

**RAINTREE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
January 9, 2007  
7:00 p.m.**

**DETERMINE QUORUM AND CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on January 9, 2007 at 7:00 p.m. Members in attendance were: Brian Whitley, Tony Jose, Ed Gross, Tim Nydegger, Mike Everly, Judy Schmoeger, and Dave MacQueen. Bob Orr arrived late at 7:39. Absent: Tom Atkins. Rachelle Vandiver was not in attendance; however, Gene Jewell and Nolan Plymell were.

Brian Whitley called the meeting to order at 7:00 p.m. and announced a quorum for the Board meeting.

Tim moved to approve the agenda.

Dave seconded.

All in favor.

The motion passed 6-0.

**OPEN FORUM**

Shirley Thomas believes we should have a greenway task force with Lee's Summit Park Board. She indicated she thought the Board should be present at the *Protecting Urban Soil and Water Seminar* on February 1 at the Lee's Summit City Hall.

**CONSENT AGENDA**

Brian Whitley explained the consent Agenda and asked for a motion for approval. The January Consent Agenda includes the approval of December minutes and the payment of bills.

Dave MacQueen moved to approve the Consent Agenda.

Tim Nydegger seconded.

All in favor.

The motion passed 6-0.

**TREASURER'S FINANCIAL REPORT**

Brian presented the December Treasurer's Report.

Contents:

Balance Sheet  
Profit and Loss  
Check Register  
Budget Analysis

Information Items:

Bank Account Balances as of December:

Bank of Lee's Summit – Checking	\$ 50,000.00
Bank of Lee's Summit – Sweep Account	\$ 266,534.54

These Include Reserves For:

Operations	\$ 80,158.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 30,000.00

Expenses for December:

Long-Term Debt	\$ 42,118.78
Outstanding Dues/Fines	\$ 127,813.34
Balance Due Liens Filed	\$ 48,389.78

Income During December:

Dues	\$ 53,038.42
Other Income Total	\$ 4,231.42

Brian asked for the financial report to be filed for audit.

**BOARD ANNOUNCEMENTS**

The Neighborhood Watch meeting will be held January 15 in the Clubhouse.

The meeting with Weatherby Lake will be on February 21 at 8pm

Brian provided details of the 2007 Annual Meeting Candidate Information. People can nominate from today to the night of the meeting but profiles will be published in the Shoreline only for candidates declaring prior to February 15.

Brian and Tony described the resolution to the Seascape A problem.

The new ARB forms for specific projects are available on the web site.

**LEGAL**

Lou-Air and Raintree v. MoDOT and James Cape & Sons: there continues to be a delay due to the replacement of the plaintiff's attorney. Nothing new to report.

## **STORMWATER MANAGEMENT**

Tony Stanton (Olsson Assoc.) gave a presentation on stormwater management. When you have a lot of water on the ground, it increases the amount of runoff that is passed on downstream. The extra runoff causes some flooding problems, and we are trying to figure out the best way to manage it. Streams are impacted more frequently and with more brilliant extremes. The flooding problem most of us have is when we have the 100-year floods that cause the stream to widen into a lake. Detention is one way that is commonly implemented at new developments to control the amount of runoff at the site. He went on to describe different stormwater managements. A discussion followed Mr. Stanton's presentation.

## **CODES VIOLATION APPEAL**

Cory Pletz represented his father in appealing the rebuilding of their deck without prior ARB approval.

Dave MacQueen made the motion to forgive the \$200 fine.

Bob Orr seconded.

In favor: Dave MacQueen, Mike Everly, Tim Nydegger, Judy Schmoeger, and Bob Orr

Against: Ed Gross and Tony Jose

The motion passed 5-2

## **COMMERCIAL VEHICLE DISCUSSION**

Tim Nydegger, Chairman of the Commercial Vehicle Committee, read the draft of the proposed commercial vehicle definitions rules that the committee has put together. They are as follow:

A commercial vehicle includes, but is not limited to: vehicles of every kind whatsoever (including regular passenger automobiles), which, from viewing the exterior of the vehicle or any portion thereof, shows or tends to show any commercial, charitable, institutional markings, signs, displays, or tools, equipment, tarps, nets, racks, ladders, storage compartments, apparatus, inventory for sale, inventory to be installed, or other items that indicate a commercial or other non-personal use of the vehicle. Vehicles with flat beds, stake beds, dump truck beds, tow truck beds, boom truck beds and box truck beds.

The following, in and of themselves, are not to be considered indicative of commercial or other non-personal use of the vehicle:

1. Markings or small displays that may incidentally mention or be associated with a commercial, charitable, or institutional establishment, but are primarily intended to convey a personal message (e.g., small window decals, bumper stickers, flags, or license plate covers), or that are required for personal use of a vehicle (e.g., parking stickers).
2. General vehicle coloring (e.g., pink) in two or fewer colors over large areas that may sometimes be associated with a commercial establishment but do not resemble a commercial establishment logo.
3. Racks primarily designed and intended for personal or infrequent recreational
4. usage (e.g., luggage, bike, ski, or kayak).
5. Light tow hitches or winches designed and intended for personal use.
6. Closed storage boxes without commercial markings, the majority of which are contained below the upper rim of the bed or open part of a pick-up truck or are otherwise hidden from view from the exterior of vehicle.
7. Pickup truck with or without camper shell, tunnel covers, or enclosures that are designed to match the existing vehicles appearance.

Tony Jose suggested that institutional vehicles such as police cars would be exempt. The goal is to identify what a commercial vehicle is so that the Codes Administrator and Appeals Committee will have a clear-cut definition to consistently enforce infractions.

Gene Jewell presented pictures and explanation of the pictures he had taken of the various commercial vehicles that those attending would know the problems involved in enforcing the codes. Tim Nydegger gave his opinion as to which of the trucks in the pictures qualified as commercial vehicles, exempt vehicles, and non-commercial vehicles.

A great deal of discussion between the resident in attendance and the Board members followed.

### **Walking Trail Phase IV**

Ed described the plans for the final phase of the south side walking trail from Green Teal to Widgeon Way along with shoreline items.

Ed moved to approve up to \$80,000 for the walking trail's construction, permits, and easements between Green Teal and Widgeon Way.

Tony seconded.

The motion carried 7-0.

## **Increase in filing fees**

Brian presented information on the cost of the lien filing fees increasing in Jackson and Cass counties. This cost will be passed on to delinquent accounts.

Tony moved to increase the lien fee from \$50 to \$75.

Tim seconded.

The motion carried 7-0.

The Board adjourned at 9:20pm

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

January 25, 2007

### **WORK SESSION**

#### **DETERMINE QUORUM & CALL MEETING TO ORDER:**

A work session of the Raintree Lake Property Owners Association was held on January 25, 2007, at 7:00 PM. Members in attendance were: Tony Jose, Tom Atkins, Bob Orr, Tim Nydegger, David MacQueen, Mike Everly, and Judy Schmoeger. Rachelle Vandiver also attended. Brian Whitley and Ed Gross were absent. This meeting was chaired by Tony Jose, due to Brian Whitley's absence.

#### **COMMERCIAL VEHICLE DISCUSSION**

Tony Jose asked Tim Nydegger to review what the commercial vehicle subcommittee has been working on to date. Tim stated that the wording for defining a commercial vehicle is the sole task of the committee, and that a copy of the latest version has been published and a paper copy is available at this meeting. Tony stated that we are in need of a clear definition in order to enforce the bylaws and covenants, not just as a reaction to complaints. He also reviewed the process necessary to change the bylaws or covenants of the association, and the responsibility of the board to enforce these rules, or eliminate them.

Tony stated that the purpose of this agenda item at this meeting was to continue working on the definition. Since the clubhouse is full of residents (representing at least 45 homes), who wish to speak to this issue, he will go one by one through the room to get each person's opinion on their definition of a commercial vehicle.

At the end of this process, the overwhelming majority of those in attendance were in favor of defining a commercial vehicle as simply any vehicle over one ton. There was no consensus to have any limits on lettering, ladder racks, with or without ladders, or number of vehicles.

Dennis Prather volunteered to join the subcommittee to help with this task.

#### **AQUATICARE CONTRACT AND PROCEDURES**

Rachelle Vandiver reviewed the management and procedural change requests from the board, in regard to the operation of the pool for the 2007 swim season. The original request was for a full time manager to be on duty at all times, and to extend the pool hours. In addition, the following items were agreed to by the board as important improvements to the operation of the pool:

1. Three guards on duty at all times, one of these being the relief.
2. Adult night should be adults 18 years and older only. The pool should be cleared at the end of the day and everyone checked back in.
3. Guards are not to have cell phones while on duty. They must be stored with other personal items away from the work area.
4. Check in and check out procedures should be adhered to as designed.
5. The manager should be at least 18 years old and have a WSI certificate.
6. No children in the pool, including the shallow areas, during adult swim.

Rachelle stated that adding the full time lifeguard and extending the hours would exceed the budget by \$1,600.

Tony stated that the board would vote on this at the next board meeting.

### **WEATHERBY LAKE MEETING**

Rachelle reminded everyone that the meeting at Weatherby Lake, to discuss siltation issues is scheduled for February 20<sup>th</sup> at 8 pm.

Shirley Thomas stated that the Lee's Summit Parks and Recreation meeting is the same night. Bob Orr volunteered to attend the Parks & Rec. meeting to represent the Raintree Board.

### **PWC PURCHASE**

Rachelle stated that Warrensburg Cycle needs an answer regarding the purchase of the PWC we have budgeted to buy.

Tony instructed Rachelle to put this on the consent agenda for the next board meeting. Tony stated that a check in and check out procedure needs to be established to better track the wear and tear on the watercraft.

### **INTERIOR DESIGN COMMITTEE**

Three residents have asked to be on the interior design committee to help with the improvements to the clubhouse. Rachelle asked for direction for structuring the committee. Bob Orr agreed to head the group. Tony stated that the board will need to give the committee a budget and recommend the project be completed in time for the 2008 budget meetings.

