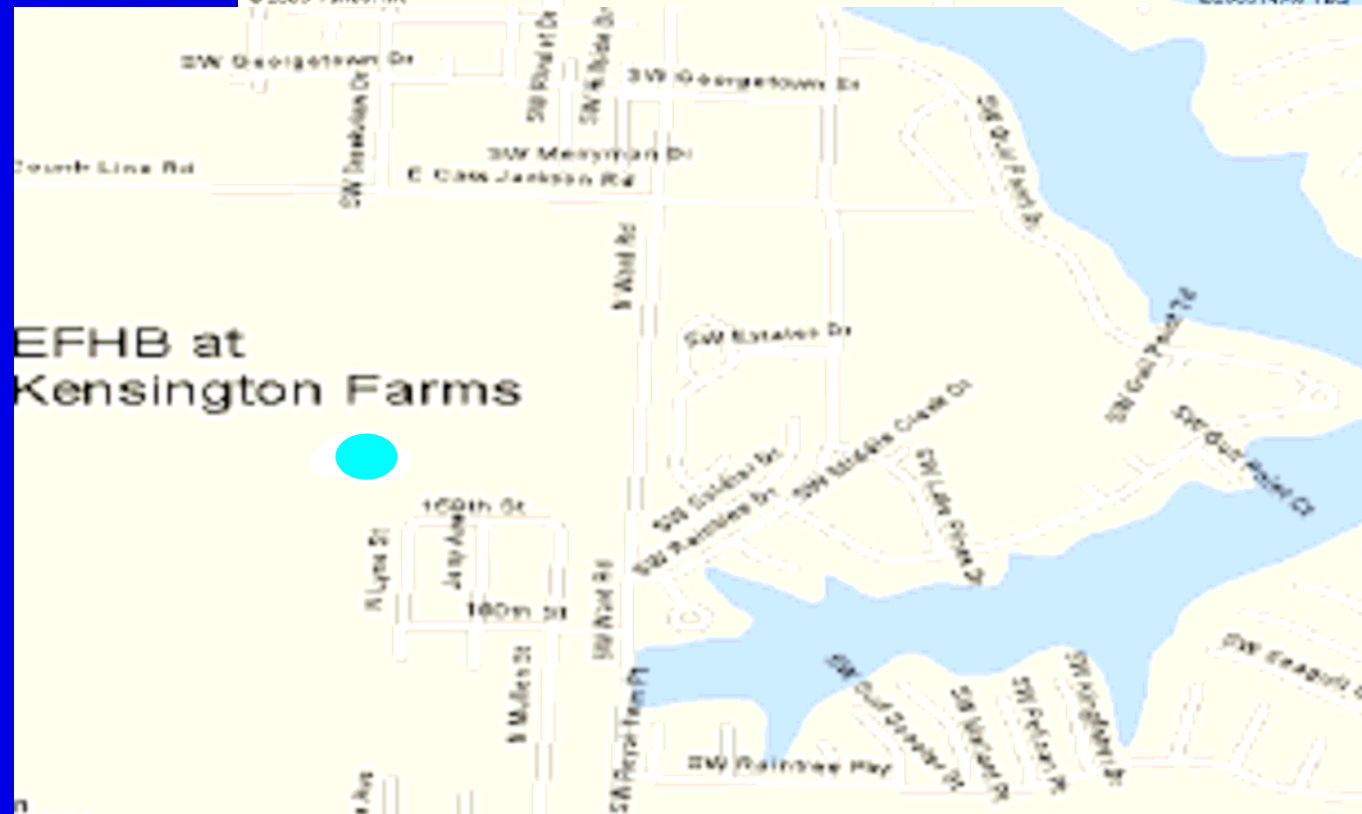
* denotes development within "Raintree"

Ward Road

- RLPOA + Resident Action
 - ~ 9ft of frontage saved

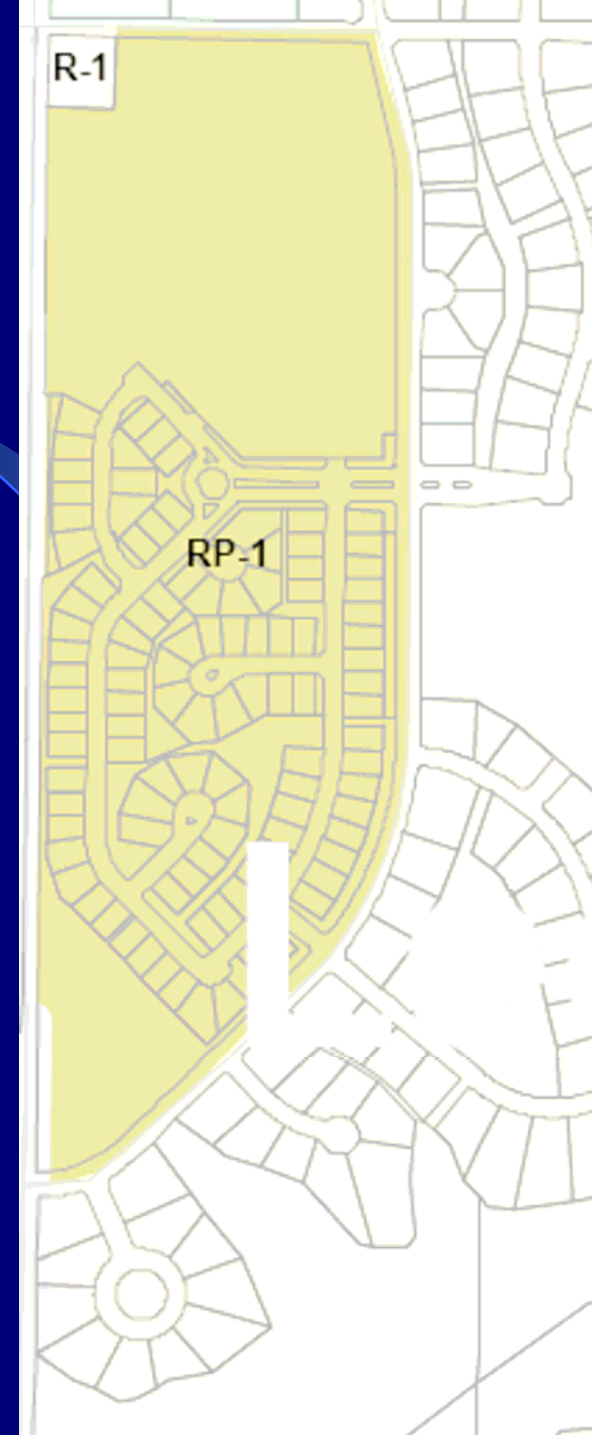


A map of the EFHB In area. The map shows several roads: SW Wind Rd, SW Drake Dr, SW Lighthouse Pt, SW Lander Ln, SW Reef Point Ln, and SW Whistle Dr. A large blue area represents a body of water, with a smaller blue area labeled 'Ramona Lake'. A yellow area is labeled 'Clubhouse'. A red oval highlights the 'EFHB In' area. A scale bar indicates 100 m. The map is dated © 2005 N.A.S./TDO.



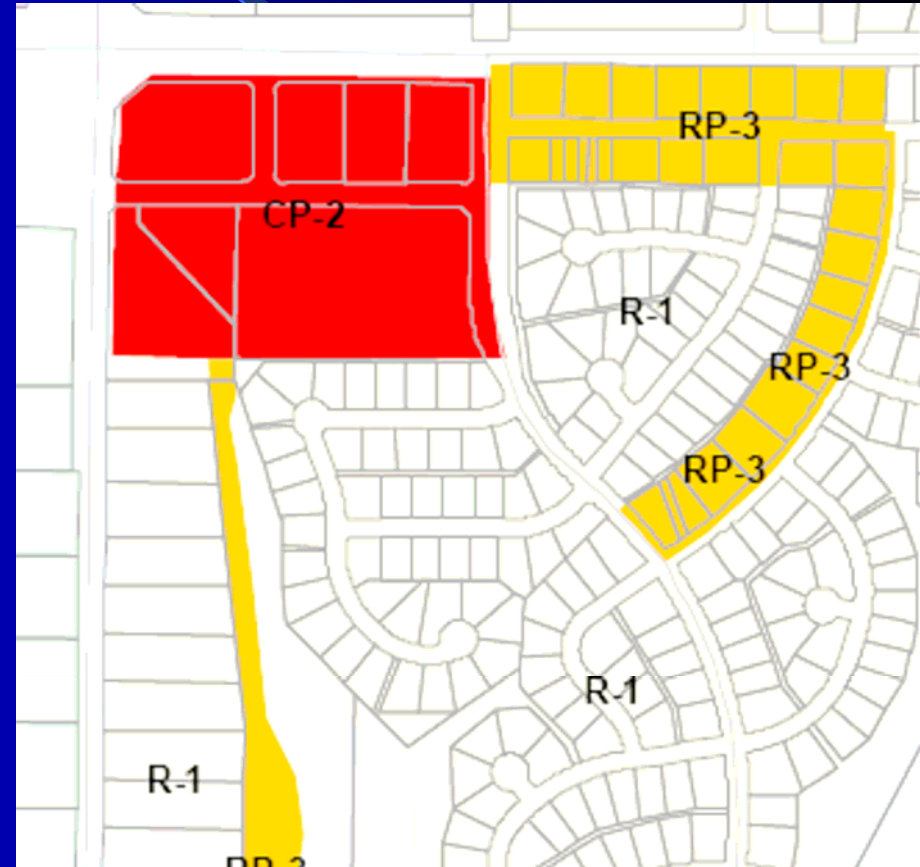
Fountains of Raintree

- Glen Jones
- 176 single-family
- Maintenance Free



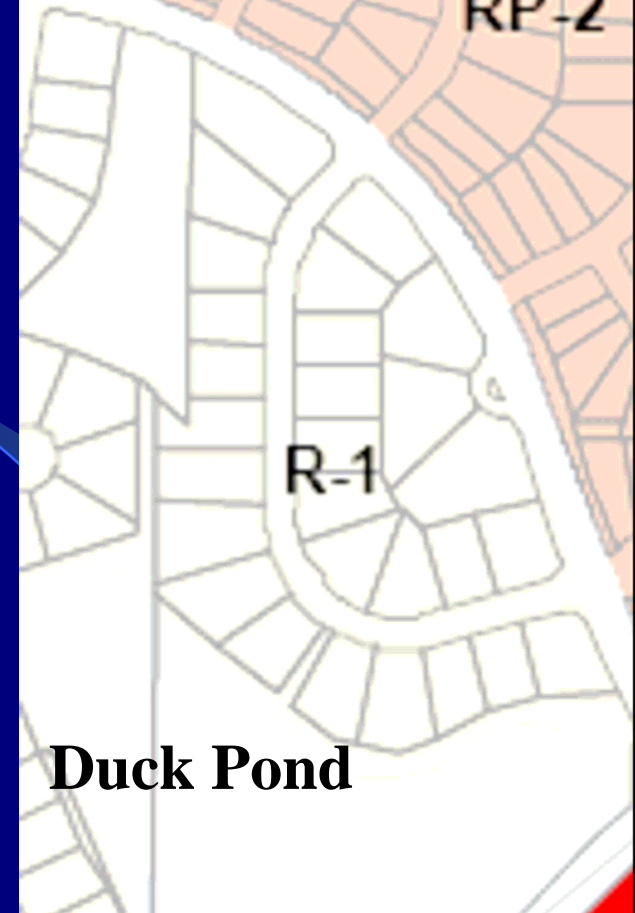
Raintree Lake Village

- Mike Atcheson
- Commercial
- 15k sqft retail/pharm
- 4.5k sqft Commerce
- Other pad sites



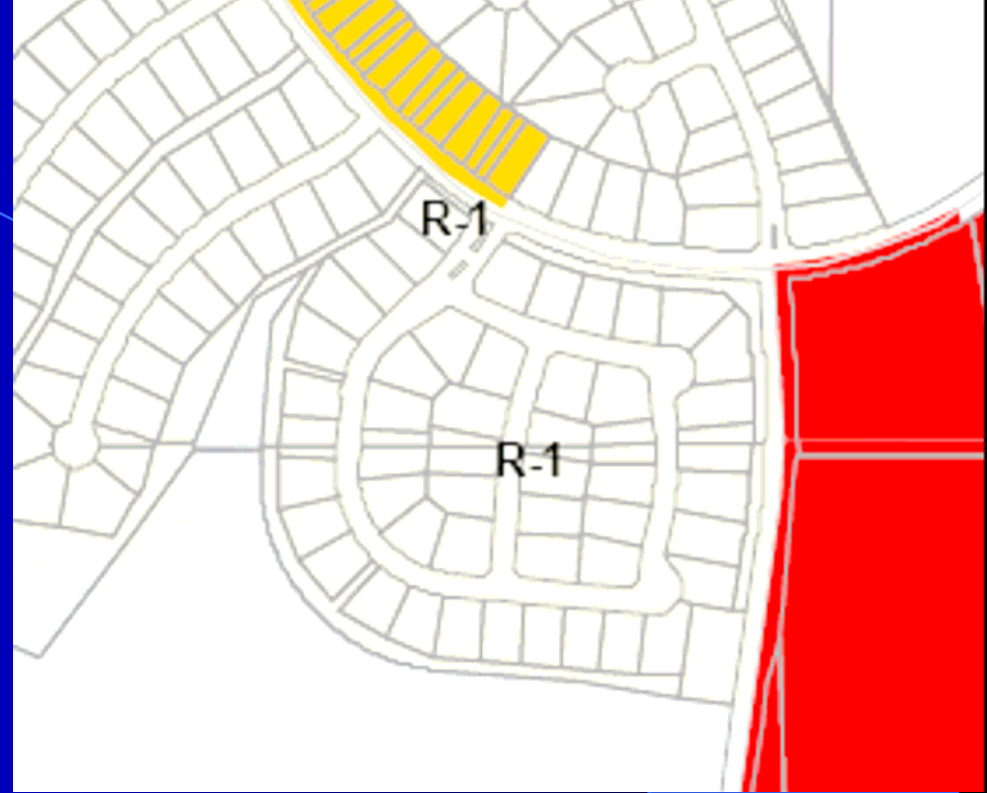
Duck Pond

- Karen DeLany
- 28 single family



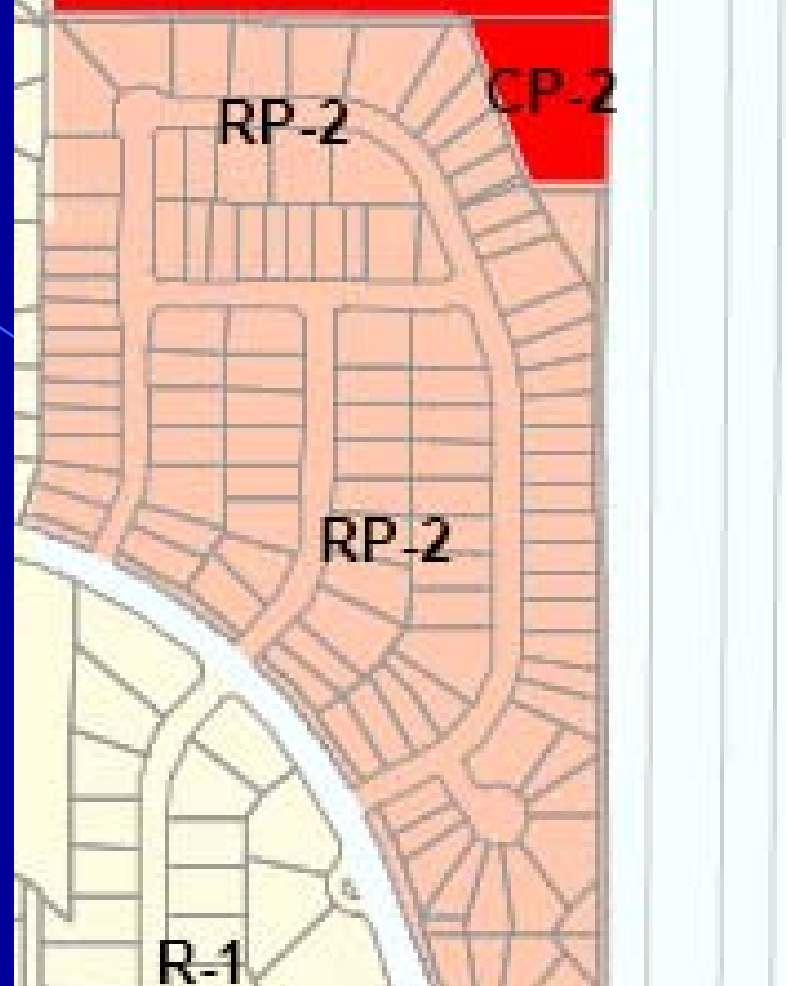
North Shore at Raintree

- Karen DeLany
- 50 single family



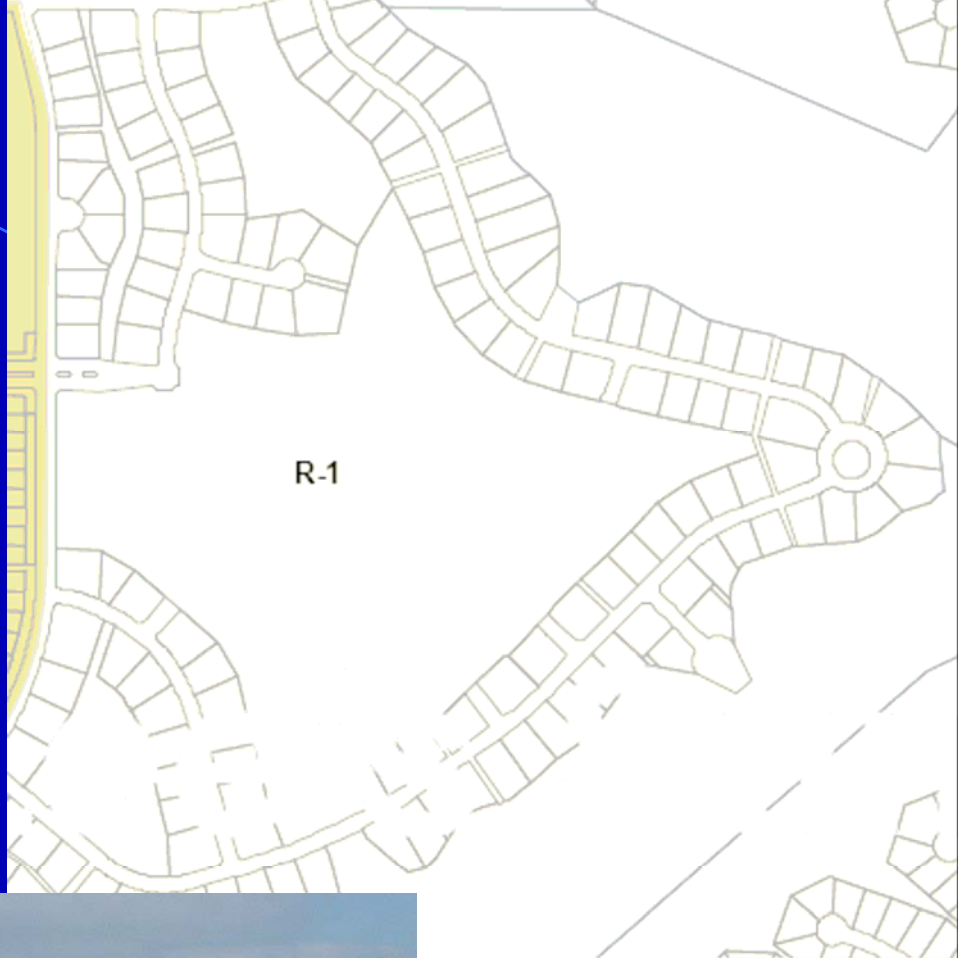
Raintree Villas

- Ben Sharpe
- 81 units (50% duplex, 50% single-family)
- Maintenance provided



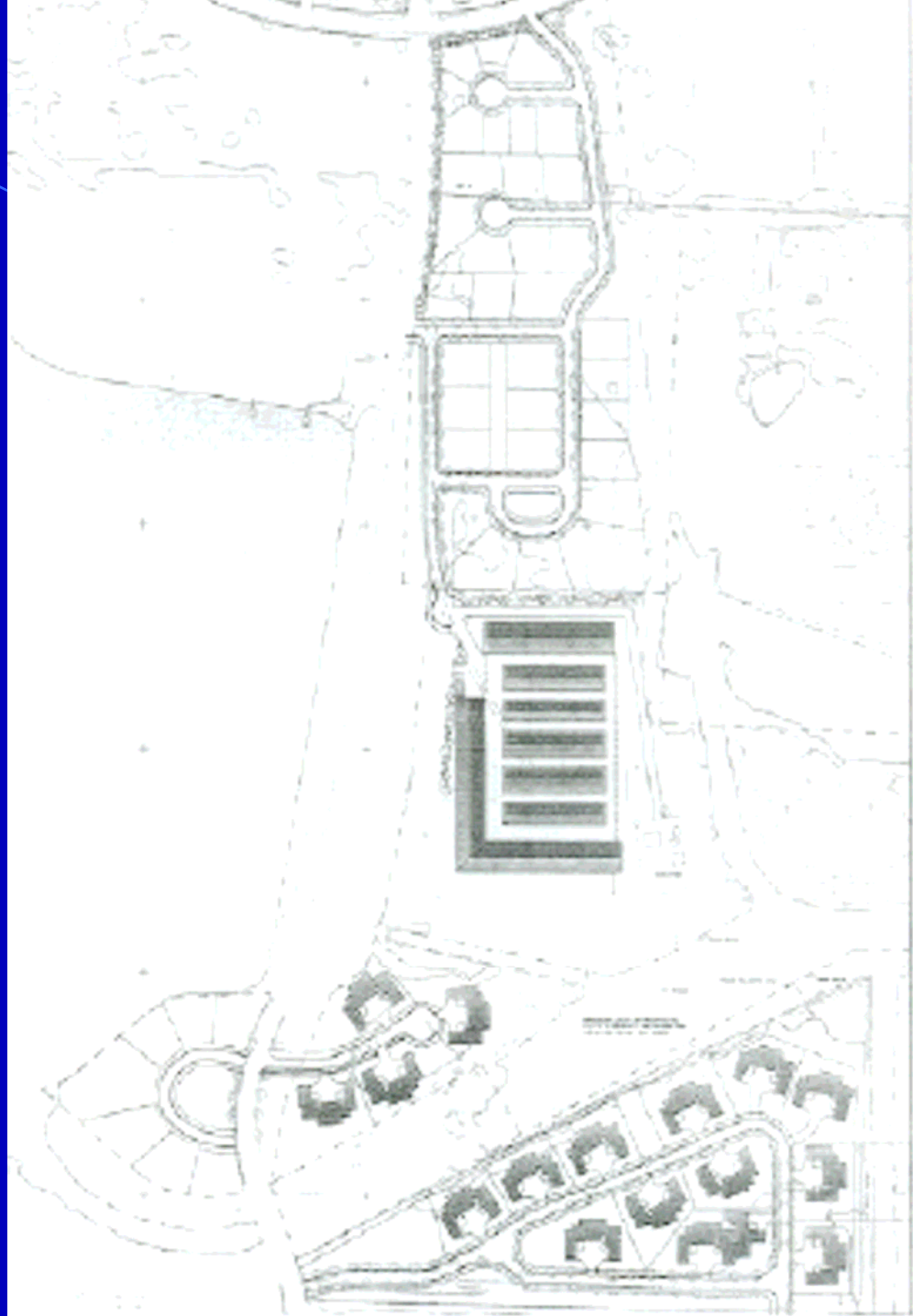
Estates 8th Plat

- Ira Roberts
- 287 single-family in Raintree Estates



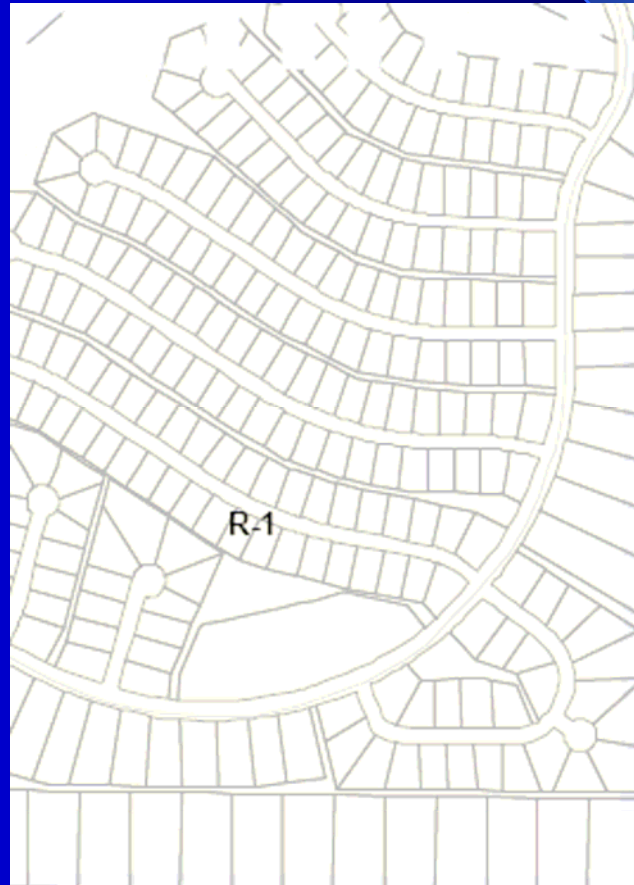
Sunrise Point

- Ira Roberts
- 5 tracts
- Storage
- 20 single-family
- 44 duplex units
- 56 4-plex units
- 1 6-plex unit
- Lee's Summit
City Council
6:15pm April 20



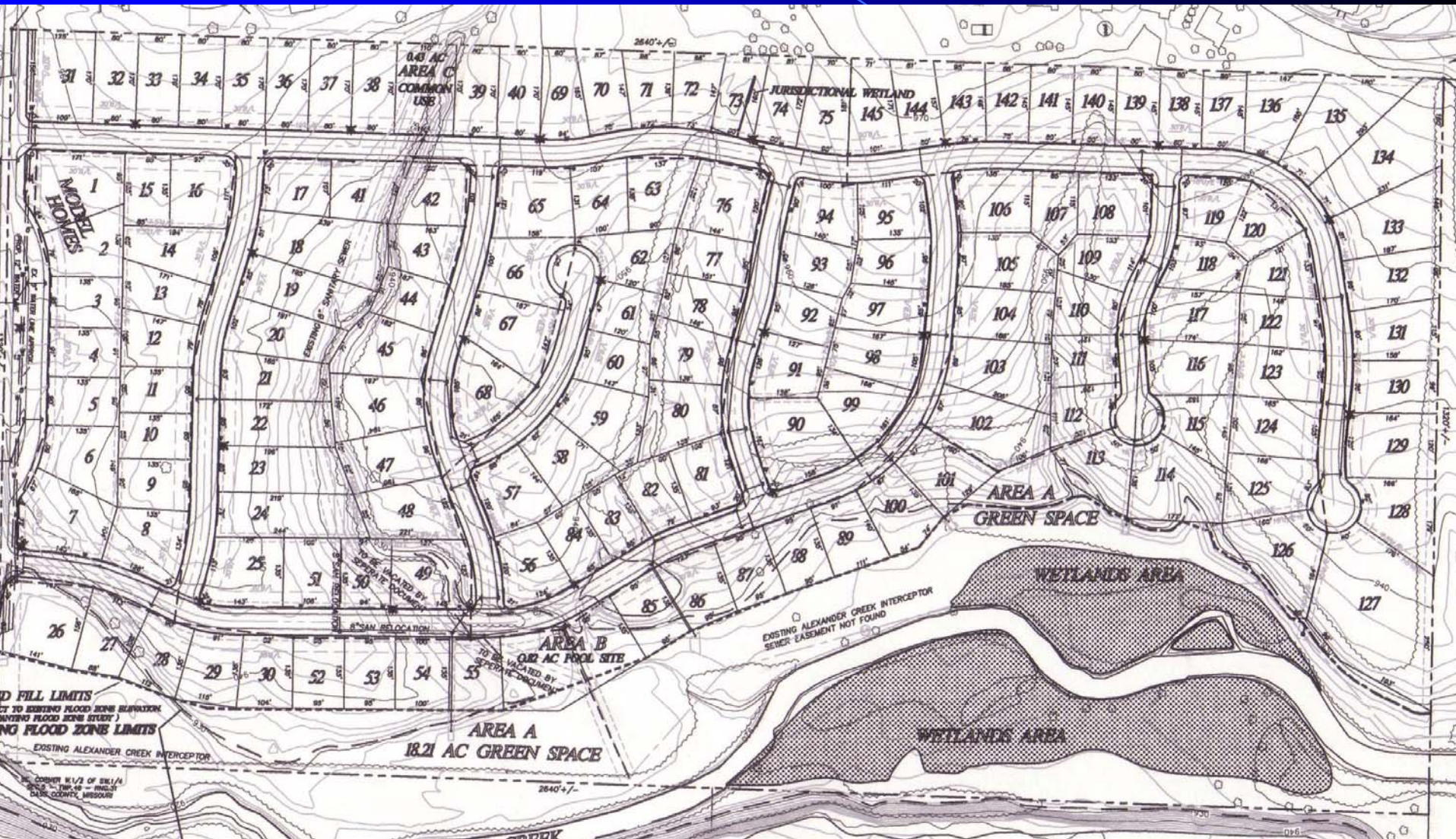
Winding Creek Estates (not in Raintree)

- Dusty Dahmer
- 145 single-family
- Cass County
- Last meeting
March 23
- Raymore seeking
annexation



Winding
Creek
Estates

Winding Creek Estates



Coming Year

- Activities (we need HELP!!!)
 - Aerobics @ Clubhouse
 - Easter Egg Hunt, April 15
 - Spring Fling, May 6
 - Lake Clean-up, May 13
 - Spring Garage Sale, May 18-20
 - Fishing Derby, May 29
 - Summerfest, July 4th weekend
 - Ski/wakeboarding tournament, July 15-16
- Asset Management
 - Finance Committee + Board
- RLPOA Priority Ranking 2006

Improvement	Priority	Budgeted
Deck replacement	1T	\$70,000
Patio Stabilization	1T	\$10,000
Continue walking trail around lake	3	\$70,000
Installation of up to 24 boat slips	4	NO COST
Lake water quality - identify contamination source	5T	\$15,500
Continue rip rap along shoreline	5T	\$13,000
Dam emergency preparedness plan+valve	7	\$8,000

Improvement	Priority	Budgeted
Equipment purchases for park-like common ground	8	\$5,000
Seawall repair (muskrats and erosion)	9	UNFUNDED (\$40k est.)
Pool bathroom & clubhouse improvements	10T	\$15,000
Entrance monuments	10T	UNFUNDED (\$5k-\$120k est.)
Land purchases for multiple purposes (ex: silt, boat trailer parking)	12T	UNFUNDED (\$100k+ est.)
Parking lot repair and expansion - north boat ramp	12T	UNFUNDED (\$10k+ est.)

Improvement	Priority	Budgeted
Pontoon boat repair	12T	\$5,000
Desiltation and barriers	15	\$55,000
Waterscape aerators	16	UNFUNDED (\$5k each)
Lift for PWC	17	UNFUNDED (\$5k est.)
Pay down debt	18	\$59,842
Replace dead pine trees with new trees	19	\$1,939
Funding plan for depreciation	20	NO COST

Improvement	Priority	Budgeted
RLPOA equipment/vehicle replacement	21	UNFUNDED
Benches	22	\$2,000
Common ground markers	23	UNFUNDED
Additional clubhouse parking	24	UNFUNDED
Spillway erosion	25	UNFUNDED
Survey south boat ramp land and Dam	26	UNFUNDED

Legal Matters

- Joe Willerth
 - RLPOA Attorney

RLPOA Staff

- Rachelle Vandiver (General Manager)
 - Debbie Hanss
 - Carole Jacobs
 - Gene Jewell
 - Nolan Plymell
 - Tera Randle
 - Scott Webber

Committees

- **Activities (Rhonda Masters chair)**
- **Appeals (Paul Mudd chair)**
- **ARB (Darrell Bennett chair)**
- **Common Ground (need members)**
- **Facilities (need members)**
- **Finance (Ron Greathouse chair)**
- **Lake (Rich Richardson, San La Point chairs)**
- **Neighborhood Watch (Ed Jasinski chair)**
- **Nominating (David Elliott chair)**
- **Siltation (Alan Vandeusen chair)**
- **Welcoming (Rose Marie Walter chair)**

Announcements

- Newly Elected Board Members
- 2006 Nominating Committee
 - David Elliott (Chair)
 - Jim Metzger
 - Brenda Miller
 - Rita Madison
 - Shirley Thomas
- Board Officers – April 11th

Open Forum

- 5 minutes per resident to hear concerns
- Please provide name/address

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
April 11, 2006**

A Board meeting of the Raintree Lake Property Owners Association was held on April 11, 2006 at 7:00PM. Board Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, David Mac Queen, Ed Gross, Bob Orr and Mike Everly. Cheryl Fritts was absent. Rachelle Vandiver was also present.

1. Brian Whitley called the meeting to order at 7:00 PM and announced a quorum for the Board meeting.

2. **OPEN FORUM**

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints, and questions. Brian asked the residents to please state their name and address before speaking.

Michelle Bramble stated that she had received a letter indicating she was being fined \$200 for not having a silt fence in place. She stated that it was down because they were trying to get the sidewalk ready to pour. Rachelle indicated that the policy is that the silt fence will remain in place during preparation of the yard for sod. Ms. Bramble indicated the letter was dated and received after the time in which she had to correct the situation. Brian provided information on the appeal process and encouraged her to attend the next meeting.

3. **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and asked for a motion for approval. Ed Gross made the motion and Tony Jose seconded that we raise the budget of the liability insurance from \$74,375 to \$79,375 to include D and O. Motion passed. *Dave Mac Queen moved that the Consent Agenda be approved. Mike Everly seconded the motion. Brian asked for a vote to approve the Consent Agenda. The motion passed 7-0.* The following committee-budgeted requests were approved.

- A. Easter Budgeted up to \$1,300
- B. Lake Cleanup Budgeted up to \$650
- C. Spring Mixer Budgeted up to \$3,200
- D. Spring/Fall Garage Sale Budgeted up to \$500
- E. Fishing Derby Budgeted up to \$1,500
- F. Insurance Renewal's Budgeted up to \$79,375
- G. Spring Dock Repairs Budgeted up to \$10,000
- H. Swim Dock Repairs Budgeted up to \$5,000

4. **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the March Treasurer's Report

Contents:

Balance Sheet
Profit & Loss

Check Register
Budget Analysis

Information Items:

Bank Account Balances as of February:

Bank of Lee's Summit-Check	\$ 27,211.85
Bank of Lee's Summit Sweep Acct.	\$ 328,712.71

These include reserves for:

Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 30,000.00

Expenses for March:	\$ 98,585.48
Long Term Debt:	\$ 170,541.78
Outstanding Dues/Fines a/o 2/28/06:	\$ 97,422.04

Income during March

Dues	\$ 50,563.98
Other Income Total	\$ 23,971.96

Other Income Includes:

Interest	\$ 1,215.17
Clubhouse Rental	\$ 463.24
Shoreline Ads	\$ 839.83
Boat Slips	\$ 20,566.55
Resident ID's	\$ 5.00
Boat Stickers	\$ 299.18
Finance/Misc. Fees	\$ 105.99
Misc.	\$ 2.00
Fines	\$ 475.00

Tom Tucek asked if the late dues were figured from residents that are one full quarter late.
Tom Atkins answered yes.

