

**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. Rachele 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.

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**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

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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

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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.

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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 ever 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. Rachele 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. Brigance 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 Wording:

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 ½ 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 concensus 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.

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**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

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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. Rachele 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. Pontoons 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.

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**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. Rachele 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 Rachele 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:

Rachele 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 Rachele 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 licencing 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

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. Mabelle 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. Mabelle 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. Rachele 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. Rachele 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 Mac Queen. 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

Long Term Debt: \$ 238,317.18

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 any thing 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 grand fathered 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.