The meeting adjourned at 9:35 pm

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING FEBRUARY 13, 2007**

### **DETERMINE QUORUM AND CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on February 13th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Judy Schmoeger, and Dave MacQueen. Also attending was Rachelle Vandiver. Absent: Tim Nydegger, Mike Everly and Bob Orr.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Dave MacQueen moved to approve the agenda.

Tony Jose seconded.

All in favor.

The motion passed 5-0

### **OPEN FORUM**

Brent Breedlove asked for an update on the commercial vehicles discussion, and asked if there would be a grandfather clause. Brian Whitley stated that there have not been any meetings on this subject since the last work session, and it will be on the agenda to be discussed at the next work session. Ed Gross stated that whatever the final definition is, it is unlikely that there will be a grandfather clause. Ed asked Brent if he had any suggestions for the committee. Brent stated that he believed he was currently in compliance with the rules for parking his van that has ladder racks but no lettering. He believes the new rule will put him out of compliance.

Michael Reese and Darren Baltz have reserved the clubhouse March 3<sup>rd</sup> and April 14<sup>th</sup>, and requested that the rental fee be reduced so they may use it for a little league fundraiser which will be open to all residents. Brian stated that this discussion will need to be continued at the end of this meeting.

### **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The February Consent Agenda includes the approval of January minutes and the payment of bills and purchase of jet ski up to \$8,200.

Tony Jose moved to approve the consent agenda.

Judy Schmoeger seconded

All in favor

The motion passed 5 – 0

## TREASURER'S FINANCIAL REPORT

Tom Atkins presented the January Treasurer's Report

### Contents:

Balance Sheet  
Profit and Loss  
Check Register  
Budget Analysis

### Information Items:

Bank account balances as of January:

Bank of Lee's Summit-Checking	\$	50,000.00
Bank of Lee's Summit-Sweep acct	\$	270,692.80

These include reserves for:

Operations	\$	50,000.00
Dock self insurance	\$	30,000.00
Siltation	\$	90,000.00

Expenses for January:	\$	83,729.31
Long term debt:	\$	122,713.56
Outstanding Dues/Fines a/o 1/31/07	\$	35,412.44
Balance Due Liens Filed	\$	51,239.66

Income during January		
Dues	\$	67,693.59
Other Income Total	\$	19,855.64

Ed Gross asked what the plans are for the debt that balloons in May. Tom Atkins stated that he and the finance committee need to start working on this and will report to the board as soon as possible.

Brian asked for the financial report to be filed for audit.

## **BOARD ANNOUNCEMENTS**

The Neighborhood Watch meeting is scheduled for February 19<sup>th</sup>.

The meeting at Weatherby Lake scheduled for February 21<sup>st</sup> at 7:30 pm, is an information gathering meeting, to learn from the experiences they have had dealing with silt entering their lake

Candidate information for the 2007 board elections will be published in the March Shoreline. The deadline for interested individuals to submit a profile is February 15<sup>th</sup>.



Plans for Raintree Reserve will be presented to the Lee's Summit Planning Commission on February 27<sup>th</sup> at 6 pm. The proposed development will have 37 single family homes, and will change from agricultural to R-1 zoning.

## **LEGAL**

Brian stated there is nothing to report.

## **AQUATICARE**

\$55,000 was budgeted for the pool management contract for the 2007 season. Rachelle reviewed the changes for 2007 that include extended hours, and a manager on duty at all times. Some of the details are still being discussed, such as the pool manager also serving as the concession manager.

Dave MacQueen moved to accept the Aquaticare contract for the 2007 season up to \$55,000.

Tony Jose seconded

All in favor

The motion passed 5 - 0

Brian reviewed the pool usage statistics that are on the website.

## **CODES VIOLATION APPEAL**

Brian reviewed the ARB regulations from Article VII, section 3, and details of the installation of a 6' solid vinyl privacy fence that was installed without prior approval.

Ronald Kuhn asked if the ARB acts on behalf of the board, and stated that he sees selective enforcement of rules. He stated that he did not put up a privacy fence but rather used fencing materials to construct a temporary wind break. He asked the office if permission was needed to install an outdoor hot tub, and was told no. Later, he found on the web site a statement that approval is needed.

Ed Gross moved to offer an alternative to Ron, that if he removes the fence, the fine will be waived.

Tony Jose seconded

In favor: Tony Jose, Tom Atkins, Ed Gross, Judy Schmoeger

Abstain: Dave MacQueen

The motion passed 4 – 0 – 1

## **TOPS 2000 SOFTWARE**

Rachelle Vandiver stated that in March, the latest revision of Tops 2000 will be available. This is the software package that was approved by the board in the

2007 budget, and will be used to streamline the Raintree office and better manage individual resident accounts.

Dave MacQueen moved to approve up to \$8,000 for the Tops 2000 software package and support.

Tom Atkins seconded

All in favor

The motion passed 5 – 0

## **REMOVAL OF INOPERABLE VEHICLE**

There has been an inoperable vehicle at 324 SW Raintree Drive for over 1 ½ years, since at least September, 2006. Brian stated that our legal advice has been to go to court to establish our ability to enforce our policy and set a precedent for future actions. Bob Christian of the Cobblestone Homes Association stated that fines are not working, and RLPOA should take collective action with their association to work toward a common goal.

## **CLUBHOUSE RENTAL (Continued)**

Michael Reese restated his request for the use of the clubhouse for the baseball fundraiser.

Judy Schmoeger moved to waive the fee for the Lee's Summit AAA League to help showcase the Raintree clubhouse and amenities.

Dave MacQueen seconded

Tony Jose moved to amend the motion to have Raintree listed as a sponsor and Raintree residents receive a 50% discount.

Ed Gross seconded

Voting in favor: Tony Jose, Ed Gross, Judy Schmoeger, Dave MacQueen

Opposed: Tom Atkins

The amendment passed 4 – 1

Ed Gross moved to amend the motion to limit this to this March date.

Tony Jose seconded

Voting in favor: Tony Jose, Ed Gross, Tom Atkins

Opposed: Judy Schmoeger, Dave MacQueen

The amendment passed 3 – 2

For the original motion with the two amendments:

All in favor

The motion passed 5 – 0

Tony Jose moved to adjourn to executive session to discuss the legal issues regarding inoperable vehicles.

Tom Atkins seconded  
All in favor  
The meeting adjourned at 8:44 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
February 22, 2007  
**WORK SESSION**

**DETERMINE QUORUM & CALL MEETING TO ORDER:**

A work session of the Raintree Lake Property Owners Association was held on February 22, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tim Nydegger, David MacQueen, Mike Everly, Ed Gross and Judy Schmoeger. Rachelle Vandiver also attended. Tom Atkins arrived at 7:25pm. Bob Orr was absent.

**STORM-WATER MANAGEMENT UTILITY FEE DISCUSSION**

Scott Edgar & Bart Reese City of Lee's Summit, Blaine Bickel Black & Veatch, Patti Banks & Triveece Harvey with Patti Banks Associates spoke with us in regards to a potential storm-water utility fee. Blaine Bickel spoke in regards to the storm-water taskforce that evaluated enterprise funding, health and safety issues, clean water act expanded to storm-water issues. Currently Public Works oversees and is funded through the City's general fund. Currently only \$130,000 was budgeted for 2007. A storm-water utility fee would bring in a steady reliable source of funding and could produce dollars to construct wetland fore bays. Lenexa currently has a "Rain to Recreation" program that was developed with the assistance of Patti Banks Associates. The City of Lee's Summit performed a storm-water master plan for all areas in their watershed. A copy was requested.

**RAINTREE RESERVE**

Ira Roberts was invited to discuss his new development called Raintree Reserve. This will be located west of Ward Road with 37 single family homes. The four questions asked of developer were: 1) who would maintain common ground (at this point he felt there would be a sub-association), 2) present siltation barriers (it was decided that they would not be beneficial to leave), 3) monumentation design (Ira stated he would build with like materials to our current plan), and 4) requested drainage between lots 14 & 13 to be redirected into main body of water (Ira felt this could be re-directed). The Board thanked Ira again for his desiltation project currently underway. The Board agreed that they would be in support of this project.

**COMMERCIAL VEHICLE DISCUSSION**

Brian presented a ranking of specifics that have been discussed on commercial vehicles. The Board had prioritized by ranking them 1 = prohibit, 1.5 = maybe and 2 = allow. General discussion was held on items that were ranked 1.5 and moved to a 1 or 2 depending on board consensus. It was decided to place this on the Board meeting agenda to vote on March 13<sup>th</sup>.

*Items considered in the discussion included:*

Buses  
Dump truck beds  
Tow truck beds  
Boom truck beds  
Over 1 ton  
Nets  
Stake trucks  
"Box" truck beds  
Containing trash/debris  
Commercial markings (>25% surface area)  
Amnesty period  
Ladder racks (double layer ladder above roofline)  
Side glass racks  
Limousines  
Flat bed trucks  
Ladder racks (single layer ladder above roofline)  
Tubing/pipe holders/racks  
Commercial markings (letter height >12")  
Uncovered loads (mulch, wood, supplies, tools)  
Liftgate (in back of truck)  
Inventory to install  
Ladder racks (empty)  
Any commercial markings (name, phone, etc.)  
Inventory for sale  
Grandfathering clause (phased-in approach)  
Commercial markings (<25% surface area)  
Commercial markings (letter height <12")  
Tools  
Storage compartments above truck rim  
Covered loads (mulch, wood, supplies, tools)  
Racks for occasional use (luggage, ski)  
Storage compartments slightly above truck rim  
Storage compartments below truck rim  
Fines/penalties/warnings

**VIOLATION LETTER REVIEW**

It was asked to be placed on the agenda from the Board meeting. No one had any current issues. Brian asked the board to review the letters and get back with Rachelle if there were concerns.

#### **WALKING TRAIL PHASE IV**

Options for the common area or lack there of, behind lot 578 was discussed. A civil engineer had reviewed the area, along with the possibility of building out over the water or purchasing an easement. Rachelle was directed to make an offer to owner for easement possibilities.