Brian asked for the financial report to be filed for audit.

5. BOARD ANNOUNCEMENTS:

A. Welcome New Board Member

Brian Whitley welcomed Mike Everly as our new Board member. Mike and Bob Orr are the two representatives for Class B residents.

B. Sunrise Point

Brian Whitley announced the Lee's Summit City Council will vote on this issue on April 20 at 6:15 at the new City Hall. He will post it on our web site and hopes to have a large turnout for this meeting.

B. Easter Egg Hunt

Brian Whitley stated the Easter egg hunt will be on April 15th, at the 6 lots located between Seagull and Snowy Egret. Mike and his wife, Brian, and Tony have volunteered to assist.

C. Fourth of July Fireworks Display

Brian Whitley stated that he had put on the web site a request for resident feedback as to whether the residents want the display on Saturday, July 1, or on Tuesday, July 4.

D. Approval of Reward for Vandalism

At the annual meeting, the Board approved a reward of up to \$5,000 for the arrest and conviction of acts of crimes against property.

E. Neighborhood Watch

The Neighborhood Watch meeting will be held on April 17. Brian encouraged all to attend, to be watchful of crimes in their neighborhood, and to call 911 if they see anything suspicious.

6. OLD BUSINESS

Legal.

Lou-Air and Raintree v. MODOT and James Cape & Sons

Brian Whitley stated that Joe Willerth prepared a report regarding the Lou-Air/Raintree v. MODOT/James Cape & Sons. The Judge entered an order permitting Plaintiffs to proceed against the insurance carrier for James Cape & Sons (in receivership). MODOT has responded to discovery listing two witnesses who supervised the project and making their construction file available for inspection and copying, and is set for status conference before the judge on May 27, 2006 when the parties will discuss whether they would be willing to mediate the matter and a trial date later in 2006 will be set. Mr. Gosserand is the attorney for Lou-Air and he will attend the conference and update us as to the status of this matter.

Sunrise Point Development Status

Joe Willerth will work with Brian Whitley and the Board to prepare a proposal to the developer of Sunrise Point. This is required to withdraw opposition to the development proposal below the dam.

Ward Road Sidewalk Project

On February 17, the Board requested permission from the City of Lee's Summit support for a 15-foot easement for RLPOA construction of a walking trail or sidewalk along the easterly portion of Ward Road in essence connecting the north and south sides of the lake. City staff has promised to prepare a proposed License Agreement in which the RLPOA would provide insurance and maintenance for such an improvement. The city staff hopes to have the agreement ready for Joe's review and for submission to their Public Works Committee who will make a recommendation to the City Council in May.

Summer Muskrat Management Program

Brian reported that the winter muskrat program was very successful. There were 172 muskrats trapped between November 15 and February 28. That program ended on March 31. We received two bids for the summer program. A resident had some concerns with regard to the type of traps that were used in the winter. We will be using colony traps in the summer program as they are safer should children or animals be around them.

Tom Atkins moved that we approve a five-week trapping program with Trapper Bob under the guidelines provided us under the December muskrat trapping sheet. Dave Mac Queen seconded the motion. The motion passed 7-0.

7. NEW BUSINESS

A. Jeff Hooper – Arbor Masters Tree & Landscape Presentation.

Brian Whitley said that Jeff Hooper is an arborist and he does some landscape work, prunes trees, etc. Mr. Hooper would like to provide a workshop for the Raintree Residents some Saturday in May. If we would be interested, it would be free but, of course, there would probably be some sales pitch involved. He would provide information on the proper pruning and bring along a chipper truck. Brian stated that we would put it in the May Shoreline and see if there is interest on behalf of the residents. If the residents are interested, the Board would make the decision whether or not to host this workshop.

B. Sherri Moore – Appeal on Boat Slip Renewal

Brian Whitley read the RLPOA boat slip policy with regards to the renewal of boat slips that was adopted on October 8, 1996. There are 245 people who are still on the boat slip wait list and they would be eager to get a slip but we realize there are other considerations and extenuating circumstances to each individual that may predispose them from making these payments. Last year, we had two appeals before us; one was approved and one was denied. That was based on payment history as well as lease payment history and that was a big determination. Sherri Moore stated she had been a resident here for ten years and has had a boat slip for eight years. She owns several properties in Raintree and if you'll check her history, her dues are current. What happened is that her daughter was supposed to pay her bills. She doesn't get a weekly paycheck but works on a commission basis. Her daughter filled out the paperwork and brought it in but then put the bill aside and forgot about it. When she received the letter, she called Rachelle and immediately brought the check up. Rachelle said she wouldn't cash the check until after the Board makes their decision. It was an oversight and she apologized and would appreciate the Board appealing her renewal. Brian stated that all appeals come before the Board in an open session and is recorded in the minutes so there can be some continuity and decision-making as Boards change.

Bob Orr moved to approve the boat slip appeal. Dave Mac Queen seconded. Ed Gross moved to amend the motion to approve the appeal with an assessment of a \$200 fine consistent with last year's appeal. Tom Atkins seconded that amendment. The amendment to the motion was passed 5-2. For: Tom Atkins, Tony Jose, Tim Nydegger, Ed Gross, and Mike Everly. Opposed: Bob Orr and Dave Mac Queen. Bob Orr moved and Dave Mac Queen seconded the motion to approve the appeal and assess a \$200 fine consistent with last year. The motion passed 6-1. For: Tom Atkins, Tony Jose, Tim Nydegger, Ed Gross, Mike Everly, and Dave Mac Queen. Opposed: Bob Orr.

C. Janet Galliard – Appeal on Boat Slip Renewal

Dick Fiscus was attending as a representative to Janet Galliard. He stated that he is Mrs. Galliard's son. He further stated that she has been prompt in her dues and basically this was just an error on her part. She had some serious surgery and wasn't fully recovered and she just forgot. I specifically asked her if she had paid her dues. This was not a bookkeeping error; she just plain forgot due to her surgery and subsequent recovery. She has never done this before

and is very embarrassed about it. She had emergency surgery to remove a blood clot on the brain and had some short-term memory problems.

Tony Jose made a motion to approve the appeal and to assess a \$200 fine consistent with the precedence set last year. Mike Everly seconded the motion. Motion passed 5-2. For: Tom Atkins, Tony Jose, Tim Nydegger, Ed Gross and Mike Everly. Opposed: Bob Orr and Dave Mac Queen.

D. Rental Pontoon Repairs

Brian Whitley stated we have \$5,000 budgeted for this item. Rachelle provided some specs for suggested replacement items which included seats and such. Company A was \$3,981.85, Company B was \$5,459.25. Rachelle Vandiver stated that she wasn't prepared for the issue to come to a vote at this point because she is still working on getting pricing for the seats, motor work, etc. Brian stated that the Board would work on it at the April work session.

E. New Swim Dock (Whistling Swan/Sandpiper)

Brian Whitley stated that the Lake Committee's plan is to replace a swim dock each year. In 2004, Swim Dock 9, which is Sunset Cove North and Swim Dock 10, which is Sunset Cove Central were removed and replaced with one in the middle. That price was around \$5,200. In 2005, Swim Dock 4 on Bowsprit was replaced for \$7,094. It was a different material. In 2006, per the Lake Committee minutes, we reviewed all the motions and recommendations and we followed up with Rachelle to see that these recommendations go forward and are incorporated. The highest priority was Whistling Swan/Sandpiper and the second highest priority was Hidden Cove. Depending on how our aerator project goes in Lake Pines, Hidden Cove may or may not have a swim dock. It will depend on water quality issues. Where there are aerators with electricity, you can't have kids swimming around that area. We're going to do some water testing to see if that helps relieve our water quality. If successful, we'll weigh the pros and cons with residents in Hidden Cove and residents in general for Hidden Cove. The recommendation from the Lake Committee is to replace one of these two swim docks.

F. Water Aerobics

Dave Mac Queen stated that he has fourteen ladies interested in water aerobics. Aquaticare is the company managing our pool this year and they charge \$10 per week or \$5 per class. He thinks RLPOA can do it for \$2 per class and do it from 10:00 a.m. to 11:00 a.m. There was discussion as to whether or not this would be a breach of contract. Brian Whitley asked how the land aerobics class was doing. Dave responded that it was very successful in that the first day they had 18 women and the second day they had 19. The evening class has not been as successful and if they don't get more attendees, Dave stated that he would close the class. Brian asked that Dave Mac Queen identify an instructor and prepare a schedule so that the Board can work on it at the Work Session.

G. Boat Slips and Lifts

Tony Jose stated that during the break, the Lake Committee brought to his attention some inconsistencies with the lifts we are trying to get approved for the new slips in comparison to what's already on the lake. Rich Richardson explained that the galvanized square lifts were selected as the standard quite a few years ago. There are so many different lifts with different colors out there but basically, they are either round black ones or round white ones. The Lake Committee is looking for direction from the Board as to whether we want to maintain the predominant or do we want to open it up. A discussion among the Board Members and

Rachelle followed. Brian asked Rich Richardson to prepare specifications for the new lifts and Rachelle will have the office staff send letters reaffirming them of the policy.

Dave Mac Queen moved that we approve the current policy of boatlifts as being: galvanized, front mounted, two round tanks black or galvanized. Mike Everly seconded the motion.

Motion passed 5-1-1. For: Tony Jose, Ed Gross, Dave Mac Queen, and Mike Everly.

Opposed: Tim Nydegger. Abstained: Tom Atkins.

H. Election of Officers

Brian read the rules and specific information under the RLPOA By-laws, Article XI, Section 7, which states the officers that shall be elected. He then read By-laws Article XI, Section 4 and By-laws, Section 8 describing the duties of such officers. Nominations were made and seconded as follows: Brian Whitley, President; Tony Jose, Vice President; Tom Atkins, Secretary; Mike Everly and Tom Atkins, Treasurer. A secret ballot was taken and Rachelle Vandiver and Shirley Thomas tallied the ballots. The Treasurer's position was a tie vote; Mike Everly withdrew his name from the nomination. The officers are Brian Whitley, President; Tony Jose, Vice President; Tom Atkins, Secretary and Treasurer.

9. Adjournment.

Tony Jose moved to adjourn, Dave Mac Queen seconded. Brian asked for the vote. The motion passed 6-0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
APRIL 27, 2006
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on April 27, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Cheryl Fritts, Tim Nydegger, David MacQueen, and Mike Everly. Rachelle Vandiver also attended.

DISCUSSION

D&O insurance review.

Rachelle presented the proposals for increasing the D&O insurance from one million to two million dollars. The two prices for this is: \$5,166 and \$5,661. The coverage of one million dollars was \$3,229 in 2005, making these bids an increase of \$1,937 and \$2,432 respectively.

Deck – Design Review Comment Issues

Ed stated he still has concerns regarding the design of the deck. If anyone else has any concerns they need to make them known soon as it is time to begin bidding the project. The projected date for construction is the week after Labor Day.

Rental Pontoon Repairs

Rachelle has identified an upholsterer who can refurbish the seats on the pontoon for less than our original estimates.

Brian stated that we will put a survey in the shoreline asking for feedback on issues related to the rental pontoon and other options for rentals, such as paddle boats.

Tim asked about the feasibility of tarping the pontoon after each rental. Rachelle said she would prefer to have individual seat covers verses a tarp, to prevent mold from trapped moisture.

Rachelle explained the mechanic's initial review of the condition of the motor, and that it looked as if we would be able to make the necessary repairs within budget.

Dock Repairs – Lake Committee

Brain referred to a report by the lake committee on the needed dock repairs. Kribbs is recommended for all repairs except the underwater bracing on docks built by Elf Docks. Rachelle will contact Elf to get these repairs started.

Steel vs aluminum ladders were debated. It was decided to ask the Lake Committee to discuss which one is most suitable for our use.

Boat Slip Policy

The current board practice is contrary to established policy. Established policy makes it difficult for the office to follow up on unsigned boat slip leases as there are numerous last minute leases signed.

Brian proposed the following to be voted on at the next board meeting:

(E:Slip Renewal)

Add to “leases expire on March 15th of next calendar year. Lessees shall be notified on or before January 15th of lease expiration date. Lessees shall have until March 15th to renew lease.” the following: “Residents failing to renew by March 15th will receive a certified reminder letter and the ability to renew from March 16 – March 31 at twice the boat slip lease rate for the year (100% lease fee, 100% fine). Failure to renew by March 31 will result in loss of boat slip.”

Rachelle mentioned that when she came into the office today, she found the new dock that was temporarily secured, loose and floating in Normandy Cove. Rachelle will reevaluate the location and direction of cameras.

Board Goals/Objectives/Conducting Meetings

Brian asked if anyone saw a need to change the structure of the meetings whereby he would vote as all other board members. No one believed this change was necessary, and he will continue to vote only in the event of a tie.

Tim Nydegger suggested that we reevaluate the board's goals from time to time. Dave preferred to start a new one with each new board. Brian stated that the original purpose was to have some continuity with a long term plan.

Unkempt Developer Sites

Mike showed some pictures of some unkempt areas throughout the neighborhood and asked for suggestions for forcing/encouraging the owners to take better care of these grounds. These areas are developer owned home sites, and common ground.

Rachelle explained office policy for dealing with areas that do not have silt fences properly installed. The first letter is sent to the property owner, with a faxed copy of the letter going to the city. The second letter is sent to the property owner with a fine levied. Rachelle stated that the developer who received the land disturbance permit is responsible for the siltation control even if another builder is the one building on this land.

Bruce Warner addressed the board with his concerns about the use of Roundup around the shoreline. He was going to state that there was no aquatic growth in the lake, but today he saw some beginning to appear. San LaPoint stated the Dept of Conservation recommends that vegetation be allowed to grow in the rip rap.

Rachelle discussed the enormous task of trying to maintain the shoreline with weed eating, and that the use of Roundup has been a great help in keeping the vegetation on the

banks above the waterline in presentable condition. If we are asking residents and land owners to maintain a certain standard, then we should be also.

Tim suggested using a propane torch device, designed for the purpose of controlling brush.

Bruce Warner asked if we could do a better job of spraying for weeds around the lake in the common area.

Brian would like to experiment on some small areas with weed control.

Mike suggested checking into hydro seeding.

Gene Thomas stated that maintenance is not a one shot deal. It is a year long project. Consider native grasses.

Tom Tucek stated that projects need to be thought through. The walking trail was installed in the fall, and the land lay barren all winter. Restoration of the land should have been part of the bid for the walking trail. The maintenance crew is over burdened at this time. Also, a tank full of Roundup behind the gator being trailored around the lake could result in drift and dead gardens.

Ed Gross stated that we deferred the seeding to the maintenance crew to save the association money.

San LaPoint asked if the stump removers are required to remove the chips and if the trees will be replaced. What is the organizations plan?

Shirley Thomas stated that she has been looking into tree programs with the Arbor Day Foundation

Bruce Warner asked: Do you want me to contact my friends who are into pond management to discuss aquatic growth?

San LaPoint said that we have a man at James A Reed who has done studies for us in the past.

Dave stated that he is not determined that roundup is killing the aquatic growth since we do not spray past the water's edge.

Brian suggested that we ease up on Roundup and experiment with the propane torch concept and refrain from removing vegetation in areas where water enters the lake to help control debris entering the lake. Whichever standard we decide to attempt to achieve will be an issue of priorities. If we want to highest standard, then something else will have to be removed from the budget.

Tom Atkins stated that years ago, some lake front homes maintained their yards and the common ground between their property and the lake to a very high standard by utilizing the water from the lake to irrigate their lawns and the common ground. This practice has been halted several years ago. If we would like to see beautiful common ground at little or no expense to the association, we should consider allowing residents access to the lake water in exchange for these residents maintaining the common ground near their home.

Clubhouse Parking Lot Concerns

We have had numerous problems with loitering, littering, noise, and vandalism in the clubhouse parking lot in the evenings. The swim dock has been a gathering point, and moving it would help curb night time problems. Brian discussed the possible locations for relocating the dock

Dave MacQueen said that he wanted the record to show that he objects to Brian reacting to one or two people who complain and him making arbitrary decisions. He is wasting valuable time, effort and money when he gives in to these people.

Brian reviewed the suggested locations for moving the swim dock which needed to be moved anyway due to the installation of the new boat docks. It was decided that west of the causeway away from backyards is the preferred spot.

Summerfest Carnival Hours & Fireworks Display

After a discussion concerning the hours of the carnival, and the best day to have the fireworks display, it was agreed that we would keep the hours the same for the carnival, and the fireworks would be on July 4th as originally planned. A survey was taken on rlpoa news and it received few responses but the results were in favor of having the fireworks display on the 4th instead of Saturday the 1st.

Shirley Thomas asked to return to the discussion on common ground. She would like to ask Warren Oblinger to participate in the discussion on landscaping of the entrances and islands in cul-de-sacs. Many residents have asked for monumentation that identifies the area as Raintree.

Electrical Proposal – Additional outside outlet for pool

Rachelle asked what we wanted to include in the electrical improvements to the concession stand and the restrooms. Brian stated that we need 220 volt, 40 amp circuit for the heaters in the men's and women's restrooms with GFI receptacles

Littering on Common Ground

The resident who asked to have this on the agenda was not present.

Ed made a motion to move to executive session. Dave seconded. All were in favor. The executive session was over at 10:10 P.M.

ADJOURNMENT:

Ed Gross made the motion for adjournment and Tom Atkins, Ed Gross, seconded the motion. All were in favor.

The meeting was adjourned at 10:10P.M.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 9th, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on May 9th, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Cheryl Fritts, Tim Nydegger, Bob Orr, David MacQueen, and Mike Everly. Rachelle Vandiver also attended. Ed Gross was absent.

Brian Whitley called the meeting to order at 7:00 P.M. and announced a quorum for the Board meeting.

OPEN FORUM

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints, and questions. Brian asked the residents to please state their name and address before speaking.

Charlie Sandman stated that an article in the last Shoreline by a member of the Cobblestone HOA was reminding their residents of the rules of trash at the curb on trash day, which was inconsistent with RLPOA published rules. It should have been stated correctly. Charlie also asked for an overview of the executive session prior to this board meeting. Brian Whitley stated that the purpose was to discuss the Sunrise Point development, and we did discuss moving the new docks in Normandy cove about 20 feet southwest per a resident complaint. Charlie objected to that topic as inappropriate for an exec session. Brian stated that it was more of a sidebar while waiting for others to show up.

Penny Wilkinson 501 SW Gull Point, stated that commercial vehicles in neighborhoods are not being controlled. A flatbed trailer with a bobcat on it has been parked on Gull Point drive for some time. If we have this rule, we should enforce it. Penny was informed that this is on developer property. Brian asked Rachelle to draft a letter to the developer addressing this issue.

Tim Nydegger raised the issue of the location of the new dock in Normandy cove and asked for a discussion on moving it. Tony suggested moving this item to the end of the agenda.

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The April Consent Agenda includes the approval of the April Board Meeting minutes and the approval of the payment of bills.

*David MacQueen moved to approve the Consent Agenda.
Tony Jose seconded the motion. The motion passed 7-0*

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the April Treasurer's Report

Contents:

Balance Sheet
Profit and Loss
Check Register
Budget Analysis

Information Items:

Bank account balances as of April 30:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	328,935.55

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

Expenses for April:

Long term debt:	\$	164,891.69
Outstanding Dues/Fines	\$	89,294.08

Income during April

Dues	\$	56,491.64
Other Income Total	\$	28,074.31

Other Income includes:

Interest	\$	1,167.18
Clubhouse Rental	\$	694.86
Shoreline ads	\$	959.00
Boat Slips	\$	24,270.84
Resident ID's	\$	20.00
Finance/Misc fees	\$	234.93
Misc	\$	5.00
Fines	\$	200.00

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

The Conservation Dept will be at Raintree Lake on May 10th at 8:30am to shock the lake and will produce a fish quality and quantity report within 120 days. This will be posted on the website.

Sunrise Point Development

There is a potential for a special meeting the week of May 15th to discuss and perhaps vote on an agreement on an acceptable development agreement regarding Sunrise Point.

MO-Dot 150 Highway

Brian gave an update on the expansion of highway 150. The first phase will be from 71 highway to Raytown Rd. The second phase will be from 291 to Horridge Rd. The last phase will be from Horridge Rd. to Raytown Rd. The highway will be very similar to Ward Road between 150 and Scherer with 45mph speed limits, raised grass median, sidewalk and multi-use paths, etc.

4th of July

After many discussions and an informal survey on RLPOA News, it was decided to not change the date of the fireworks display, and hold it on July 4th as usual.

Lake Cleanup will be on May 13th. Details are in the Shoreline.

ArborMasters will be here on May 13th. Details are in the Shoreline.

The Coast Guard will have their inspections on May 13th. These are not required and provided only as a courtesy for Raintree residents.

The neighborhood garage sale is scheduled for May 18th – 20th

The Fishing Derby is scheduled for May 20th

OLD BUSINESS

Legal:

Brian gave an update on the Lou-Aire / Duck Pond lawsuit.

Brian stated that RLPOA is in current negotiations with the developer concerning development of Sunrise Point.

Brian stated that Joe is in contact with the city regarding putting in a walking trail along Ward Road. He hopes to have a response in June from the city.

Brian stated that Joe has reviewed the contract for the new deck for the clubhouse and has approved it.

Rental Pontoon Repairs

Mike Everly moved to approve up to \$5,500 for repairs to the rental pontoon.

Tony Jose seconded the motion.

Charlie Sandman asked for the revenue numbers. Brian provided the revenue numbers for the last five years, and stated that the pontoon pays for itself if you exclude depreciation and major repairs. It is an amenity that is for the residents. *All voted in favor (7-0)*

Clubhouse rental

Mr. Rudolph requested that the association wave the clubhouse rental fee for an Ex P.O.W. picnic that is open to anyone with a \$10 donation.

Tony Jose made a motion to approve waiving the fee for the Sept 24th picnic for Ex-P.O.W.'s. Mike Everly seconded the motion. All were in favor (7-0)

Common Ground request for replacement shrubs

Rita Madison talked about the work the Garden Club has done over the years. She requested funds for new plantings by the Duck Pond and the Regatta islands. The guardrail that was put in place years ago at Raintree Drive and Cole Younger should be removed, as it is in an area where the road once was and it looks unsightly. The City of Lee's Summit concurs that it is no longer necessary. *Dave MacQueen made a motion to remove the guardrail. Tony Jose seconded. All were in favor (7-0)*

Dave MacQueen moved to approve up to \$1,457 for the new plantings at the Duck Pond and Regatta Islands as requested by Rita Madison. *Mike seconded. Those in favor: Tom Atkins, Cheryl Fritts, Tim Nydegger, Bob Orr, David MacQueen, Mike Everly. Opposed: Tony Jose. Motion carried (6-1)*

Appeal

Michelle Bramble stated to the board that the letters she received regarding the absence of silt fencing on her property for two weeks in March during construction of their home were not timely and did not allow ample time to comply. Rachelle stated the letters were sent to the address of record and were returned to the office causing the delay. *Bob Orr moved to uphold the fine. Tom Atkins seconded. Those in favor: Tom Atkins, Cheryl Fritts, Tim Nydegger, Bob Orr, Mike Everly. Those opposed: Dave MacQueen Abstained: Tony Jose. The motion carried (5-1-1)*

Rental Pontoon Fuel Fee

Brian Whitley stated that in previous years, the pontoon has been break-even excluding depreciation and major repairs. Increasing the half-day rate by \$5 and full-day rate by \$10 will offset the fuel costs, but probably will not cover the additional costs. We don't want to price the pontoon rental beyond what residents are willing to pay, although the new rate is still cheaper than what Jackson County Parks and Rec, and Lakewood require.

Tony Jose made a motion to increase full day pontoon rates from \$135 to \$145, increase half-day rates from \$85 to \$90 and increase early bird rates from \$50 to \$55 to help offset the cost of fuel. The new rate would become effective immediately for new reservations only. Tim Nydegger seconded. All were in favor. The motion carried (7-0)

Delinquent Boat Slip Policy

Brian Whitley stated that there have been four appeals in the last two years where residents forgot to renew their boat slip lease on time. The board has voted three of these four times to allow these residents to keep their slip. Brian suggested allowing a two-week window where the office could follow up with residents in good standing regarding delinquent slip renewals.

Tony Jose made a motion to amend the rule by adding to: "Lease expires on March 15th of next calendar year. Lessees shall be notified on or before January 15 of lease expiration date. Lessee shall have until March 15 to renew lease.", the following: "Residents failing to renew by March 15 will receive a certified reminder and courtesy telephone call with the ability to renew from March 16 – March 31 at twice the boat slip lease rate for the year (100% lease fee; 100% fine) Failure to renew by March 31 will result in loss of boat slip. Tom Atkins seconded.

Some residents in attendance objected to what they said looks like a two-week extension of the lease.

Those in favor: Tom Atkins, David MacQueen

Those opposed: Tony Jose, Cheryl Fritts, Bob Orr, and Mike Everly

Abstained: Tim Nydegger

The motion failed (2-4-1)

Swim dock

There was a discussion regarding the relocation of the swim dock at the clubhouse due to the new boat dock's proximity to the swim dock. Brian presented 7 different location options at the April work session. The one with the most support was directly across the causeway on the Sunset Cove side. The Lake Committee in their May minutes did not want it there and suggested the area behind the pool. A resident had previously expressed strong concern for that location at the work session.

Bob Orr made a motion to move the dock approximately 50' south of its current location along the causeway. Cheryl Fritts seconded. Those in favor: Tony Jose, Dave MacQueen, Cheryl Fritts, Bob Orr, Tom Atkins. Those opposed: Mike Everly, Tim Nydegger.

Brian reviewed the bids for the new swim dock to replace the one at Whistling Swan.

Bob Orr moved to approve \$6,600 for the proposal from Kribbs. Mike Everly seconded. All were in favor.

The motion carried (7-0)

Mike Everly stated that we need to take a closer look at safety regulations on the lake. We have a good safety record and would like to keep it. The Lake Committee has expressed a willingness to discuss these issues related to water patrol training, including the proper use of the equipment they use.

Mike Everly moved to request the Lake Committee work with patrol supervisor to design optimum Lake Patrol training class. Tony Jose seconded. Those in favor: Mike Everly, Tony Jose, Cheryl Fritts, Dave MacQueen, Bob Orr. Those opposed: Tim Nydegger. Abstained: Tom Atkins. The motion carried (5-1-1)

Tim Nydegger made the motion to move the new boat dock in Normandy cove to the northwest corner contingent upon him being able to obtain approval from all ten lessees based on a resident complaint. Brian stated that the letter sent to all lessees clearly indicated that the new slips were to be on the north end of Normandy Cove and not the northwest corner. Tony Jose seconded. Those in favor: Tim Nydegger, Tony Jose, Cheryl Fritts, Tom Atkins. Opposed: Bob Orr, Mike Everly, Dave MacQueen. Motion passed 4-3

Brian Whitley addressed the Lake Committee's concerns from their May minutes. Brian asked if the board needed to be involved in the issue of the alleged non-conforming boat lift on dock J. Brian asked Rachelle to send a letter to the owner to discuss this with the Lake Committee

Brian Whitley stated he draft a letter to Karen DeLany prior to striping the pavement on the north boat ramp in order to comply with our maintenance easement. Brian requested that Rachelle should check with the city of Lee's Summit, regarding the potential obligation of dedication of a handicapped parking space. It was decided that when striping at the ramp, to make sure the stripe continues to the crest of the ramp so that it may be seen as people are backing trailers down the ramp.

Brian Whitley asked the Lake Committee to investigate the cause of the excess water in the bilge of the new patrol boat, and determine the best course of action.

Tom Atkins moved to adjourn to executive session at 9:13pm. Tony Jose Seconded. All were in favor.

The executive session lasted until 9:55 p.m. Discussion was solely on Sunrise Point.

Tim Nydegger moved to adjourn. Tony seconded. All were in favor.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
MAY 25, 2006
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on May 25th, 2006, at 7:00 PM. Members in attendance were: Tony Jose, Tom Atkins, Ed Gross, Tim Nydegger, and Mike Everly. Rachelle Vandiver also attended. Absent: Brian Whitley, Bob Orr, Dave MaQueen, and Cheryl Fritts.

Tony Jose called the meeting to order:

DISCUSSION:

RF-5 Slip

Lou Scicchitani who declined the offer to participate in the boat slip program would now like to buy out Danny King who did participate, but would like to back out, if he could get his money back. All present seemed to favor helping Lou find a way to make this deal, but acknowledged the importance of making sure others on the boat slip waiting list are treated fairly. This remained unresolved, and may be revisited at the next board meeting.

Common Ground Committee Direction

Rachelle asked for direction for working with the Common Ground Committee on their plans for monumentation throughout Raintree. Are the monuments at North Shore, The Duck Pond, and The Villas to be considered the standard for all future monuments? Rita Madison stated that if we go with this as the standard, the budget will need to be much larger if we want to see progress in any reasonable time frame. Rita has been working with Prairie & Wetland Center in Belton regarding Rain Gardens on common ground. Rita requested that the 2007 budget address the monumentation, with the priorities being the two main entrances into Raintree and the clubhouse. The two circle islands (Raintree Circle and Gull Point) are being visited for landscaping ideas. The Board suggested a plan for monumentation throughout Raintree, so it would not be piece meal.

Rachelle reviewed the RLPOA Tree Replacement Program, as an effort to encourage residents to adopt trees provided by RLPOA, which would be planted on common ground and watered by the resident. These trees should be 2' – 3' tall and are native to Missouri. Rachelle will place an article in the next Shoreline.

RF/CH Docks

Rachelle stated that the electrical problems at the CH dock have been resolved. The underwater bracing at the RF dock was not built to spec. Rachelle will talk to Ed Frazier of Elf Docks about modifying the dock to meet the specs of the contract. This discrepancy came to light when Jim Schmidt installed a lift that was approved by the Lake Committee that extended slightly beyond the end of the dock fingers. Mike Everly will talk to the committee at the next meeting to consider removing this type of lift from

the approved list, or instruct those using this type of lift to understand it cannot be extended to this length.

Commercial Vehicles

Tony discussed the commercial vehicles rule. Our current guidelines do not cover wood staked beds on pickup trucks. The office has received a number of complaints on one particular truck. The consensus was that we were not going to embark on another commercial vehicle guideline project at this time.

4' Fences

Charlie Sandman was concerned about some fences that are 4' in height and are built like a privacy fence, without spacing between the vertical boards. The current rules are weak, but do encourage open style fencing except around patios and hot tubs. Some of these are getting past the ARB since this is not something that is specifically required on the application. Charlie suggested upgrading the rules, or modifying the application to require the inclusion of these details. Guidelines will be requested from the ARB.

Pool Update

Tim Nydegger gave his analysis of the heat exchanger. The heat exchanger has a 6 to 8" crack in the cast iron. The warranty covers shock to the copper tubing but not the heat exchanger itself. The factory representative believes the heat exchanger froze. Tim Nydegger's engineer disagrees. This equipment is not the type of boiler that should be used in an environment that has high chlorine content in the air, and is normally operated by pool operators and not qualified boiler operators. Olympic and Aquaticare's procedures (as with other pool companies) has been to turn off a pool heater, prior to back flushing. This was sending cold water into the boiler creating corrosion and eventually the crack.

The consensus is that we need to replace the entire unit with the proper heater. Board requested that it be placed on the consent agenda.

Common Ground Repair

Rachelle stated that a builder had graded the common ground behind a house he is building, apparently to improve drainage. He has been told to restore the area to its original condition. Common ground on Gull Point was also disturbed when a pool was constructed in the backyard. The resident called and stated they would repair all damage. The trench by the docks on Camelot, that was from the electrical work for the boat slips, has been repaired by our maintenance crew.

Charities

Rachelle has had many requests for free ads from charities. Ed suggested dedicating a section in the Shoreline for community events and public service announcements. It was decided to leave a quarter page area dedicated for this service.

Sherwin Williams

Rachelle has been approached by a Sherwin Williams representative to get Raintree to participate in their Neighbor to Neighbor program. There is no interest to do this at this time.

City Ordinance: Storage Containers/Rolloffs

The city will be discussing codes to address these issues. Rachelle will attend these meetings, follow the development, and report back to the board.

Source Molecular – Water Quality

Rachelle reviewed the water quality reports so far. There has been little rain this spring; the water quality is good everywhere except some high numbers in Hidden Cove and Sunset cove. Rachelle asked for direction on DNA testing. Since this is Brian Whitley's expertise, and the money for this has been budgeted, it was agreed that Rachelle should work directly with Brian.

Summerfest

No Activities Committee members were present. It was agreed that we should use Wald Fireworks again this year without obtaining multiple bids. This can be put on the consent agenda for the next board meeting.

Clubhouse Deck

Ed reviewed the progress of the deck project: The city has approved the plans for the deck. Ed wants to revise some of the specs and find additional bidders. He would like to put an ad in the paper to solicit bids. Tim Nydegger suggested a building association trade magazine that he is familiar with that should provide a good advertising value. Ed would like for us to consider upgrading the lighting on and around the deck as part of this project.

Detached Structures on Marline

A sofa is in an eagle's nest play structure behind a house on Marline. The play set was approved but clearly the sofa's existence violates the spirit and intent of the approval for such structures. Rachelle will draft a letter to the resident demanding its removal.

Spillway Rip Rap

The spillway is eroding and we may need to install some large aggregate to slow the flow to prevent the cutting of the rock ledges. Ed suggested bringing in an engineer, possibly July or August, for the dam inspection so we may obtain their opinions on this matter as well as recommendations for fixing varmint holes in the dam, the water in the dam valve manhole, and the spillway erosion. The budget has an allowance for a dam emergency plan, but nothing for dam and spillway repairs. We may need to reallocate budgeted funds to accommodate these items.

Tom Atkins moved to adjourn to executive session to discuss the latest concerns related to the Sunrise Point Development. Tim Nydegger seconded. All in favor

The executive session was adjourned at 10:07 pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 5, 2006
SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A special meeting of the Raintree Lake Property Owners Association was held on June 5th, 2006, at 7:00 PM. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Tim Nydegger, David MacQueen, and Mike Everly.

The purpose of this meeting was to discuss the proposed development agreement offered by the developer of Sunrise Point.

Brian Whitley called the meeting to order and followed a power point presentation detailing the events leading to the present situation and offer by the developers of Sunrise Point.

Brian Whitley called for technical questions from the residents about the presentation.

Bob Christian was concerned about how repairs to the spillway will be conducted after this area is developed.