#### **CLUBHOUSE DECK**

Ed Gross provided the Board with an update on the new deck. He stated that the sub-committee would be creating a punch list and asked the board for feedback. General lighting placement was reviewed and it was determined to change one flood light to shine down towards water versus illuminating the concrete patio.

The meeting adjourned at 9:35 pm

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING MARCH 13, 2007**

#### **DETERMINE QUORUM AND CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on March 13th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Ed Gross, Mike Everly, Judy Schmoeger, and Dave MacQueen. Also attending was Rachelle Vandiver. Absent: Tim Nydegger and Bob Orr.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

#### **OPEN FORUM**

Chris Cox, representing the swim team, made a request for specific dates to use the pool. He was asked to have someone attend the Work Session to go over the request to increase the times for practices. He also requested the board approve \$700 for insurance and supplies. Brian stated that the board would review this at the next work session.

Jim Metzger stated that a resident had about a half a cord of wood stacked in his driveway for an extended period, and wanted to know what the board thought of this, and what rule applies to this type of complaint.

Brian stated that the board would review this at the next work session.

## **CONSENT AGENDA**

Brian Whitley explained the Consent Agenda and asked for a motion for approval. The March Consent Agenda includes the approval of February minutes and the payment of bills, including \$3,000 for the appreciation dinner.

Tony Jose moved to approve the consent agenda.

Judy Schmoeger seconded

In favor: Tony Jose, Tom Atkins, Mike Everly, Judy Schmoeger, Dave MacQueen

The motion passed 6-0

## **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the February Treasurer's Report

### Contents:

Balance Sheet  
Profit and Loss  
Check Register  
Budget Analysis

### Information Items:

Bank account balances as of February:

Bank of Lee's Summit-Checking	\$	50,000
Bank of Lee's Summit-Sweep acct	\$	321,784.55

#### These include reserves for:

Operations	\$	50,000
Dock self insurance	\$	30,000
Siltation	\$	90,000

Expenses for February:	\$	59,607.98
Long term debt:	\$	117,608.86
Outstanding Dues/Fines a/o 2/28/07	\$	28,162.61
Balance Due Liens Filed	\$	49,539.67

Income during February

Dues	\$	60,018.78
Other Income Total	\$	77,126.17

Ed Gross asked what the progress is on the loan and would we be discussing this and other bank issues at the next work session. Tom Atkins referred to the finance committee minutes and that we would make it an agenda item.

Tom Tucek stated that it is the position of the finance committee that the loan be paid off.

Brian Whitley briefly discussed the auditor's report.

Brian asked for the financial report to be filed for audit.

Tony Jose moved to require the RLPOA office and finance committee to complete estimation of replacement and maintenance costs for common property by May 31<sup>st</sup>.

Mike Everly seconded

All in favor

The motion passed 6 - 0

## **BOARD ANNOUNCEMENTS**

The Neighborhood Watch meeting is scheduled for March 19<sup>th</sup>, with the main topic being disaster preparedness.

The Weatherby Lake meeting was held on February 21<sup>st</sup> where several board members met with Weatherby Lake officials and learned of new strategies to deal with sedimentation, nitrates, phosphates, how to work best with developers and homeowners, and dam maintenance. Brian directed Rachelle to include in the next Shoreline, a note to residents to exercise judicious use of fertilizers.

Brian stated that the 2007 annual meeting will be the standard fare with no ballot issues or initiatives. There currently is no one running for the class B seat, but there are 5 candidates for 4 class A seats.

The Lee's Summit Planning Commission met on April 5<sup>th</sup> 2007 and approved the re-zoning from agriculture to residential single family for Raintree Reserve, which received support from RLPOA.

Tom Tucek stated that Kribbs should be the only maintenance company considered for maintenance on the docks.

## **COMMITTEE BUDGETED REQUESTS**

Tony Jose moved to approve the committees' budgeted requests which include:

Easter egg hunt – up to \$1,300

Tree removal – up to \$2,000

Tree replacement – up to \$5,000

Dock maintenance – up to \$12,500

Ed Gross seconded

All in favor  
The motion passed 6 – 0

## **PRESENTATION**

Steve Arbo, deputy city administrator, stated that the City of Lee's Summit recognizes the importance of a good relationship with the Raintree Lake community, and gave a lengthy and detailed presentation of what the ½ cent sales tax has provided in the past and what is planned if the tax is extended. Full details can be found on the City of Lee's Summit website.

Issues brought up by residents included: traffic congestion at various locations throughout the city, the continuation of the bicycle lane on Ward road, traffic safety studies, use of other sales tax money, current roads in disrepair, and the decision to end the road improvements at Raintree Parkway and not at 163<sup>rd</sup> St.

Ed Gross stated that Steve Arbo has been very good to work with, and has always made a great effort to provide any documents we have requested.

Tom Rottinghaus, of the Better Safer Roads Committee, which is citizen based, spoke to those present and encouraged all to vote "yes" and sign up to be put on a list of those supporting the measure.

## **LEGAL**

A mediation for resolving the siltation issues at the Duck Pond is scheduled for Thursday, April 26<sup>th</sup>. Rachele Vandiver will be attending along with Joe Willerth our attorney.

## **COMMERCIAL VEHICLES**

Brian reviewed the commercial vehicles guidelines from the Code of Federal Regulations, the Missouri Code, and other local ordinances. Brian stated that proposed guidelines are a three tiered approach, phased in over a one year period, which will provide residents in opposition, adequate time to appeal or adopt.

As of **May 1, 2007**, the "Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers" Section F, Number 2 shall be amended to contain the following language:

"COMMERCIAL VEHICLE shall be defined as any vehicle can be described as or has any one (1) or more of the following characteristics: bus, dump truck bed, tow truck bed, boom truck bed, flat bed, stake truck, box truck, refrigerated bed, greater in size than 13,000GVWR, or greater than 22 feet length."



As of **September 1, 2007**, the “Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers” Section F, Number 2 shall have the following language added:

A commercial vehicle shall further be defines as any vehicle with a passenger capacity in excess of 8 persons or having combined commercial markings, signs, overlays, banners, etc. in excess of six (6) square feet of surface area.

As of **May 1, 2008**, the “Procedure for Enforcement of Covenants—Parking Trucks, Boats, and Trailers” Section F, Number 2 shall have the following language added:

A commercial vehicle shall further be defined as any vehicle with ladder rack(s), side glass rack(s), and/or tubing/pipe holder(s).

**The final rule effective May 1, 2008 shall state:**

“COMMERCIAL VEHICLE shall be defined as any vehicle that can be described as or has any one (1) or more of the following characteristics: bus; dump truck bed; tow truck bed; boom truck bed; stake truck; box truck; refrigerated bed; greater in size than 13,000 GVWR; greater than 22 feet in length; passenger capacity in excess of 8 persons; combined markings, signs, overlays, banners, etc. in excess of six (6) square feet of surface area; ladder rack(s); side glass rack(s); and/or tubing/pipe holders(s)”.

Dave MacQueen moved to adopt commercial guidelines in its entirety.  
Judy Schmoeger seconded

Ed Gross moved to amend the motion to include: “Ladder racks are not allowed that are in conjunction with any surface area displaying commercial markings, overlap, banners etc”

Brian Whitley seconded.

In favor: Ed Gross, Tony Jose, and Mike Everly

Against: Tom Atkins, Judy Schmoeger, and Dave MacQueen

The motion failed 3 – 3

Those in favor of the original motion: Tony Jose, Tom Atkins, Judy Schmoeger, Dave MacQueen, and Brian Whitley.

Against: Ed Gross and Mike Everly

The motion passed 5 – 2

## **SIDING REQUEST**

Richard McMillan requested the board approve a type of siding that he would like to put on the front of his house. After a lengthy discussion, Brian asked Richard to locate examples of houses with this particular siding that board members could visit to see how it looks.

## **ARB GUIDELINES WITH EXCEPTIONS**

Brian reviewed a list compiled by the ARB, and presented to the board, to provide better clarification for those items not requiring ARB approval. No ARB application(s) are required for the following projects:

### Doors/Windows/Skylights

1. Exact replacement of doors, windows and skylights.
2. Replacement of wood garage doors with aluminum or steel garage door, so long as the color of the new doors remains the same color as the doors being replaced or white.
3. Replacement of rotted wood around windows with wood or current acceptable material that resembles wood in appearance.
4. Installation of front or back storm door in black, almond, or white.

### Guttering

1. Replacement of guttering and repair of soffit with exact same material. Installation of Gutter Cover.

### Fences

1. Removal of existing fences, patio privacy screens, slatted sun covers, arbors and play equipment.
2. Hidden fences that are below ground.
3. Exact replacement and repair of existing fences, providing that the height, type, color, material and location of the fence does not change with the exception for non-conforming fences or encroachment of common ground.
4. Staining of natural wood color.

### Satellite Dish

1. The diameter shall be no larger than one (1) meter (39 inches).
2. No satellite dish shall be installed on Common Ground property.
3. The preferred location, allowing for good reception, is the back yard within close proximity of the dwelling.
4. The installation should be as unobtrusive as possible and landscaping is suggested to screen the satellite dish so as to maintain some aesthetic qualities.
5. Satellite dish shall not be higher than twelve inches (12") above the roofline.
6. High definition antennas must be mounted to dish or in attic.

Spas, hot tubs, Jacuzzis and temporary swimming pools with depth less than 24 inches.

1. Spas, hot tubs and Jacuzzis with locking lid that is placed on deck or patio.
2. Temporary swimming pools with depth less than 24 inches.

### Sun Covers

1. Installation of portable metal and canvas suncovers providing the portable canvas suncover is not installed on the deck or patio before March 1 and must be removed by November 1 and is kept in good repair. Solid earth tone colors only. Must be placed on deck or patio or will be defined under the "temporary structure" rule in guidelines.

### Landscaping and Planting

1. Landscaping and planting, for existing homes, in general does not require approval.
2. Special landscaping beyond that normally associated with a single family residence must be approved by the Architectural Review Board. Example retaining walls that could not be laid by hand and are greater than 36" in height or more than 36' in length.

Tony Jose moved to approve these guidelines.

Ed Gross seconded

All in favor

The motion passed 6 – 0

### **TREES RESTRICTING VIEWS OF THE LAKE**

Michelle Smoot, 5127 Sandpiper, requested the Board address a neighbor's weeping willow tree which she alleged blocks her view of the lake. Michelle's letter stated that "current rules state shrubs may not block lake views- but it does not mention trees and or other landscaping. Currently any resident may plant any trees to block views without approval and or opinion of neighbor. Other lake home owners in the area require ARB approval and resident notice and input. I have a weeping willow, and two other 20 year old trees which obstruct my view of the lake. They did not obstruct the view when planted, but now they do. In just a few phone calls, I found others who had trees blocking their view, but just live with it because of the exact wording in the rules. I can be prepared to submit names of other residents who believe the rules are not clear. Suggestions for existing trees/landscaping- trimmed to a level that is satisfactory with the neighbor's input and ARB review if complaint is filed. Going forward, all new residents, including those who move into a pre owned home, get ARB approval/and input from neighbors if they are lake front property. This more closely matches other lake area home owners guidelines. Establish harsh fines for those who do not comply. Owner of property pays for trimming. For those who have obstructed views this negatively affects their property value and they cannot see why they wanted to live here in the first place, the lake. I am asking for clarity in the rules. Currently shrubs are not acceptable if they block a neighbors lake view, but other landscaping/trees that grow 30 feet tall/wide are?"

The Board reviewed Michelle's request and believed that this was a neighbor dispute and not something the Board has the authority to address. There is no covenant or by-law that provides the Board the authority to take any action on the matter. The only reference is in the ARB Guidelines which state "Trees, hedges, and shrubs, which restrict sight lines for vehicular traffic shall be cut back or removed. Shrubs should not be permitted to unduly restrict the view of the lake or amenities from other property." However, this is just a guideline and not rooted in covenant or by-law, nor does it apply to trees restricting views other than for traffic.

### **ADDITIONAL SPRINKLER HEADS AT CLUBHOUSE**

Rachelle stated that the proposal from York Contractors for 10 additional sprinkler heads for the north side of the clubhouse was for \$1,365.

Mike Everly moved to accept the proposal  
Tony Jose seconded  
All in favor  
The motion passed 6 – 0

### **CHANGES TO LAKE RULES**

Add to IV(2)(e): "A citation will be issued for failure to adhere"  
Change II from "Size and horsepower of vessels" to "Watercraft Restrictions"  
Add new subsection 3, "All watercraft must have exhaust which vents below the waterline as measured when the watercraft is at rest."  
Appendix, 1, change "boat" to "watercraft"  
4, delete "of course"

Ed Gross moved to approve the proposed changes to the lake rules.  
Mike Everly seconded  
All in favor  
The motion passed 6 – 0

### **CLUBHOUSE FEE WAIVER**

Dave MacQueen moved to approve waiving the clubhouse fee for the baseball fundraiser for April 14th.  
Ed Gross seconded  
In favor: Dave MacQueen, Judy Schmoeger, and Ed Gross  
Against: Tony Jose and Tom Atkins  
Abstain: Mike Everly  
The motion passed 3 – 2 – 1

### **SWIM DOCK BOUYS**

Brian Whitley asked the Lake Committee to present a plan for marking the areas around each swim dock where watercraft under power are prohibited.

The meeting adjourned to executive session at 10:30pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 22, 2007**

**DETERMINE QUORUM AND CALL MEETING TO ORDER**

A Special Meeting of the Raintree Lake Property Owners Association was held on March 22nd, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Bob Orr, Ed Gross, and Dave MacQueen.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the meeting.

**SWIM TEAM REQUEST**

Chris Cox, representing the swim team, made a request for specific dates to use the pool, and to have this information posted on the website. He also requested the board approve \$700 for insurance and supplies. Chris stated that the intention is to not have any events go past 10:30pm.

*Tony Jose moved to approve \$700 for the Raintree Rays swim team and making the pool available for the dates of: June 6<sup>th</sup>, June 27<sup>th</sup>, July 11<sup>th</sup>, July 18<sup>th</sup>, and for practices Monday through Friday 7:00 am to 10:00 am.*

*Mike Everly seconded*

*Those in favor: Tony Jose, Tom Atkins, Mike Everly, Judy Schmoeger*

*Abstain: Tim Nydegger*

*The motion passed 4 – 0 – 1*

**LOAN NOTE BALLOON**

The loan for the maintenance building and the 6 lots, balloons in May of 2007. Lee's Summit Bank has offered to renew the loan on a 36 month amortization at

a fixed rate of 6.5%, with no fees. Other than the interest rate change, payments will continue as scheduled. Approximate balance in May 2007 will be \$102,000. At our current rate of payments, it will take approximately 23 months until payoff. The finance committee recommended that we shop the loan and all of our banking business to other banks in the area. Tom Atkins has delivered information to Union Bank and First National Bank and is will schedule meetings with them to address the finance committee. It was suggested that we also include Summit Bank of KC. It was noted that the amount of the loan payoff at the end of 2007 equals the current amount due to the association by resident's with liens on their property.

## **DAM VALVE**

Tim Nydegger is assuming the lead role in working with an engineering firm, since Ed Gross and Bob Orr are not volunteering again when their terms expire. Tim is currently talking with Wallace Engineering, a consultant who can prepare a Request For Proposal, to review documents and help put work out for bid.

## **CIVIL ENGINEER**

Rachelle has contacted Terry Parsons for advice on shoreline stabilization, and check dam use. We need to decide if we are going to use them. Richard McMillan suggested using DNR for whatever resources they may offer without charge.

*Tony Jose moved to approve up to \$1,200 for engineering services for Terry Parsons for check dams at Hidden Cove, contingent upon contact with DNR.*

*Judy Schmoeger seconded*

*All in favor*

*The motion passed 5 – 0*

## **SIDING REQUEST**

Richard McMillan spoke to the board about his request to have a siding product for the front of his house that is not currently on the approved list from the ARB, and to get an interpretation from the board about a type of siding for the sides and back of his house that he believes fits the written description but may be subject to dispute. He gave the board an address of a development that has this product so interested board members can stop by to see how it looks. Brian Whitley stated that the board can review this at the next work session.

## **MUSKRAT SUMMER PROGRAM**

The program for muskrat trapping is the same as it was for last summer. Rachelle asked the board for direction. It was agreed that she should monitor the progress, month by month, and continue if the trapping is successful.

### **MICHELLE SMOOT – GUIDELINE REVIEW**

Michelle Smoot was not in attendance. Board members and office staff have received numerous correspondences from Michelle in regards to a tree on her neighbor's property that restricts her view of the lake. Jim Sillyman, Michelle's neighbor, was in attendance, and stated that he has gone to great efforts to trim his willow tree several times each year, and that he could not possibly prune the tree any higher. From the ground, looking across his property, the tree is pruned adequately, but from an elevated deck, it would have to be pruned so severely that it would destroy the tree.

### **REGATTA MONUMENT**

Funds have been approved for the monument on Regatta. Rachelle has met with Warren Oblinger who said that there are no written specs for this monument. Sign Craft may have some specs. Rachelle will continue to work on this.

Judy Schmoeger left the meeting at 8:15pm

### **SEASCAPE A**

Rachelle stated that the monitoring of the water level in seascape A has shown a drop in level of 12 inches as of last Friday. Monitoring will continue to see if it stops dropping and at what point, which may provide an indication as to the location of the leak. Daily monitoring and documentation of the main lake level is ongoing. The Board asked Rachelle to collect the sump pump data from residents to determine if flow increased as the pool level decreased.

### **STACKED CORD OF WOOD**

There has been a complaint about a stack of firewood at the side of a driveway. All board members present agreed that the rules do not provide for a way to demand that this be removed.

### **EQUIPMENT PURCHASES**

Rachelle presented the bids for new equipment that the board intended to purchase in 2007. The following John Deere equipment was put out for bid:

JD3320

JD3320

2 mower decks

Gator

*Tony Jose moved to approve up to \$29,000 for equipment purchases from Lawn and Leisure for 2 JD tractors with mower deck and a new Gator with the unbudgeted amount coming from budget item 7002B – Equipment Repairs.*

*Tim Nydegger seconded*

*Those in favor: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly*

*The motion passed 5 – 0*

## **SWIM DOCK BOUYS**

Tom Tucek presented his information from suppliers for the equipment necessary for assembling the buoys for demarcation of swim areas at the swim docks.

Some of the items needed for this project are common items available at local stores. The other items need to be ordered from a company specializing in these systems. The dock at Bowsprit and the dock at the swim beach by the clubhouse were identified as the swim docks that needed this system. It was decided that due to traffic, the clubhouse swim dock would take priority.

*Mike Everly moved to approve up to \$2,500 from line item 6076 for buoys to designate swim areas around the clubhouse swim dock.*

*Tim Nydegger seconded*

*All in favor*

*The motion passed 5 – 0*

## **MICHELLE SMOOT**

Michelle Smoot, who was not present earlier, addressed the board about the issue of trees blocking her view of the lake. She stated that the board has received an E-mail from Greg Johnson about his concern on this issue. She asked if an article could be placed in the Shoreline about this issue, to see if other residents are similarly concerned. Michelle said she would be willing to start a committee to look at this issue and address the guidelines that govern these situations. Brian stated that he could find no authority for the board to enter onto private property under these circumstances and take control of a resident's trees.



Tony Jose suggested to Michelle that it may be possible to regulate future plantings, but asking a resident to remove a tree that has been in place for longer than anyone present can recall, is probably legally impossible.

Brian stated that Michelle is free to put an ad in the classified section of the Shoreline to pursue her goal, but there is no support from the board to promote this agenda any further.