Shirley Thomas stated that we should be aware that if utilities are installed in the areas below the dam, these would obviously be at a level below the home's basement floor, requiring extensive excavation, with potential danger to the dam.

Phil Clark wanted to know who would manage the proposed storage area below the dam, and what are our assurances it would be well managed?

Pat Green asked if the 50 proposed 4-plexes could become 6-plexes after the city approves the plan.

John Smith was concerned with the language in the developer's agreement regarding the transfer of tract C.

Has an independent engineer endorsed the Dressler Plan?

How will the developer preserve and protect the property and property values of our community?

Elaine Lang asked if there are plans to make the dam stronger due to the additional burden of traffic and utilities of the proposed plan.

Bill Trowbridge stated that his understanding is that this proposal is a watered down version of previous discussions. What were the previous discussions?

Ken Sharp stated that other prospective developers have provided detailed plans of what they intend to build. Has this developer provided any details?

The 3.8 acres that are being considered for boat parking appear to require substantial improvements to be useful to the association.

What do #6 and #18 of the developer's agreement mean?

Pat Spaulding asked if these properties could be rental properties, and has anyone studied the effects of rental property on a community?

Can our lake accommodate the additional residents that this development will add to the area?

Tom Tucek asked for a laymen's explanation of article 22 of the developer's agreement.

A.J. Williams Asked about the sewers. Aren't we at full capacity now?

Donny Brouhard asked if there is anything in writing about these properties not becoming rental units.

Phil Clark asked if these multi family units will have the same parking restrictions as the rest of RLPOA.

Shirley Thomas asked about article 13 of the developer's agreement that allows the developer to turn over common ground in "as is" condition.

Brian Whitley addressed these concerns:

The board recognizes that access to the spillway is critical to the safety and integrity of the lake, and the rate of erosion has been on the forefront of concerns to the Board.

Regarding the acceptance of common ground, Brian reviewed the current guidelines required for the ceding of common ground. The density of the development on Tract D would be limited due to the city's requirement of egress which would limit the development to 50 units. However, there could be an agreement with an adjoining developer to connect a street to negate this provision.

Joe Willerth spoke to the legal concerns: Regarding the turnover of Tract "C", paragraph 18 of the developer's agreement would require RLPOA to all easements necessary. We requested a definition of this clause. We received a response that required a blanket approval. Article 22 of the developer's agreement would have to be in writing. Joe read this as "boiler plate" and had no problem with it, in its context. There was no indemnification of RLPOA in the developer's agreement and this is clearly unacceptable. Joe mentioned that the building standard of the storage units included a stucco exterior in all of our negotiations with the developer until the final proposal.

Brian Whitley stated that the Dressler report is clearly in favor of the developer. Jim Alexander provided an opinion that was quite different from the Dressler report. The developer has stated that blasting is an option, and would only be considered if jack hammering was not sufficient.

The board has spent countless hours working back and forth with the developer and this final demand from the developer was received late Wednesday afternoon with little time to respond.

There are no plans from the developer that would make the dam stronger.

The board's goal has been to protect and enhance values of shareholders in this negotiation process.

There are no pictures of proposed structures. The only details relating to the structures are on our website. The materials provided with the Charette contained some pictures. The 3.8 acres on tract C will require substantial improvements to be of value to RLPOA.

There have been numerous talks about excess overflow holding basins (EOHB) due to the enormous demand on the current infrastructure.

Sewer studies were part of the application by the developer.

There are no assurances by the developer regarding the potential development becoming rental units, and there are no restrictions in our covenants restricting this from happening. We have not researched crime statistics for rental property.

Based on current statistics, the proposed development would result in approximately 50 more boats being allowed access to the lake.

We have asked for copies of plans of the dam on many occasions. We have also asked for plans for the clubhouse and have been denied on both of these requests. We could have used the plans for the clubhouse while we have been processing a plan for a new deck.

Charlie Sandman stated that paragraph 7, page 2 of the developer's agreement was not clarified by Joe Willerth. He is also opposed to any new boat slips being added to the lake, and if we bypass the 1996 rule of no transferring when a house is sold, we may end up in a legal mess.

Tom Tucek stated that if the P-mix rezoning is approved, it can be adjusted 10 % without a city council vote. Tract E is already zoned single family. Why is this included in the P-mix rezoning application? Article 3 is in violation of the covenants of RLPOA, and these rules were written by the developer. The charette had hard promises, this plan has none. There is no indemnification here protecting RLPOA. We should demand plans to the dam regardless of this deal. The special use permit is part of the P-mix which grants automatic approval, unlike the special use permit we have with our maintenance building which is required to be reviewed after a certain number of years. If Ira flips this property, would this agreement be binding on a future developer? We should be concerned about "covenants to be created" which could be restrictive to RLPOA use.

Donny Broughard stated that at one time Ira had included boat parking on the north side, and now he has said no. Even if RLPOA helped defray the cost, Tract C is too far away.

A resident stated that this latest proposal took out the south boat ramp.

Ken Sharp asked if we knew what Lake Winnebago's position is.

Brian Whitley stated that they were in opposition. They are not part of the protest petition since it would be invalid as they are in a different municipality. Their concerns have been

mostly related to storm water runoff, and our access to their water. As of Wednesday, they had no agreement with Ira.

Shirley Thomas asked if the houses on the lots by the dam will have basements. Brian said the plans did not specify.

Shirley Thomas said that the multi family units may present a problem for dues collection. Rachelle said that percentage wise, single family is a bigger problem.

Vanita Windhausen stated that we currently have a problem with boats and trailers in driveways and streets. If these were rental properties it would be much worse. How do we prevent this?
Brian stated that RLPOA does not have control of what is parked in the street.

Paul Roberts Jr., talked about the likelihood of rock blasting being necessary for development around the dam. When developing The Duck Pond, they hit rock and had to use a jack hammer to get through it. Prior to developing The North Shore, the core samples showed no presence of rock but found quite a bit of rock when installing utilities. It is very likely that Ira will find rock also. RLPOA should add a provision to the developer's agreement to require seismographic information be copied to RLPOA. Paul does not like the language of paragraph 13 that states RLPOA will withdraw support. Significant changes can occur after the city council approves the rezoning. Additional changes can be approved by the planning commission without going to the city council.

John Smith said to let the developer know he is not in charge. His plan needs to be postponed until RLPOA has time to put together their own plan. This is a bad development agreement, and we have no need for a storage facility.

Mike Everly asked those present to please remember to show up at the city council meeting on June 15th.

Dan Croft, lot 610 stated that he is very pleased with the new sidewalk. The developer's agreement states that for a sidewalk to be installed on tract C that 5 of the 7 homes will have to agree. They will never agree.

Randy Palmer stated that there have been numerous dam failures throughout the country. How do we protect ourselves?

Tom Tucek said that he hopes the board does not consider this as it is. A take it or leave it offer.

Brian Whitley asked for a show of hands in favor of the developer's agreement. No hands were raised. Those opposed. All hands were raised (about 70).

Ed Gross moved to reject the development agreement as proposed by the developer.

Mike Everly seconded. All were in favor. The motion passed 6-0.

Tom Atkins moved to adjourn. Tony Jose seconded. All in favor.

ADJOURNMENT:

The meeting was adjourned at 8:47 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JUNE 13, 2006

DETERMINE QUORUM AND CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on June 13, 2006, at 7:00 p.m. Members present were: Brian Whitley, Tony Jose, Ed Gross, Dave MacQueen, Bob Orr, Mike Everly, and Tim Nydegger. Tom Atkins and Cheryl Fritts were absent.

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

OPEN FORUM

Brian Whitley announced there would be ten minutes allowed to hear residents' concerns, complaints, and questions. Brian asked the residents to please state their name and address before speaking.

Reverend Harold Johnson, 4121 James Younger, stated they moved here from Raytown where they owned their home with a swimming pool. They had a group of teens from Iowa that came down every year for the past four years to work on Habitat homes and this year with the Salvation Army. The teens found out the Johnsons had moved and no longer had a pool but they told them they had a clubhouse with a pool. Reverend Johnson requested pool passes for 26 teenagers and their adults for next Wednesday, June 28. Brian explained that each lot has ten guest passes and they could purchase additional ones. He also explained the policy of calling ahead to let the pool attendants know they would be having large groups at the pool. Reverend Johnson asked that the \$32.00 be waived as they are here working for a worthy cause. Bob Orr said he would pay the \$32.00. The Board asked for a motion.

Ed Gross moved to approval the \$32.00 waiver for the 26 guest passes. Tim Nydegger seconded the motion. Motion passed 6-0.

Shirley Thomas, 315 SW Sapelo, stated that the Common Ground Committee met with Warren Oblinger in regards to monumentation for Raintree Lake community. Warren will be working towards a rough sketch of three styles of monuments and, hopefully, will have these ready by September for our budgeting process. The three priority locations are 291, Regatta, and the Clubhouse. Ed Gross indicated that the old Raintree signage was in the storage area at the pool. There are also drawings in the downstairs drawing room at the Clubhouse that might be useful when we get ready to do the monuments. We will be looking at the old signage but don't know if it can be used. The drawings downstairs are what the Roberts family had designed and not probably what we would be using.

CONSENT AGENDA

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The June Consent Agenda includes the approval of the May Board Meeting minutes, approval of the payment of bills, Special Meeting minutes, the Riverside heater for the pool, Summerfest for July 1, fireworks for July 4, and the teen swim events.

Tony Jose moved to approve the Consent Agenda.

Mike Everly seconded the motion. Motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Brian Whitley presented the May Treasurer's Report.

CONTENT:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

INFORMATIONAL ITEMS;

Bank Account Balances as of May 31

Bank of Lee's Summit – Checking	\$ 50,000.00
Bank of Lee's Summit – Sweep Account	\$ 351,828.24
<u>These Include Reserves for:</u>	
Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 30,000.00

<u>Expenses for May</u>	\$ 108,110.07
Long-Term Debt	\$ 159,241.60
Outstanding Dues/Fines as of	\$ 65,198.29

Income During May:

Dues	\$ 67,262.45
Other Income Total	\$ 56,765.53

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

Sunrise Point Development

This is the 130-unit development along the dam. This is scheduled for Thursday, June 15, at 6:15 p.m. before the Lee's Summit City council. Brian stated it is really important for residents to attend the meeting as there are four-plexes, six-plexes and storage units, all below the dam or along the dam. We have a

valid protest petition on file representing 41% of the properties which requires a two-thirds majority of the City Council in order to approve the rezoning application. The information we have indicates it is critical that residents attend because we will be fighting an uphill battle on this. So please encourage all your neighbors to attend. We had about 70 residents in attendance at the meeting on June 5, and all 70 voted in favor of declining the development agreement part of which would have removal of some four-plexes and boat trailer parking but had other particulars as to when and where we can put our sidewalks and when and where we can place our boat slips, etc. The Board unanimously declined that proposal and it's going forth to City Council this coming Thursday.

Deck Proposal

We are replacing the deck outside the Clubhouse which is quite an expensive project. We are currently seeking proposals and we have a bid closing of 4:30 p.m. on June 30. If you're interested or know anyone else interested in deck repair work, you may go to our website and click on the "deck" link and you can get the 58-page document. Ed Gross has worked hard spearheading this and pushing it forward.

MODot – 150 Highway

There is a community coffee on Tuesday, June 27, from 7:00 to 8:30 p.m. at Trailridge Elementary, 3651 SW Windemere Drive. If you're interested in the 150 Highway improvement project, what the time frame is, and scale, and what it will look like, you can attend that meeting or go to our website. In brief, it looks similar to Ward Road. It will have a 45 mile-per-hour speed limit; there will be four lanes, a median, a multi-use path, a sidewalk, and stop lights about every one quarter of a mile.

OLD BUSINESS

Joe Willerth prepared a legal report on Lou-Air and Raintree vs. MODot and Cape and Sons with respect to litigation. The court set a status conference on Friday, September 8, 2006 to ensure Cape and Sons has entered their appearance and, hopefully, this matter will be set for mediation prior to that date. Other additional information provided us actually was a court-ordered mediation for siltation at Duck Pond whereby Karen Delany and her attorney are suing for about \$120,000 in damages. Raintree is a secondary party petitioning in that matter.

Ward Road Sidewalk Project

This is part of the sidewalk continuation project that the Board is looking at doing, completing the project on the north side and continuing along to the south side. For the Ward Road sidewalk project, a proposal was approved by the Public Works Committee at its June 7 meeting and is set for City Council approval on June 15. That proposal is on their Consent Agenda. Joe provided us some information on that. He pretty much said that any license with the City is definitely in our favor.

Boat Slip RF-5 Dispute

Joe provided us legal guidance on this matter. He was forwarded the boat slip lease agreement of Danny King on RF-5 and was asked that if Mr. King terminates his lease, can the lessee negotiate a new lease agreement with Lou Scicchitano. King or should it go to the next person on the waiting list. Joe Willerth stated, "In my opinion, if Mr. King does not wish to terminate the lease agreement, he may sub-lease the slip to the other gentleman for the current year. If, however, Mr. King wishes to terminate the lease of May 8, 2006 and receive a refund in the amount of \$2,895.29, which has been paid, the Board has the discretion to terminate said lease. But upon acceptance and termination of the lease, the other gentleman would have no right with respect to same. In my opinion, the boat slip should then be offered to the next person on the boat slip waiting list."

NEW BUSINESS

We had a complaint from a resident regarding the landscaping of his neighbor. Brian Whitley showed slides of the landscaping. Bill Brady, the resident, felt the landscaping obstructed his view of open space because a shrub was taller than he thought it should be. A Board member stated he felt the landscaping was in accordance with our By-laws and would welcome the resident in question as a neighbor. Discussion followed but no action was taken. The resident with the landscaping agreed to remove some burning bushes.

Mr. Scicchitano is the gentleman who wants to purchase the RF-5 boat slip from Danny King. He states that he is on the boat slip wait list and should be able to purchase the slip. His wife nixed him initially purchasing into the new boat slips because they were quoted a price of \$4,000 and now they are \$2800. He doesn't feel it should go to the next person on the waiting list but to the beginning of the list of those wanting to buy into the new boat slips. Mr. Scicchitano stated that he didn't mind sub-leasing but that Mr. King just wants to get rid of it. Brian stated that Joe Willerth had provided his legal opinion. The question is what part of Mr. King's money the Board will refund to him. Discussion followed among Mr. Scicchitano and the Board members.

Ed Gross made the motion that the Board contact Mr. King to get his written request for termination and that we move up the list to the next interested party to re-lease the boat slip. That we would refund the money if we can find someone else to pick up the full amount of contract. Dave MacQueen seconded the motion.

Motion passed 5-0-1. For: Tony Jose, Tim Nydegger, Dave MacQueen, Mike Everly, and Ed Gross. Bob Orr abstained.

ADJOURNMENT

*Tony moved to go to an executive Session. Tim seconded the motion to adjourn.
Motion passed 6-0.*

Board meeting adjourned at 7:51 p.m. and the Executive Session adjourned at 9:00 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 22, 2006
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on June 22, 2006, at 7:00 PM. Members in attendance were: Tony Jose, Tom Atkins, Bob Orr, Ed Gross, Tim Nydegger, and Mike Everly. Rachelle Vandiver also attended. David MacQueen and Cheryl Fritts were absent. Brian Whitley arrived at 8:00 PM

DISCUSSION

Bicycle loop

Steve Casey and Foster Paullette, from the Lee's Summit Parks and Recreation, attended the meeting to present their ideas for a bicycle loop on the city streets within Raintree. Designation of a bicycle loop would consist of signage with directional arrows and "share the road" signs. It may also include striping in areas where practical. Tony stated that we would discuss this further and provide feedback within 4 to 6 weeks.

Swim dock and swim beach

The swim beach and the swim dock next to the clubhouse are places where we have had many complaints about loud noise, littering etc., usually late at night. Moving the swim dock is one option, but was not well received as the solution. The bank along the causeway is in need of rip rap, and Rachelle asked for direction as to whether or not we wanted to do this section soon, and if it should it include covering the sandy area. Rachelle will research the feasibility and cost associated with building a new swim beach farther from the clubhouse parking lot.

Clubhouse deck

Ed Gross stated that we are nearing our self imposed deadline of June 30th to issue requests for proposals, for demolition and construction of a new deck. The construction specifications that will meet the standards of 100 lbs per square foot load capacity are beginning to look like the cost will be much greater than originally anticipated. Ed would like to include language in the requests for proposals, which would encourage the contractors to offer alternative construction materials and techniques if it is to our advantage.

Walking trail

Ed Gross asked the group if there were any concerns with the current plan for construction of a walking trail from Raintree Parkway to Raintree Drive. Requests for proposals will go out in the next 30 days.

Waterscape A

The waterscape on the north end of the estates area does not maintain a good water level. The cause may be that it just simply does not have enough high ground around it to provide water, or there may be other considerations we are not aware of. Rachelle will draft a letter to send to the residents in the direct vicinity, asking them to attend next month's work session to brainstorm this issue.

Steps on shoreline

Concrete steps, and rocks arranged to serve as steps to the water's edge, are being discovered in a few places around the lake. Currently the rules do not allow residents to modify or build structures on common ground. Some of these seem well built, while others appear rather shoddy. Improving the common ground to a park like setting is a goal of the board, and we may want to consider allowing residents to make improvements if they add to the beauty and functionality of the common ground. However, there are many things to consider, such as liability, future maintenance, and deciding what actually is an improvement that is of benefit to all who use the common area. Rachelle will document what structures are there now, and attempt to draft a recommendation for a new policy to allow quality improvements to the common ground. Ed Gross suggested that the wording in an easement document may be a good place to start.

Police patrols

All present agreed to a pilot project of hiring off duty Lee's Summit policemen over the next six weeks to patrol the problem areas within Raintree, and make arrests if necessary, in an attempt to deal with the ongoing disturbances. \$1,500 will be allotted to this project to be voted on at the next board meeting.

Sunrise Point process

As directed by the Mayor of Lee's Summit, a group with city councilmen Ron Williams and Randy Rhoads as facilitators will work with the developer of Sunrise Point and the board of the RLPOA. The first meeting will be with board members and residents to discuss the chronology of events concerning the development process. From this group of individuals a smaller group will be determined for direct talks with the developer.

Tom Atkins moved to adjourn. Mike Everly seconded. All in favor.

The meeting was adjourned at 8:30 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 29, 2006
SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A special meeting of the Raintree Lake Property Owners Association was held on June 29th, 2006, at 7:00 PM. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Mike Everly and Cheryl Fritts. Also in attendance were Rachelle Vandiver, RLPOA General Manager; Karen DeLany and Paul Roberts, from North Shore; Barbara VonArb, from Raintree Villas; Gary Kramer from Lake Winnebago Siltation Committee.

The purpose of this meeting was to discuss developing a plan for the development of Sunrise Point.

Brian Whitley called the meeting to order.

Brian stated, as directed by Karen Messerli, mayor of Lee's Summit, RLPOA will take the lead in working with the developer of Sunrise Point, to develop an acceptable development plan.

Brian summarized the details of the City Council meeting, and previous discussions and expectations from those who attended the Charette conducted by the developer.

Ed Gross stated that we need to go back to the original plan that was presented to the community.

Mike Everly thanked everyone for showing up at the city council meeting.

Paul Roberts stated that he stands by the statements made by the city council in regards to their objections to storage buildings below the dam. The board needs to hold the developers of Sunrise Point to the same standards that they have imposed on all other developers within Raintree. Also, we should get in writing, any promises and proposals to build monumentation within Raintree.

Karen DeLany requested that it be of a standard comparable to The Villas, and North Shore.

Paul Roberts stated that the one acre lot at the entrance to Raintree would be ideal for monumentation.

Karen DeLany stated that if storage is considered, than we should limit it to boats and trailer storage.

Barbara VonArb stated that she would prefer the land below the dam preserved as green space.

Gary Kramer (Lake Winnebago) stated that silt entering Lake Winnebago is their main concern. They have been watching development upstream and within their watershed and have been documenting every building process they can, and will continue this practice during any development at Sunrise Point.

Mike Everly asked how multi family homes could be built below the dam and below the 962' level. Brian stated that the RLPOA covenants only prohibit single family homes from being built in these inundation zones.

Charley Sandman asked Paul Roberts if he had dropped his contention regarding setbacks on Sunrise Point. Paul said that they were more concerned with landscaping and aesthetics, and his main objection is to lack of details about landscaping and monumentation. Charley recommended that we ask for setbacks equal to those of North Shore.

Ed Gross asked what reason would there be to include tract E in the P-mix application, listing it as single family, when it is already zoned single family. Paul stated that different setback requirements may be the reason.

Judy Schmoeger stated that she lives in the second house from the spillway, and would like to see the development as something positive for the neighborhood. Regarding the sanitary lift station, if this area is built as multi family, it will surely become rental property. She would like to see tract D as green space also. Could we trade the 6 lots for some of this land? Are there other alternatives?

Tom Tucek stated that the lift station is very odorous and is not a good location for amenities. We need to negotiate from a position of strength starting with demanding large portions of green space. We need to eliminate the 4-plexes and 6-plexes. No storage below the dam including boat storage. No blasting at all, anywhere near the dam.

Ken Sharp stated that he has a tape of the city council meeting if anyone needs to review it. Agrees with the position of strength comment; no storage; no multi-plexes; include the size of the houses in the negotiations; and get this in writing. This developer has a history of not abiding by oral agreements. We should be very cautious about converting R-1 to P-mix.

John Jeffries stated that he is in agreement with most of what has been said so far including no storage. Tract E would be ideal for a boat ramp and parking. He is against C and D having 4 and 6-plexes. This will hurt property values.

A J Williams asked where the blueprints for the dam are. Brian Whitley stated that the mayor told Ira, at the city council meeting, to give these to RLPOA.

Brenda Miller stated that at the city council meeting, Mike Dodig mentioned an offer of tract C being given to RLPOA free and clear. That was an inaccurate statement, and these types of things need to be in writing.

Ed Gross asked Paul Roberts if he viewed Cobblestone as an example of acceptable housing. Paul responded that he saw no problem with this and has not heard anything negative.

Ken Sharp stated that he would prefer Villas to Cobblestone. We don't have enough details from the developer. Have we heard anything from the developer?

Brian Whitley stated that we are setting dates to speak with the developer. We will meet with Ron Williams and Randy Rhoads to facilitate discussions. The developer has expressed an interest in discussions.

Judy Schmoeger stated that Cobblestone is ok. Can we really compare these to that? We haven't seen enough details from the developer.

Charley Sandman stated that we have not had our hand out. We just asked the developer to do what he said he was going to do.

Brian Whitley asked the group if they were ok with single family homes on tract A along the intersection next to existing single-family homes with green space and recreational areas below the dam. All seemed to approve of this.

Joe Willerth stated that the board should consider all points made, but do not attempt to come to a final negotiating position on the record.

Tony Jose asked Ken Sharp if he had any numbers from a traffic study that would be helpful. Ken said that if the storage was eliminated and housing density decreased, the problems may be alleviated, but we need to do an independent study.

Karen DeLany stated that at the upcoming deliberations RLPOA will have to compromise. We will not get what was originally promised.

Brian Whitley stated that we will continue to communicate with the community through the website and E-mails. We will pass on any information that we can.

Mike Everly made a motion to move to executive session to discuss and select the negotiating team. Tom Atkins seconded. All in favor. The open meeting ended at 9 pm.

The executive session was attended by the present board members and Joe Willerth, Tom Tucek, Karen DeLany, Paul Roberts, and Barbara VonArb.

At 9:50 pm Tom Atkins made a motion to adjourn. Mike Everly seconded. All were in favor.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
EXECUTIVE SESSION
July 11th, 2006**

A special session of the Raintree Lake Property Owners Association was held on July 11th, 2006, at 6:30 PM. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Ed Gross, Tim Nydegger, Dave MacQueen, Cheryl Fritts, Bob Orr. Also attending were: John Smith, Tom Tucek, Paul Roberts, and city councilmen Randy Rhoads and Ron Williams

The purpose of this meeting was to establish a negotiating team with understood goals and objectives to work with the developer to come to an acceptable agreement regarding the development around the dam.

Brian Whitley summarized the events leading up to this meeting for the benefit of those not on the board. There was a lengthy discussion regarding previous negotiations and what directions the negotiators should go to achieve an objective that would be beneficial to the residents of Raintree and the developer.

The group agreed to limit the negotiating team to Brian Whitley, Mike Everly, and Tony Jose.

The meeting adjourned at 7:45pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
July 11th, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on July 11th, 2006, at 8:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Ed Gross, Tim Nydegger, and Cheryl Fritts. Also attending was Rachelle Vandiver. Absent were: Dave MacQueen and Bob Orr.

Brian Whitley called the meeting to order at 8:00 P.M. and announced a quorum for the Board meeting.

Tim Nydegger moved to approve the agenda. Tony Jose seconded. All in favor.

OPEN FORUM

Charley Sandman asked if there would be an update on Sunrise Point. Brian stated that there was nothing more to report since June 29th as no meeting with the developer has

occurred.

Penny Wilkerson stated that help is needed on her street during fireworks displays. Residents are shooting fireworks in a dangerous manner and leaving a lot of debris. Shirley Thomas suggested an article in the Shoreline asking people to clean up after using fireworks.

Darrell Bennett stated that Jeremy Rapp was willing to join the ARB but is not here tonight to be appointed. Brian suggested inviting Jeremy to the next work session, on July 27th. We can make that a special meeting and appoint him at that time.

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The July Consent Agenda includes the approval of the June Board Meeting minutes, the approval of the payment of bills, and approval for up to \$1,500 for additional security. All were in favor.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the June Treasurer's Report

Contents:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

Information Items:

Bank account balances as of June 30:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	310,503.54

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

<u>Expenses for June:</u>	\$	109,429.06
Long term debt:	\$	158,035.89
Outstanding Dues/Fines	\$	56,239.08

Income during JUNE

Dues	\$	71,359.46
Other Income Total	\$	14,427.90

Brian asked for the financial report to be filed for audit.

Charley Sandman said he would like to see a year to date report. Brian said he could post it on the website.

Tom Tucek noted that there seemed to be a lot of outstanding dues. How many liens have been filed? Brian stated that he would forward these details to Tom Tucek.

Charley Sandman stated that he would like to see a list published of residents who are delinquent.

BOARD ANNOUNCEMENTS

The deck bid deadlines are being extended to July 17th.

The walking trail bids are open until August 4th.

The Lake Committee is requesting we allow only bright yellow or orange flags for use on the lake.

Charley Sandman asked why the deck bids were extended. Ed Gross stated that this was because of engineering changes due to the expense of this project. Bid amendments were added.

LEGAL

There was no legal report.

BICYCLE LOOP

Tony Jose reviewed the presentation made at a work session by Steve Casey and Foster Poullette, from the Lee's Summit Parks and Recreation, regarding the bicycle loop being planned by the city. Tony stated that the plans are already underway, and the board had objections to the design being one of a destination trail instead of a continuous path connecting to an existing trail. Residents had many questions and objected in general to the entire proposal for safety and crowding concerns.

NEW BUSINESS

Michael Mihalevich appealed his fine for failure to display a current boat sticker. *Tom Atkins moved to sustain the violation. Cheryl Fritts seconded. The motion passed, 6-0.*

Reck Staggs appealed his fine for parking a trailer on his lot. Several Board members had concerns that the letter was sent to the wrong address and it was not clear that the trailer was out for 72 hours.

Tony Jose moved to overrule the violation. Mike Everly seconded. Those in favor: Cheryl Fritts, Tony Jose, Mike Everly, Tom Atkins. Against: Ed Gross. Abstained: Tim Nydegger. The motion passed 4-1-1

Fred Graeff appealed his fine of \$200 fine for starting construction without ARB approval. Several Board members had concerns that the object in the picture was just a temporary structure demonstrating what the project would look like and not the actual project. *Tom Atkins moved to sustain the violation. There was no second. Ed Gross moved to overrule the violation. Cheryl Fritts seconded. Those in favor: Ed Gross, Cheryl Fritts, Tim Nydegger. Against: Tom Atkins. Abstained Tony Jose and Mike Everly. The motion passed 3-1-2.*

Tom Atkins moved to adjourn. Mike Everly seconded. All in favor.
The meeting adjourned at 9:20 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 27, 2006
SPECIAL MEETING

DETERMINE QUORUM & CALL MEETING TO ORDER:

A special meeting of the Raintree Lake Property Owners Association was held on July 27th, 2006, at 7:00 PM. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Mike Everly, Dave MacQueen and Tim Nydegger. Also in attendance was Rachelle Vandiver. Cheryl Fritts and Bob Orr were absent

Brian Whitley called the meeting to order.

URS Corp

Brian introduced Dr. Charles Cammack from URS Corp. Ed Gross, Rachelle Vandiver, and Brian Whitley have met with him to review the current condition of the dam, the integrity of the spillway and the drain valve. Dr. Cammack gave a presentation of URS Corp. and his experience working with communities regarding their dams and spillways. Annual maintenance inspection would be about one half day's work, including photo documentation sent to the state. He would provide a proposal for the issues of erosion and the maintenance of the drain valve. Ed Gross will be the contact person for Cammack.

ARB Nominee

Jeremy Rapp was not in attendance for this discussion.

Seascape A

Residents from lots 1024, 1025, 1026, 1030, 1033, and 1035 were in attendance to discuss this waterscape near their homes. This waterscape is at least 4 feet below full pool and does not maintain an adequate water level. Options are: drain the area and fill it in; periodically pump water from the lake to fill it up; look for a qualified contractor to repair and seal the waterscape. Joe DeMarco and Steve Palmateer will work as liaisons for this project.

Seascape O and the 9th Plat

The board received a landscaping proposal from the developer for this area, to which the board has 30 days to respond, or accept as is. Brian reviewed the proposal. Concerns are: maintaining a full pool in the waterscape; size and type of rip rap to be used; and types of trees to be planted. Accepting this area in less than acceptable condition will result in an ongoing liability for RLPOA. The office will contact residents around the waterscape to determine what written promises were made to them by the developer.

I-470/M-50

Brian reviewed the I-470/M-50 interstate construction plans from MODOT. These can be viewed on our website.

Sailboat Courtesy Slips

The new docks at the clubhouse include overhead bracing, which does not allow for sailboats with masts to enter the courtesy slips. No solutions were presented to remedy this situation, other than to switch leased slips so sailboat owners could be closer to the clubhouse.

ARB Fence recommendation

Per recommendation from the ARB, Tony Jose moved to amend the fence guidelines to read:

- 1) 48" wood picket with 2-3" spacing between pickets
- 2) 48" aluminum (either black or white) with spacing between pickets
- 3) 48" welded steel (either black or white) with spacing between spindles
- 4) 48" vinyl (white) with spacing between pickets

Shadow box style allowed on arterial roads only. Picket style are recommended. Any variation other than above listed will be on a case by case basis. No new chain link fences will be allowed.

Ed Gross seconded the motion.

For: Tony Jose, Tom Atkins, Ed Gross, Mike Everly, and Tim Nydegger

Against: Dave MacQueen

The motion passed 5-1

The ARB Regulations will now read:

MATERIALS AND FINISH FOR FENCES

- (A). Wood fencing or screening will be approved if the design is in conformity with the architectural design of the community.
- (B). The Board will not approve an application for the installation of chain link or other galvanized metal fencing.
- (C). All fencing or screening should preferably have finish material on both sides. If only one side has finish materials, that side must face the public side of the individual lot. The Board recommends rail or picket type construction.
Recommendations include:

- 1) 48" wood picket with 2-3" spacing between pickets
- 2) 48" aluminum (either black or white) with spacing between spindles
- 3) 48" welded steel (either black or white) with spacing between spindles
- 4) 48" vinyl (white) with spacing between pickets

Shadow box style fences are allowed on arterial roads only. Any variation other the above will be reviewed on a case by case basis.

- (D). Walls above grade should be constructed of natural stone, masonry, or attractive lumber.

Deck contractor's proposals

Ed reviewed the process to date: We received a rough estimate in the beginning. After the engineering review, it was determined that the current deck does not meet code, even at the time it was built, and contains many deficiencies. Bidders were encouraged to submit alternatives to the proposed plans. Meetings are scheduled with some of the bidders to discuss their proposals. Brian asked Rachelle to check with the Better Business Bureau and Attorney General's Office to see if there are any known problems with any of the products and contractors that we are considering using on this project.

Lake Committee recommendation (flags)

The Lake Committee would like the water patrol to begin verbally informing boaters to remove their flags when there is no one in the water. Some boaters are moving them lower, or folding them, but not removing them from sight. Also, enforce the faded flag part of the rule which states it must be a bright red or orange flag. Tony Jose moved to amend the lake rule to state flags must not be visible when person is not in or on the water.

Mike Everly seconded. All in favor. The motion passed 6-0.

Article VI, Section 7 of the Lake Regulations will now read:

- 7. Flag: All watercraft including Personal Watercraft must display a BRIGHT red/orange flag during all hours between sunrise and sunset whenever a person is out of the watercraft, whether in or on the water. The flag must be visible for 360 degrees. Flags must not be visible when a person is not in or on the water.**

Priority rankings

Brian reviewed the boards published priority rankings list.

Mike Everly moved to adjourn. Tom Atkins seconded. All were in favor.
The meeting adjourned at 9:24 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 8, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on August 8th, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Ed Gross, Tim Nydegger, Dave MacQueen and Bob Orr. Also attending was Rachelle Vandiver. Absent: Cheryl Fritts.

Brian Whitley called the meeting to order at 7:08 P.M. and announced a quorum for the Board meeting.

Tony Jose moved to approve the agenda.
Tim Nydegger seconded.
All in favor.

OPEN FORUM

Richard Blackmon spoke to the board regarding an ARB violation he received for beginning construction of improvements to his deck without prior approval.

Tony Jose moved to table this to another meeting as this was not on the agenda. Tom Atkins seconded.

In favor: Tony Jose, Tom Atkins, Mike Everly, Ed Gross, Tim Nydegger, and Dave MacQueen.

Opposed: Bob Orr.

The motion passed 6-1

James Miller spoke about his unpleasant experience on July 15th, when he rented the pontoon, as he had for several years, only to find out there was an INT tournament scheduled for this day, limiting his ability to use only part of the lake. Mrs. Miller stated that the tournament did not serve the general population of Raintree. The Millers stated they had received the letter from the Board answering their 15 questions.

Richard Richardson, co-chair of the Lake Committee stated that the Lake Committee will have some items to discuss at our next work session. Richard stated that his neighbor has a boat slip that has so much grass and algae in it that he cannot operate the motor on his boat without entanglement. Brian asked Rachelle to get with the maintenance manager to try to resolve this issue.

Tony Jose stated that the ski club has moved the ski course, and would like to know if the Lake Committee approves of the location. Richard Richardson stated that their recommendation is that it be located in the center of that arm of the lake, and possibly a bit further east.

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The August Consent Agenda includes the approval of the July Board Meeting minutes, approval of the June 27th special meeting minutes. Approval of the July 29th special meeting minutes, and the approval of the payment of bills.

Mike Everly moved to approve the consent agenda.

Tony Jose seconded.