## **ADJOURNMENT**

Tom Atkins moved to adjourn

Tim Nydegger seconded

All on favor

The meeting adjourned at 9:08 pm

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS ANNUAL MEETING MARCH 29, 2007**

### **DETERMINE QUORUM AND CALL MEETING TO ORDER**

The annual meeting of the Raintree Lake Property Owners Association was held on March 29<sup>th</sup>. Board members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, Ed Gross and Judy Schmoeger. Absent: Bob Orr, and Dave MacQueen.

Brian Whitley called the meeting to order at 7:08 and announced a quorum for the meeting.

### **INTRODUCTION OF BOARD MEMBERS**

Brian Whitley introduced the board members and reviewed their efforts and accomplishments

### **APPROVE MINUTES OF THE 2006 ANNUAL MEETING**

Tony Jose moved to approve the minutes of the 2006 Annual Meeting

Tim Nydegger seconded

All in favor

The motion passed 6 – 0

### **TREASURER'S REPORT**

Tom Atkins gave the Treasurer's report for the year ending December 31<sup>st</sup> 2006

Income for 2006 - \$919,235  
Expenses - \$910,746  
Ending Bank Balance – \$313,220  
The Long term debt - \$127,813

This loan, which has been at a 5% fixed rate, balloons in May of 2007, which means that we still have a balance due, but have to renegotiate the repayment terms of the remaining balance. Lee's Summit Bank has offered to renew the loan on a 36 month amortization at a fixed rate of 6 ½ %, with no fees. Other than the interest rate change, payments will continue as scheduled. Approximate balance in May 2007 will be \$102,000. At our current rate of payments, it will take approximately 23 months until payoff.

Special projects in 2006:

The desiltation in Hidden Cove cost \$120,500 where 13,000 cubic yards of mud were removed.

The new Deck on the Clubhouse will total \$135,000 - \$54,130 of which we spent in 2006 and roughly \$83,000 of which we are paying for in 2007

Walking trails \$59,679

We made additional principal payments on our long term debt of \$30,000 on top of the regular principle pmts of \$29,679 for a total debt reduction of \$59,679 in 2006

## **ELECTION PROCESS**

Dave Elliot explained the election process and read the following names submitted for class A seats: Brian Whitley, Tim Nydegger, Judy Schmoeger, Tom Tucek, and Greg McFarland. And from class B: Bob Christian.

Ira Roberts nominated himself from the floor, and was seconded by another class B member.

Each candidate addressed the room, with the exception of Greg McFarland who was not present.

## **CITY ADDRESS**

Lee's Summit city councilmen, Ron Williams and Randy Rhoads spoke about city issues of interest to Raintree residents, including: street lighting on Ward road; excess flow holding basins upstream of the lake; Leggo Land, which is going to TIF committee, and then the City Council in May; street maintenance; traffic signals desired in various locations; and that Ron Williams will not seek reelection next term.

## **STATE OF RAINTREE LAKE**

Brian Whitley addressed the residents about the accomplishments of 2006 and plans for 2007 with a power point presentation:

Over 3,000 feet of walking trail was completed on the south side of the lake that provides a safe route from Raintree Parkway to Raintree Drive, without going onto Ward road. The 2007 walking trail project will complete the south side, starting in Kingfisher cove and ending near Green Teal by the dam.

24 new boat slips were added, following a resident vote on the issue.

Water testing has been improved with more advanced testing techniques.

Monuments are planned at all the entrances of Raintree starting with the Regatta entrance.

Community Networking:

RLPOA has been actively working with Lakewood, Weatherby Lake, and Lake Winnebago on siltation and resident issues.

Projects for 2007 include:

Asset management – the Finance Committee and the board will develop a plan for asset management.

Dam valve review and repair

Completion of south side walking trail

Clubhouse improvements

Formal review of six lots

Starting blocks for the swim team

Seawall repair

## **LEGAL**

Joe Willerth, addressed the residents about the legal issues of 2006.

The lawsuit, Lou-Aire vs MODOT and Cape and Sons is ongoing with mediation beginning in April 2007.

The negotiations between Raintree and the developer's proposals at the dam resulted with no deal being made.

The new shopping center, Raintree Lake Village, is within Raintree and presents new challenges for management, since this is a class B property with membership rights.

There were no legal actions taken in 2006 regarding bankruptcies or foreclosures.

## **RAINTREE DECK**

Dennis Barlow, of DNAB, the company that built the deck on the clubhouse, gave a power point presentation showing the entire process from the planning stages to demolition to new structure's completion.

## **INTRODUCTION OF STAFF**

Brian introduced Rachelle Vandiver, the General Manager, and the staff: Debbie Hanss, Carole Jacobs, Gene Jewell, Nolan Plymell, Tera Randle, and Scott Webber

## **COMMITTEE RECOGNITION**

Brian recognized the committees and introduced the chair of each committee.

Activities – Rhonda Maters and Brenda Miller, chairs

Appeals – Bill Peck, chair

ARB - Darrell Bennett, chair

Common Ground

Finance – Ron Greathouse, chair

Lake – Tom Tucek, and San LaPoint, chairs

Neighborhood Watch – David Mitchell, chair

Nominating – Dave Elliot, chair

Welcoming – Rose Marie Walter, chair

## **NEWLY ELECTED BOARD MEMBERS**

Dave Elliot announced the vote totals for each candidate:

Class A

Brian Whitley – 204

Tim Nydegger – 190

Tom Tucek – 141

Judy Schmoeger – 218

Greg McFarland – 128  
Class B  
Bob Christian – 74  
Ira Roberts – 65

The elected class A members are: Brian Whitley, Judy Schmoeger, Tim Nydegger and Tom Tucek.  
The elected class B member is Bob Christian.

The nominating committee will have the same members as last year which are: Dave Elliot as chair, Rhonda Masters, Jim Metzger, Brenda Miller, Rita Madison, and Shirley Thomas.

### **OPEN FORUM**

Rita Madison stated that the new deck looks beautiful, and why did we not replace the front stairs leading to the office?

Tony Jose stated that there were no structural problems with it.

Roland Thibault asked about the flood plain elevations at the lake and if there were any surveys from FEMA addressing this.

Ed Gross stated that the area below the dam is not marked on FEMA maps.

Kathy Goldman stated that the island in Raintree Circle is weedy and there is nothing in the budget to address the landscaping here.

Kevin Miller stated that he has had problems with his trash service and would like the board to speak the company about this.

Rose Marie Walters stated that some residents are blowing grass clippings into the street, and would like the board to do something about it.

### **ADJOURNMENT**

Mike Everly moved to adjourn

Tim Nydegger seconded

All in favor

The meeting adjourned at 9:46 pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
APRIL 10, 2007**

## **DETERMINE QUORUM AND CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on April 10th, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, Dave MacQueen, Tom Tucek, and Bob Christian. Also attending was Rachelle Vandiver. Absent: Judy Schmoeger

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Mike Everly moved to approve the agenda with an amendment.

Tim Nydegger seconded.

All in favor.

The motion passed 7-0

## **OPEN FORUM**

Shirley Thomas congratulated the newly elected board members

Robert Gurski stated that the swim dock at the clubhouse is too close to the boat dock. His slip is the end one, and does not have enough room to enter and exit safely.

Tony Jose stated that the Lake Committee has recommended that this swim dock be relocated behind the clubhouse by the pool.

Brian Whitley read a letter from Ed Gross requesting the board not locate the dock behind his house.

Tony Jose moved to relocate the swim dock further down the causeway not less than 100' contingent upon adequate water depths.

Bob Christian seconded

In favor: Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, Bob Christian

Against: Dave MacQueen

Abstain: Tom Tucek

The motion passed 5 – 1 – 1

## **CONSENT AGENDA**

Tom Tucek moved to approve the consent agenda with the March minutes removed, due to a misspelling of a word.

Mike Everly seconded.

All in favor

The motion passed 7 - 0

## TREASURER'S FINANCIAL REPORT

Tom Atkins presented the March Treasurer's Report

### Contents:

Balance Sheet  
Profit and Loss  
Check Register  
Budget Analysis

### Information Items:

Bank account balances as of March:

Bank of Lee's Summit-Checking \$ 50,000

Bank of Lee's Summit-Sweep acct \$ 369,823.34 (This amount is the correct amount. Submitted last months dollars on report).

These include reserves for:

Operations \$ 50,000

Dock self insurance \$ 30,000

Siltation \$ 90,000

Expenses for March: \$ 37,211.02

Long term debt: \$ 112,416.14

Outstanding Dues/Fines a/o 3/31/07 \$ 22,417.77

Balance Due Liens Filed \$ 47,620.24

Income during March

Dues \$ 58,597.11

Other Income Total \$ 47,188.75

## BOARD ANNOUNCEMENTS

Brian Whitley introduced the new board members: Tom Tucek and Bob Christian

The Neighborhood Watch meeting is scheduled for June 18<sup>th</sup>, where the Lee's Summit police will be invited to speak. There are still problems in Raintree, and all are encouraged to keep their vehicles locked to discourage theft.

Brian Whitley spoke at the city council meeting in support of the Raintree Reserve project with the condition that a drain pipe be relocated to reduce erosion.

## COMMITTEE BUDGETED REQUESTS

Dave MacQueen moved to approve up to \$150 for the spring garage sale.

Tom Tucek seconded

All in favor

The motion passed 7 – 0

Tom Tucek moved to approve up to \$1,000 for the fishing derby.  
Dave MacQueen seconded  
All in favor  
The motion passed 7 – 0

## **LEGAL**

Mediation has been set for Thursday, April 26<sup>th</sup> at the offices of Mike Igoe in regards to the silting in of the Duck Pond. Joe Willerth and Rachelle Vandiver will be attending. RLPOA has received pre-trial discovery requests from MO-DOT requesting the identities of members and all documents of complaints from members since January 1, 1993 about siltation and debris flowing into the Duck Pond and Raintree Lake. They also request estimates and documents regarding money spent by the RLPOA in that period to remove siltation. These items are due by May 8<sup>th</sup>, 2007.

## **OLD BUSINESS**

Richard McMilln renewed his appeal for an exemption for siding on his house  
Brian reviewed the ARB guidelines that pertain to this issue.  
No motion was made for approval.