In favor: Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, and Dave MacQueen

Abstained: Bob Orr and Ed Gross

The motion passed 5-2

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the July Treasurer's Report

Contents:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

Information Items:

Bank account balances as of July 31:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	265,402.49

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

Expenses for July:	\$	66,447.67
Long term debt:	\$	153,022.33
Outstanding Dues/Fines	\$	46,187.28

Income during July

Dues	\$	50,081.10
Other Income Total	\$	13,130.77

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

Sunrise Point City Council - Meeting Sept 7th.

Charter Review Commission – Meetings August 14th and August 28th.

Neighborhood Watch – Meeting August 21st.

Teen Swim – August 25th.

Raymore Annexation in unincorporated Cass County – Residents were shown the 3 annexation territories for Raymore. All of the Raintree Lake community will now be adjacent to incorporated land.

LEGAL

There was no legal report.

DECK PROPOSALS

Tony Jose reviewed the bids received for the replacement of the deck on the clubhouse. The bids ranged from a partial bid of \$99,000 to \$222,000.

Tony moved to approve up to \$125,000 to award the contract for the Raintree Clubhouse deck replacement to DNAB Maintenance and Repair and Endurable Building Products contingent on the acceptance of the final design, engineering and engineering calculations by the Deck Replacement Committee.

Tom Atkins seconded the motion.

Tony stated that the final design and construction of the deck will include lighting, cedar colored Correct Deck CX, beige powder coated aluminum framing and railings. The lower area and step rails will be manufactured with a picket style and the upper deck rails will be filled with bronze tinted glass. Rail posts will be constructed to ensure that deflection is minimized. We are looking at 4"x4" posts but are awaiting what the engineer from Endurable comes up with to minimize rail deflection.

The approval of this motion does not buy a deck tonight. What this motion does is authorizes the Deck Replacement Committee to continue evaluating what is believed to be the best value of the bids received. The actual signing of the contract is conditional and will not take place unless the Deck Replacement Committee finds that the design will meet the needs of the community. Furthermore, the contract will not be signed until the City of Lees Summit approves the design change. RLPOA will not enter into contract with the above until after review and acceptance of the design and the stamped and signed engineering calculations. In the event that the Deck Committee finds the proposal

acceptable, we will be in a position to begin this project in a timely fashion, allowing RLPOA to keep the clubhouse and the surrounding area available to residents.

In favor: Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, Ed Gross
and Dave MacQueen

Abstained: Bob Orr

The motion passed 6-0-1

NEW BUSINESS

WALKING TRAIL PROPOSALS

Brian Whitley reviewed the bids for the walking trail to be constructed from Raintree Parkway to Raintree Drive. The bids also asked for concrete pads to be built at 14 of the boat dock walkways as an option in their bids. A walking trail map was presented and is available on the <http://rlpoa.com/amenities.htm> website.

Tony Jose moved to approve up to \$70,000 to award the contract to K.C. Pro LLC who was bidder #2, for bid item #1 pending verification of references and signing of contract and shall either fail to come to fruition will go to Ray Cochran for the total bid.

Tim Nydegger seconded the motion.

All were in favor.

The motion passed 7-0

At 8:28 Dave MaQueen excused himself.

SUNRISE POINT – APPRAISER

Brian Whitley briefly reviewed the Sunrise Point development process. The two city council members attending the meeting with the developer recommended that RLPOA obtain an appraisal of tract B and consider making an offer to the developer.

There was much discussion about the usual concerns related to the proposed development, and the need to stay informed and attend city council meetings that address this development.

Tony Jose moved to approve up to \$5,000 to appraise properties as discussed in executive session.

Bob Orr seconded.

In favor: Tony Jose, Tom Atkins, Bob Orr, and Ed Gross

Against: Mike Everly and Tim Nydegger

The motion passed 4-2

Tony Jose moved to adjourn. Mike Everly seconded. All in favor.

The meeting adjourned at 8:48 pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
August 24, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on August 24, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Cheryl Fritts, Tim Nydegger, Bob Orr, David MacQueen, Ed Gross and Mike Everly. Rachelle Vandiver also attended.

Brian Whitley called the meeting to order at 7:00 P.M. and announced a quorum for the Board meeting.

MONUMENTATION PLACEMENT 291

Brian Whitley discussed the two locations being suggested for an entrance monument at the main 291 entrance. One is on the swell on the east side of Raintree Drive, near the church, and the other is on the west side of Raintree Drive on the ½ acre site that was the site for the temporary storm water basin used during the construction of the Villas.

Warren Oblinger spoke to the group. He stated that the ½ acre currently belongs to the Villas. Responding to requests for price ranges for a monument, Warren stated that the North Shore sign, pedestals, and fence with landscaping cost approximately \$80,000. Ben Sharp's sign for the Villas was about \$25,000 about 2 years ago.

Rita Madison of the Common Ground Committee, recommended working with the Villas to use their area for monumentation.

The consensus was that the signage should be compatible with existing signage.

Mike Everly moved to approve the following location as described by the Common Ground committee for consideration of placing a new entrance monument for Raintree Lake. The location will be on the ridge currently maintained by the Raintree Villas property just south of the area known as the "1-acre". RLPOA would maintain the monument and the land adjacent to the monument.

Tim Nydegger seconded.

All in favor.

The motion passed 8-0

CODE ENFORCEMENT

Cheryl Fritts stated there is a need for clarification of the definition of commercial vehicles.

Dave MacQueen stated that there have been few complaints about these vehicles.

Tom Tucek stated that this has not been enforced for so long that people have become complacent.

Charlie Sandman stated that the number of resident complaints is immaterial.

Bob Christian stated that he knows of one such truck that he has not complained about, but would like to see this rule enforced.

Rachelle stated that the office has received more complaints about pickup trucks than about commercial vehicles.

Charlie Sandman stated that vehicles that are detrimental to property values should be removed as well.

Tony Jose stated that if we choose to enforce the rule, residents can then simply move their vehicles to the street where RLPOA has no jurisdiction.

Tom Tucek stated that it seems to him that some on this board favor selective enforcement.

Charlie Sandman stated that many commercial vehicles have valuable tools and equipment, and the owners may not want to park them in the street.

Bob Orr stated that Rachelle needs specifics. We may need to work with the city. The board should not pick and choose the rules to enforce.

Tom Atkins stated that if we choose to strictly enforce this rule, he would like to see a warning period, perhaps as much as 6 month notice.

Tim Nydegger would like to see a committee complete the wording for what defines a commercial vehicle.

Brian Whitley appointed Tim Nydegger, Cheryl Fritts, and Bob Orr to work together to come up with a definition for commercial vehicles.

BOATS WITHIN 50' OF SWIM DOCKS

The Lake Committee is recommending adding additional language to the rules that prohibit boats within 50 feet of a swim dock. Also, change the language of "B" which seems to be a typo.

Rachelle stated that it seems that PWC drivers are the primary culprits, and we must distinguish between intentional acts, and the drifting of a disabled vessel.

Brian would like to see more work on the wording.

Ed Gross moved to add the following words under "Lake Regulations, Prohibited Activities, Section V, Dock Rules, Paragraph 8b" In addition, to the violation penalties, to add an additional \$25 fine shall be assessed for boat loading, docking or fishing at a swim dock

Cheryl seconded.

In favor: Tom Atkins, Cheryl Fritts, Tim Nydegger, Bob Orr, David MacQueen, Ed Gross and Mike Everly.

Tony Jose abstained

The motion passed 7-0-1

CORRECTION REQUEST, PAGE 21, APPENDIX, RULES, PARAGRAPH 4

Ed Gross moved to remove the word "personal" from Lake Regulations, Appendix, Rule 4 "Only one personal watercraft may use the course at any given time. "

Tim Nydegger seconded.

All in favor

The motion passed 8-0

URS ENGINEER PROPOSAL

Ed Gross reviewed the tasks presented to URS Engineering.

Evaluate the dam's safety condition: The drain valve used to be exercised once per year up to 1990 but not after. The leak in the column around the valve needs to be identified. Blue Valley tested the water and determined it is not sewer water. Ed recommends repairing the tower itself. There was not a consensus as to where to begin. Tim Nydegger stated that he would research alternatives and recommendations for how to proceed. Ed suggested discussing this with DNR when they are here for their inspection.

Shoreline around dam area: URS engineering noticed some slippage of the rip rap and recommends evaluating the slope of the bank around the dam area. Ed stated that we can do this in-house. We should also sound the area around the manhole.

Seascape A: URS engineering recommends monitoring seascape A with RLPOA staff perhaps including pumping water from the main lake to evaluate how well it holds water. Ed Gross, Tony Jose, and Bob Orr will meet with adjacent homeowners to help monitor the levels, including the frequency of their sump pump's operation.

Ed Gross moved to approve up to \$3,000 for URS to prepare for and speak on our behalf, on the technical concerns regarding the dam and building below the dam, at the upcoming City Council meeting on the Sunrise Point Development.

Tim Nydegger seconded

Those in favor: Tony Jose, Cheryl Fritts, Tim Nydegger, Bob Orr, Ed Gross and Mike Everly.

Abstained: Tom Atkins, Dave MacQueen

The motion passed 6-0-2

ARCHITECTURAL REQUIREMENT

Ed Gross reviewed his proposal to the ARB and would like to see RLPOA make changes to the ARB guidelines for multi-family housing.

Ed moved to change (in red text) the ARB guidelines to read the following:

SQUARE FOOTAGE

All sections of single-family **and multi-family** residences at RAINTREE have minimum square footage areas which will vary by type of home.

- (A) Split level homes or split foyer with garage under (side to side) shall have a minimum of 1,200 square feet on the ground and above the garage area, combined. It shall have an additional 250 square feet of finished living area either finished above or below the primary living area. Primary meaning area finished over the garage and area opposite garage, a total of 1,450 square feet with not less than a two-car garage. The primary structure, not to include wing or walls or overhand porches or decks shall have an overall length of not less than 46 feet.
- (B) Two-story houses must have 800 square feet on the first floor and at least 1,400 square feet on both levels with an attached garage or carport, **except that carports shall not be permitted on multi-family residences.**
- (C) Ranch type homes shall have at least 1,200 square feet with an attached garage or carport, **except that carports shall not be permitted on multi-family residences.**
- (D) Ranch type homes with drive under garages shall have at least 1,400 square feet.

GARAGES

Each residence shall have an attached or basement private garage for not less than two (2) nor more than three (3) cars. The driveway on each lot shall contain sufficient paved area for the off-street parking of at least two cars. All garages must be equipped with doors which shall be kept closed as much as practicable to preserve the appearance of the elevation of the house fronting the street. **Carports are not permitted on multi-family residences.**

FRONTAGE

To maintain and promote a quality appearance to new construction in Raintree, a minimum of 30% of the total frontal (street elevation – Approved 1995) area of the **R-1** home shall be of one or more of the following materials: stucco, **EIFS**, brick, stone, rock or other masonry products. The balance of material may be wood lap siding, grooved sheathing or a board and baton composition. **The minimum percentage of total frontage shall be 100% for Single-family homes that do not meet the City's R-1 minimum lot width and setback requirements. Multi-family residences shall be 100% stucco, EIFS, brick, stone, rock or other masonry products on all four exterior sides, excluding door and windows and their trim.**

Vinyl siding will not be allowed on the front elevation (street side) of a new home **or any exterior elevation of a new multi-family residence. These should consist of the following: brick, stone, stucco, synthetic stucco, painted lap siding, with a minimum of 30% being masonry.** Vinyl siding is discouraged for use as replacement siding on the front of existing homes but will be considered on a case by case basis.

DRIVEWAYS AND PATIO

Extensions, widening, or rerouting of existing driveways must have the approval of the Architectural Review Board before any work is undertaken. **All driveways, parking pads, and patio's shall be concrete, stone, or other masonry product.**

Mike Everly seconded

Those in favor: Tony Jose, Ed Gross, Mike Everly

Against: Bob Orr, Dave MacQueen

Abstained: Tom Atkins, Tim Nydegger

The motion passed 3-2-2

SUNRISE POINT

Brian Whitley reviewed the plans for the RLPOA presentation to City Hall on the Sunrise Point development proposal. Not much has changed since the last discussion. The next steps will be to place signs at prominent points within Raintree to provide residents the opportunity to be aware of the meeting.

PRIORITY RANKING

Brian reviewed the process for the priority ranking of goals for 2007. Brian is gathering suggestions from board members and residents to compile a list that will then be prioritized by the board to set goals for next year. Brian asked if there were any more suggestions for the list. Ed Gross suggested repairing the playground.

FINANCE COMMITTEE UPDATE

Tom Atkins reviewed the meeting earlier in the day between the Finance Committee and representatives from Lee's Summit Bank. The Finance Committee is investigating the option of automatic bank withdrawals for the convenience of residents who may choose this as an option for paying quarterly dues.

9TH PLAT

Brian referred to the letter regarding the developer's letter to turn over common ground in plat 9.

Tony Jose moved that Brian draft a response to Ira Roberts regarding the 9th Plat response stating that as legally required in the Settlement Agreement, RLPOA welcomes the developer's placement and establishment of 6' of sod around waterscapes E and O, welcomes a meeting with his professional landscaper to discuss tree, requests rip-rap to be of similar type to that around the lake to maintain a harmonious balance, and that the developer ensure the water level of waterscapes E and O are maintained to the level specified in the August 9th letter to achieve the developer sated goals in his August 18th letter to create a nice environment for the membership and make them easy to maintain.

Tom Atkins seconded
All in favor
The motion passed 6-0

RAINTREE VILLAGE

Brian Whitley stated that Raintree Village has erected structures without ARB application or approval. Brian directed Rachelle to send appropriate letters to the developers of Raintree Village, and to also include demands that they repair the damage to the common ground around their site.

EXECUTIVE SESSION

Tony Jose moved to adjourn to executive session to discuss legal issues related to a contractor.
Tom Atkins seconded
All in favor

ADJOURNMENT

Tony Jose moved to adjourn.
Tom Atkins Seconded.
All were in favor.
The meeting was adjourned at 10:38 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 12, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on September 12th, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Mike Everly, Ed Gross, Tim Nydegger, Dave MacQueen, Cheryl Fritts and Bob Orr. Also attending was Rachelle Vandiver. Absent: Tom Atkins.

Brian Whitley called the meeting to order at 7:08 P.M. and announced a quorum for the Board meeting.

Tony Jose moved to approve the agenda.
Tim Nydegger seconded.
All in favor.

OPEN FORUM

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. September Consent Agenda includes the approval of the August Board Meeting minutes, approval of the August 24th special meeting minutes, approval of the payment of bills, Oktoberfest budgeted up to \$3,200 and Halloween Party budgeted up to \$900.

Tony Jose moved to approve the consent agenda.
Cheryl Fritts seconded.
The motion passed 7-0

TREASURER'S FINANCIAL REPORT

Brian Whitley presented the August Treasurer's Report in Tom Atkins absence.

Contents:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

Information Items:

Bank account balances as of August 31:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	269,678.07
<u>These include reserves for:</u>		
Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000
Expenses for Aug:	\$	56,271.11
Long term debt:	\$	148,031.09
Outstanding Dues/Fines	\$	28,720.82
Balance Due Liens Filed:	\$	34,548.26

Income during August		
Dues	\$	56,586.37
Other Income Total	\$	4,353.33

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

Sunrise Point City Council Meeting

Neighborhood Garage Sale Sept. 13th – 16th

Neighborhood Watch – Meeting Sept. 18th

OLD BUSINESS

LEGAL

1. Lou-Air and Raintree v. MoDOT and James Cape & Sons. At the status conference of Friday, September 8, 2006, the Court ordered Cape & Sons to produce their discovery within thirty (30) days and may order mediation in this matter. The case was set over for another status conference on January 12, 2007, when, if not resolved, it will be set for trial.
2. Sunrise Point Development Status. Following unsuccessful negotiations, the City Council, on September 7, 2006, denied the application for rezoning resulting in the developer withdrawing the application to avoid the six month limitation on resubmitting same. This avoided a motion to deny being sustained by the Council, and therefore, avoided the application of the above time limit on new applications.
3. Reported on status of two items in collection.

Richard Blackham-Appeal Codes Fine

Richard Blackham had appeared in open forum of the August 8th, 2006 Board meeting to plead his case. He had failed to get the “pergola” approved above his back deck. Brian

read the alleged violation, the rule violated, appeals minutes and a written statement from the resident.

Tony Jose made a motion to sustain the \$200 fine. Bob Orr seconded.

In favor: Tony Jose, Mike Everly, Tim Nydegger, Bob Orr, Cheryl Fritts, and Dave MacQueen.

Abstained: Ed Gross

The motion passed 6-0-1

NEW BUSINESS

Sheral De Vaughn-Fence Appeal

Sheral De Vaughn provided pictures of the fence in question. ARB had approved application, but was under the impression there would be 1 to 2 inches in between. The application actually read 1X2 in between. Sheral stated that she constructed her fence so that her child could not stick their hand between the pickets at the neighbor's dog. She had left half inch spacing between the 1X4X4 and the 1X2.

Mike Everly made a motion to rescind the \$200 fine and allow application. Dave Mac Queen seconded.

All were in favor.

The motion passed 7-0

Dewayne & Pam Siniawski-Appeal codes fine

Dewayne Siniawski presented their case before the Board. He stated that they had made their color choice and had spoken to their son-in-law in regards to painting the house. They had left town, when their son-in-law had started painting and violation occurred.

Bob Orr made a motion to sustain the \$200 fine. Mike Everly seconded.

In favor: Tony Jose, Cheryl Fritts, Bob Orr, Dave Mac Queen, Tim Nydegger and Mike Everly.

Abstained: Ed Gross

The motion passed 6-0-1

Gregory Schuh-Boat Slip Delinquency

Gregory Schuh was not in attendance, although he had signed the certified receipt stating that it was mandatory to appear. Tony Jose requested additional information.

The Board moved to take a 10 minute break while Rachelle obtained the additional information.

Meeting resumed at 8:40pm.

The Board agreed that the resident was not in attendance in order to hear his side of the appeal request. The Board heard testimony from Rachelle regarding the attempts to contact the resident and the resident's knowledge, through a certified letter, that the appeal was scheduled for this evening.

Ed Gross made a motion that office staff take possession of slip 5-L due to absence of Lessee which is consistent with denial of appeal., Cheryl Fritts seconded. Motion passed 5-2.

For: Tony Jose, Cheryl Fritts, Tim Nydegger, Mike Everly and Bob Orr.
Against: Ed Gross and Dave Mac Queen.

Lake Committee Report

The lake committee stated they wanted to rescind the boat lift application that had been approved for slip 5-RF. They had not been provided with the information that it would include a conversion kit to lift a pontoon. They asked for the Board to review and approve/deny application. The Board requested the office to send an invitation to the residents asking them to attend the September work session.

Sub-committee Updates

The commercial vehicle sub-committee stated they had driven around the neighborhood, but was not in a position at this point to make recommendations to the Board. Tony gave an update on Seascape A and a plan to address the water problem.

Deck Committee Update

The deck committee stated they have received the plans from the contractor, but still needed additional information. They stated they planned on another meeting, possibly Friday at 5:15pm if everyone was in agreement.

ARB Architectural Ruling

Brian Whitley stated to the Board that the motion made at the August 8th Board meeting should not of passed because it needed a 2/3rd's majority vote. The Board agreed to discuss at the September work session.

Tony Jose moved to adjourn the meeting, Dave Mac Queen seconded. The meeting adjourned at 9:00 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 28, 2006
WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on September 28, 2006, at 7:00 PM. Members in attendance were: Tony Jose, Tom Atkins, Ed Gross, Bob Orr, David MacQueen, and Mike Everly. Absent: Brian Whitley, Tim Nydegger, and Cheryl Fritts. Rachelle Vandiver also attended. Tony Jose called the meeting to order at 7:00 p.m.

PONTOON ON LIFT

Robert Powell placed a pontoon on his lift that was recently approved by the Lake Committee. The Lake Committee asked the board to rescind the approval of the lift, since it was not clearly stated that he intended to put a pontoon on it. The Lake Committee does not approve lifts for pontoons. Tony Jose asked Rachelle to amend the boat lift application to require the necessary information to prevent these types of miscommunications in the future.

MIDDLE BIG CREEK EASEMENTS

Ed Gross gave details of the plan by the City of Lee's Summit to build an excess overflow holding basin, and to connect to the existing sewers within Raintree, through easements on the properties of several residents along Sunset Cove on Ward Road.

Residents expressed a number of concerns including lack of details about the construction process, restoration of the ground to be disturbed, loss of flower beds, trees and other items existing within the easements. This project directly affects 15 residents.

Tony Jose suggested that it would be in their best interest to communicate and negotiate as a group to the city in order to see that their concerns are addressed.

8TH AND 9TH PLATS

Ira Roberts and Don Archer were in attendance to discuss the requirements for RLPOA acceptance of common ground being turned over to the association by the developer. Don stated that he disagrees with the UDO requirements the city has for trees in newly developed areas. He asked if the association was required to strictly adhere to these guidelines or if they are willing to look at alternatives that would be of better benefit to the association. Don stated that he is willing to accompany the group that tours the area for final inspection.

In response to questions about waterscape “O”, Ira stated that he would be using thick stone at and above the full pool level, and placing 2” by 4” rip rap below this line.

Tony Jose asked Ira to consider using a size rip rap that is consistent with the main lake, and to try to establish a full pool in the waterscapes prior to presenting to the association.

RAINTREE VILLAS MONUMENTATION PLACEMENT

The subject of the placement for monumentation on the Villa’s common ground will be discussed at their next meeting.

LAKE REGULATIONS – SWIM DOCKS

Dave MacQueen stated that he would like to see the penalty for boats within the buoys at swim docks, raised to a 4th level violation instead of the \$25 fine.

ARB ARCHITECTURAL RULING

Ed Gross suggested that the proposed revisions to the ARB guidelines be presented to the Architectural Review Board for their consideration. All were in agreement.

WALKING TRAIL

Rachelle mentioned the need for placing rip rap in the areas by the new walking trail. The concrete will not be strong enough to withstand the weight of a loader full of rock at least until spring. Other options need to be considered even after springtime to protect the trail. Tony directed the office to seed all areas for now to comply with the City’s Land Disturbance Permit requirements, and to investigate a ground cover for the few steep areas, in lieu of rip rap, that would not require mowing.

BUDGET/PRIORITY RANKING

The priority rankings have not been completed by all board members, which are needed to establish budgeting priorities for 2007. Preliminary steps are being made by the office and the Treasurer to prepare for upcoming budget meetings.

DECK UPDATE

Tony Jose stated that our engineer has suggested alternative construction methods to eliminate vibration during heavy use. Investigating these items will result in further delays.

Bob Orr suggested that a drawing of the proposed deck be displayed in the office for residents to see.

POOL HOURS

Rachelle will be getting a quote for managing the pool for the 2007 season. Tony would like to see the bid include the option of extending the swim season. Dave would like to make the hours of 10 am to 12 noon an adults only time, which should not require lifeguards. Dave also suggested that we require a manager to be on site during regular hours.

CODES HOURS

Rachelle stated that the board should be aware that maintaining level of codes enforcement through the end of the year will result in spending beyond the approved budgeted amounts for this category

ADJOURNMENT:

Tom Atkins moved to adjourn.

Mike Everly seconded.

All in favor.

The meeting was adjourned at 9:40p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 10, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on October 10th, 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Bob Orr, David MacQueen, Ed Gross and Mike Everly. Rachelle Vandiver also attended. Cheryl Fritts and Tim Nydegger were absent.

Brian Whitley called the meeting to order at 7:00 P.M. and announced a quorum for the Board meeting.

OPEN FORUM

Brian Whitley announced there would be ten minutes allowed to hear resident's concerns, complaints, and questions. Brian asked the residents to please state their name and address before speaking.

Shirley Thomas commended the Garden Club for their work on the Pumpkins on Wheels displays throughout the neighborhood and that the continuation of this event makes the area look festive.

Mike Reese stated that the Law Loan program may not be an option for us in 2007. The board should consider budgeting for the purchase of at least one PWC for the water patrol. We had two PWC's from the program in 2006, and there were a few times that they were greatly needed. One is definitely needed, as it can go into areas the boat cannot. The price for a new one is about \$10,500, and probably \$8,000 for a good used one.

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The October Consent Agenda includes the approval of the September Board Meeting minutes, the approval of the payment of bills, and approval for the purchase of park benches, up to \$2,000.

Tony Jose moved to approve the Consent Agenda.
Ed Gross seconded the motion. The motion passed 6-0

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the September Treasurer's Report

Contents:

Balance Sheet
Profit and Loss

Check Register
Budget Analysis

Information Items:

Bank account balances as of September 30:

Bank of Lee's Summit-Checking	\$	50,000.00
Bank of Lee's Summit-Sweep acct	\$	306,291.30

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

Expenses for September:	\$	61,503.33
Long term debt:	\$	143,018.35
Outstanding Dues/Fines	\$	22,416.66
Balance Due Liens Filed	\$	33,073.41

Income during September		
Dues	\$	64,441.85
Other Income Total	\$	7,970.01

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

NEIGHBORHOOD WATCH

Dave Mitchell will be conducting a neighborhood watch meeting on Monday, October 16th at the clubhouse. The meeting should be brief. He is looking for residents willing to serve as block captains. One police officer may be present. This information will be included in the next E-News communication.

HALLOWEEN PARTY

The Halloween party is scheduled for October 29th at the clubhouse.

DAYLIGHT SAVINGS TIME

Reminder that daylight savings time ends October 29th.

WALKING TRAIL UPDATE

Ed Gross gave an update on the progress of the walking trail construction. There is limited ground disturbance from the excavation, but their progress is very slow. The spacing for the rebar where the trail crosses the culvert was not the 12" as required by the contract, and there are concerns that the strength of the concrete may not be what it should be. Contractor is being required to replace the portion of the walking trail over the drainage culvert to meet the 12" on center rebar requirement.

RAINTREE VILLAGE

Rachelle Vandiver and Ed Gross met with the superintendent and architect of Raintree Village and agreed to add two or three dozen more trees to their landscaping, and they have submitted drawings to the ARB. Raintree Village has had some vandalism and would like us to make everyone aware of this.

EXCESS FLOW HOLDING BASIN

The city met with Ward Road residents affected by the sewer easements to the EFHB on October 9th. The city's stated goal is to have the easements by year end, and to start work in April, and finish in 2008.

LEGAL UPDATE

No new developments

COMMERCIAL VEHICLE DEFINITION UPDATE

Bob Orr stated that they have the beginnings of the definitions for commercial vehicles. This will require board approval and may not be ready by the 2007 annual meeting.

WATERSCAPE A UPDATE

Tony Jose stated that he has information about metering devices for sump pumps that he will forward to the homeowners near the waterscape. This may be helpful in determining if their suspicions that the water is leaking from the waterscape and into their basements is legitimate.

DECK UPDATE

Tony Jose stated that he, Ed Gross and Mel Proctor determined that the current design will still have some vibration under heavy loads. Using 8" tubes should eliminate this vibration. They increased the thickness of the glass from 1/4" to 3/8". This brings the total cost of the deck project to about \$137,000, which includes about \$10,000 in lighting.

Tony moved to adjust the deck budget up to \$137,000.

Ed Gross seconded.

All in favor. The motion passed 6 - 0

PONTOON ON LIFT RF-5

The boat slip RF-5 has a lift that was approved by the Lake Committee, but is being used for a pontoon. A pontoon kit was added to the lift to accommodate the pontoon. Tony Jose stated that the Lake Committee's application for this lift was vague and this would have been prevented if the proper details were requested

on the application. Prior to this meeting, Tom Tucek submitted several revised documents for the office to use and the board to consider for updating the rules.

Bob Orr moved to allow the boat lift and attachments for slip RF-5 until said resident ceases to occupy this slip or owns this boat.

Dave MacQueen seconded

All in favor

The motion passed 6 - 0

PENALTY FOR BOATS UNDER POWER WITHIN A PROTECTED SWIM AREA

Mike Everly moved to table this discussion and discuss at the work session.

Tony seconded

In favor: Tony Jose, Tom Atkins, Ed Gross, Mike Everly, Bob Orr

Against: Dave MacQueen

The motion passed 5 – 1

UNAPPROVED ROOF COLOR SELECTION

Lani Dukat applied for ARB approval for a new roof using Owens Corning in the Amber color. This color is not on the approved list, therefore it was denied. Lani also brought a sample of Sierra Grey. This color is not on the approved list either.

Dave MacQueen moved to approve Sierra Gray Owens Corning for this house at 203 SW Seagull Court.

Tony Jose seconded

Tony moved to amend the motion that the roof needs to be a 40 year shingle or better.

Tom Atkins seconded

All in favor

The amendment passed 6 – 0

The amended motion passed 6 – 0

ARB ARCHITECTURAL RULING

Brian Whitley reviewed the changes that the ARB approved for guidelines on multi family housing. The board has reviewed these and does not disapprove of any of these changes. These changes will be published in the Shoreline.

Tony Jose moved to show a vote of confidence for all of these changes

Mike Everly seconded

In favor: Tony Jose, Ed Gross, Mike Everly, Tom Atkins

Against: Bob Orr, Dave MacQueen

The motion passed 4 – 2

CONCERNS WITH BOARD DIRECTION AND COMMITTEES

Brian Whitley stated that he had heard comments that the board is not operating consistent with the bylaws, and wanted to offer the opportunity to anyone who wanted to comment on this. There was a lengthy discussion on the subject of the lack of people willing to serve on committees, and the board's interaction with these committees. Some comments were made that the board is indifferent to committees and that the heavy workload that the board has had in recent years has not helped. Brian asked for suggestions for renewing a sense of involvement and volunteerism. Suggestions included hiring a marketing firm to advise the board and to provide compensation of some sort to residents who serve on committees.

Dave MacQueen excused himself at 9:14 pm

Ed Gross stated that the DNR will be here Tuesday for the dam inspection.

Ed Gross moved to adjourn

Tom Atkins seconded

All in favor

The meeting adjourned at 9:17 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
OCTOBER 26, 2006**

A work session of the Raintree Lake Property Owners Association was held on October 26, 2006 at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Tim Nydegger, Mike Everly, and Dave MacQueen. Tony Jose arrived at 7:25. Rachelle Vandiver also attended. Absent were: Cheryl Fritts, Ed Gross, and Bob Orr.

MUSKRAT TRAPPING

Brian Whitley asked the board members if they had an opportunity to look over the information sent by Dennis Lang regarding alternative methods for dealing with the muskrat problems in our lake. All present said they had received the E-mail.

ARB RECOMMENDATION

The ARB recommended that the height restrictions for fences (page 69 in the ARB guidelines) be amended to allow for privacy fences on the north side of Windjammer and for houses that back up to Regatta. The board agreed with including Windjammer, but not Regatta, since this is a major entry point to our community. Brian asked Rachelle to put this on the agenda for the next board meeting.

PENALTY FOR BOATS UNDER POWER WITHIN A PROTECTED SWIM AREA

Mike Everly proposed language to strengthen the rules prohibiting boats in designated swim areas. It was agreed that there may need to be two or more buoys at each swim dock to clearly mark the restricted area. Mike stated that this should be a fourth level violation. This is the only rule we have that is less stringent than the state regulations. Brian asked Rachelle to put this on the agenda for the next board meeting.

PONTOONS ON LIFTS

Brian briefly reviewed the issue of residents installing lifts for pontoon boats. Lifts for pontoons are not approved by the lake committee. The recent installation of a lift was approved by the lake committee because the application did not have a requirement to declare the type of boat to be placed on the lift, and whether or not a pontoon kit would be included. The office has amended the form to include the necessary information that needs to be stated at the time of the application. There was not a consensus to draft new wording to change the rules, since the new forms the office will use should prevent future problems. The point in dispute

is whether or not a lift with a pontoon on it weakens, has no affect, or actually adds stability to the docks. It was agreed that the burden of providing engineering studies or expert testimony to argue this point would be tasked to the resident or group of residents that wish to change the current rules.

2007 BUDGET REVIEW

The proposed budget for 2007 was reviewed. The finance committee has made their recommendations. The common ground committee submitted their proposals with the exception of a dollar amount for monuments at the main entrances. It was agreed that the budget for 2007 would include the necessary funds for the operational portion, and state the estimated amount of discretionary funds the board may use for addressing items on the priority list. The consensus was that the 2007 fees for boat slips should be \$300 and the clubhouse rental should be \$300. The final budget for 2007 will be approved at the December board meeting.

PRIORITY LIST

Brian reviewed the board's priority list, and removed items that were included in the operational portion of the 2007 budget proposal. This list will be published on the website.

The meeting was adjourned at 10:10pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 14, 2006**

DETERMINE QUORUM & CALL MEETING TO ORDER:

A Board meeting of the Raintree Lake Property Owners Association was held on November 14th 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Ed Gross, Bob Orr (7:15pm), Dave MacQueen (7:23pm) and Tim Nydegger. Also attending was Rachelle Vandiver. Absent: Cheryl Fritts.

Brian Whitley called the meeting to order at 7:00 P.M. and announced a quorum for the Board meeting.

Tim Nydegger moved to approve the agenda.

Tom Atkins seconded.

All in favor.

The motion passed 5 – 0

OPEN FORUM

Greg Schuh addressed the board regarding the notice he received that his account is past due, and that his boat slip would not be renewed. Brian reviewed the written policy that covers this situation.

Tony Jose moved to defer this to the December board meeting.

Tom Atkins seconded

All in favor

The motion passed 5 - 0

CONSENT AGENDA.

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The November Consent Agenda includes the approval of the October Board Meeting minutes, and the approval of the payment of bills.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the October Treasurer's Report

Contents:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

Information Items:

Bank account balances as of October:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	266,611.89

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

Expenses for October:	\$	81,969.60
Long term debt:	\$	137,964.17
Outstanding Dues/Fines	\$	35,417.39
Balance Due Liens Filed	\$	43,147.38

Income during October

Dues	\$	74,064.03
Other Income Total	\$	4,626.01

Brian asked for the financial report to be filed for audit.

7:15 pm – Bob Orr arrived to join the meeting

BOARD ANNOUNCEMENTS

The neighborhood watch meeting is scheduled for November 20th. The main topic will be “recognizing suspicious activity”.

Breakfast with Santa will be on the first Saturday of December at 10 am.

The next municipal election will have a ½ cent Capital Improvement Sales Tax to finance road improvements. Brian Whitley has spoken at city meetings in favor of the Thoroughfare Master Plan which includes \$16 million in improvements to Ward Road between MO150 and Raintree Parkway.

Cheryl, Tim and Bob are still working on the wording for the commercial vehicles regulations.

7:23 pm – Dave MacQueen arrived to join the meeting

Seascape A – Tony Jose stated that his inquiries about flow meters for sump pumps did not produce any results. We should review this at the next work session, and include the two resident representatives.

Resident involvement – Bob, Mike, Brian and Judy are looking for and discussing items to present to residents to encourage participation in committees, board and other activities.

LEGAL

There was no legal report.

PENALTY FOR BOATS UNDER POWER WITHIN A PROTECTED SWIM AREA

Brian reviewed the process for enacting rules, and reviewed this rule with the latest modifications.