Leo Salazar appealed to the board to overrule the decision of the ARB and remove the fines for installing siding that is not approved. He stated that there are other houses that have similar siding, and wondered if he was being singled out. Two options were explained, one remove the siding or two pay \$1,800 in additional fines to allow it to remain.  
No motion was made.

Rachelle Vandiver stated that the previously approved amount for equipment purchases did not include sales tax.  
Dave MacQueen moved to approve up to \$1,744 for the new equipment overage.  
Tom Atkins seconded  
All in favor  
The motion passed 7 – 0

## **SILTATION FINE APPEAL**

Aaron Carter appealed to the board to overrule his siltation fine for not having proper silt fences in place for over two weeks.  
Brian reviewed the timeline of events from the first notice of violation to the day it was remedied.  
Bob Christian moved to wave the fine,  
Dave MacQueen seconded.  
In favor: Bob Christian, Dave MacQueen



Against: Tony Jose, Tom Atkins, Tim Nydegger, Mike Everly, and Tom Tucek  
The motion failed 2 – 5

### **AQUATICARE CONCESSION PROPOSAL**

Brian reviewed the proposal from Aquaticare to operate the concession stand at the pool for the 2007 season.

Tom Atkins moved to approve the proposal

Bob Christian seconded

All in favor

The motion passed 7 – 0

### **CLUBHOUSE INTERIOR DESIGN COMMITTEE**

Brian stated that a committee has been formed to make suggestions for improving the clubhouse interior, and present a plan in time for the 2008 budget meetings. Bob Christian agreed to be a liaison to the committee.

### **ELECTION OF OFFICERS**

Brian reviewed the bylaws for the election of officers.

Tom Atkins nominated Brian Whitley for President

Tony Jose seconded

No other nominations were made for this position.

Brian stated that this will be his last term, as he will be pursuing other goals, including running for City Council in 2008.

Bob Christian nominated Tony Jose for Vice President

Mike Everly seconded

No other nominations were made for this position.

Mike Everly nominated Judy Schmoeger for Secretary

Tony Jose seconded

No other nominations were made for this position.

Bob Christian nominated Tom Atkins for Treasurer

Tim Nydegger seconded

No other nominations were made for this position.

Tony Jose suggested that a non-board member be asked to serve on the Finance Committee, since all members are now on the board. Brian asked Penny Wilkinson, who accepted.

Tim Nydegger moved to adjourn

Tony Jose seconded

All in favor  
The meeting adjourned at 8:38pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**April 26, 2007**  
**SPECIAL MEETING/WORK SESSION**

**DETERMINE QUORUM & CALL MEETING TO ORDER:**

A special meeting of the Raintree Lake Property Owners Association was held on April 26, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tim Nydegger, David MacQueen, Mike Everly, Tom Atkins, Bob Christian and Tom Tucek. Judy Schmoeger was absent. Rachelle Vandiver also attended.

**WINDEMERE SILTATION MEETING UPDATE**

Shirley & Gene Thomas, Ed Gross and Tom Tucek attended this meeting on Raintree's behalf. Shirley Thomas provided the minutes to the Board on Windemere's concerns of drainage coming off of M150.

**SWIM DOCKS RELOCATION**

Two swim docks (Clubhouse & Bowsprit) have been requested to be relocated. Bowsprit swim dock concerns were brought to the attention of the Lake Committee from a resident that had concerns with bicycles all over the sidewalk, trash and noise. Per the Lake Committee minutes they have requested the office to seek concurrence via an opinion letter to all neighbors to voice opinion to leave as is or move before action is done. At this time the office had not had the opportunity to mail out the letters. This action was tabled to next meeting. Action item: office is to check into prices on bike racks and trash cans, along with the opinion letter.

Clubhouse swim dock. A boat slip holder brought to the attention of the Board and Lake Committee concerns on the clubhouse swim docks current location. They have the first slip closest to this area. Their concern was how close they were when backing out of or attempting to park when wind conditions propel them towards this area. Its current location is 35 yards from the corner of the swim dock to his boat. If RLPOA ropes off the swim dock there may also be some maneuvering problems. They also requested that the clubhouse swim dock be relocated to rear of clubhouse near swimming pool. After much discussion the following motion was made.

*Mike Everly moved to relocate the clubhouse swim dock to the second flag and allocate \$600 to build a stairway. Bob Christian seconded the motion. Motion passed 7-0.*

**SWIM BEACH**

The Lake Committee has recommended that no swimming be allowed on the old beach, and recommended putting rip rap at the current beach and signage for notification. This area is also a concern to slip holders in slip 1 by the clubhouse. There is a storm drain that flows directly into this area depositing all street debris (trash & broken glass). For the safety of our residents, we will be relocating the beach to a different location. Three options were discussed: south of the new location of clubhouse swim dock, on the west side of Normandy Cove by the pool, and the east side of Normandy Cove closest to Raintree Drive. The Board requested that we close the current beach, price sand, test water quality in the three potential locations and poll residents. The Board will review forthcoming information.

## **INSURANCE REVIEW & RECOMMENDATIONS**

The following policies were discussed for changes the Finance Committee has recommended: watercraft policies (physical damage & medical), employee dishonesty policy and property insurance. Currently we have two watercraft policies (rental & work) that cover physical damage & medical. The Finance Committee has recommended self-insuring our watercraft. They are currently insured for liability through our general liability and umbrella coverage. All lake patrol and volunteers are covered under our workers compensation insurance for medical. A review found that we are not currently insured for employee dishonesty and it is recommended that we get coverage. The Board also agreed. With the purchase of our new deck, we will raise the property insurance by \$100,000 to cover replacement costs for a disaster.

*Tony Jose moved to approve up to \$76,100.00 for insurance coverage. Mike Everly seconded. Motion passed 7-0.*

## **VACANT HOUSES - MOWING**

It has been reported to the office and Board of the vacant homes throughout the neighborhood with absent owners. Mowing needs were not being addressed. Since the original request to be placed on the agenda, the majority of these homes have had real estate for sale signs go up.

## **SIDEWALK PROJECT UPDATE**

The Board was updated on the current status for the Walking Trail between Widgeon Way and Green Teal. A survey has been requested and Ed Gross had prepared specs for potential contractors prior to leaving the Board. The specs will be mailed out in the next month.

## **ELECTRICAL PROPOSAL EXTERIOR LIGHTING**

An electrical proposal for additional exterior lighting on the clubhouse was provided. At this time an electrical contractor had also provided a verbal cost per fixture. Since we

could not compare bids, this was tabled. Cross Electric had also provided a proposal for electricity to be installed at Hidden Cove for a fountain.

Tony Jose moved to approve up to \$2,100 for electrical installation for a fountain. Tom Atkins seconded. Motion passed 7-0.

## **CLUBHOUSE INTERIOR IMPROVEMENTS**

Bob Christian stated he had e-mailed the sub-committee attempting to set up their first meeting. At that time he had only heard back from two members. Bob stated that he would set up a meeting in approximately two weeks.

Moved to exec session at 8:30pm.

The meeting adjourned at 10:05 pm

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING May 8, 2007**

### **DETERMINE QUORUM & CALL MEETING TO ORDER**

A board meeting of the Raintree Lake Property Owners Association was held on May 8, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tony Jose, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Dave MacQueen.

Brian Whitley called the meeting to order at 7:00 and announced a quorum for the Board meeting.

Tom Atkins moved to approve the agenda and Tony Jose seconded.  
All in were in favor of the motion.  
The motion passed 7-0.

### **OPEN FORUM**

Glenn Jones, on behalf of the Fountains at Raintree Home Owners Association expressed concerns about the erosion and silt run-off into the silt pond at the Fountains from the surrounding areas that are under construction. Glenn asked the Board's assistance in finding a remedy to the siltation issues.

Brent Hill addressed the issues of a badly neglected and unoccupied residence in his neighborhood and the inoperable vehicles in the driveway.

Greg McFarland is a neighbor of Brent Hill and echoed the same concerns.

Brian Whitley addressed all residents who voiced concerns and committed the Board's assistance within its authority.

### **CONSENT AGENDA**

Bob Christian moved to approve the consent agenda that included the April minutes and approval of payment of bills. Tom Tucek seconded the motion. All in favor. The motion passed 7-0.

### **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the April Treasurer's Report

#### Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

#### Informational Items:

Bank Account Balances as of April:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 397,701.47

#### These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for April:	\$ 56,422.17
Long-Term Debt:	\$107,234.45
Outstanding Dues/Fines a/o 4/30/07	\$ 30,219.17
Balance Due Liens Filed	\$ 63,618.44

Incoming during April:	
Dues	\$61,498.44
Other Income Total	\$11,421.20

### **BOARD ANNOUNCEMENTS**

Brian Whitley made the following announcements:

The Fishing Derby will be held May 28.

The annual neighborhood Garage Sale will be held May 17, 18 and 19.

Tim Nydegger recommended that another lake shore clean-up be scheduled due to the recent rain storm.

### **COMMITTEE BUDGETED REQUESTS**

Tom Atkins moved to approve up to \$3,150 for the Teen Swim, \$16,000 for Summerfest, and \$1,000 for New Plantings. Bob Christian seconded the motion. The motion passed 5-1-1 Tom Tucek opposed and Mike Everly abstained.

### **OLD BUSINESS**

Legal Update – Brian Whitley announced that the mediation between Lou-Air and Raintree v. MoDOT and James Cape & Sons was unsuccessful. Rachele Vandiver was in attendance at the April 26 meeting.

Brian also announced the Board has concerns and has challenged the developer's action on the 8<sup>th</sup> Plat as being different from the agreement. The Board also requested action on the 9<sup>th</sup> and 10<sup>th</sup> Plat to conform with the Settlement Agreement.

Loan Renewal – Tom Atkins presented a proposal from the Bank of Lee's Summit to renew our existing loan in the amount of \$107,234.45. Tom Atkins will be challenging the 6.5% interest rate on the Long Term Note renewal. Tom Atkins made a motion to approve the renewal of the existing loan with a term of 36 months, an 84 month amortization, not to exceed 6.5% interest rate, with the Bank of Lee's Summit, and with the assignment of home owners' dues as collateral. Tom Tucek seconded the motion. After much discussion Tom Tucek made a motion to amend the standing motion to include the wording "loan on existing balance". Tom Atkins seconded the motion to the amendment. The motion with the amendment was approved with a 7-0 vote.

### **NEW BUSINESS**

Daniel Erholtz appealed to the Board to overrule the decision of the ARB and remove the fines for building a deck without Architectural Review Board approval. He stated that he had replaced an existing deck with a larger deck with a different design and did not realize he needed approval. Tom Atkins moved to sustain the fine. Tom Tucek seconded the motion. The motion passed 6-0-1 with Judy Schmoeger abstaining.

Exterior Light Fixture Electrical Proposal – Rachele Vandiver presented the two bids from Cross Electric and DNAB for the seven light fixtures needed around the Clubhouse. After considerable discussion Bob Christian made the motion to award the bid to DNAB's electrical contractor up to \$315 per fixture, with a maximum of 7 fixtures. Mike Everly seconded the motion. Motion passed 7-0.

Bob Christian made the motion to move to executive session.  
Mike Everly seconded the motion.  
All in favor.

The meeting adjourned to executive session at 8:16PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**WORK SESSION MEETING**  
**May 24, 2007**

A work session of the Raintree Lake Property Owners Association was held on May 24, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Dave MacQueen and Tony Jose.

**Sidewalk/shoreline/rip-rap**

Rachelle reported that the work at Royal Tern is almost complete and the work on Sea Side Sparrow will begin soon. Brian Whitley requested Rachelle to start getting bids on the Marsh Wren side-walk project.

**Monuments**

The Common grounds committee will meet with Warren Oblinger to discuss the monuments. Rachelle, Warren and Shirley Thomas met with Sign Craft to discuss the specs for the presentation at the next RLPOA Board meeting.

**Swim Beach**

There has been no feed back from the residents regarding the swim beach. Signs indicating restricted area ([no swimming](#)) are close to the beach. [Rip rap has been placed in this area.](#)

**Insurance Employee Dishonesty Policy**

The policy we were considering included all employees, even part-time and seasonal workers. For the purpose of dishonest employees and theft from the office the Association will be self-insured.

**Siltation Enforcement Position**

Staff members recently attended a seminar to learn more about storm water and erosion management. A review of the current equipment needed to monitor erosion in the lake is being conducted.

**Clubhouse Interior Design Committee**

Bob Christian is setting up a meeting for the volunteer committee to come up with a list of recommended improvements to the clubhouse.

**Deck Post Lighting**

The light bulbs are burning out too quickly on the deck post. Rachelle is working with the contractor to get the issue quickly resolved.

#### **Royale Tern sidewalk maintenance**

The maintenance crew is working in the area.

#### **Hidden Cove Fountain**

Lengthy discussion was held to choose the specific fountain to purchase for Hidden Cove based on the previously approved budget. The Board agreed the fountain named Diana was the best choice.

#### **RLPOA asset review**

A review of the RLPOA assets was presented and what the in-kind replacement cost would be based on the life expectancy of the individual asset. This was done in an effort to start planning for a reserve fund that will prevent the need for special assessments to cover the costs to replace these assets.

#### **Re-evaluation of priority of RLPOA projects**

Brian Whitley asked the current Board members to review the priority of projects set by the previous Board and to determine if the established priorities should change and if other projects should be considered.

#### **Meeting Adjourned**

Mike Everly moved the meeting to adjourn and Tom Atkins seconded the motion.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING June 12, 2007**

### **DETERMINE QUORUM & CALL MEETING TO ORDER**

A board meeting of the Raintree Lake Property Owners Association was held on June 12, 2007, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Tom Tucek, Bob Christian, Dave MacQueen and Judy Schmoeger. Also attending was Rachelle Vandiver. Mike Everly was absent.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tim Nydegger moved to approve the agenda and Dave MacQueen seconded. The motion passed 7-0.



## **OPEN FORUM**

Rita Madison addressed the Board regarding her concerns for the condition of the streets and sidewalks in parts of Raintree. She has received no favorable response from the City of Lee's Summit and appealed to the Board for help. Pictures were submitted to the Board for review and documentation.

James (Jim) Miller expressed his concerns about barking dogs in his neighborhood.

Brian Whitley requested a reminder be posted on the RLPOA Web site and in the Shorelines to assist residents with phone numbers to call for neighborhood complaints.

## **CONSENT AGENDA**

Tim Nydegger moved to approve the consent agenda that included the May Minutes and Approval of Payment of Bills. Dave MacQueen seconded the motion.

All were in favor and the motion passed 7-0.

## **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the May Treasurer's Report

### Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

### Informational Items:

Bank Account Balances as of May:  
Bank of Lee's Summit-Check                   \$ 50,000.00  
Bank of Lee's Summit Sweep Acct.         \$ 303,583.50

### These include reserves for:

Operations   \$ 50,000.00  
Dock Self-Insurance                         \$ 30,000.00  
Siltation   \$ 90,000.00

Expenses for May:                                 \$151,389.90  
Long-Term Debt:                                 \$102,031.17  
Outstanding Dues/Fines a/o 5/31/07         \$ 18,585.70  
Balance Due Liens Filed                       \$ 56,725.15

Incoming during May:  
Dues   \$ 70,539.76  
Other Income Total                             \$ 20,416.48

## **BOARD ANNOUNCEMENTS**

Brian Whitley made the following announcements:

- Neighborhood Watch meeting June 18.
- Teen Swim June 21.
- RLPOA has a “strong neighborhood association” per a June 6 article in Suburban Living, a supplement to the Lee’s Summit Journal.
- RLPOA has a new Siltation Enforcement position. This person will be responsible for baseline readings for bodies of water, turbidity sampling, velocity sampling and the maintenance of the siltation log.

## **COMMITTEE BUDGETED REQUESTS**

Dave MacQueen moved to approve up to \$4,550 plus tax, for the Air-O-Lator Fountain at Hidden cove. Tom Atkins seconded the motion. The motion passed 7-0.

Tim Nydegger moved to approved up to \$3,000 for the annual goose round-up. Bob Christian seconded the motion. The motion passed 6-1 with Dave MacQueen voting in opposition to the motion.

## **7. PRESENTATION**

Michael Park, City of Lee’s Summit made a presentation regarding the Neighborhood Traffic Study that has been approved by City Council on a trial basis. The traffic study will focus on two areas within Raintree, 1) Regatta, 2) Raintree Drive west of Regatta. Raintree Parkway going across the dam would be monitored through the police department, traffic division. The main reason for the study is the concern for excessive speed in these areas. Jeff McKerrow, City Traffic Engineer was also in attendance to listen to feedback from the residents. Jeff indicated that additional areas of concern might be considered after the current study is completed.

Brian Whitley informed those attending the meeting that off-duty police officers have been hired to help control speed and reckless driving in all areas of Raintree.

Mike Manzo, of Signcraft presented information at the meeting regarding the Regatta monument, entrance pylons and clubhouse markers. Care is being taken to create consistency of design with existing and future monuments. Shirley Thomas is putting together a document with comprehensive specs for the monuments so that all bidders have the same information.

## **OLD BUSINESS**

### Legal Update

Brian Whitley announced that RLPOA and Raintree Lake Development, Inc. will enter into arbitration over the condition of the Estates 8th Plat. The Estates 8th

Plat is the area south of County Line Road, west of Gull Point Drive, east of Raintree Drive, and north of Estates Drive. RLPOA has contracted with a 3rd party to maintain the area until an arbitration agreement is reached. The cumulative costs of the contracted mowing and arbitration are \$450 to date.

An Emergency Action Plan project was headed up by Carol Jacobs and presented to the Board for approval. Judy Schmoeger moved to approve the Emergency Action Plan as presented in the document. Tom Atkins seconded the motion which carried 6-0-1. Tom Tucek abstained as he had not reviewed the document.

Winding Creek Estates completed a Preliminary Plat zoning action early in 2006, as a potential 145 lot subdivision. The Final Plat Phase 1, proposed at 31 lots, is being considered. The County is requesting that the RLPOA review these documents and prepare any comments representing their membership. These comments will be turned over to the city of Lee's Summit.

## **NEW BUSINESS**

Chad Obersteadt appealed to the Board to remove the fine for storing a canoe under his deck. Bob Christian made a motion to sustain the fine and Tim Nydegger seconded the motion which carried with a 6-0-1 vote. Dave MacQueen abstained.

Charley Sandman appealed to the Board to remove the fine for violation of required siltation controls. Tom Tucek made a motion to sustain the fine and Dave MacQueen seconded the motion which carried 7-0.

Ginny Evans appealed to the Board to approve vinyl coated siding as denied by the ARB as there are no guidelines established for approval. The Board determined there was not enough information available to make a decision and tabled the request for the next Work Session, June 28, when additional information will be made available to the Board.

Kevin Miller appealed to the Board to approve his application for an oversized deck box. Judy Schmoeger moved to approve the application with the condition vegetation be planted within 12 months. Dave MacQueen seconded the motion which passed 7-0.

James Miller presented his concerns to the Board regarding drainage onto his property as a result of other residents' downspout and storm drainage. The Board requested Mr. Miller to get an estimate on a proposed remedy of the situation. The Board will review the area prior to June 28 and place the item on the Work Session agenda.

There are concerns about injuries that may occur when diving from the swim docks. Bob Christain moved to approve a resolution that no diving from the docks is permitted. Tom Tucek seconded the motion which passed 7-0. Signage will be placed on or around the docks indicating "no diving", "swim at your own risk" and "no life guard on duty". These signs will be stenciled on swim docks to inform all persons using them.

Mike Ditty expressed concerns about a large number of persons trespassing on his property from the Windemere subdivision. The Board is considering potential solutions and will make an on-site visit at the June 28<sup>th</sup> Work Session.