Mike Everly reviewed the state regulations regarding boating in a designated swim area. Under state rules, boating in a swim area is a misdemeanor criminal offense. This is the only RLPOA rule that is less restrictive than state regulations. Mike also stated that our swim areas should have better markings.

Tony noted that some swim docks are within 50' of a boat dock, so this needs to be considered when marking these areas.

Mike Everly moved to rescind the current rule: V.8B

Ed Gross seconded

All in favor

The motion passed 7 – 0

Mike Everly moved to have the following language replace the rule that was just rescinded:

Due to safety concerns, swim docks are for swimming and sunbathing only, and are open during the season from 7:00 a.m. to 11:00 p.m. daily. Other activities on the swim docks will receive a citation for failure to adhere. Furthermore, no vessels shall be operated or permitted to drift into designated swim areas. This violation is a 4th level offense resulting in 90 day suspension, loss of all current boat permits, and \$100 fine.

Tony Jose seconded

All in favor

The motion passed 7 – 0

MODIFICATION OF “BOAT SLIP POLICY SECTION F” ON PONTOONS

The Lake committee has provided documentation suggesting pontoons on lifts at the old docks may pose property risks. The new docks may be able to accommodate such loads. A compromise was reached at the 10/26 work

session to state in publications that the Lake Committee would not approve pontoon lifts. As always, items may be appealed to the Board for review.

Tony Jose moved to change the wording in Raintree boat slip policy from:
The lessee may install the boat lift if the boat lift type and structure has been approved by the RLPOA Board of Directors.

To:

The lessee may install the boat lift if the boat lift type and structure has been approved by the RLPOA Lake Committee.

Mike Everly seconded

In favor: Tony Jose, Mike Everly, Tom Atkins, Ed Gross, Bob Orr, Dave MacQueen

Abstain: Tim Nydegger

The motion passed 6 - 0 – 1

Ed Gross moved to add the following to the previous motion:

The RLPOA Lake Committee will not approve pontoons on boat lifts.

Tom Atkins seconded

In favor: Ed Gross, Tom Atkins, Mike Everly, Brian Whitley

Against: Bob Orr, Tim Nydegger, Dave MacQueen

Abstain: Tony Jose

The motion passed 4 - 3 – 1

MODIFICATION OF “BOAT SLIP POLICY SECTION F” ON ELECTRICITY

Tony Jose moved to update the boat slip policy language to reflect the current policy from:

“Lessee shall be responsible for costs of monthly billing, removal and reinstallation, repairs and installation of electricity on the aforesaid dock to be installed and repaired by a certified electrician approved by the City of Lee’s Summit”

To:

“RLPOA will pay the cost of electricity for the docks. RLPOA will also pay the cost of maintenance for the power circuits, dock lighting and outlets installed by the association.”

Tom Atkins seconded

All in favor

The motion passed 7 – 0

MODIFICATION OF LEASE OF BOAT SLIP ON PONTOONS

Tom Atkins moved to add to the boat slip lease agreement, on the 2nd page 3rd paragraph:

"The RLPOA Lake Committee will not approve pontoons on boat lifts"

Ed Gross seconded

In Favor: Tom Atkins, Ed Gross, Mike Everly

Against: Tony Jose, Tim Nydegger, Bob Orr, Dave MacQueen

The motion failed 3 - 4

MODIFICATION OF "ADDENDUM TO LEASE OF BOAT SLIP" ON ELECTRICITY

Tony Jose moved to update the boat slip lease to reflect the current policy from: "Lessee shall be responsible for costs of monthly billing, removal and reinstallation, repairs and installation of electricity on the aforesaid dock to be installed and repaired by a certified electrician approved by the City of Lee's Summit"

To:

"RLPOA will pay the cost of electricity for the docks. RLPOA will also pay the cost of maintenance for the power circuits, dock lighting and outlets installed by the association"

Mike Everly seconded

All in favor

The motion passed 7 – 0

EASEMENT WITH CHEROKEE TEL-DESIGN

Ed Gross moved to approve the utility easement request from Cherokee Tel-design for AT&T – SBC for an equipment station, and striking the wording in the agreement that allows for fencing around the station.

Tony Jose seconded

All in favor

The motion passed 7 – 0

APPEAL – CODES FINE

Colby Matthews stated that he has lived here for 2 years. He built an arbor because the one at the Duck Pond looked nice. During demolition of the old structure, codes enforcement reminded him of the ARB regulations. He then applied for a permit, and began construction that weekend, prior to review by the ARB.

Ed Gross moved to overrule the \$200 fine.

Bob Orr seconded

In Favor: Ed Gross, Bob Orr, Tony Jose, Tim Nydegger, Mike Everly, Dave MacQueen

Against: Tom Atkins
The motion passed 6 – 1

ARB SIDING APPEAL

Carolyn and Lee Medley applied for ARB approval for vinyl siding for her house which was denied. They made a \$4,000 down payment, but have not installed it yet.

They preferred the horizontal siding which they believe is a superior product and is installed better.

Tom Atkins moved to sustain the ARB decision

Tim Nydegger seconded

In favor: Tom Atkins, Ed Gross, Bob Orr, Tony Jose, Tim Nydegger and Mike Everly

Against: Dave MacQueen

The motion passed 6 – 1

MODIFICATION OF “BOAT SLIP POLICY SECTION C” ON REIMBURSEMENT

Tony Jose moved to defer this discussion to the next work session

Tom Atkins seconded

All in favor

The motion passed 7 – 0

2007 DUES

Tom Atkins moved to increase the 2007 dues by 4.1%, which is the CPI change from July 2005 to July 2006. Annual 2007 Class A assessments will increase from \$422.88 to \$440.20. Annual 2007 Class B assessments will increase from \$281.92 to \$293.48. Annual 2007 commercial assessments will increase from \$375.92 to \$391.32.

Tim Nydegger seconded

All in favor

The motion passed 7 – 0

MODIFICATION OF “BOAT SLIP POLICY SECTION C” ON REIMBURSEMENT

Tony Jose made a motion to move to the November 30th work session. Tom Atkins seconded.

All in favor

The motion passed 7-0

2007 DUES

Tom Atkins moved to approve increase of 2007 dues by 4.1%.

Tim Nydegger seconded.

All in favor

The motion passed 7-0

2007 CLUBHOUSE RENTAL FEES

Tony Jose stated that with the new deck, increased maintenance costs, and other improvements, an increase in the clubhouse rental fee is needed.

Tony Jose moved to increase the clubhouse rental fee beginning January 1st, 2007 from \$250 to \$300.

Tom Atkins seconded

In favor: Tom Atkins, Ed Gross, Bob Orr, Tony Jose, Tim Nydegger and Mike Everly

Against: Dave MacQueen

The motion passed 6 – 1

2007 BOAT SLIP AND BOAT STICKER FEES

Brian presented information regarding the history of boat slip and sticker fees. Slip fees have been \$250 for 12 of the past 14 years. The Lake committee recommended slips at \$150. The Board discussed slips at \$300 on the 10/26 meeting. Brian presented RLPOA Covenants Article V, Section 1B – which grants the right of the Association to charge reasonable admission and other fees for the use of any facility situated upon the common area. He also displayed slides of fees other lake communities charge. Slip holders will be getting concrete pads in 2007 which is an extra expense.

There was discussion of the fairness of placing the burden of the lake on slip holders rather than sharing it equally among slip holders and people who use the lake and who do not lease slips. The Board had reduced the sticker fee to \$0 the past 2 years.

Ed made a motion to keep slip lease fees at \$250 for 2007 and to increase boat sticker fees as follows:

Boat Stickers:

<i>Attended safety meeting</i>	Fee
1st vessel any hp	\$25

Boat Stickers:

<i>Did not attend safety meeting</i>	Fee
1st vessel any hp	\$150

Subsequent motorized vessels \$150

(other fees would remain the same).
Mike Everly seconded the motion.

Bob made an amendment to the motion to change boat sticker fees to

Boat Stickers:

<i>Attended safety meeting</i>	Fee
1st vessel any hp	\$50

Boat Stickers:

<i>Did not attend safety meeting</i>	Fee
1st vessel any hp	\$175
Subsequent motorized vessels	\$175

(other fees would remain the same).

Tim Nydegger seconded that amendment.

In favor of the amendment: Bob Orr, Tim Nydegger, Tony Jose, Tom Atkins and Mike Everly

Against amendment: Ed Gross and Dave Mac Queen

Amendment passed: 5-2

In favor of the amended motion: Bob Orr, Tim Nydegger, Tom Atkins, Mike Everly, Ed Gross and Dave Mac Queen

Against amended motion: Tony Jose

Amended motion passed: 6-1

2007 BUDGET

Ed Gross moved to approve the proposed 2007 budget as shown with additional revenue revisions we passed tonight.

Bob Orr seconded

All in favor

The motion passed 7 – 0

ARB GUIDELINES – HEIGHT RESTRICTIONS FOR FENCES – ARTERIAL ROADWAYS

Tony moved to add to the current rule that states: “Arterial roadways in Raintree have been defined as Ward Road, Missouri 150 Highway, Raintree Parkway, Raintree Drive, and Cole Younger Drive.” The following: “Properties on

Windjammer Drive and Windjammer Court abutting Raintree Village may also seek height variances from the Board. (ARB)

Tim seconded

In favor: Tom Atkins, Ed Gross, Tony Jose, Tim Nydegger, Mike Everly, Dave MacQueen

Against: Bob Orr

The motion passed 6 – 1

SILT RUNOFF FROM STONEY CREEK

Ed Gross gave a presentation on the silt coming into the lake from development to the west of Raintree. He intends to research this further, as more development will increase the flow and velocity of storm water. He will work with the Siltation Committee and look for rules from the City of Lee's Summit, DNR and EPA that pertain to these issues.

Brian move to adjourn to executive session to discuss a legal matter with Raintree Village

Open session adjourned at 11:25 p.m.

The Board meeting adjourned after legal discussion at 11:50 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
DECEMBER 4TH, 2006**

A work session of the Raintree Lake Property Owners Association was held on December 4th, 2006 at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Mike Everly, Tim Nydegger, and Dave MacQueen. Absent were Tony Jose and Bob Orr. Rachelle Vandiver also attended.

SILT RUNOFF FROM STONEY CREEK

Ed Gross stated that he had met with David Flick to look at the situation concerning silt runoff from the Stoney Creek subdivision into Raintree Lake. They also looked at the work being undertaken in Raintree Lake, West of ward road by Ira Roberts. Silt fences were placed on the east side of Ward road in the main lake. The plans submitted show the fences on the west side in the undeveloped area of the lake. We need to look at the plans submitted to Planning and Zoning and remain vigilant during the progress of this work. Some suggestions are to: monitor silt levels on a bi-weekly basis on both sides of the causeway; check on the City Council's agenda for any items regarding Stoney Creek development; Request copies of Ira's DNR and Corps of Engineer's permits for this project. We will also meet with Weatherby Lake personnel.

MONUMENTATION

Rita Madison and Warren Oblinger made a presentation to the board, and others present, on their preliminary concept for monuments at entrances to Raintree. Two options for the northwest entrance on Raintree Drive had estimates of \$56,380 and \$76,000. The estimate for the Regatta entrance is \$18,000 which included \$3,000 of landscaping. The estimate for the clubhouse entrance is \$20,000 which included \$3,500 of landscaping. Single pillars at the other entrances where limited common ground would not allow for the larger monuments were estimated at \$3,000 each. Electrical and water taps are not included in these prices.

Warren Oblinger suggested looking for options to purchase the one acre tract of land owned by Diane Roberts at the northeast corner of the villas. Tract E is the preferred location for the monuments.

Brian asked Warren if he would generate an additional color rendering of these plans and itemize all the related costs. The intent is to publish this in the shoreline so residents can see the designs.

BOAT SLIP POLICY SUBSECTION C ON REIMBURSEMENT

A proposal was tabled from the previous board meeting that would eliminate the prorated refunds for residents with slip leases who terminate their lease in mid term. There was no

discussion on this topic as all said they had read this proposal and are in agreement with it.

SEASCAPE A

The issues of how to resolve the problems with seascape A were to be discussed at this meeting. However, enough of the residents whose homes abut this area, and Tony Jose, could not attend. Brian briefly reviewed previous board discussions and stated that this matter will remain an agenda item for other meetings where concerned residents are in attendance.

COMMERCIAL VEHICLE DISCUSSION

Tim Nydegger stated that Bob Orr has completed a rough draft for the definition of commercial vehicles, but the rest of the subcommittee has not seen it. In response to questions as to why we don't just enforce what is on the books now, Tim stated that the current rule is too subjective and unenforceable.

8th PLAT

There have been no further discussions with the developer regarding the turning over of the 8th plat for common ground. Ed Gross suggested that we offer to take it as is, for a fee, and finish the work with our maintenance crew or contractors. Nolan will provide Rachelle an estimate of the cost to bring the 8th plat to RLPOA standards.

WALKING TRAIL

Ed Gross stated that the section between the dam and Kingfisher has been recognized as the next priority for the ongoing walking trail project. He reminded everyone of the difficulties of adding rip-rap after the other trails were in place, and suggested we be sure to complete the rip rapping of this area prior to starting any construction. Also, he suggested we streamline the bidding process for the next phase by only requesting bids from the previous 5 lowest bidders. Those in attendance were in agreement.

BOARD VACANCY

Brian stated that the board has the option to appoint a board member to fill the seat vacated by Cheryl Fritts. The new board member's term would expire in March of 2007. Brian mentioned possible candidates as: Judy Schmoger; Penny Wilkenson, who frequently attend board meetings and have expressed an interest in a position, and Marilyn Burasco, who was available for the last vacancy. Brian stated that the board can meet in executive session prior to the next board meeting, to discuss this and make the appointment at the beginning of the board meeting.

DAM MAINTENANCE

Brian asked that the report be put on Board announcements for the December 12th meeting. Brian asked Rachelle on the status of DNR's recommendations. Rachelle stated that the animal holes are being filled.

JACKSON COUNTY PROTECTIVE SERVICES

The office received a solicitation for the services of the Jackson County Protective Services, to provide a security patrol for Raintree. Brian stated that it appeared the off-duty Lee's Summit police officers offer a better alternative at the same price. The minimum hours per week for Jackson County was 32 hours. The minimum hours per week for LSPD is 3 hours. Both cost roughly \$30 an hour.

K.L. DELANEY OFFER

The offer made by Karen DeLaney for RLPOA to purchase the Duck Pond and other areas that are slated to become common ground, was rejected by all board members. Brian stated that he would draft a letter of response.

SEWER EASEMENTS

Ed Gross suggested that a response to the offer by the City of Lee's Summit to purchase sewer easements from RLPOA be made in the form of a trade for their commitment to correct the problems of excess silt runoff from Stoney Creek into Raintree Lake. Brian stated that he would draft a letter to make this offer.

The meeting was adjourned at 9:35 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 12, 2006

DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on December 12th 2006, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Ed Gross, Tim Nydegger, Mike Everly, Judy Schmoeger, and Dave MacQueen. Also attending was Rachelle Vandiver. Absent: Tony Jose and Bob Orr.

Brian Whitley called the meeting to order at 7:04 and announced a quorum for the Board meeting.

Dave MacQueen moved to approve the agenda.

Tim Nydegger seconded.

All in favor.

The motion passed 5-0

OPEN FORUM

Shirley Thomas announced that Dena Mezger from the City of Lee's Summit will be taking a new job with the city of Lawrence, Kansas, and she will be missed. We will not have an advocate at City Hall for our detention basin concerns so we will have to manage without her. Shirley also stated that there is a Greenway meeting at Legacy Park in Lee's Summit on Monday January 8th.

Penny Wilkinson stated that the Cox family has three children, all of whom are suffering from a fatal blood disease. She is circulating a petition asking to have them considered as a candidate for the television program, *Extreme Makeover*.

Eric, and Brandon Carlson, from the Kansas INT League, presented the association with a framed set of pictures from last summer's event, as appreciation for our participation in the event.

CONSENT AGENDA

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The December Consent Agenda includes the approval of November minutes and the payment of bills.

Mike Everly moved to approve the consent agenda.

Dave MacQueen seconded

All in favor

The motion passed 5 – 0

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the November Treasurer's Report

Contents:

Balance Sheet
Profit and Loss
Check Register
Budget Analysis

Information Items:

Bank account balances as of November:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	249,503.14

These include reserves for:

Operations	\$	80,158
Dock self insurance	\$	30,000
Siltation	\$	30,000

Expenses for November:	\$	44,019.89
Long term debt:	\$	132,946.42
Outstanding Dues/Fines	\$	28,297.16
Balance Due Liens Filed	\$	41,527.37

Income during November

Dues	\$	44,591.16
Other Income Total	\$	4,583.47

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

Brian Whitley announced that the board has appointed Judy Schmoeger to fill the position vacated by Cheryl Fritts. Judy joined the board for the remainder of the meeting. Judy's term will expire in March of 2007.

Raintree has submitted four separate requests to be a participant in Lee's Summit's Neighborhood Traffic Safety Program. Two requests were accepted; the Regatta and Raintree Drive locations. Raintree Parkway at the dam, and Ward road were not selected. We need 50% of residents in the Regatta and Raintree Drive areas to sign the petition for it to be considered for funding. Residents in these corridors have already received a first class letter asking for their signature.

The Neighborhood Watch meeting for December has been canceled due to scheduling conflicts with the clubhouse.

The association has received permit approval for the dam. The inspection process did include discovery of numerous animal burrows. The maintenance crew has been filling in these holes and is now applying chemical deterrents, to keep burrowing animals from the area. Also noted, was that the drain valve has not been opened in years.

Tim Nydegger and Ed Gross met with Olsen and Associates on Wednesday to discuss maintenance of the valve at the dam. They also plan to do a presentation to the board in January regarding storm water management.

Brian Whitley requested that Bob Orr and Cheryl Fritts present their proposal for wording of the commercial vehicles regulation.

LEGAL

Lou-Aire and Raintree v MoDOT and James Cape & Sons: there is a delay due to the replacement of the plaintiff's attorney. Nothing new to report.

Joe Willerth, attorney for RLPOA, issued his opinion letter regarding membership rights of commercial units, as requested by the board due to the commercial development within Raintree. Joe also approved the agreement for a utility easement for Southwestern Bell.

BOAT SLIP APPEAL

Greg Schuh appealed his slip forfeiture due to late payment of dues.
Mike Everly moved to rescind the previous motion and allow Mr. Schuh to keep his slip with the provision that all his dues be put up to date, and pay a \$200 fine.
Tim Nydegger seconded.
All in favor.
The motion passed 6 – 0

MODIFICATION OF BOAT SLIP LEASE

Brian Whitley stated that with the current policy, revenue is lost between the time a resident moves out of Raintree and a new resident is assigned a slip. The proposed change will reduce an administrative burden on staff in following up with individuals who have moved out of Raintree.
Tim Nydegger moved to have: "Lessee shall be reimbursed on any lease their remaining monthly per-diem (current annual lease cost divided by 12 months);

less any monetary indebtedness to RLPOA.” removed from the Boat Slip Policy. Also, to have: “In the event of such cancellation, refund will be per Paragraph “C” of the Boat Slip Policy dated October 8, 1996.” removed from the boat slip lease agreement.

Tom Atkins seconded

In favor: Tim Nydegger, Tom Atkins, Judy Schmoeger, Tim Nydegger, Ed Gross, Dave MacQueen.

Against: Mike Everly

The motion passed 5 – 1

ARB RETRACTIBLE AWNING APPEAL

Brian Whitley reviewed the current ARB guidelines regarding awnings. Jim and Mina McClure received approval from the Raintree Villas ARB for the installation of their awning. However, the Raintree Villas’ guidelines are in conflict with RLPOA guidelines. Jim McClure spoke to the board about the process where he intended to follow the rules, but was not aware of the conflicting guidelines. Jim Stoddard, from Budget Blinds gave a presentation on the awning that has been installed.

Ed Gross moved to approve this awning so we can evaluate it with condition it meets Raintree Villas’ requirements, and is a solid color, matching the home.

Mike Everly seconded.

In favor: Ed Gross, Mike Everly, Tim Nydegger, Judy Schmoeger, Dave MacQueen

Against: Tom Atkins

The motion passed 5 – 1

SILT FENCE FINE APPEAL

Greg Laster, of Durango Homes, appealed his fine for lack of a silt fence on lots 48 and 49 in North Shore. Greg stated that the compliance time was insufficient to remedy the situation in the specified time frame. He stated the fences were placed at the back of the lot where the lowest point is, and if that was not sufficient, the manager should have been more specific.

Mike Everly moved to sustain the fines (\$200).

Tom Atkins seconded.

Ed Gross moved to amend the motion to reduce the total fine to \$100 due to the questionable nature.

Dave MacQueen seconded

For the amendment: Ed Gross, Dave MacQueen

Against the amendment: Tom Atkins, Mike Everly, Judy Schmoeger, Tim Nydegger

The amendment to the motion failed 2 - 4

In favor of the motion not amended: Mike Everly, Tom Atkins, Judy Schmoeger, Tim Nydegger

Against: Dave MacQueen

Abstain: Ed Gross

The motion passed 4 – 1 – 1

REGATTA MONUMENT

The proposed monument at the Regatta entrance to Raintree is part of a \$150,000 project proposed by the common ground committee. Considering a 20% variance in final costs, the price may be \$21,600 or higher.

Ed Gross moved to approve up to \$22,000 for building an entrance monument at the Regatta entrance to Raintree.

Mike Everly seconded.

In favor: Ed Gross, Mike Everly, Tim Nydegger, Tom Atkins, Dave MacQueen

Abstain: Judy Schmoeger

The motion passed 5 – 1

Tom Atkins moved to adjourn to executive session to discuss the annual performance review of Rachelle Vandiver, the General Manager of RLPOA.

Mike Everly seconded.

All in favor.

The open session adjourned at 9:05.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
DECEMBER 28TH, 2006**

A work session of the Raintree Lake Property Owners Association was held on December 28th, 2006 at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Mike Everly, Bob Orr, Tim Nydegger, and Judy Schmoeger. Absent: Dave MacQueen. Rachelle Vandiver also attended.

COMMERCIAL VEHICLE DISCUSSION

Tim Nydegger presented a draft of the commercial vehicle definition that he has been working on with Bob Orr, and Cheryl Fritts. There was a lengthy discussion regarding the enforceability of these guidelines and the challenge of interpreting them fairly. Brian Whitley asked for volunteers to take pictures of vehicles that may fall under these guidelines, particularly those that are questionable. These pictures will be used in a power point presentation at the next work session, to discuss the feasibility of enforcing the new guidelines. An announcement inviting resident involvement in open forum discussions about commercial vehicles was made in the January Shoreline. The January Board meeting and work session will allow residents opportunities to bring any additional points for the Board to consider.

SEASCAPE A

There has not been any progress on the problems at seascape A. The water level has been low but holding steady according to several people who have been monitoring the waterscape. There have been discussions in the past about filling the pond with water from the main lake and find out how well it maintains level, and whether or not it drains towards nearby foundations. Brian asked Rachelle to send a letter to homeowners adjacent to the seascape to ask for their participation in monitoring their sump pump activity up to and after the filling of the seascape, which will be planned for February or March.

WEATHERBY LAKE MEETING

Brian Whitley stated that a meeting is being planned for some board members to visit with Weatherby Lake officials to learn from their past experiences in dealing with siltation problems from upstream developers and MoDot. The proposed date will be on or near February 20th 2007.

WARD ROAD DE-SILTING PROJECT

Neither the developer nor a representative attended the meeting to discuss the ongoing project of removing silt, west of Ward road. Bob Orr pointed out the check dam that is being used, discussed its effectiveness, and suggested we consider similar concepts at other inlets where large amounts of debris enter the lake.

WALKING TRAIL

It was discussed that prior to starting the walking trail project to complete the trail on the south side of the lake, we will first need to complete the rip rap work in this area. Shoreline restoration may be needed in at least one area to properly install the walking trail. Bob Orr suggested hiring a professional consultant to explore options for shoreline restoration and check dams where large volumes of water enter the lake. This information was provided to Rachelle and Rachelle will follow-up to ensure this project begins early in 2007.

8TH PLAT

The 8th plat has been presented to the association to be turned over by the developer as common ground. After inspection, it was determined that more work is needed to bring it to the standard that would be acceptable as common ground. After several months, the developer has not made efforts to begin this work. Rachelle presented a rough estimate for completing the work using the maintenance crew. She conservatively estimated it would cost at least \$7,720, and would take the crew away from other work while this was being done. She is awaiting estimates from contractors to provide a revised bid. This amount does not include repairing the low lying sidewalk. Rachelle suggested offering the option to the developer of paying to have our maintenance crew finish his work. Brian directed Rachelle to draft a letter with this offer.

RAINTREE DRIVE CAUSEWAY

Bob Orr stated that he has investigated options for enabling boats to pass under the Raintree Drive causeway into Sunset Cove. He stated that a bridge would be cost prohibitive, but a box culvert large enough to accommodate boats could be installed for \$500,000 and perhaps as little as \$150,000.

The meeting was adjourned at 9:25 PM

**RAINTREE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
January 9, 2007
7:00 p.m.**

DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on January 9, 2007 at 7:00 p.m. Members in attendance were: Brian Whitley, Tony Jose, Ed Gross, Tim Nydegger, Mike Everly, Judy Schmoeger, and Dave MacQueen. BobOrr arrived late at 7:39. Absent: Tom Atkins. Rachelle Vandiver.was not in attendance; however, Gene Jewell and Nolan Plymell were.

Brian Whitley called the meeting to order at 7:00 p.m. and announced a quorum for the Board meeting.

Tim moved to approve the agenda.

Dave seconded.

All in favor.

The motion passed 6-0.

OPEN FORUM

Shirley Thomas believes we should have a greenway task force with Lee's Summit Park Board. She indicated she thought the Board should be present at the *Protecting Urban Soil and Water Seminar* on February 1 at the Lee's Summit City Hall.

CONSENT AGENDA

Brian Whitley explained the consent Agenda and asked for a motion for approval. The January Consent Agenda includes the approval of December minutes and the payment of bills.

Dave MacQueen moved to approve the Consent Agenda.

Tim Nydegger seconded.

All in favor.

The motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Brian presented the December Treasurer's Report.

Contents:

Balance Sheet
Profit and Loss
Check Register
Budget Analysis

Information Items:

Bank Account Balances as of December:

Bank of Lee's Summit – Checking	\$ 50,000.00
Bank of Lee's Summit – Sweep Account	\$ 266,534.54

These Include Reserves For:

Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 30,000.00

Expenses for December:

Long-Term Debt	\$ 42,118.78
Outstanding Dues/Fines	\$ 127,813.34
Balance Due Liens Filed	\$ 48,389.78

Income During December:

Dues	\$ 53,038.42
Other Income Total	\$ 4,231.42

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

The Neighborhood Watch meeting will be held January 15 in the Clubhouse.

The meeting with Weatherby Lake will be on February 21 at 8pm

Brian provided details of the 2007 Annual Meeting Candidate Information. People can nominate from today to the night of the meeting but profiles will be published in the Shoreline only for candidates declaring prior to February 15.

Brian and Tony described the resolution to the Seascape A problem.

The new ARB forms for specific projects are available on the web site.

LEGAL

Lou-Air and Raintree v. MoDOT and James Cape & Sons: there continues to be a delay due to the replacement of the plaintiff's attorney. Nothing new to report.

STORMWATER MANAGEMENT

Tony Stanton (Olsson Assoc.) gave a presentation on stormwater management. When you have a lot of water on the ground, it increases the amount of runoff that is passed on downstream. The extra runoff causes some flooding problems, and we are trying to figure out the best way to manage it. Streams are impacted more frequently and with more brilliant extremes. The flooding problem most of us have is when we have the 100-year floods that cause the stream to widen into a lake. Detention is one way that is commonly implemented at new developments to control the amount of runoff at the site. He went on to describe different stormwater managements. A discussion followed Mr. Stanton's presentation.

CODES VIOLATION APPEAL

Cory Pletz represented his father in appealing the rebuilding of their deck without prior ARB approval.

Dave MacQueen made the motion to forgive the \$200 fine.

Bob Orr seconded.

In favor: Dave MacQueen, Mike Everly, Tim Nydegger, Judy Schmoeger, and Bob Orr

Against: Ed Gross and Tony Jose

The motion passed 5–2

COMMERCIAL VEHICLE DISCUSSION

Tim Nydegger, Chairman of the Commercial Vehicle Committee, read the draft of the proposed commercial vehicle definitions rules that the committee has put together. They are as follow:

A commercial vehicle includes, but is not limited to: vehicles of every kind whatsoever (including regular passenger automobiles), which, from viewing the exterior of the vehicle or any portion thereof, shows or tends to show any commercial, charitable, institutional markings, signs, displays, or tools, equipment, tarps, nets, racks, ladders, storage compartments, apparatus, inventory for sale, inventory to be installed, or other items that indicate a commercial or other non-personal use of the vehicle. Vehicles with flat beds, stake beds, dump truck beds, tow truck beds, boom truck beds and box truck beds.

The following, in and of themselves, are not to be considered indicative of commercial or other non-personal use of the vehicle:

1. Markings or small displays that may incidentally mention or be associated with a commercial, charitable, or institutional establishment, but are primarily intended to convey a personal message (e.g., small window decals, bumper stickers, flags, or license plate covers), or that are required for personal use of a vehicle (e.g., parking stickers).
2. General vehicle coloring (e.g., pink) in two or fewer colors over large areas that may sometimes be associated with a commercial establishment but do not resemble a commercial establishment logo.
3. Racks primarily designed and intended for personal or infrequent recreational
4. usage (e.g., luggage, bike, ski, or kayak).
5. Light tow hitches or winches designed and intended for personal use.
6. Closed storage boxes without commercial markings, the majority of which are contained below the upper rim of the bed or open part of a pick-up truck or are otherwise hidden from view from the exterior of vehicle.
7. Pickup truck with or without camper shell, tunnel covers, or enclosures that are designed to match the existing vehicles appearance.

Tony Jose suggested that institutional vehicles such as police cars would be exempt. The goal is to identify what a commercial vehicle is so that the Codes Administrator and Appeals Committee will have a clear-cut definition to consistently enforce infractions.

Gene Jewell presented pictures and explanation of the pictures he had taken of the various commercial vehicles that those attending would know the problems involved in enforcing the codes. Tim Nydegger gave his opinion as to which of the trucks in the pictures qualified as commercial vehicles, exempt vehicles, and non-commercial vehicles.

A great deal of discussion between the resident in attendance and the Board members followed.

Walking Trail Phase IV

Ed described the plans for the final phase of the south side walking trail from Green Teal to Widgeon Way along with shoreline items.

Ed moved to approve up to \$80,000 for the walking trail, permits, and easements between Green Teal and Widgeon Way.

Tony seconded.

The motion carried 7-0.

Increase in filing fees

Brian presented information on the cost of the lien filing fees increasing in Jackson and Cass counties. This cost will be passed on to delinquent accounts.

Tony moved to increase the lien fee from \$50 to \$75.

Tim seconded.

The motion carried 7-0.

The Board adjourned at 9:20pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

January 25, 2007

WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on January 25, 2007, at 7:00 PM. Members in attendance were: Tony Jose, Tom Atkins, Bob Orr, Tim Nydegger, David MacQueen, Mike Everly, and Judy Schmoeger. Rachelle Vandiver also attended. Brian Whitley and Ed Gross were absent. This meeting was chaired by Tony Jose, due to Brian Whitley's absence.

COMMERCIAL VEHICLE DISCUSSION

Tony Jose asked Tim Nydegger to review what the commercial vehicle subcommittee has been working on to date. Tim stated that the wording for defining a commercial vehicle is the sole task of the committee, and that a copy of the latest version has been published and a paper copy is available at this meeting. Tony stated that we are in need of a clear definition in order to enforce the bylaws and covenants, not just as a reaction to complaints. He also reviewed the process necessary to change the bylaws or covenants of the association, and the responsibility of the board to enforce these rules, or eliminate them.

Tony stated that the purpose of this agenda item at this meeting was to continue working on the definition. Since the clubhouse is full of residents (representing at least 45 homes), who wish to speak to this issue, he will go one by one through the room to get each person's opinion on their definition of a commercial vehicle.

At the end of this process, the overwhelming majority of those in attendance were in favor of defining a commercial vehicle as simply any vehicle over one ton. There was no consensus to have any limits on lettering, ladder racks, with or without ladders, or number of vehicles.

Dennis Prather volunteered to join the subcommittee to help with this task.

AQUATICARE CONTRACT AND PROCEDURES

Rachelle Vandiver reviewed the management and procedural change requests from the board, in regard to the operation of the pool for the 2007 swim season. The original request was for a full time manager to be on duty at all times, and to extend the pool hours. In addition, the following items were agreed to by the board as important improvements to the operation of the pool:

1. Three guards on duty at all times, one of these being the relief.
2. Adult night should be adults 18 years and older only. The pool should be cleared at the end of the day and everyone checked back in.
3. Guards are not to have cell phones while on duty. They must be stored with other personal items away from the work area.
4. Check in and check out procedures should be adhered to as designed.
5. The manager should be at least 18 years old and have a WSI certificate.

6. No children in the pool, including the shallow areas, during adult swim.

Rachelle stated that adding the full time lifeguard and extending the hours would exceed the budget by \$1,600.

Tony stated that the board would vote on this at the next board meeting.

WEATHERBY LAKE MEETING

Rachelle reminded everyone that the meeting at Weatherby Lake, to discuss siltation issues is scheduled for February 20th at 8 pm.

Shirley Thomas stated that the Lee's Summit Parks and Recreation meeting is the same night. Bob Orr volunteered to attend the Parks & Rec. meeting to represent the Raintree Board.

PWC PURCHASE

Rachelle stated that Warrensburg Cycle needs an answer regarding the purchase of the PWC we have budgeted to buy.

Tony instructed Rachelle to put this on the consent agenda for the next board meeting.

Tony stated that a check in and check out procedure needs to be established to better track the wear and tear on the watercraft.

INTERIOR DESIGN COMMITTEE

Three residents have asked to be on the interior design committee to help with the improvements to the clubhouse. Rachelle asked for direction for structuring the committee. Bob Orr agreed to head the group. Tony stated that the board will need to give the committee a budget and recommend the project be completed in time for the 2008 budget meetings.

The meeting adjourned at 9:35 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 13, 2007**

DETERMIN QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on February 13th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Judy Schmoeger, and Dave MacQueen. Also attending was Rachelle Vandiver. Absent: Tim Nydegger, Mike Everly and Bob Orr.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Dave MacQueen moved to approve the agenda.

Tony Jose seconded.

All in favor.

The motion passed 5-0

OPEN FORUM

Brent Breedlove asked for an update on the commercial vehicles discussion, and asked if there would be a grandfather clause. Brian Whitley stated that there have not been any meetings on this subject since the last work session, and it will be on the agenda to be discussed at the next work session. Ed Gross stated that whatever the final definition is, it is unlikely that there will be a grandfather clause. Ed asked Brent if he had any suggestions for the committee. Brent stated that he believed he was currently in compliance with the rules for parking his van that has ladder racks but no lettering. He believes the new rule will put him out of compliance.

Michael Reese and Darren Baltz have reserved the clubhouse March 3rd and April 14th, and requested that the rental fee be reduced so they may use it for a little league fundraiser which will be open to all residents. Brian stated that this discussion will need to be continued at the end of this meeting.

CONSENT AGENDA

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The February Consent Agenda includes the approval of January minutes and the payment of bills and purchase of jet ski up to \$8,200.

Tony Jose moved to approve the consent agenda.

Judy Schmoeger seconded

All in favor

The motion passed 5 – 0

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the January Treasurer's Report

Contents:

Balance Sheet
Profit and Loss
Check Register
Budget Analysis

Information Items:

Bank account balances as of January:

Bank of Lee's Summit-Checking	\$	50,000.00
Bank of Lee's Summit-Sweep acct	\$	270,692.80

These include reserves for:

Operations	\$	50,000.00
Dock self insurance	\$	30,000.00
Siltation	\$	90,000.00

Expenses for January:	\$	83,729.31
Long term debt:	\$	122,713.56
Outstanding Dues/Fines a/o 1/31/07	\$	35,412.44
Balance Due Liens Filed	\$	51,239.66

Income during January

Dues	\$	67,693.59
Other Income Total	\$	19,855.64

Ed Gross asked what the plans are for the debt that balloons in May. Tom Atkins stated that he and the finance committee need to start working on this and will report to the board as soon as possible.

Brian asked for the financial report to be filed for audit.

BOARD ANNOUNCEMENTS

The Neighborhood Watch meeting is scheduled for February 19th.

The meeting at Weatherby Lake scheduled for February 21st at 7:30 pm, is an information gathering meeting, to learn from the experiences they have had dealing with silt entering their lake

Candidate information for the 2007 board elections will be published in the March Shoreline. The deadline for interested individuals to submit a profile is February 15th.

Plans for Raintree Reserve will be presented to the Lee's Summit Planning Commission on February 27th at 6 pm. The proposed development will have 37 single family homes, and will change from agricultural to R-1 zoning.

LEGAL

Brian stated there is nothing to report.

AQUATICARE

\$55,000 was budgeted for the pool management contract for the 2007 season. Rachelle reviewed the changes for 2007 that include extended hours, and a manager on duty at all times. Some of the details are still being discussed, such as the pool manager also serving as the concession manager.

Dave MacQueen moved to accept the Aquaticare contract for the 2007 season up to \$55,000.

Tony Jose seconded

All in favor

The motion passed 5 - 0

Brian reviewed the pool usage statistics that are on the website.

CODES VIOLATION APPEAL

Brian reviewed the ARB regulations from Article VII, section 3, and details of the installation of a 6' solid vinyl privacy fence that was installed without prior approval.

Ronald Kuhn asked if the ARB acts on behalf of the board, and stated that he sees selective enforcement of rules. He stated that he did not put up a privacy fence but rather used fencing materials to construct a temporary wind break. He asked the office if permission was needed to install an outdoor hot tub, and was told no. Later, he found on the web site a statement that approval is needed.

Ed Gross moved to offer an alternative to Ron, that if he removes the fence, the fine will be waived.

Tony Jose seconded

In favor: Tony Jose, Tom Atkins, Ed Gross, Judy Schmoeger

Abstain: Dave MacQueen

The motion passed 4 – 0 – 1

TOPS 2000 SOFTWARE

Rachelle Vandiver stated that in March, the latest revision of Tops 2000 will be available. This is the software package that was approved by the board in the

2007 budget, and will be used to streamline the Raintree office and better manage individual resident accounts.

Dave MacQueen moved to approve up to \$8,000 for the Tops 2000 software package and support.

Tom Atkins seconded

All in favor

The motion passed 5 – 0

REMOVAL OF INOPERABLE VEHICLE

There has been an inoperable vehicle at 324 SW Raintree Drive for over 1 ½ years, since at least September, 2006. Brian stated that our legal advice has been to go to court to establish our ability to enforce our policy and set a precedent for future actions. Bob Christian of the Cobblestone Homes Association stated that fines are not working, and RLPOA should take collective action with their association to work toward a common goal.

CLUBHOUSE RENTAL (Continued)

Michael Reese restated his request for the use of the clubhouse for the baseball fundraiser.

Judy Schmoeger moved to waive the fee for the Lee's Summit AAA League to help showcase the Raintree clubhouse and amenities.

Dave MacQueen seconded

Tony Jose moved to amend the motion to have Raintree listed as a sponsor and Raintree residents receive a 50% discount.

Ed Gross seconded

Voting in favor: Tony Jose, Ed Gross, Judy Schmoeger, Dave MacQueen

Opposed: Tom Atkins

The amendment passed 4 – 1

Ed Gross moved to amend the motion to limit this to this March date.

Tony Jose seconded

Voting in favor: Tony Jose, Ed Gross, Tom Atkins

Opposed: Judy Schmoeger, Dave MacQueen

The amendment passed 3 – 2

For the original motion with the two amendments:

All in favor

The motion passed 5 – 0

Tony Jose moved to adjourn to executive session to discuss the legal issues regarding inoperable vehicles.

Tom Atkins seconded

All in favor

The meeting adjourned at 8:44 pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

February 22, 2007

WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on February 22, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tim Nydegger, David MacQueen, Mike Everly, and Judy Schmoeger. Rachelle Vandiver also attended. Tom Atkins arrived at 7:25pm. Bob Orr was absent.

STORMWATER MANAGEMENT UTILITY FEE DISCUSSION

Scott Edgar & Bart Reese City of Lee's Summit, Blaine Bickel Black & Veatch, Patti Banks & Triveece Harvey with Patti Banks Associates spoke with us in regards to a potential storm-water utility fee. Blaine Bickel spoke in regards to the storm-water taskforce that evaluated enterprise funding, health and safety issues, clean water act expanded to storm-water issues. Currently Public Works oversees and is funded through the City's general fund. Currently only \$130,000 was budgeted for 2007. A storm-water utility fee would bring in a steady reliable source of funding and could produce dollars to construct wetland fore bays. Lenexa currently has a "Rain to Recreation" program that was developed with the assistance of Patti Banks Associates. The City of Lee's Summit performed a storm-water master plan for all areas in their watershed. A copy was requested.

RAINTREE RESERVE

Ira Roberts was invited to discuss his new development called Raintree Reserve. This will be located west of Ward Road with 37 single family homes. The four questions asked of developer were: 1) who would maintain common ground (at this point he felt there would be a sub-association), 2) present siltation barriers (it was decided that they would not be beneficial to leave), 3) monumentation design (Ira stated he would build with like materials to our current plan), and 4) requested drainage between lots 14 & 13 to be redirected into main body of water (Ira felt this could be re-directed). The Board thanked Ira again for his desiltation project currently underway. The Board agreed that they would be in support of this project.

COMMERCIAL VEHICLE DISCUSSION

Brian presented a ranking of specifics that have been discussed on commercial vehicles. The Board had prioritized by ranking them 1 = prohibit, 1.5 = maybe and 2 = allow. General discussion was held on items that were ranked 1.5 and moved to a 1 or 2 depending on board consensus. It was decided to place this on the Board meeting agenda to vote on March 13th.

Items considered in the discussion included:

Buses
Dump truck beds
Tow truck beds
Boom truck beds
Over 1 ton
Nets
Stake trucks
"Box" truck beds
Containing trash/debris
Commercial markings (>25% surface area)
Amnesty period
Ladder racks (double layer ladder above roofline)
Side glass racks
Limousines
Flat bed trucks
Ladder racks (single layer ladder above roofline)
Tubing/pipe holders/racks
Commercial markings (letter height >12")
Uncovered loads (mulch, wood, supplies, tools)
Liftgate (in back of truck)
Inventory to install
Ladder racks (empty)
Any commercial markings (name, phone, etc.)
Inventory for sale
Grandfathering clause (phased-in approach)
Commercial markings (<25% surface area)
Commercial markings (letter height <12")
Tools
Storage compartments above truck rim
Covered loads (mulch, wood, supplies, tools)
Racks for occasional use (luggage, ski)
Storage compartments slightly above truck rim
Storage compartments below truck rim
Fines/penalties/warnings

VIOLATION LETTER REVIEW

It was asked to be placed on the agenda from the Board meeting. No one had any current issues. Brian asked the board to review the letters and get back with Rachelle if there were concerns.

WALKING TRAIL PHASE IV

Options for the common area or lack there of, behind lot 578 was discussed. A civil engineer had reviewed the area, along with the possibility of building out over the water or purchasing an easement. Rachelle was directed to make an offer to owner for easement possibilities.

CLUBHOUSE DECK

Ed Gross provided the Board with an update on the new deck. He stated that the sub-committee would be creating a punch list and asked the board for feedback. General lighting placement was reviewed and it was determined to change one flood light to shine down towards water versus illuminating the concrete patio.

The meeting adjourned at 9:35 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 13, 2007**

DETERMIN QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on March 13th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Mike Everly, Judy Schmoeger, and Dave MacQueen. Also attending was Rachelle Vandiver. Absent: Tim Nydegger and Bob Orr.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

OPEN FORUM

Chris Cox, representing the swim team, made a request for specific dates to use the pool. He was asked to have someone attend the Work Session to go over the request to increase the times for practices. He also requested the board approve \$700 for insurance and supplies. Brian stated that the board would review this at the next work session.

Jim Metzger stated that a resident had about a half a cord of wood stacked in his driveway for an extended period, and wanted to know what the board thought of this, and what rule applies to this type of complaint.

Brian stated that the board would review this at the next work session.

CONSENT AGENDA

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The March Consent Agenda includes the approval of February minutes and the payment of bills, including \$3,000 for the appreciation dinner.

Tony Jose moved to approve the consent agenda.

Judy Schmoeger seconded

In favor: Tony Jose, Tom Atkins, Mike Everly, Judy Schmoeger, Dave MacQueen

The motion passed 6-0

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the February Treasurer's Report

Contents:

- Balance Sheet
- Profit and Loss
- Check Register
- Budget Analysis

Information Items:

Bank account balances as of February:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	321,784.55

These include reserves for:

Operations	\$	50,000
Dock self insurance	\$	30,000
Siltation	\$	90,000

Expenses for February:	\$	59,607.98
Long term debt:	\$	117,608.86
Outstanding Dues/Fines a/o 2/28/07	\$	28,162.61
Balance Due Liens Filed	\$	49,539.67

Income during February		
Dues	\$	60,018.78
Other Income Total	\$	77,126.17

Ed Gross asked what the progress is on the loan and would we be discussing this and other bank issues at the next work session. Tom Atkins referred to the finance committee minutes and that we would make it an agenda item.

Tom Tucek stated that it is the position of the finance committee that the loan be paid off.

Brian Whitley briefly discussed the auditor's report.

Brian asked for the financial report to be filed for audit.

Tony Jose moved to require the RLPOA office and finance committee to complete estimation of replacement and maintenance costs for common property by May 31st.

Mike Everly seconded

All in favor

The motion passed 6 - 0

BOARD ANNOUNCEMENTS

The Neighborhood Watch meeting is scheduled for March 19th, with the main topic being disaster preparedness.

The Weatherby Lake meeting was held on February 21st where several board members met with Weatherby Lake officials and learned of new strategies to deal with sedimentation, nitrates, phosphates, how to work best with developers

and homeowners, and dam maintenance. Brian directed Rachelle to include in the next Shoreline, a note to residents to exercise judicious use of fertilizers.

Brian stated that the 2007 annual meeting will be the standard fare with no ballot issues or initiatives. There currently is no one running for the class B seat, but there are 5 candidates for 4 class A seats.

The Lee's Summit Planning Commission met on April 5th 2007 and approved the re-zoning from agriculture to residential single family for Raintree Reserve, which received support from RLPOA.

Tom Tucek stated that Kribbs should be the only maintenance company considered for maintenance on the docks.

COMMITTEE BUDGETED REQUESTS

Tony Jose moved to approve the committees' budgeted requests which include:

Easter egg hunt – up to \$1,300

Tree removal – up to \$2,000

Tree replacement – up to \$5,000

Dock maintenance – up to \$12,500

Ed Gross seconded

All in favor

The motion passed 6 – 0

PRESENTATION

Steve Arbo, deputy city administrator, stated that the City of Lee's Summit recognizes the importance of a good relationship with the Raintree Lake community, and gave a lengthy and detailed presentation of what the ½ cent sales tax has provided in the past and what is planned if the tax is extended. Full details can be found on the City of Lee's Summit website.

Issues brought up by residents included: traffic congestion at various locations throughout the city, the continuation of the bicycle lane on Ward road, traffic safety studies, use of other sales tax money, current roads in disrepair, and the decision to end the road improvements at Raintree Parkway and not at 163rd St.

Ed Gross stated that Steve Arbo has been very good to work with, and has always made a great effort to provide any documents we have requested.

Tom Rottinghaus, of the Better Safer Roads Committee, which is citizen based, spoke to those present and encouraged all to vote "yes" and sign up to be put on a list of those supporting the measure.

LEGAL

A mediation for resolving the siltation issues at the Duck Pond is scheduled for Thursday, April 26th. Rachelle Vandiver will be attending along with Joe Willerth our attorney.

COMMERCIAL VEHICLES

Brian reviewed the commercial vehicles guidelines from the Code of Federal Regulations, the Missouri Code, and other local ordinances. Brian stated that proposed guidelines are a three tiered approach, phased in over a one year period, which will provide residents in opposition, adequate time to appeal or adopt.

As of **May 1, 2007**, the “Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers” Section F, Number 2 shall be amended to contain the following language:

“COMMERCIAL VEHICLE shall be defined as any vehicle can be described as or has any one (1) or more of the following characteristics: bus, dump truck bed, tow truck bed, boom truck bed, flat bed, stake truck, box truck, refrigerated bed, greater in size than 13,000GVWR, or greater than 22 feet length.”

As of **September 1, 2007**, the “Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers” Section F, Number 2 shall have the following language added:

A commercial vehicle shall further be defines as any vehicle with a passenger capacity in excess of 8 persons or having combined commercial markings, signs, overlays, banners, etc. in excess of six (6) square feet of surface area.

As of **May 1, 2008**, the “Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers” Section F, Number 2 shall have the following language added:

A commercial vehicle shall further be defined as any vehicle with ladder rack(s), side glass rack(s), and/or tubing/pipe holder(s).

The final rule effective May 1, 2008 shall state:

“COMMERCIAL VEHICLE shall be defined as any vehicle that can be described as or has any one (1) or more of the following characteristics: bus; dump truck bed; tow truck bed; boom truck bed; stake truck; box truck; refrigerated bed; greater in size than 13,000 GVWR; greater than 22 feet in length; passenger capacity in excess of 8 persons; combined markings, signs, overlays, banners, etc. in excess of six (6) square feet of surface area; ladder rack(s); side glass rack(s); and/or tubing/pipe holders(s)”.

Dave MacQueen moved to adopt commercial guidelines in its entirety.
Judy Schmoeger seconded

Ed Gross moved to amend the motion to include: "Ladder racks are not allowed that are in conjunction with any surface area displaying commercial markings, overlap, banners etc"

Brian Whitley seconded.

In favor: Ed Gross, Tony Jose, and Mike Everly

Against: Tom Atkins, Judy Schmoeger, and Dave MacQueen

The motion failed 3 – 3

Those in favor of the original motion: Tony Jose, Tom Atkins, Judy Schmoeger, Dave MacQueen, and Brian Whitley.

Against: Ed Gross and Mike Everly

The motion passed 5 – 2

SIDING REQUEST

Richard McMillan requested the board approve a type of siding that he would like to put on the front of his house. After a lengthy discussion, Brian asked Richard to locate examples of houses with this particular siding that board members could visit to see how it looks.

ARB GUIDELINES WITH EXCEPTIONS

Brian reviewed a list compiled by the ARB, and presented to the board, to provide better clarification for those items not requiring ARB approval.

No ARB application(s) are required for the following projects:

Doors/Windows/Skylights

1. Exact replacement of doors, windows and skylights.
2. Replacement of wood garage doors with aluminum or steel garage door, so long as the color of the new doors remains the same color as the doors being replaced or white.
3. Replacement of rotted wood around windows with wood or current acceptable material that resembles wood in appearance.
4. Installation of front or back storm door in black, almond, or white.

Guttering

1. Replacement of guttering and repair of soffit with exact same material.
Installation of Gutter Cover.

Fences

1. Removal of existing fences, patio privacy screens, slatted sun covers, arbors and play equipment.
2. Hidden fences that are below ground.

3. Exact replacement and repair of existing fences, providing that the height, type, color, material and location of the fence does not change with the exception for non-conforming fences or encroachment of common ground.
4. Staining of natural wood color.

Satellite Dish

1. The diameter shall be no larger than one (1) meter (39 inches).
2. No satellite dish shall be installed on Common Ground property.
3. The preferred location, allowing for good reception, is the back yard within close proximity of the dwelling.
4. The installation should be as unobtrusive as possible and landscaping is suggested to screen the satellite dish so as to maintain some aesthetic qualities.
5. Satellite dish shall not be higher than twelve inches (12") above the roofline.
6. High definition antennas must be mounted to dish or in attic.

Spas, hot tubs, Jacuzzis and temporary swimming pools with depth less than 24 inches.

1. Spas, hot tubs and Jacuzzis with locking lid that is placed on deck or patio.
2. Temporary swimming pools with depth less than 24 inches.

Sun Covers

1. Installation of portable metal and canvas suncovers providing the portable canvas suncover is not installed on the deck or patio before March 1 and must be removed by November 1 and is kept in good repair. Solid earth tone colors only. Must be placed on deck or patio or will be defined under the "temporary structure" rule in guidelines.

Landscaping and Planting

1. Landscaping and planting, for existing homes, in general does not require approval.
2. Special landscaping beyond that normally associated with a single family residence must be approved by the Architectural Review Board. Example retaining walls that could not be laid by hand and are greater than 36" in height or more than 36' in length.

Tony Jose moved to approve these guidelines.

Ed Gross seconded

All in favor

The motion passed 6 – 0

Brian reviewed a request from a resident who would like to have a tree trimmed or removed from a neighbor's property that is blocking their view of the lake.

Brian directed Rachelle to reply that the request was reviewed, and the board was unable to find a rule or mechanism for assisting in this conflict, other than just asking the homeowner to remove the tree.

ADDITIONAL SPRINKLER HEADS AT CLUBHOUSE

Rachelle stated that the proposal from York Contractors for 10 additional sprinkler heads for the north side of the clubhouse was for \$1,365.

Mike Everly moved to accept the proposal

Tony Jose seconded

All in favor

The motion passed 6 – 0

CHANGES TO LAKE RULES

Add to IV(2)(e): “A citation will be issued for failure to adhere”

Change II from “Size and horsepower of vessels” to Watercraft Restrictions”

Add new subsection 3, “All watercraft must have exhaust which vents below the waterline as measured when the watercraft is at rest.”

Appendix, 1, change “boat” to “watercraft”

4, delete “of course”

Ed Gross moved to approve the proposed changes to the lake rules.

Mike Everly seconded

All in favor

The motion passed 6 – 0

CLUBHOUSE FEE WAIVER

Dave MacQueen moved to approve waiving the clubhouse fee for the baseball fundraiser for April 14th.

Ed Gross seconded

In favor: Dave MacQueen, Judy Schmoeger, and Ed Gross

Against: Tony Jose and Tom Atkins

Abstain: Mike Everly

The motion passed 3 – 2 – 1

SWIM DOCK BOUYS

Brian Whitley asked the Lake Committee to present a plan for marking the areas around each swim dock where watercraft under power are prohibited.

TREES RESTRICTING VIEWS OF THE LAKE

Michelle Smoot, 5127 Sandpiper, requested the Board address a neighbor's weeping willow tree which she alleged blocks her view of the lake. Michelle's

letter stated that "current rules state shrubs may not block lake views- but it does not mention trees and or other landscaping. Currently any resident may plant any trees to block views without approval and or opinion of neighbor. Other lake home owners in the area require ARB approval and resident notice and input. I have a weeping willow, and two other 20 year old trees which obstruct my view of the lake. They did not obstruct the view when planted, but now they do. In just a few phone calls, I found others who had trees blocking their view, but just live with it because of the exact wording in the rules. I can be prepared to submit names of other residents who believe the rules are not clear. Suggestions for existing trees/landscaping- trimmed to a level that is satisfactory with the neighbor's input and ARB review if complaint is filed. Going forward, all new residents, including those who move into a pre owned home, get ARB approval/and input from neighbors if they are lake front property. This more closely matches other lake area home owners guidelines. Establish harsh fines for those who do not comply. Owner of property pays for trimming. For those who have obstructed views this negatively affects their property value and they cannot see why they wanted to live here in the first place, the lake. I am asking for clarity in the rules. Currently shrubs are not acceptable if they block a neighbors lake view, but other landscaping/trees that grow 30 feet tall/wide are?"

The Board reviewed Michelle's request and believed that this was a neighbor dispute and not something the Board has the authority to address. There is no covenant or by-law that provides the Board the authority to take any action on the matter. The only reference is in the ARB Guidelines which state "Trees, hedges, and shrubs, which restrict sight lines for vehicular traffic shall be cut back or removed. Shrubs should not be permitted to unduly restrict the view of the lake or amenities from other property." However, this is just a guideline and not rooted in covenant or by-law, nor does it apply to trees restricting views other than for traffic.

The meeting adjourned to executive session at 10:30pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 22, 2007**

DETERMINE QUORUM AND CALL MEETING TO ORDER

A Special Meeting of the Raintree Lake Property Owners Association was held on March 22nd, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Bob Orr, Ed Gross, and Dave MacQueen.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the meeting.

SWIM TEAM REQUEST

Chris Cox, representing the swim team, made a request for specific dates to use the pool, and to have this information posted on the website. He also requested the board approve \$700 for insurance and supplies. Chris stated that the intention is to not have any events go past 10:30pm.

Tony Jose moved to approve \$700 for the Raintree Rays swim team and making the pool available for the dates of: June 6th, June 27th, July 11th, July 18th, and for practices Monday through Friday 7:45 am to 11:00 am.

Mike Everly seconded

Those in favor: Tony Jose, Tom Atkins, Mike Everly, Judy Schmoeger

Abstain: Tim Nydegger

The motion passed 4 – 0 – 1

LOAN NOTE BALLOON

The loan for the maintenance building and the 6 lots, balloons in May of 2007. Lee's Summit Bank has offered to renew the loan on a 36 month amortization at a fixed rate of 6.5%, with no fees. Other than the interest rate change, payments will continue as scheduled. Approximate balance in May 2007 will be \$102,000. At our current rate of payments, it will take approximately 23 months until payoff. The finance committee recommended that we shop the loan and all of our banking business to other banks in the area. Tom Atkins has delivered information to Union Bank and First National Bank and is will schedule meetings with them to address the finance committee. It was suggested that we also include Summit Bank of KC. It was noted that the amount of the loan payoff at the end of 2007 equals the current amount due to the association by resident's with liens on their property.

DAM VALVE

Tim Nydegger is assuming the lead role in working with an engineering firm, since Ed Gross and Bob Orr are not volunteering again when their terms expire. Tim is currently talking with Wallace Engineering, a consultant who can prepare a Request For Proposal, to review documents and help put work out for bid.

CIVIL ENGINEER

Rachelle has contacted Terry Parsons for advice on shoreline stabilization, and check dam use. We need to decide if we are going to use them. Richard McMillan suggested using DNR for whatever resources they may offer without charge.

Tony Jose moved to approve up to \$1,200 for engineering services for Terry Parsons for check dams at Hidden Cove, contingent upon contact with DNR.

Judy Schmoeger seconded

All in favor

The motion passed 5 – 0

SIDING REQUEST

Richard McMillan spoke to the board about his request to have a siding product for the front of his house that is not currently on the approved list from the ARB, and to get an interpretation from the board about a type of siding for the sides and back of his house that he believes fits the written description but may be subject to dispute. He gave the board an address of a development that has this product so interested board members can stop by to see how it looks. Brian Whitley stated that the board can review this at the next work session.

MUSKRAT SUMMER PROGRAM

The program for muskrat trapping is the same as it was for last summer. Rachelle asked the board for direction. It was agreed that she should monitor the progress, month by month, and continue if the trapping is successful.

MICHELLE SMOOT – GUIDELINE REVIEW

Michelle Smoot was not in attendance. Board members and office staff have received numerous correspondences from Michelle in regards to a tree on her

neighbor's property that restricts her view of the lake. Jim Sillyman, Michelle's neighbor, was in attendance, and stated that he has gone to great efforts to trim his willow tree several times each year, and that he could not possibly prune the tree any higher. From the ground, looking across his property, the tree is pruned adequately, but from an elevated deck, it would have to be pruned so severely that it would destroy the tree.

REGATTA MONUMENT

Funds have been approved for the monument on Regatta. Rachelle has met with Warren Oblinger who said that there are no written specs for this monument. Sign Craft may have some specs. Rachelle will continue to work on this.

Judy Schmoeger left the meeting at 8:15pm

SEASCAPE A

Rachelle stated that the monitoring of the water level in seascape A has shown a drop in level of 12 inches as of last Friday. Monitoring will continue to see if it stops dropping and at what point, which may provide an indication as to the location of the leak. Daily monitoring and documentation of the main lake level is ongoing. The Board asked Rachelle to collect the sump pump data from residents to determine if flow increased as the pool level decreased.

STACKED CORD OF WOOD

There has been a complaint about a stack of firewood at the side of a driveway. All board members present agreed that the rules do not provide for a way to demand that this be removed.

EQUIPMENT PURCHASES

Rachelle presented the bids for new equipment that the board intended to purchase in 2007. The following John Deere equipment was put out for bid:

JD3320

JD3320

2 mower decks

Gator

Tony Jose moved to approve up to \$29,000 for equipment purchases from Lawn and Leisure for 2 JD tractors with mower deck and a new Gator with

the unbudgeted amount coming from budget item 7002B – Equipment Repairs.

Tim Nydegger seconded

Those in favor: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly

The motion passed 5 – 0

SWIM DOCK BOUYS

Tom Tucek presented his information from suppliers for the equipment necessary for assembling the buoys for demarcation of swim areas at the swim docks. Some of the items needed for this project are common items available at local stores. The other items need to be ordered from a company specializing in these systems. The dock at Bowsprit and the dock at the swim beach by the clubhouse were identified as the swim docks that needed this system. It was decided that due to traffic, the clubhouse swim dock would take priority.

Mike Everly moved to approve up to \$2,500 from line item 6076 for buoys to designate swim areas around the clubhouse swim dock.

Tim Nydegger seconded

All in favor

The motion passed 5 – 0

MICHELLE SMOOT

Michelle Smoot, who was not present earlier, addressed the board about the issue of trees blocking her view of the lake. She stated that the board has received an E-mail from Greg Johnson about his concern on this issue. She asked if an article could be placed in the Shoreline about this issue, to see if other residents are similarly concerned. Michelle said she would be willing to start a committee to look at this issue and address the guidelines that govern these situations. Brian stated that he could find no authority for the board to enter onto private property under these circumstances and take control of a resident's trees. Tony Jose suggested to Michelle that it may be possible to regulate future plantings, but asking a resident to remove a tree that has been in place for longer than anyone present can recall, is probably legally impossible. Brian stated that Michelle is free to put an ad in the classified section of the Shoreline to pursue her goal, but there is no support from the board to promote this agenda any further.

ADJOURNMENT

Tom Atkins moved to adjourn

Tim Nydegger seconded

All on favor

The meeting adjourned at 9:08 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
MARCH 29, 2007**

DETERMINE QUORUM AND CALL MEETING TO ORDER

The annual meeting of the Raintree Lake Property Owners Association was held on March 29th. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, Ed Gross and Judy Schmoeger. Absent: Bob Orr, and Dave MacQueen.

Brian Whitley called the meeting to order at 7:08 and announced a quorum for the meeting.

INTRODUCTION OF BOARD MEMBERS

Brian Whitley introduced the board members and reviewed their efforts and accomplishments

APPROVE MINUTES OF THE 2006 ANNUAL MEETING

Tony Jose moved to approve the minutes of the 2006 Annual Meeting
Tim Nydegger seconded
All in favor
The motion passed 6 – 0

TREASURER'S REPORT

Tom Atkins gave the Treasurer's report for the year ending December 31st 2006

Income for 2006 - \$919,235
Expenses - \$910,746
Ending Bank Balance – \$313,220
The Long term debt - \$127,813

This loan, which has been at a 5% fixed rate, balloons in May of 2007, which means that we still have a balance due, but have to renegotiate the repayment terms of the remaining balance. Lee's Summit Bank has offered to renew the loan on a 36 month amortization at a fixed rate of 6 ½ %, with no fees. Other than the interest rate change, payments will continue as scheduled. Approximate balance in May 2007 will be \$102,000. At our current rate of payments, it will take approximately 23 months until payoff.

Special projects in 2006:

The desiltation in Hidden Cove cost \$120,500 where 13,000 cubic yards of mud were removed.

The new Deck on the Clubhouse will total \$135,000 - \$54,130 of which we spent in 2006 and roughly \$83,000 of which we are paying for in 2007

Walking trails \$59,679

We made additional principal payments on our long term debt of \$30,000 on top of the regular principle pmts of \$29,679 for a total debt reduction of \$59,679 in 2006

ELECTION PROCESS

Dave Elliot explained the election process and read the following names submitted for class A seats: Brian Whitley, Tim Nydegger, Judy Schmoeger, Tom Tucek, and Greg McFarland. And from class B: Bob Christian.

Ira Roberts nominated himself from the floor, and was seconded by another class B member.

Each candidate addressed the room, with the exception of Greg McFarland who was not present.

CITY ADDRESS

Lee's Summit city councilmen, Ron Williams and Randy Rhoads spoke about city issues of interest to Raintree residents, including: street lighting on Ward road; excess flow holding basins upstream of the lake; Leggo Land, which is going to TIF committee, and then the City Council in May; street maintenance; traffic signals desired in various locations; and that Ron Williams will not seek reelection next term.

STATE OF RAINTREE LAKE

Brian Whitley addressed the residents about the accomplishments of 2006 and plans for 2007 with a power point presentation:

Over 3,000 feet of walking trail was completed on the south side of the lake that provides a safe route from Raintree Parkway to Raintree Drive, without going onto Ward road. The 2007 walking trail project will complete the south side, starting in Kingfisher cove and ending near Green Teal by the dam.

24 new boat slips were added, following a resident vote on the issue.

Water testing has been improved with more advanced testing techniques.

Monuments are planned at all the entrances of Raintree starting with the Regatta entrance.

Community Networking:

RLPOA has been actively working with Lakewood, Weatherby Lake, and Lake Winnebago on siltation and resident issues.

Projects for 2007 include:

Asset management – the Finance Committee and the board will develop a plan for asset management.

Dam valve review and repair

Completion of south side walking trail

Clubhouse improvements

Formal review of six lots

Starting blocks for the swim team

Seawall repair

LEGAL

Joe Willerth, addressed the residents about the legal issues of 2006.

The lawsuit, Lou-Aire vs MODOT and Cape and Sons is ongoing with mediation beginning in April 2007.

The negotiations between Raintree and the developer's proposals at the dam resulted with no deal being made.

The new shopping center, Raintree Lake Village, is within Raintree and presents new challenges for management, since this is a class B property with membership rights.

There were no legal actions taken in 2006 regarding bankruptcies or foreclosures.

RAINTREE DECK

Dennis Barlow, of DNAB, the company that built the deck on the clubhouse, gave a power point presentation showing the entire process from the planning stages to demolition to new structure's completion.

INTRODUCTION OF STAFF

Brian introduced Rachelle Vandiver, the General Manager, and the staff: Debbie Hanss, Carole Jacobs, Gene Jewell, Nolan Plymell, Tera Randle, and Scott Webber

COMMITTEE RECOGNITION

Brian recognized the committees and introduced the chair of each committee.

Activities – Rhonda Maters and Brenda Miller, chairs

Appeals – Bill Peck, chair

ARB - Darrell Bennett, chair

Common Ground

Finance – Ron Greathouse, chair

Lake – Tom Tucek, and San LaPoint, chairs

Neighborhood Watch – David Mitchell, chair

Nominating – Dave Elliot, chair

Welcoming – Rose Marie Walter, chair

NEWLY ELECTED BOARD MEMBERS

Dave Elliot announced the vote totals for each candidate:

Class A

Brian Whitley – 204

Tim Nydegger – 190

Tom Tucek – 141

Judy Schmoeger – 218

Greg McFarland – 128

Class B

Bob Christian – 74

Ira Roberts – 65

The elected class A members are: Brian Whitley, Judy Schmoeger, Tim Nydegger and Tom Tucek.

The elected class B member is Bob Christian.

The nominating committee will have the same members as last year which are: Dave Elliot as chair, Rhonda Masters, Jim Metzger, Brenda Miller, Rita Madison, and Shirley Thomas.

OPEN FORUM

Rita Madison stated that the new deck looks beautiful, and why did we not replace the front stairs leading to the office?

Tony Jose stated that there were no structural problems with it.

Roland Thibault asked about the flood plain elevations at the lake and if there were any surveys from FEMA addressing this.

Ed Gross stated that the area below the dam is not marked on FEMA maps.

Kathy Goldman stated that the island in Raintree Circle is weedy and there is nothing in the budget to address the landscaping here.

Kevin Miller stated that he has had problems with his trash service and would like the board to speak the company about this.

Rose Marie Walters stated that some residents are blowing grass clippings into the street, and would like the board to do something about it.

ADJOURNMENT

Mike Everly moved to adjourn

Tim Nydegger seconded

All in favor

The meeting adjourned at 9:46 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 10, 2007**

DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on April 10th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, Dave MacQueen, Tom Tucek, and Bob Christian. Also attending was Rachelle Vandiver. Absent: Judy Schmoeger

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Mike Everly moved to approve the agenda with an amendment.

Tim Nydegger seconded.

All in favor.

The motion passed 7-0

OPEN FORUM

Shirley Thomas congratulated the newly elected board members

Robert Gurski stated that the swim dock at the clubhouse is too close to the boat dock. His slip is the end one, and does not have enough room to enter and exit safely.

Tony Jose stated that the Lake Committee has recommended that this swim dock be relocated behind the clubhouse by the pool.

Brian Whitley read a letter from Ed Gross requesting the board not locate the dock behind his house.

Tony Jose moved to relocate the swim dock further down the causeway not less than 100' contingent upon adequate water depths.

Bob Christian seconded

In favor: Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, Bob Christian

Against: Dave MacQueen

Abstain: Tom Tucek

The motion passed 5 – 1 – 1

CONSENT AGENDA

Tom Tucek moved to approve the consent agenda with the March minutes removed, due to a misspelling of a word.

Mike Everly seconded.

All in favor
The motion passed 7 - 0

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the March Treasurer's Report

Contents:

Balance Sheet
Profit and Loss
Check Register
Budget Analysis

Information Items:

Bank account balances as of March:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	369,823.34 (corrected)

These include reserves for:

Operations	\$	50,000
Dock self insurance	\$	30,000
Siltation	\$	90,000

Expenses for March:	\$	37,211.02
Long term debt:	\$	112,416.14
Outstanding Dues/Fines a/o 3/31/07	\$	22,417.77
Balance Due Liens Filed	\$	47,620.24

Income during March		
Dues	\$	58,597.11
Other Income Total	\$	47,188.75

BOARD ANNOUNCEMENTS

Brian Whitley introduced the new board members: Tom Tucek and Bob Christian

The Neighborhood Watch meeting is scheduled for June 18th, where the Lee's Summit police will be invited to speak. There are still problems in Raintree, and all are encouraged to keep their vehicles locked to discourage theft.

Brian Whitley spoke at the city council meeting in support of the Raintree Reserve project with the condition that a drain pipe be relocated to reduce the potential for erosion.

COMMITTEE BUDGETED REQUESTS

Dave MacQueen moved to approve up to \$150 for the spring garage sale.

Tom Tucek seconded
All in favor
The motion passed 7 – 0

Tom Tucek moved to approve up to \$1,000 for the fishing derby.
Dave MacQueen seconded
All in favor
The motion passed 7 – 0

LEGAL

Mediation has been set for Thursday, April 26th at the offices of Mike Igoe in regards to the silting in of the Duck Pond. Joe Willerth and Rachelle Vandiver will be attending. RLPOA has received pre-trial discovery requests from MO-DOT requesting the identities of members and all documents of complaints from members since January 1, 1993, about siltation and debris flowing into the Duck Pond and Raintree Lake. They also request estimates and documents regarding money spent by the RLPOA in that period to remove siltation. These items are due by May 8th, 2007.

OLD BUSINESS

Richard McMilln renewed his appeal for an exemption for siding on his house
Brian reviewed the ARB guidelines that pertain to this issue.
No motion was made for approval.

Leo Salazar appealed to the board to overrule the decision of the ARB and remove the fines for installing siding that is not approved. He stated that there are other houses that have similar siding, and wondered if he was being singled out. Two options were explained, one remove the siding or two pay \$1,800 in additional fines to allow it to remain.
No motion was made.

Rachelle Vandiver stated that the previously approved amount for equipment purchases did not include sales tax.
Dave MacQueen moved to approve up to \$1,744 for the new equipment overage.
Tom Atkins seconded
All in favor
The motion passed 7 – 0

SILTATION FINE APPEAL

Aaron Carter appealed to the board to overrule his siltation fine for not having proper silt fences in place for over two weeks.
Brian reviewed the timeline of events from the first notice of violation to the day it was remedied.

Bob Christian moved to wave the fine,
Dave MacQueen seconded.

In favor: Bob Christian, Dave MacQueen

Against: Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, and Tom Tucek

The motion failed 2 – 5

AQUATICARE CONCESSION PROPOSAL

Brian reviewed the proposal from Aquaticare to operate the concession stand at the pool for the 2007 season.

Tom Atkins moved to approve the proposal

Bob Christian seconded

All in favor

The motion passed 7 – 0

CLUBHOUSE INTERIOR DESIGN COMMITTEE

Brian stated that a committee has been formed to make suggestions for improving the clubhouse interior, and present a plan in time for the 2008 budget meetings. Bob Christian agreed to be a liaison to the committee.

ELECTION OF OFFICERS

Brian reviewed the bylaws for the election of officers.

Tom Atkins nominated Brian Whitley for President

Tony Jose seconded

No other nominations were made for this position.

Brian stated that this will be his last term, as he will be pursuing other goals, including running for City Council in 2008.

Bob Christian nominated Tony Jose for Vice President

Mike Everly seconded

No other nominations were made for this position.

Mike Everly nominated Judy Schmoeger for Secretary

Tony Jose seconded

No other nominations were made for this position.

Bob Christian nominated Tom Atkins for Treasurer

Tim Nydegger seconded

No other nominations were made for this position.

Tony Jose suggested that a non-board member be asked to serve on the Finance Committee, since all members are now on the board. Brian asked Penny Wilkinson, who accepted.

Tim Nydegger moved to adjourn
Tony Jose seconded
All in favor
The meeting adjourned at 8:38pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
April 26, 2007
SPECIAL MEETING/WORK SESSION

DETERMINE QUORUM & CALL MEETING TO ORDER:

A work session of the Raintree Lake Property Owners Association was held on April 26, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tim Nydegger, David MacQueen, Mike Everly, Tom Atkins, Bob Christian and Tom Tucek. Judy Schmoeger was absent. Rachelle Vandiver also attended.

WINDEMERE SILTATION MEETING UPDATE

Shirley & Gene Thomas, Ed Gross and Tom Tucek attended this meeting on Raintree's behalf. Shirley Thomas provided the minutes to the Board on Windemere's concerns of drainage coming off of M150.

SWIM DOCKS RELOCATION

Two swim docks (Clubhouse & Bowsprit) have been requested to be relocated. Bowsprit swim dock concerns were brought to the attention of the Lake Committee from a resident that had concerns with bicycles all over the sidewalk, trash and noise. Per the Lake Committee minutes they have requested the office to seek concurrence via an opinion letter to all neighbors to voice opinion to leave as is or move before action is done. At this time the office had not had the opportunity to mail out the letters. This action was tabled to next meeting. Action item: office is to check into prices on bike racks and trash cans, along with the opinion letter.

Clubhouse swim dock. A boat slip holder brought to the attention of the Board and Lake Committee concerns on the clubhouse swim docks current location. They have the first slip closest to this area. Their concern was how close they were when backing out of or attempting to park when wind conditions propel them towards this area. Its current location is 35 yards from the corner of the swim dock to his boat. If RLPOA ropes off the swim dock there may also be some maneuvering problems. They also requested that the clubhouse swim dock be relocated to rear of clubhouse near swimming pool. After much discussion the following motion was made.

Mike Everly moved to relocate the clubhouse swim dock to the second flag and allocate \$600 to build a stairway. Bob Christian seconded the motion. Motion passed 7-0.

SWIM BEACH

The Lake Committee has recommended that no swimming be allowed on the old beach, and recommended putting rip rap at the current beach and signage for notification. This area is also a concern to slip holders in slip 1 by the clubhouse. There is a storm drain that flows directly into this area depositing all street debris (trash & broken glass). For the safety of our residents, we will be relocating the beach to a different location. Three

options were discussed: south of the new location of clubhouse swim dock, on the west side of Normandy Cove by the pool, and the east side of Normandy Cove closest to Raintree Drive. The Board requested that we close the current beach, price sand, test water quality in the three potential locations and poll residents. The Board will review forthcoming information.

INSURANCE REVIEW & RECOMMENDATIONS

The following policies were discussed for changes the Finance Committee has recommended: watercraft policies (physical damage & medical), employee dishonesty policy and property insurance. Currently we have two watercraft policies (rental & work) that cover physical damage & medical. The Finance Committee has recommended self-insuring our watercraft. They are currently insured for liability through our general liability and umbrella coverage. All lake patrol and volunteers are covered under our workers compensation insurance for medical. A review found that we are not currently insured for employee dishonesty and it is recommended that we get coverage. The Board also agreed. With the purchase of our new deck, we will raise the property insurance by \$100,000 to cover replacement costs for a disaster.

Tony Jose moved to approve up to \$76,100.00 for insurance coverage. Mike Everly seconded. Motion passed 7-0.

VACANT HOUSES - MOWING

It has been reported to the office and Board of the vacant homes throughout the neighborhood with absent owners. Mowing needs were not being addressed. Since the original request to be placed on the agenda, the majority of these homes have had real estate for sale signs go up.

SIDEWALK PROJECT UPDATE

The Board was updated on the current status for the Walking Trail between Wingeon Way and Green Teal. A survey has been requested and Ed Gross had prepared specs for potential contractors prior to leaving the Board. The specs will be mailed out in the next month.

ELECTRICAL PROPOSAL EXTERIOR LIGHTING

An electrical proposal for additional exterior lighting on the clubhouse was provided. At this time a verbal electrical contractor had also provided a cost per fixture. Since we could not compare bids, this was tabled. Cross Electric had also provided a proposal for electricity to be installed at Hidden Cove for a fountain.

Tony Jose moved to approve up to \$2,100 for electrical installation for a fountain. Tom Atkins seconded. Motion passed 7-0.

CLUBHOUSE INTERIOR IMPROVEMENTS

Bob Christian stated he had e-mailed the sub-committee attempting to set up their first meeting. At that time he had only heard back from two members. Bob stated that he would set up a meeting in approximately two weeks.

Moved to exec session at 8:30pm.

The meeting adjourned at 10:05 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 8, 2007**

DETERMINE QUORUM & CALL MEETING TO ORDER

A board meeting of the Raintree Lake Property Owners Association was held on May 8, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Dave MacQueen.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Tom Atkins moved to approve the agenda and Tony Jose seconded.

All in were in favor of the motion.

The motion passed 7-0.

OPEN FORUM

Glenn Jones, on behalf of the Fountains at Raintree Home Owners Association expressed concerns about the erosion and silt run-off into the silt pond at the Fountains from the surrounding areas that are under construction. Glenn asked the Board's assistance in finding a remedy to the siltation issues.

Brent Hill addressed the issues of a badly neglected and unoccupied residence in his neighborhood and the inoperable vehicles in the driveway.

Greg McFarland is a neighbor of Brent Hill and echoed the same concerns.

Brian Whitley addressed all residents who voiced concerns and committed the Board's assistance within its authority.

CONSENT AGENDA

Bob Christian moved to approve the consent agenda that included the April minutes and approval of payment of bills. Tom Tucek seconded the motion.

All in favor. The motion passed 7-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the April Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

- Bank Account Balances as of April:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 397,701.47

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for April:	\$ 56,422.17
Long-Term Debt:	\$107,234.45
Outstanding Dues/Fines a/o 4/30/07	\$ 30,219.17
Balance Due Liens Filed	\$ 63,618.44

Incoming during April:	
Dues	\$61,498.44
Other Income Total	\$11,421.20

BOARD ANNOUNCEMENTS

Brian Whitley made the following announcements:

The Fishing Derby will be held May 28.

The annual neighborhood Garage Sale will be held May 17, 18 and 19.

Tim Nydegger recommended that another lake shore clean-up be scheduled to the recent rain storm.

COMMITTEE BUDGETED REQUESTS

Tom Atkins moved to approve up to \$3,150 for the Teen Swim, \$16,000 for Summerfest, and \$1,000 for New Plantings. Bob Christian seconded the motion. The motion passed 5-1-1, Tom Tucek opposed and Mike Everly abstained.

OLD BUSINESS

Legal Update – Brian Whitley announced that the mediation between Lou-Air and Raintree v. MoDOT and James Cape & Sons was unsuccessful. Rachelle Vandiver was in attendance at the April 26 meeting.

Brian also announced the Board has concerns and has challenged the developer's action on the 8th Plat as being different from the agreement. The Board also requested action on the 9th and 10th Plat to conform with the Settlement Agreement.

Loan Renewal – Tom Atkins presented a proposal from the Bank of Lee's Summit to renew our existing loan in the amount of \$107,234.45. Tom Atkins will be challenging the 6.5% interest rate on the Long Term Note renewal. Tom Atkins made a motion to approve the renewal of the existing loan with a term of 36 months, an 84 month amortization, not to exceed 6.5% interest rate, with the Bank of Lee's Summit, and with the assignment of home owners' dues as collateral. Tom Tucek seconded the motion. After much discussion Tom Tucek made a motion to amend the standing motion to

include the wording "loan on existing balance". Tom Atkins seconded the motion to the amendment. The motion with the amendment was approved with a 7-0 vote.

NEW BUSINESS

Daniel Erholtz appealed to the Board to overrule the decision of the ARB and remove the fines for building a deck without Architectural Review Board approval. He stated that he had replaced an existing deck with a larger deck with a different design and did not realize he needed approval. Tom Atkins moved to sustain the fine. Tom Tucek seconded the motion. The motion passed 6-0-1 with Judy Schmoeger abstaining.

Exterior Light Fixture Electrical Proposal – Rachelle Vandiver presented the two bids from Cross Electric and DNAB for the seven light fixtures need around the Club House. After considerable discussion Bob Christian made the motion to award the bid to DNAB's electrical contractor up to \$315 per fixture, with a maximum of 7 fixtures. Mike Everly seconded the motion. Motion passed 7-0.

Bob Christian made the motion to move to executive session.

Mike Everly seconded the motion.

All in favor.

The meeting adjourned to executive session at 8:16PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

May 24, 2007

A work session of the Raintree Lake Property Owners Association was held on May 24, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian, Dave MacQueen and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Tony Jose.

Walking Trail/shoreline/rip-rap

Rachelle reported that the work at Royal Tern is almost complete and the work on Sea Side Sparrow will begin soon. Brian Whitley requested Rachelle to start getting bids on the Green Teal to Widgeon Way walking trail project.

Monuments

The Common grounds committee will meet with Warren Oblinger to discuss the monuments. Rachelle, Warren and Shirley Thomas met with Sign Craft to discuss the specs for the presentation at the next RLPOA Board meeting.

Swim Beach

There has been no feed back from the residents regarding the swim beach. Signs indicating restricted area are close to the beach.

Insurance Employee Dishonesty Policy

The policy we were considering included all employees, even part-time and seasonal workers. For the purpose of dishonest employees and theft from the office the Association will be self-insured.

Siltation Enforcement Position

Staff members recently attended a seminar to learn more about storm water and erosion management. A review of the current equipment needed to monitor siltation entering the lake is being conducted.

Clubhouse Interior Design Committee

Bob Christian is setting up a meeting for the volunteer committee to come up with a list of recommended improvements to the clubhouse.

Deck Post Lighting

The light bulbs are burning out too quickly on the deck post. Rachelle is working with the contractor to get the issue quickly resolved.

Royale Tern sidewalk maintenance

The maintenance crew is working in the area.

Hidden Cove Fountain

Lengthy discussion was held to choose the specific fountain to purchase for Hidden Cove based on the previously approved budget. The Board agreed the fountain named Diana was the best choice.

RLPOA asset review

A review of the RLPOA assets was presented and what the in-kind replacement cost would be based on the life expectancy of the individual asset. This was done in an effort to start planning for a reserve fund that will prevent the need for special assessments to cover the costs to replace these assets.

Reevaluation of priority of RLPOA projects

Brain Whitley asked the current Board members to review the priority of projects set by the previous Board and to determine if the established priorities should change and if other projects should be considered.

Meeting Adjourned

Mike Everly moved the meeting to adjourn and Tom Atkins seconded the motion.

Meeting adjourned at 8:10pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 10, 2007

DETERMINE QUORUM & CALL MEETING TO ORDER

A board meeting of the Raintree Lake Property Owners Association was held on July 10, 2007, at 7:00 PM. Members in attendance were: Tony Jose, Tim Nydegger, Tom Tucek, and Bob Christian. Also attending was Rachelle Vandiver. Brian Whitley, Tom Atkins and Judy Schmoeger were absent.

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

Tim Nydegger moved to approve the agenda and Tom Tucek seconded.
The motion passed 4-0.

OPEN FORUM

Mr. & Mrs. Rudolph were present and requested for the rental fee on clubhouse be waived for the POW picnic. It was confirmed that a security deposit would still be required.

Tom Tucek moved to waive the rental fee on the clubhouse for the POW picnic which will be held on 9/16/07. Mike Everly seconded. Motion passed 4-0.

CONSENT AGENDA

Tom Tucek moved to approve the consent agenda that included the June Minutes and Approval of Payment of Bills. Bob Christian seconded the motion.
All were in favor and the motion passed 4-0.

TREASURER'S FINANCIAL REPORT

Rachelle Vandiver presented the June Treasurer's Report in Tom Atkins absence.

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
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These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00

Siltation

\$ 90,000.00

Expenses for June:	\$51,423.87
Long-Term Debt:	\$96,952.18
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Balance Due Liens Filed	\$52,270.01

Incoming during June:

Dues	\$61,743.15
Other Income Total	\$10,619.30

BOARD ANNOUNCEMENTS

Tony Jose made the following announcements:

- Dave Mac Queen has resigned from the Board.
- Summerfest & Fireworks Display. We recapped the events that the parade was short this year, due to rain, but the carnival went on with over 150 in attendance. The Board requested that the fireworks, length of display, go on the July work session agenda.
- Walking Trail was announced that we are ready to send out the request for proposal.
- Regatta Monument was announced that it was also ready to send out for proposals.

COMMITTEE BUDGETED REQUESTS

Swim Dock Buoys. It was discussed that the Board had previously approved \$2,500 for the buoys to be placed around the clubhouse swim dock from the "New Swim Dock" account. The Lake Committee was requesting the additional remaining funds from this account, so that we could purchase more supplies for 4 more swim docks. Identified priorities as Bowsprit & Whistling Swan coves. Lake Patrol felt they could at least accomplish two more docks this season and could store supplies.

Tom Tucek moved to move remaining funds of \$4,500 from account 6076 to account 6075A. Mike Everly seconded. Motion passed 4-0.

OLD BUSINESS

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Tony Jose reported that Lou-Air and RLPOA attorneys have met with a Siltation Committee member and produced his findings as well as the RLPOA association records with respect to Board meetings, committee minutes and of contracts for removal of siltation as pre-trial discovery. A similar claim had received an unfavorable ruling. Ruling is under review and will advise as to the status of our case set for trial in October.

RLPOA and Raintree Lake Development, Inc. will enter into arbitration over the condition of the Estates 8th Plat. As of this date a meeting had not been set.

Leible Contract was set for closing on or before August 1, 2007.

NEW BUSINESS

CRC Request for guidance

Bob Christian, Chair to the Clubhouse Renovation Committee, requested guidance from the Board as to their priorities for the renovation and updating them that the RLPOA is not in possession of any original plans for the existing structure. Bob asked if the CRC could begin the process of interviewing potential architects. The Board confirmed that they thought this was a good idea and asked Bob to table the rest of the discussion to the work session when all members would be present.

Lake Committee Guidelines

The office had come across Lake Committee Guidelines from year past. It was recommended to have the Lake Committee review these guidelines and present to the Board an updated version. The research had stemmed from the request for variance on a boat that was 21'3". The Lake Committee had recommended approval of the boat permit.

Tom Tucek moved to approve the recommendation of the Lake Committee for variance for Mr. Durham's Yamaha SX210 jet boat. Mike Everly seconded. The motion passed 3-1 with Bob Christian voting against.

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Tom Tucek requested a review of the boat slip lease agreement in regards to sub-leasing of slips. Twenty-two letters were issued for wrong boats being in the slips, because the office had no sub-leasing information on file. Per the lease it states "Lessee may sublet the slip or assign this lease only with the written consent of the Lessor" and then goes on in another paragraph later in the lease "Lessee agrees that any boat in the aforesaid slip, with permission of Lessee, shall be titled and registered and must be identified with stickers and markings in accordance with RLPOA rules and regulations. Lessee agrees that only one watercraft will occupy said lease at any given time." Tom Tucek felt this was confusing and would like to have the Lake Committee review the lease and make a recommendation to the Board. All agreed.

Richard Hoverstein Request Boat Permit

Richard Hoverstein purchased a used watercraft that registration states it is a 21'6" deck boat. He requested a variance to obtain boat permits. The Board felt that the Lake Committee is more knowledgeable in this area and requested they review. Mr. Hoverstein asked if he could go to his house and bring the boat back for review, but because there were only three members of the Lake Committee in attendance, they were not in the position to make a recommendation. Mr. Hoverstein left without guidance.

Leland & Judy Casady Appeal of Lake Violations

Judy Casady presented her request to appeal the lake violations stating that they realize that they were not in compliance with putting the paddleboat on the lake without

a boat permit. She stated she had received the paddleboat on Mother's Day as a present and due to the office being closed on Sunday, felt they could place in their slip till Monday. Lake Patrol had taken possession of the watercraft because it was tied to the dock cable and at the time(s) observed, no one was around. This constitutes an abandoned vessel. The violations were: Abandoned Vessel, Failure to display a current boat sticker, and profanity toward a Lake Patrol Officer. Testimony was presented on both sides.

Bob Christian made a motion to sustain the motion of the Appeals Committee. Tim Nydegger seconded. Motion passed 4-0. Tony requested a 10 minute break for the Board to discuss the fines and suspension prior to making a motion.

The Board reconvened at 8:45pm. Tom Tucek moved to maintain the fines in the amount of \$200.00 and start the suspension date from May 13th, 2007 and ending August 11th, 2007 with the permits being turned into the office the next day. Bob Christian seconded. Motion passed 4-0.

Bob Christian made the motion to adjourn.

Mike Everly seconded the motion.

All in favor.

The meeting adjourned at 8:50pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 12, 2007

DETERMINE QUORUM & CALL MEETING TO ORDER

A board meeting of the Raintree Lake Property Owners Association was held on June 12, 2007, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Tom Tucek, Bob Christian, Dave MacQueen and Judy Schmoeger. Also attending was Rachelle Vandiver. Mike Everly was absent.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tim Nydegger moved to approve the agenda and Dave MacQueen seconded. The motion passed 7-0.

OPEN FORUM

Rita Madison addressed the Board regarding her concerns for the condition of the streets and sidewalks in parts of Raintree. She has received no favorable response from the City of Lee's Summit and appealed to the Board for help. Pictures were submitted to the Board for review and documentation.

James (Jim) Miller expressed his concerns about barking dogs in his neighborhood.

Brian Whitley requested a reminder be posted on the RLPOA Web site and in the Shorelines to assist residents with phone numbers to call for neighborhood complaints.

CONSENT AGENDA

Tim Nydegger moved to approve the consent agenda that included the May Minutes and Approval of Payment of Bills. Dave MacQueen seconded the motion. All were in favor and the motion passed 7-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the May Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 303,583.50

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for May:	\$151,389.90
Long-Term Debt:	\$102,031.17
Outstanding Dues/Fines a/o 5/31/07	\$ 18,585.70
Balance Due Liens Filed	\$ 56,725.15

Incoming during May:	
Dues	\$ 70,539.76
Other Income Total	\$ 20,416.48

BOARD ANNOUNCEMENTS

Brian Whitley made the following announcements:

- Neighborhood Watch meeting June 18.
- Teen Swim June 21.
- RLPOA has a "strong neighborhood association" per a June 6 article in Suburban Living, a supplement to the Lee's Summit Journal.
- RLPOA has a new Siltation Enforcement position. This person will be responsible for baseline readings for bodies of water, turbidity sampling, velocity sampling and the maintenance of the siltation log.

COMMITTEE BUDGETED REQUESTS

Dave MacQueen moved to approve up to \$4,550 plus tax, for the Air-O-Lator Fountain at Hidden cove. Tom Atkins seconded the motion. The motion passed 7-0.

Tim Nydegger moved to approved up to \$3,000 for the annual goose round-up. Bob Christian seconded the motion. The motion passed 6-1 with Dave MacQueen voting in opposition to the motion.

7. PRESENTATION

Michael Park, City of Lee's Summit made a presentation regarding the Neighborhood Traffic Study that has been approved by City Council on a trial basis. The traffic study will focus on two areas within Raintree, 1) Regatta, 2) Raintree Drive west of Regatta. Raintree Parkway going across the dam would be monitored through the police department, traffic division. . The main reason for the study is the concern for excessive speed in these areas. Jeff McKerrow, City Traffic Engineer was also in attendance to listen to feedback from the residents. Jeff indicated that additional areas of concern might be considered after the current study is completed.

Brian Whitley informed those attending the meeting that off-duty police officers have been hired to help control speed and reckless driving in all areas of Raintree.

Mike Manzo, of Signcraft presented information at the meeting regarding the Regatta monument, entrance pylons and clubhouse markers. Care is being taken to create consistency of design with existing and future monuments. Shirley Thomas is putting together a document with comprehensive specs for the monuments so that all bidders have the same information.

OLD BUSINESS

Legal Update

Brian Whitley announced that RLPOA and Raintree Lake Development, Inc. will enter into arbitration over the condition of the Estates 8th Plat. The Estates 8th Plat is the area south of County Line Road, west of Gull Point Drive, east of Raintree Drive, and north of Estates Drive. RLPOA has contracted with a 3rd party to maintain the area until an arbitration agreement is reached. The cumulative costs of the contracted mowing and arbitration are \$450 to date.

An Emergency Action Plan project was headed up by Carol Jacobs and presented to the Board for approval. Judy Schmoeger moved to approve the Emergency Action Plan as presented in the document. Tom Atkins seconded the motion which carried 6-0-1. Tom Tucek abstained as he had not reviewed the document.

Winding Creek Estates completed a Preliminary Plat zoning action early in 2006, as a potential 145 lot subdivision. The Final Plat Phase 1, proposed at 31 lots, is being considered. The County is requesting that the RLPOA review these documents and prepare any comments representing their membership. These comments will be turned over to the city of Lee's Summit.

NEW BUSINESS

Chad Obersteadt appealed to the Board to remove the fine for storing a canoe under his deck. Bob Christian made a motion to sustain the fine and Tim Nydegger seconded the motion which carried with a 6-0-1 vote. Dave MacQueen abstained.

Charley Sandman appealed to the Board to remove the fine for violation of required siltation controls. Tom Tucek made a motion to sustain the fine and Dave MacQueen seconded the motion which carried 7-0.

Ginny Evans appealed to the Board to approve vinyl coated siding as denied by the ARB as there are no guidelines established for approval. The Board determined there was not enough information available to make a decision and tabled the request for the next Work Session, June 28, when additional information will be made available to the Board.

Kevin Miller appealed to the Board to approve his application for an oversized deck box. Judy Schmoeger moved to approve the application with the condition vegetation be planted within 12 months. Dave MacQueen seconded the motion which passed 7-0.

James Miller presented his concerns to the Board regarding drainage onto his property as a result of other residents' downspout and storm drainage. The Board requested Mr. Miller to get an estimate on a proposed remedy of the situation. The Board will review the area prior to June 28 and place the item on the Work Session agenda.

There are concerns about injuries that may occur when diving from the swim docks. Bob Christain moved to approve a resolution that no diving from the docks is permitted. Tom Tucek seconded the motion which passed 7-0. Signage will be placed on or around the docks indicating "no diving", "swim at your own risk" and "no life guard on duty". These signs will be stenciled on swim docks to inform all persons using them.

Mike Ditty expressed concerns about a large number of persons trespassing on his property from the Windemere subdivision. The Board is considering potential solutions and will make an on-site visit at the June 28th Work Session.

The RLPOA Swim Team requested the Board approve the purchase of three swim blocks at \$1,000 each. Dave MacQueen made the motion to approve up to \$3,000 for the purchase of three swim blocks. Judy Schmoeger seconded the motion which passed 7-0.

There was a discussion on what priority to place on various projects for the coming year. Brian Whitely is sending the list of 15 projects to the Board members to prioritize and return to him for tabulation.

Tom Tucek made the motion to move to executive session.

Tom Atkins seconded the motion. All in favor. The meeting adjourned to executive session at 11:10 PM All in favor. Meeting adjourned at 11:30 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING

June 28, 2007

A Special Meeting of the Raintree Lake Property Owners Association was held on June 28, 2007, at 6:30 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian, Tony Jose and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Dave MacQueen.

Brian Whitley called the meeting to order at 6:30 PM and announced a quorum for the Special meeting.

Prohibit fishing from seawall by club house

Mike Everly withdrew his previously voiced concern and agreed to watch the situation.

Turbidity curtains

Rachelle Vandiver provided information to the Board on the size and color of turbidity curtains and debris booms. The Board discussed placing one of these items at the North and East sides of Sunset Cove, Hidden Cove, Party Cove and Effertz Cove for the purpose of preventing silt and debris from going into the main portion of the lake. Rachelle will conduct further research that will be presented for vote at the August Board meeting. Rachelle was asked to identify colors other than yellow for the turbidity curtains.

Ginny Evans – ARB Vinyl Coated Steel

Kent Mohler presented the vinyl coated steel siding product Ginny had previously requested to be approved. The siding had been denied by the ARB as there were no current guidelines that would allow them to approve this product. After the informational presentation by Kent and considerable discussion by the Board, Bob Christian moved to approve the steel siding per the application as submitted on a one time only basis. Tim Nydegger seconded the motion which passed 6-0-1 with Tom Atkins abstaining.

Lake Pines Waterscape

Residents have complained of an odor coming from the decaying algae resulting from water treatment. Rachelle said the office staff will get back with those residents and in an effort to establish better communication.

Resident Notification Arbitration Update

Brian Whitley informed the residents in attendance that Joe Willerth has sent a letter to Michael Dodig, Ira Robert's attorney, regarding the 8th Plat landscaping issues. We are awaiting a response to that letter. Additional discussion was deferred to Executive Session.

Additional Dead Trees – Over Budget

Rachelle informed the Board that we are currently \$900 over budget and that more money will be needed to remove 3 additional large and 5 small dead trees. Tony Jose moved to reallocate \$2,500 additional for tree removal (total \$3400). Mike Everly seconded the motion which passed 7-0.

Regatta Monument Specs

Shirley Thomas has prepared specifications for the Regatta monument. Shirley will work with Rachelle to send bid packs to Signcraft, Rosehill and other appropriate vendors (5-6) requesting bids. The bid packs will be sent by July 1 with a response deadline of July 24. The Board will review the bids at the July 26 Work Session and will be added to the Aug 14 Board meeting agenda.

General Manger/Board Authority

This item was moved to Executive Session for further discussion.

Jim Miller – Drainage Concern

All Board members in attendance and Rachelle Vandiver traveled to 4067 Normandy to visit the source of the drainage problem on a sidewalk behind Jim Miller's house. Jim had received two bids (approximately \$1,500) to install a French drain to alleviate the problem that involved a total of three different residents' property and a RLPOA sidewalk. Mike Everly made a motion to approve RLPOA covering 25% of the total cost with each of the three adjacent residents also being responsible for 25%. Bob Christain seconded the motion which passed 7-0.

602 SW Raintree Drive Trespass Concern

All Board members in attendance and Rachelle Vandiver traveled to 602 SW Raintree Drive to visit the source of the complaint. The Board was unclear as to who actually owed the property being discussed, the City of Lee's Summit or RLPOA. Brian Whitley instructed Rachelle to contact the City to see who is the property owner of record before going forward with any plan of action.

Meeting Adjourned

Bob Christian moved that the Special Meeting be continued to Executive Session, Tim Nydegger seconded the motion which passed 7-0.

Meeting moved to executive session at 9:30 PM

Tom Atkins left at 10:00 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

June 28, 2007

A Work Session of the Raintree Lake Property Owners Association was held on June 28, 2007. Members in attendance were: Brian Whitley, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian, Tony Jose and Judy Schmoeger. Absent: Dave MacQueen and Tom Atkins

Brian Whitley called the meeting to order at 10:00 PM and announced a quorum for the meeting.

Resident trespassing complaint

Internet research and further discussion was conducted regarding the Lido property and it was determined that the property in question does belong to RLPOA. However, there was still uncertainty as to who owns the dead and falling trees adjacent to the property. Various options of how to block the space being used by trespassers included mulch, guard rail and fence. It was determined that a no trespassing sign and a pile of mulch would be in place prior to July 4th.

Swim Dock Buoys

Tom Tucek informed the board that it had cost about \$1100 to place buoys around the swim dock at the club house. Tom recommended we do the same for other swim docks around the lake at a cost of \$4500. Not enough information was available for the Board to make a decision and the item was deferred to the next Board meeting.

Bob Christian moved to adjourn the meeting. Tony Jose seconded the motion which passed without objection 6-0. Meeting adjourned at 10:40 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

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July 10, 2007

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Tim Nydegger moved to approve the agenda and Tom Tucek seconded.
The motion passed 4-0.

OPEN FORUM

Mr. & Mrs. Rudolph were present and requested for the rental fee on clubhouse be waived for the POW picnic. It was confirmed that a security deposit would still be required.

Tom Tucek moved to waive the rental fee on the clubhouse for the POW picnic which will be held on 9/16/07. Mike Everly seconded. Motion passed 4-0.

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The Board reconvened at 8:45pm. Tom Tucek moved to maintain the fines in the amount of \$200.00 and start the suspension date from May 13th, 2007 and ending August 11th, 2007 with the permits being turned into the office the next day. Bob Christian seconded. Motion passed 4-0.

Bob Christian made the motion to adjourn.

Mike Everly seconded the motion.

All in favor.

The meeting adjourned at 8:50pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

July 26, 2007

A work session of the Raintree Lake Property Owners Association was held on July 26, 2007, at 7:25 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Tim Nydegger,

Pool Water/Sewer Charges

The Board discussed installing a separate water meter for the bathrooms at the pool to prevent sewer charges on the pool water usage. Rachelle was directed to follow-up with Mark Schaffler, Water Utilities, to find out what our options are.

Walking trail 9th Plat

The Developer has put in a walking trail that is not connected in three different places. We cannot make corrections to the walking trail at the property until ownership has been turned over to the Association.

Length of Fireworks Display

Brian Whitley stated that he had received a couple of complaints regarding the length of time of the fireworks display this year. Rachelle reported that the display was only two minutes shorter than previous years. She was directed to take this information to the Activities Committee to investigate and make recommendations on improving future fireworks displays and the associated fiscal impact.

Boat Length Variances

The current approved length of a boat is 21 feet, however, there is no standard methodology approved for how the measurement should be taken. Rachelle will ask the Lake Committee to provide recommendations on 1) standard guidelines on how to measure all boats, and 2) allowable variance for Lake Committee approval. The Lake Committee's recommendations will be voted on at the August 14 Board Meeting.

Clubhouse Redecorating Committee (CRC) request for direction

The CRC is looking for direction from the Board regarding budgets, time lines and layout of changes. Bob Christian presented a first-draft drawing by Bob Bordner for the Board to consider. The Board asked Bob C. to get a price from an architect to create a design for the remodeling project.

Monument Proposals

Rachelle advised the Board that bids had been received from Acme and Signcraft. The lower priced bid was \$26,258 from Signcraft. The item will be place on the Aug 14 Board meeting Consent Agenda for vote on an additional \$5,000.

Turbidity Barriers

Rachelle informed the Board that Storm Water Solution of Maine has turbidity curtains in black, green, brown, in addition to the yellow previously discussed. A quantity of four curtains 50 feet by 5 feet were priced at \$492.50 each, including freight. This price is less expensive than the bid previously received by Warren at \$575 each, plus shipping. The issue will be placed on the Aug 14 Consent Agenda for vote.

Guardrail

This was in regard to trespassing concerns at 602 SW Raintree Drive. It was agreed that confirmation of common ground ownership was necessary before proceeding with any barrier. Rachelle will obtain that information. Once that confirmation is obtained, the dead trees in the immediate area will be cut down and the mulch used to block access.

Royal Tern retaining wall

This project has been completed.

TOPS software integration plan

Rachelle is manually entering resident data including name of owner, property address, codes violation and etc. The chart of accounts is done. The goal is to start running parallel systems Oct 1, 2007 with full implementation 1/1/08.

Clubhouse swim dock

Rachelle reported that the activity has slowed down some. She was directed to request the City install "no parking signs, except for special events" on Raintree Drive close to the swim dock.

Hidden Cove fountain, Lake Pines fountain

Rachelle reported that the required water proof box for electrical hook-up should be available next week. Tony Jose requested a wire cage be installed on the Hidden Cove fountain prior to putting it in the water. The problem with the Lake Pines aerator is being investigated.

Board Replacement

There was general discussion regarding a replacement for the current vacancy on the Board as result of the recent resignation of Dave MacQueen.

Side walk at Raintree Circle

The surface water from Ward Road is eroding the fill under our sidewalk and a French drain is to be installed to fix the problem.

Meeting Adjourned

Bob Christian moved the meeting adjourn and Mike Everly seconded the motion. All were in favor.

Meeting adjourned at 9:40 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
August 14, 2007

DETERMINE QUORUM & CALL MEETING TO ORDER

A board meeting of the Raintree Lake Property Owners Association was held on August 14, 2007, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tom Tucek, Bob Christian, Mike Everly and Judy Schmoeger. Tim Nydegger arrived at 7:45 PM. Also attending was Rachelle Vandiver.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda with a request to move item 8H on the agenda to Executive Session, Bob Christian seconded the motion. The motion passed 6-0.

OPEN FORUM

Four residents expressed their concerns over loud music played during the RLPOA Luau last week. They also expressed concerns that the activities continued until 11:00 PM. They requested a Board member be present at future events to monitor the activities. Tony Jose volunteered to serve in that capacity at the 1st Family Swim Night, August 24.

Greg McFarland informed the Board of an inoperable vehicle in his neighborhood and asks for direction on having it removed. Brian Whitley asked Greg to meet with Rachelle Vandiver and process the appropriate paperwork in order to move forward on this issue.

Mike and Julie Suppenbach addressed the issue of siltation build up in Sunset Cove. Brian Whitely stated that the Board was aware of the siltation issues but due to the enormous cost to clean out the silt pond we felt it prudent to wait until the development in the area was completed.

CONSENT AGENDA

Tom Tucek requested the financial reports provided for the Board meeting coincide with the end of the previous month. Because of limited time between the end of the month and the Board meeting, Rachelle is unable to perform due diligence on the financials before submitting for audit. It was agreed that a trial balance would be acceptable for the Board meeting purposes. Tom Tucek moved to approve the Consent Agenda that included the July Minutes and Approval of Payment of Bills. Also included was \$5,000 in additional funds for the Regatta Monument and approval of \$4,195.80 for turbidity barriers. Mike Everly seconded the motion. All were in favor and the motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the July Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 361,481.85

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for July:	\$133,401.45
Long-Term Debt:	\$ 91,827.25
Outstanding Dues/Fines a/o 7/31/07	\$ 23,686.90
Balance Due Liens Filed	\$ 54,177.89

Incoming during July:

Dues	\$ 96,407.20
Other Income Total	\$ 9,900.64

BOARD ANNOUNCEMENTS

Brian Whitley stated the 2nd Adult Luau was well attended. The concerns about loud music will be monitored in the future and requested Rachelle to purchase a decibel meter for that purpose.

The 1st Family Swim Night is August 24. Tony Jose will be in attendance and monitor the music being played.

COMMITTEE BUDGETED REQUESTS

Common Grounds Committee requested approval of \$1,500 for landscape drawings for Gull Point and Raintree Circle Islands. Mike Everly moved to approve the request, Judy Schmoeger seconded the motion which passed 7-0.

The Lake Committee requested direction from the Board in regulating noise levels and the use of profanity from persons in boats on the lake. Tom Tucek requested we get an opinion from Legal. The issue was moved to the next Work Session, Aug. 23, 7:00 PM.

OLD BUSINESS

Legal Update

Brian Whitley announced that RLPOA has authorized the dismissal without prejudice of RLPOA's part in the Lou-Air and Raintree v. MODOT and James Cape & Sons litigation. This decision was made as a result of Lou-Air's decision to discontinue the litigation. Lou-Air is the majority owner of the Duck Pond, the subject of the litigation.

The Board met with Ira Roberts and his legal counsel regarding the 8th Plat dispute. No settlement agreement was reached and both parties agreed to submit the matter to arbitration. RLPOA has selected its party and requested Roberts to have his selected by August 31, 2007.

Progress is being made in our efforts to complete the Marsh Wren section of the walking trail.

Watercraft Restrictions

It was recommended by the Lake Committee to approve motor boats up to 21 feet, pontoons up to 28 feet and sailboats up to 22 feet with zero tolerance for a variance. Residents have the right to appeal directly to the Board when seeking a variance to this guideline.

Swim Dock Buoys

Tom Tucek, on behalf of the Lake Committee, requested reallocation of funds in the amount of \$1,000 to order buoys, cable and other necessary items for the purpose of installing them around all swim docks. Tom Tucek moved to approve the reallocation of the requested funds, Tony Jose seconded the motion which passed 7-0.

NEW BUSINESS

Ryan Beuhing requested authorization to lubricate and repaint the fire hydrants along Raintree Drive as an Eagle Scout project. Ryan received authorization from the LS Water Department for this project and the Board thanked him for his efforts.

Dewayne and Pam Siniawski appealed a \$50.00 fine for failure to display a current boat sticker. The sticker was located on the windshield of the boat and the Lake Patrol could not see it with the cover over it. Tony Jose moved to waive the fine based on the sticker being on the windshield and on an area that was stated as acceptable during the RLPOA safety meeting. Tom Tucek seconded the motion which passed 7-0.

Richard & Susan Reaka appealed a \$200.00 fine for painting the trim of their house without ARB approval. The color of the old paint on the trim had faded and originally was very similar to the color of the new paint on the trim. The Reakas immediately stopped the project halfway, submitted an ARB application on the same day and offered to remove the painted material. Bob Christian moved to waive the fine and Tim Nydegger seconded the motion which passed 7-0.

Rachelle Vandiver presented the two proposals received for the completion of the Green Teal to Widgeon Way walking trail and construction of concrete pads for all remaining boat docks. The two bids were similar with one being \$85,305 and the other \$82,990. Both companies had completed projects in RLPOA previously. After much discussion by the Board, Tony Jose moved to accept the lower bid, Mike Everly seconded the motion which passed 7-0.

Bob Christian, Chair of the Clubhouse Renovation Committee (CRC) presented a recommendation to enter into a contractual agreement with Mr. Mathew Hallett for the purpose of developing computer generated "As Built" drawings (Phase I), working with the committee and Board to develop alternate designs taking into consideration construction constraints and current code requirements (Phase II), and bring in a Mechanical, Electrical and Plumbing consultant for consolidating many of our utilities and equipment (Phase III). The CRC requested approval of \$7,000 to cover the cost of this project. Bob Christian moved that the Board approve \$7,000 to be transferred from discretionary funds to complete Phase I, II, and III and to hire Matthew Hallett. Tim Nydegger seconded the motion which passed 7-0.

The Board received a request for the use of the club house, at no cost, from a not-for-profit organization. The Board members agreed that an application should be filled out by each organization making the request and each application will be considered on an individual basis.

Tom Tucek made the motion to move to executive session. Tony Jose seconded the motion. All were in favor and the meeting adjourned to executive session at 9:48 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

August 23, 2007

A work session of the Raintree Lake Property Owners Association was held on August 23, 2007, at 7:20 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Tim Nydegger and Tom Atkins.

Sunset Cove

Rachelle presented current pictures of Sunset Cove to the Board showing only a small area of water remaining in the Cove. Brian Whitely requested Rachelle to contact Mark Dunning, Lee's Summit codes enforcer in an effort to collaborate when their contractor is in the area installing the new sewer line. She will also follow-up with the home owners in the area to let them know the progress made to clean out the Cove. Tony will call Mike Atchison to discuss options with Raintree Village's clean-out.

Rental Pontoon

Judy Schmoeger presented concerns about the condition of the rental pontoon and the difficulty of getting the boat to start. The Board agreed that Frequently Asked Questions document should be prepared and distributed to all residents renting the pontoon.

Shrubs/bushes/vine

The Board discussed residents' complaints regarding lack of maintenance on various homes that have vines growing on their houses. Bob Christian offered to draft a letter to residents that addresses the issue and an article will be published in the Shorelines.

Boat Slip Waitlist/Delinquent Dues

The Board discussed whether residents who are delinquent on their HOA dues should be allowed to remain on the boat dock waitlist. The Board requested the Lake Committee to draft a recommendation for the Board to vote on at the September 11 Board meeting.

Maintenance Logs for Equipment

Tom Tucek requested equipment check lists for Association equipment. Rachelle will work with Maintenance Supervisor and Lake Patrol Supervisor to develop a check list for employees to use when checking the maintenance equipment.

Noise Issues/Regulations

The Association has purchased a decibel meter to assist in monitoring the level of noise around the public areas of the subdivision. Rachelle will work with residents directly impacted to develop acceptable policy recommendations.

Meeting Adjourned

Mike Everly moved the meeting adjourn and Bob Christian seconded the motion. All were in favor.

Meeting adjourned at 8:30 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 11, 2007

DETERMINE QUORUM & CALL MEETING TO ORDER

A board meeting of the Raintree Lake Property Owners Association was held on September 11, 2007, at 7:12 PM. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Tony Jose arrived at 7:37 PM. Also attending was Rachelle Vandiver. Mike Everly was absent.

Brian Whitley called the meeting to order at 7:12 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda with a request to remove item 7C, "Funding for more buoys for swim docks" be removed from the agenda under New Business and that "Sidewalks, swim docks and boat docks" be added to New Business. Bob Christian seconded the motion. The motion passed 6-0.

OPEN FORUM

Rita Madison asked if the new curbs being installed along Raintree Drive was an indication that the City was going to also make needed improvements to the streets as well.

Shirley Thomas gave a report on the City of Lee's Summit Storm Water Task Force.

CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the August Minutes, Approval of Payment of Bills and the cost of the Neighborhood Watch Flyer. Bob Christian seconded the motion. All were in favor and the motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the August Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of July:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 297,041.60

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for August:	\$ 73,481.55
Long-Term Debt:	\$ 86,724.29
Outstanding Dues/Fines a/o 7/31/07	\$ 18,373.53
Balance Due Liens Filed	\$ 53,595.17

Incoming during August:	
Dues	\$ 39,445.36
Other Income Total	\$ 8,288.42

BOARD ANNOUNCEMENTS

Brian Whitley announced that Brenda Miller has been appointed to the Board to fill the vacancy left with the recent resignation of Dave MacQueen

John Hurlock is soliciting persons interested in forming a motor cycle club.

The RLPOA Fall garage sale will be held Sept. 13, 14 and 15.

Oktoberfest will be held October 6.

Pumpkins on Wheels will be held Sept 27.

OLD BUSINESS

MODOT has advised they will use up to 100 feet of easement on Regatta at 150 Hwy and completion of the work in that area is anticipated in 2010. This causes a necessary delay of the Regatta Monument project. The Board requested that Rachelle get bids for a monument at the clubhouse entrance for the Board to vote on at the October 9th meeting.

Legal Update

Brian announced that James Cape & Sons has offered, as final settlement, \$10,000 to Lou-Air and the RLPOA. Lou-Air will receive 85% and RLPOA 15% based on the percentage of the property owned. The Board approved acceptance of this offer that will be applied toward legal fees.

Brian announced the participants have been selected for the 8th Plat arbitration have been selected. John Moran was chosen by Raintree Lake Development and Stan Christopher was chosen by RLPOA and the third participant will be Jack Gant. Grant and Moran are retired judges. The arbitration will be held Oct. 25, 2007 at the Raintree clubhouse.

NEW BUSINESS

Donna Frierson and Robert Schultheis appealed the effective date of a 4th level violation and a \$100.00 fine for operating their personal watercraft within a swim area. Tom Tucek moved to sustain the Appeals Committee fine and the 90-day suspension with the suspension to begin from the date the stickers are turned in. Bob Christian seconded the motion.

Judy Schmoeger moved to amend the motion making the effective date retroactive to July 6, 2007 based on the letter sent to Donna and Robert by the RLPOA office stating their immediate suspension from the lake, letter was dated July 6, 2007. Tim Nydegger seconded the motion to amend.

Tom Tucek moved to amend the amended motion to include the stickers must be turned in 9/12/2007. Bob Christian seconded the motion. The amendment passed 7-0.

Tim Hawkins, a non-resident represented Marie Mussche and Dave Young in their appeal of a 4th level violation resulting in a \$100 fine and 90-day suspension from the lake for speeding after sunset. Bob Christian moved to sustain the Appeals Committee's fine and 90-day suspension. Tom Atkins seconded the motion. Tom Tucek moved to amend the motion to make the 90-day suspension effective the date the boat stickers are turned in. Tom Atkins seconded the amended motion which passed 7-0.

Tom Tucek recommended the Bowsprit & Sandpiper swim docks be moved due to the close proximity to the boat docks. Tony Jose moved that all swim docks be moved such that when swim buoys are in place, there is room for adjacent boat slip lessees to use their slips safely. Final location of the swim docks is at the discretion of the Lake Committee. Bob Christian seconded the motion. Tom Tucek moved to amend the motion to include the Office Staff and the Lake Committee have input into the final location of the swim docks. Bob Christian seconded the motion which passed 7-0.

Steve Nutt addressed the Board regarding concerns for his neighbor's fence blocking their view of the lake. John Adler, owner of the fence, spoke in his own defense. Brian Whitley informed Mr. Nutt that neighbors have no official right of appeals but he, Tony Jose and the office staff would meet with all concerned parties in an attempt to resolve the issue.

Tom Tucek recommended the Board approve funding for side walks to connect from the walking trail to the boat ramps and swim docks. After much discussion, Judy Schmoeger moved the Board approve up to \$6,000 to have the on-site contractor install sidewalks to the boat ramps in the immediate area of current work, contingent on funds being available. Tim Nydegger seconded the motion which passed 7-0.

Tom Tucek moved the Board accept the Lake Committee's recommendations to remove the name of a resident from the boat slip wait list in the event the resident

becomes delinquent on dues and/or assessments, or has outstanding fines remaining unpaid. Once all such obligations have been satisfied, that resident may reapply for admission and be placed on the bottom of the boat slip wait list. Bob Christian seconded the motion passing 7-0.

The Lake Committee's recommendations to amend the Operating Regulations, Section IV, Paragraph 2, was postponed for further review by the Board.

Rachelle informed the Board of a fence, installed in 2005, that is encroaching on common ground by 5 feet. The Board requested a letter be sent to the resident advising them of our knowledge of the situation. No further action to be taken at this time.

Rachelle gave the Board an update on the Sunset Cove communication with residents.

Tom Tucek moved the meeting adjourn. Tony Jose seconded the motion. All were in favor. Meeting adjourned at 10:15PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

September 27, 2007

A work session of the Raintree Lake Property Owners Association was held on September 27, 2007, at 7:10 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tim Nydegger, Brenda Miller and Tom Atkins. Also attending was Rachelle Vandiver. Absent: Judy Schmoeger.

Trees Blocking Lakeview

Pat Pijanowski appealed to the Board a request to control planting of trees on neighbor's property. He would like to see it included under the Architectural Review Board's Guidelines. Brian stated that he would submit Pat's request to the ARB, but they would have to review and recommend to the Board for approval. It was brought up to send out a survey to residents to see if they wished the Board to regulate placement of trees and to seek legal advice. Tom Tucek requested that the Common Ground Committee review the tree selection in the Common Ground Tree Planting Policy and recommend changes to the Board.

Letters for 4th level violations

A draft letter was presented by Tom Tucek on 4th level violations. The Board requested this review from the September Board meeting to clarify in the letter that once a resident has submitted a request to appeal, they could get back on the lake with proper documentation. The new wording will be incorporated into the lake patrols form letters. Tom Tucek requested to review 2nd & 3rd violation letters also.

Walking Trail repairs on North Side

Rachelle submitted an inspection sheet of the walking trails located on the North Side. Areas of concern were marked and mapped out. The North Side walking trails are only 4 feet in width and some 30 years old, whereas the new South Side walking trails are 5 feet. The worst area is the section that runs between Lido and Marline with 258 feet needing to be replaced. The Board requested we look at replacing this whole section (total length of 1,141 ft) to up-grade this area to the new standards of 5' in width. At the same time correcting any "trip hazards" or safety issues existing in the other areas.

Lake Committee Guidelines

The Board reviewed recommended changes to the Lake Committee Guidelines that used to be in place numerous years ago. The recommendations were prepared by the Lake Committee, and the Board has requested that they be placed on the October Consent Agenda for approval.

Clubhouse Monument

Preliminary spec's have been completed for the clubhouse monument, but are waiting for corrections or approvals before submitting for proposals. After weighing the pros and cons of building the clubhouse monument against rolling over the dollars for the 291 monument, Brian stated that he would request to be placed on the agenda for the Raintree Villa's Board meeting on Thursday October 4th. At this time all monuments are on hold.

Estates 9th Plat

This item was taken off the agenda.

Budget

Tom Atkins explained the procedure for the 2008 budget. He explained that the budget would go before the Finance Committee first reviewing operational items, and making recommendations to the Board. Capital improvement projects would be left off of budget, unless voted on by the Board for approval. Tom requested that the Board review prior to the meeting, so it can be completed in a timely manner.

Meeting Adjourned

Mike Everly moved the meeting adjourn and Bob Christian seconded the motion. All were in favor.

Meeting adjourned at 9:20 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 9, 2007

DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on October 9, 2007, at 7:00PM. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly and Judy Schmoeger. Also attending was Rachelle Vandiver. Tony Jose and Brenda Miller were absent.

Brian Whitley called the meeting to order at 7:03 pm and announced a quorum for the Board meeting.

Mike Everly moved to approve the agenda. Bob Christian seconded the motion. The motion passed 6-0.

OPEN FORUM

No request

CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the Revised August Minutes, September Minutes, Approval of Payment of Bills, Approval of Revised Lake Committee Guidelines with the exception of having the Board retain the authority for the dam and drain valve, Approval of Oktoberfest Budgeted \$4,000, and Approval of Breakfast with Santa Budgeted \$1,500. Tim Nydegger seconded the motion. All were in favor and the motion passed 6-0.

TREASURER'S FINANCIAL REPORT

Tom Atkins presented the September Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of September:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 271,768.33

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for September:	\$ 73,481.55
Long-Term Debt:	\$ 81,528.30
Outstanding Dues/Fines a/o 9/30/07	\$ 12,790.10
Balance Due Liens Filed	\$ 54,371.86

Incoming during September:	
Dues	\$ 57,742.30
Other Income Total	\$ 5,070.81

BOARD ANNOUNCEMENTS

David Mitchell gave a brief report on the Neighborhood Watch committee. A Lee's Summit Police Officer will be present at the next meeting on October 15th.

Discussion on the results of the neighborhood traffic study will be included on the Agenda for the October 25th Work Session.

Brian reminded those in attendance that the 8th Plat arbitration is scheduled for October 25th.

The Halloween Party has been cancelled due to daylight savings time and the lack of volunteers.

The RLPOA has purchased 64 lounge chairs at auction with a substantial savings over purchasing them at retail. The chairs will be used at the pool.

OLD BUSINESS

Legal Update

Brian reminded those in attendance that the 8th Plat arbitration is scheduled for October 25th.

NEW BUSINESS

Lee's Summit Ballot Issues - Randy Rhoades and Jim Hallam (representing Ron Williams), both from the Lee's Summit City Council and Chuck Owsley, Director of Public Works, addressed those in attendance on the Bond and Annexation issues. Brian Whitley spoke on the City Charter Review Commission issues. All three issues will be on the ballot for the Nov. 6 election.

Concerns with Unfinished Homes - Residents expressed concerns about unfinished homes in the subdivision. Brian requested the issued be addressed at a subsequent meeting. This meeting will be held on October 19.

ARB Tree Planting Recommendations - The recommendations surround the issue of trees blocking the lake view from private property of some residents. After much discussion it was determined that a group of residents will form a sub-committee to

make recommendations and provide updates to the Board at monthly Work Sessions. Pat and Carol Pijanowski, Michelle and Larry Smoot, and Roger and Carol Thompson will make up the initial committee. Tim Nydegger volunteered to Board liaison.

Monument Update - Because of the construction that is scheduled to take place at MO 150 and Regatta, the construction of a monument at that location has been postponed. Instead, the RLPOA Board sought approval from the Raintree Villas Board to construct a monument on their common area. The Raintree Villas Board gave informal approval to construct a monument at a location along the Outer Road at Raintree Villas.

Pool Statistics - The attendance at the Pool over the past three years was reviewed. This information will be published in the November Shoreline.

Finance Committee Function/authority - It was agreed that the Board will approve all committee budgets.

Initial Budget Discussion –

Tom Atkins requested the Board concentrate their attention and discussions on discretionary line items at the upcoming budget meetings.

The budget allocation to plant trees will be for the Fall of 2008.

The Board will conduct initial boat sticker cost discussions via e-mail.

Guidelines of determining when to take legal action on past due fines, fees and association dues, and the legal cost involved were discussed.

Mike Everly moved the meeting adjourn. Bob Christian seconded the motion. All were in favor. Meeting adjourned at 9:30 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

October 19, 2007

A work session of the Raintree Lake Property Owners Association was held on October 19, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tim Nydegger, Brenda Miller and Tom Atkins (arriving at 7:45pm). Also attending was Rachelle Vandiver. Absent: Judy Schmoeger.

Uncompleted Homes

The Board reviewed applications on two existing homes that are currently undergoing a remodel. Todd Crawford (one of the two homes) was in attendance at the meeting. The Board discussed resident complaints, timelines for completion, and communication with office. It was decided to update our current ARB application for home additions to include Article VIII of our Covenants. More specifically Section 2, which states "No building shall be permitted to stand with its exterior in an unfinished condition for longer than five (5) months after commencement of construction. In the event of fire, windstorm, or other damage, no building shall be permitted to remain in a damaged condition longer than three (3) months." Also the Board requested an attachment be developed for all additions/remodels for future projects, to include a timeline for completion. This would assist the office in communicating with other residents that have questions on the project. It would also be a tool for enforcement by our codes staff.

Tony Jose moved to adjourn, Bob Christian seconded. All were in favor. Meeting adjourned at 8:15pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION MEETING

October 25, 2007

A work session of the Raintree Lake Property Owners Association was held on October 25, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tom Atkins, Brenda Miller and Tim Nydegger (arriving at 7:40pm). Also attending was Rachelle Vandiver. Absent: Judy Schmoeger.

Traffic Study Presentation

Michael Park with the City of Lee's Summit presented to the Board and residents traffic calming approaches for Raintree Parkway (north of Green Teal and south of Raintree Drive) across the dam and for Regatta. Michael stated that Raintree Parkway had the highest rating of all the applications and studies that were performed this year. Traffic calming measures the city were suggesting, are to install speed humps in four locations crossing the dam and three targeted locations on Regatta. The city requires 100% approval from adjacent property owners to install traffic humps or tables. In addition, the city requires 75% of surrounding owners within the study area to sign a petition in support. Michael would send the petitions to the office with a 3-month deadline to complete. In a poll of residents at the work session 2 were for increased traffic fines and 25 for speed humps going across the dam. Regatta polling resulted in 2 in favor of increased traffic fines and 20 in favor of speed humps.

Clubhouse Renovation Committee (CRC) Presentation

Mathew Hallett, resident and architect provided three options on renovating the interior of the clubhouse. The presentation was performed in 3-D, walking you through the clubhouse to envision the openness and scale of changes to the interior. No design or budgeted commitment has been approved.

Recycle Containers – Raintree Community Church

Jim Arnold, resident and member of the Raintree Community Church was here to present information to the Board on a "possible" recycle container being installed in the church parking lot. Concerns were voiced over screening, trash blowing, and accessibility to vandals (fire). Jim stated that these were concerns for the church as well, and would go back to present his findings to their council and return with feedback.

Budget 2008

The Board reviewed a preliminary budget that the Finance Committee was recommending. After much discussion over individual items of concern, the Board requested placing the preliminary budget on the agenda for the November 13th, 2007 meeting.

Updated Police Department Authorization Letter

This item was not on the agenda, but we were informed that we need to submit yearly a letter of authorization for the police to arrest on Raintree's private property (aka common ground). The Board directed Rachelle to send the letter to the new interim police chief.

Bob Christian moved to adjourn, Tim Nydegger seconded. All were in favor. Meeting adjourned at 11:30pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 13, 2007

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on November 13, 2007. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Tony Jose arrived at 7:1pm.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda. Mike Everly seconded the motion. The motion passed 7-0.

2. OPEN FORUM

No request

3. CONSENT AGENDA

Judy Schmoeger moved to approve the Consent Agenda that included the October Minutes, Approval of Payment of Bills, Approval of the wording recommended by the Lake Committee changing Section D, Paragraph 3 of the Guidelines to read "The Official Boat Slip waiting list shall contain names of lot owners who do not currently lease a slip." Tom Tucek seconded the motion. All were in favor and the motion passed 7-0.

4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the October Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of October:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 242,834.05

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for October:	\$ 32,598.38
Long-Term Debt:	\$ 76,319.82
Outstanding Dues/Fines a/o 10/31/07	\$ 33,349.87
Balance Due Liens Filed	\$ 61,899.33

Incoming during October:	
Dues	\$ 80,938.20
Other Income Total	\$ 3,126.47

5. BOARD ANNOUNCEMENTS

- A. Breakfast with Santa will be held 12/1/07, 9:00am – 11:00am.
- B. Neighborhood Traffic Study Oct. 25. Review and optional remedies.
- C. Arbitration Review Oct. 25 and Nov 1. No decision yet.
- D. Work Session falls on Thanksgiving will not be held.

6. OLD BUSINESS

A. Legal

- RLPOA gets \$1,500 from MO-DOT settlement.
- Arbitration; RLPOA sought damages ranging from \$13,286 to \$33,946. No decision yet
- The RLPOA attorney requested the Board determine whether bankruptcies and/or foreclosures should be a part of the monthly report. The Board determined that information would not be added to the monthly report. Rachelle will report the Boards decision to the attorney.

B. Seascape A

- Joe Dimarco addressed the Board regarding his concerns about Seascape A water leakage causing his sump pump to run excessively. It was agreed that Brian and Tony will meet with all residents impacted by this issue to attempt to find a resolution. Tony requested Joe DiMarco meet with his neighbors to discuss options.

C. Entrance Monument Agreement with Raintree Villas

- RLPOA discussed maintaining the parcel of land including mowing, the monument itself, irrigation of landscaping adjacent to the monument and responsibility for the electricity required for the lighting of the monument. Raintree Villas indicated they would continue with irrigation. The Board also discussed Raintree Villas participating in the RLPOA's common ground tree planting program. Tom Tucek requested LED or solar panels be considered as a substitute for electricity if available. Joe will draft a tentative agreement.

- D. The Board reviewed the proposed Lake Regulation change, Section IV, Paragraph 2: "In the event a resident becomes delinquent on dues and or assessments, or has outstanding fines, that resident's permit(s) shall be suspended. Once all obligations have been satisfied, that resident's permit(s) shall be reinstated. Any watercraft with suspended permits shall be treated the

same as if there were no permits or an expired permit.” Tom Tucek moved to approved the proposed change. Tim Nydegger seconded the motion. The motion passed 8-0.

7. NEW BUSINESS

A. Holly Swank Roof Application – request for approval of a non-approved roofing color, Quarry Gray by Owens Corning. Bob Christian moved to approve this color on a one time basis. Tim Nydegger seconded the motion. The motion was approved 6-1-1 with Tom Tucek opposing and Mike Everly abstaining.

B. Raintree Community Church Recycle Containers – There was no presentation or documentation available for consideration.

C. 2008 Assessments – RLPOA Covenants Article VI, Sections 2-4

Each year the Board is allowed to increase dues at the rate of inflation. Fuel costs outpace inflation and payroll matches inflation. Not increasing dues to the maximum allowed rate prevents in the future the ability for Boards to make up for lost time should insurance, silt, or other costs increase.

- Approve increase of 2008 Dues by 2.35%
- Annual 2007 Class A assessments to increase from \$440.20 to \$450.48.
- Annual 2007 Class B Assessments to increase from \$293.48 to \$300.36.
- Annual 2007 commercial assessments to increase from \$391.32 to \$400.44

Tom Atkins moved to approve the 2008 Assessments as presented. Bob Christian seconded the motion. The motion passed 8-0.

D. Boat Slip Fees 2008 – Tony Jose moved to approve the boat slip fees the same as 2007 at \$250.00. Judy Schmoeger seconded the motion. After much discussion among the Board members and residents in attendance, Tom Tucek moved to amend the motion by reducing the fee to \$150. There was no second. Tom Tucek moved to amend the motion by reducing the fee to \$175. There was no second. The original motion passed 6-2 with Tom Tucek and Mike Everly opposed.

E. Boat Sticker Fees 2008 – Tom Atkins moved to approve the boat sticker fees the same as 2007: \$50.00 for all motorized if resident attended the Safety Meeting and \$175 for all motorized if resident did not attend the Safety Meeting. Non-motorized vessels would remain at \$15.00. Tim Nydegger seconded the motion. After much discussion regarding the issue Tom Atkins withdrew his motion. Tony Jose moved to approve boat stickers for all boats (motorized and non-motorized) at \$50.00. Tom Tucek moved to amend the motion by making attendance of the Safety Meeting mandatory in order to get a boat sticker for any boat. Tom Atkins seconded the amendment. The amended motion passed 6-2 with Tim Nydegger and Brenda Miller opposed.

F. Advertising Rates for Shoreline – Tom Atkins moved to increase the Shoreline ad rates keeping the resident discount of 10%. Bob Christian seconded the motion. The motion passed 8-

0. The approved rates for 2008 are:
(new rates in parenthesis')

- Business card: \$35 (\$40)
- ¼ page \$70 (\$80)
- ½ page \$140 (\$160)
- Full page: \$280 (\$320)
- Residents receive 10% discount

G. 2008 Budget - Tom Tucek moved to approve the 2008 budget as presented. Mike Everly seconded the motion. The motion passed 8-0.

H. CRC Phase III - Bob Christian presented recommendations of the Clubhouse Renovation Committee that the Board approve \$3,750 to take the project to the next level. After much discussion the Board requested that the Architect provide additional information for the Board to review. The issue was moved to the December Board agenda for a vote.

8. ADJOURNMENT

Tom Tucek moved the meeting adjourn. Mike Everly seconded the motion. The motion passed and the meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 11, 2007

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on December 11, 2007. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Tony Jose was absent.

Brian Whitley called the meeting to order at 7:06 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda. Bob Christian seconded the motion. The motion passed 7-0.

2. OPEN FORUM

John O'Shields, contractor representing residents at 4388 Breezy Point appealed the ARB decision to deny horizontal vinyl siding. There was no motion from the Board, Brian Whitley announced the ARB ruling stands.

David Mitchell reminded those present that there was still space available at the Ali Kemp Foundation's self-defense classes at Legacy Park January 19, 2008.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the November Minutes, Approval of Payment of Bills. Mike Everly seconded the motion. All were in favor and the motion passed 7-0.

4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the November Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of November:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 242,481.55

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00

Siltation

\$ 90,000.00

Expenses for November:	\$ 48,270.76
Long-Term Debt:	\$ 71,124.47
Outstanding Dues/Fines a/o 11/30/07	\$ 27,502.18
Balance Due Liens Filed	\$ 59,667.00

Income during November:

Dues	\$ 41,696.39
Other Income Total	\$ 4,392.06

5. BOARD ANNOUNCEMENTS

A. Neighborhood Traffic Study Survey was published in the December Shorelines.

B. Arbitration Outcome – The Arbitration judges entered an award in favor of RLPOA and against the Developer in the amount of \$4,685.00 for rip-rap, seeding and mowing. The RLPOA has taken over the maintenance of the 8th Plat.

C. Breakfast with Santa was held 12/1/07 with 150 children attending at a total cost of \$777.18, well below the \$1,500 budgeted.

D. Pulte Homes (Kensington Farms) has announced they are withdrawing from the Kansas City area by 2010.

E. Raintree View Committee - Tom Tucek requested the Raintree View Committee be activated to revisit the area where the previous 6 lots, now one lot, on Raintree Parkway are located and determine the best use of the property for future development.

F. Captain Mark Taylor, Lee's Summit Police Department addressed the residents' concerns regarding the numerous vandalisms and thefts involving unlocked vehicles in the area. Additional patrol has been assigned to Raintree, however, it is important that the residents are proactive and take valuable items out of their vehicles and make sure they are locked.

6. OLD BUSINESS

A. Legal - The Arbitration judges entered an award in favor of RLPOA and against the Developer in the amount of \$4,685.00 for rip-rap, seeding and mowing. The RLPOA has taken over the maintenance of the 8th Plat.

B. Bob Christian presented the Clubhouse Renovation Committee's request for \$3,000 to move forward on the design phase. Bob Christian moved the Board approve the requested funds, Tom Atkins seconded the motion. The motion passed 6-1, Tom Tucek opposed the motion.

C. Villa's License & Easement Agreement Draft – The Board agreed to pursue a license agreement with the Villas for a monument along the outer road of 291.

7. NEW BUSINESS

A. Non-motorized watercraft for secondary water sources – The Board discussed whether rafts, 2-man bass boats, kayaks, canoes, sailboards, paddleboats, rowing shells and sailboats should be restricted to a secondary water source and have a lower lake fee. The Board agreed to request a recommendation from the Lake Committee regarding the issue.

B. TOP's Management Software Update – Rachelle reported that the new software was providing the required reports and the new billing will be sent out the first of the year using the new system.

C. Directory Changes for 2008 – Lake Regulations Section X.5, Scuba Diving, requiring advance approval and signed disclaimers be submitted to and approved by the Lake Committee in advance. Tom Tucek moved to approve the change. Mike Everly seconded the motion. The motion passed 7-0.

Lake Regulations Miscellaneous Changes– Bob Christian moved to approve the various miscellaneous Lake Regulations as recommended by the Lake Committee. Judy Schmoeger seconded the motion. The motion passed 7-0.

Pool Rules Miscellaneous Changes - Bob Christian moved to approve the various miscellaneous pool rules. Tim Nydegger seconded the motion. Tom Tucek moved to amend the motion to require showers be taken by all persons prior to entering the pool. Bob Christian seconded the amendment. The amendment passed 4-3 with Judy Schmoeger, Tom Atkins and Brenda Miller opposing. The amended motion passed 7-0.

ARB Guidelines Miscellaneous Changes – Mike Everly moved to approve the recommended changes to the ARB Guidelines. Tom Tucek seconded the motion. The motion passed 7-0.

Making and Enforcing Rules and Regulations Section 4(b) - Bob Christian moved to approve the recommended changes. Tom Tucek seconded the motion. The motion passed 7-0.

8. ADJOURNMENT

Mike Everly moved to adjourn to executive session. Tom Atkins seconded the motion. The motion passed and the meeting moved to executive session at 8:51PM.