The RLPOA Swim Team requested the Board approve the purchase of three swim blocks at \$1,000 each. Dave MacQueen made the motion to approve up to \$3,000 for the purchase of three swim blocks. Judy Schmoeger seconded the motion which passed 7-0.

There was a discussion on what priority to place on various projects for the coming year. Brian Whitely is sending the list of 15 projects to the Board members to prioritize and return to him for tabulation.

Tom Tucek made the motion to move to executive session.  
Tom Atkins seconded the motion. All in favor. The meeting adjourned to executive session at 11:10 PM All in favor. Meeting adjourned at 11:30 PM

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **SPECIAL MEETING**

**June 28, 2007**

A Special Meeting of the Raintree Lake Property Owners Association was held on June 28, 2007, at 6:30 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tim Nydegger, Tom Tucek, Bob Christian, Tony Jose and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Dave MacQueen.

Brian Whitley called the meeting to order at 6:30 PM and announced a quorum for the Special meeting.

#### **Prohibit fishing from seawall by club house**

Mike Everly withdrew his previously voiced concern and agreed to watch the situation.

#### **Turbidity curtains**

Rachelle Vandiver provided information to the Board on the size and color of turbidity curtains and debris booms. The Board discussed placing one of these items at the North and East sides of Sunset Cove, Hidden Cove, Party Cove and Effertz Cove for the purpose of preventing silt and debris from going into the main portion of the lake. Rachelle will conduct further research that will be presented for vote at the August Board meeting.

### **Ginny Evans – ARB Vinyl Coated Steel**

Kent Mohler presented the vinyl coated steel siding product Ginny had previously requested to be approved. The siding had been denied by the ARB as there were no current guidelines that would allow them to approve this product. After the informational presentation by Kent and considerable discussion by the Board, Bob Christian moved to approve the steel siding per the application as submitted on a one time only basis. Tim Nydegger seconded the motion which passed 6-0-1 with Tom Atkins abstaining.

### **Lake Pines Waterscape**

Residents have complained of an odor coming from the decaying algae resulting from water treatment. Rachelle said the office staff will get back with those residents and in an effort to establish better communication.

### **Resident Notification Arbitration Update**

Brian Whitley informed the residents in attendance that Joe Willerth has sent a letter to Michael Dodig, Ira Robert's attorney, regarding the 8th Plat landscaping issues. We are awaiting a response to that letter. Additional discussion was deferred to Executive Session.

### **Additional Dead Trees – Over Budget**

Rachelle informed the Board that we are currently \$900 over budget and that more money will be needed to remove 3 additional large and 5 small dead trees. Tony Jose moved to reallocate \$2500 additional for tree removal (total \$3400). Mike Everly seconded the motion which passed 7-0.

### **Regatta Monument Specs**

Shirley Thomas has prepared specifications for the Regatta monument. Shirley will work with Rachelle to send bid packs to Signcraft, Rosehill and other appropriate vendors (5-6) requesting bids. The bid packs will be sent by July 1 with a response deadline of July 24. The Board will review the bids at the July 26 Work Session and will be added to the Aug 14 Board meeting agenda.

### **General Manger/Board Authority**

This item was moved to Executive Session for further discussion.

### **Jim Miller – Drainage Concern**

All Board members in attendance and Rachelle Vandiver traveled to 4067 Normandy to visit the source of the drainage problem on a sidewalk behind Jim

Miller's house. Jim had received bids ( approximately \$1,500) to install a French drain to alleviate the problem that involved a total of three different residents' property and a RLPOA sidewalk. Mike Everly made a motion to approve RLPOA covering 25% of the total cost with each resident also being responsible for 25%. Bob Christain seconded the motion which passed 7-0.

### **602 SW Raintree Drive Trespass Concern**

All Board members in attendance and Rachelle Vandiver traveled to 602 SW Raintree Drive to visit the source of the complaint. The Board was unclear as to who actually owed the property being discussed, the City of Lee's Summit or RLPOA. Brian Whitley instructed Rachelle to contact the City to see who is the property owner of record before going forward with any plan of action.

### **Meeting Adjourned**

Bob Christain moved that the Special Meeting be adjourned to Executive Session, Tim Nydegger seconded the motion which passed 7-0.

Meeting adjourned at 9:30 PM

Tom Atkins left at 10:00 PM.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING July 10, 2007**

### **DETERMINE QUORUM & CALL MEETING TO ORDER**

A board meeting of the Raintree Lake Property Owners Association was held on July 10, 2007, at 7:00 PM. Members in attendance were: Tony Jose, Tim Nydegger, Tom Tucek, and Bob Christian. Also attending was Rachelle Vandiver. Brian Whitley, Tom Atkins and Judy Schmoeger were absent.

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

Tim Nydegger moved to approve the agenda and Tom Tucek seconded. The motion passed 4-0.

### **OPEN FORUM**

Mr. & Mrs. Rudolph were present and requested for the rental fee on clubhouse be waived for the POW picnic. It was confirmed that a security deposit would still be required.

Tom Tucek moved to waive the rental fee on the clubhouse for the POW picnic which will be held on 9/16/07. Mike Everly seconded. Motion passed 4-0.

### **CONSENT AGENDA**

Tom Tucek moved to approve the consent agenda that included the June Minutes and Approval of Payment of Bills. Bob Christian seconded the motion. All were in favor and the motion passed 4-0.

### **TREASURER'S FINANCIAL REPORT**

Rachelle Vandiver presented the June Treasurer's Report in Tom Atkins absence.

#### Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

#### Informational Items:

Bank Account Balances as of May:  
Bank of Lee's Summit-Check                   \$ 50,000.00  
Bank of Lee's Summit Sweep Acct.         \$ 327,934.36

These include reserves for:  
Operations   \$ 50,000.00  
Dock Self-Insurance                         \$ 30,000.00  
Siltation   \$ 90,000.00

Expenses for June:                             \$51,423.87  
Long-Term Debt:                               \$96,952.18  
Outstanding Dues/Fines a/o 6/30/07       \$13,119.61  
Balance Due Liens Filed                     \$52,270.01

Incoming during June:  
Dues   \$61,743.15  
Other Income Total                           \$10,619.30

### **BOARD ANNOUNCEMENTS**

Tony Jose made the following announcements:

- Dave Mac Queen has resigned from the Board.
- Summerfest & Fireworks Display. We recapped the events that the parade was short this year, due to rain, but the carnival went on with over 150 in attendance. The Board requested that the fireworks, length of display, go on the July work session agenda.

- Walking Trail was announced that we are ready to send out the request for proposal.
- Regatta Monument was announced that it was also ready to send out for proposals.

### **COMMITTEE BUDGETED REQUESTS**

Swim Dock Buoys. It was discussed that the Board had previously approved \$2,500 for the buoys to be placed around the clubhouse swim dock from the "New Swim Dock" account. The Lake Committee was requesting the additional remaining funds from this account, so that we could purchase more supplies for 4 more swim docks. Identified priorities as Bowsprit & Whistling Swan coves. Lake Patrol felt they could at least accomplish two more docks this season and could store supplies.

Tom Tucek moved to move remaining funds of \$4,500 from account 6076 to account 6075A. Mike Everly seconded. Motion passed 4-0.

### **OLD BUSINESS**

#### Legal Update

Tony Jose reported that Lou-Air and RLPOA attorneys have met with a Siltation Committee member and produced his findings as well as the RLPOA association records with respect to Board meetings, committee minutes and of contracts for removal of siltation as pre-trial discovery. A similar claim had received an unfavorable ruling. Ruling is under review and will advise as to the status of our case set for trial in October.

RLPOA and Raintree Lake Development, Inc. will enter into arbitration over the condition of the Estates 8th Plat. As of this date a meeting had not been set.

Leible Contract was set for closing on or before August 1, 2007.

### **NEW BUSINESS**

#### CRC Request for guidance

Bob Christian, Chair to the Clubhouse Renovation Committee, requested guidance from the Board as to their priorities for the renovation and updating them that the RLPOA is not in possession of any original plans for the existing structure. Bob asked if the CRC could begin the process of interviewing potential architects. The Board confirmed that they thought this was a good idea and asked Bob to table the rest of the discussion to the work session when all members would be present.

#### Lake Committee Guidelines

The office had come across Lake Committee Guidelines from years past. It was recommended to have the Lake Committee review these guidelines and present to the Board an updated version. The research had stemmed from the request for variance on a boat that was 21'3". The Lake Committee had recommended approval of the boat permit.



Tom Tucek moved to approve the recommendation of the Lake Committee for variance for Mr. Durham's Yamaha SX210 jet boat. Mike Everly seconded. The motion passed 3-1 with Bob Christian voting against.

#### Boat Slip Lease Agreement

Tom Tucek requested a review of the boat slip lease agreement in regards to sub-leasing of slips. Twenty-two letters were issued for wrong boats being in the slips, because the office had no sub-leasing information on file. Per the lease it states "Lessee may sublet the slip or assign this lease only with the written consent of the Lessor" and then goes on in another paragraph later in the lease "Lessee agrees that any boat in the aforesaid slip, with permission of Lessee, shall be titled and registered and must be identified with stickers and markings in accordance with RLPOA rules and regulations. Lessee agrees that only one watercraft will occupy said lease at any given time." Tom Tucek felt this was confusing and would like to have the Lake Committee review the lease and make a recommendation to the Board. All agreed.

#### Richard Hoverstein Request Boat Permit

Richard Hoverstein purchased a used watercraft that registration states it is a 21'6" deck boat. He requested a variance to obtain boat permits. The Board felt that the Lake Committee is more knowledgeable in this area and requested they review. Mr. Hoverstein asked if he could go to his house and bring the boat back for review, but because there were only three members of the Lake Committee in attendance, they were not in the position to make a recommendation. Mr. Hoverstein left without guidance.

#### Leland & Judy Casady Appeal of Lake Violations

Judy Casady presented her request to appeal the lake violations stating that they realize that they were not in compliance with putting the paddleboat on the lake without a boat permit. She stated she had received the paddleboat on Mother's Day as a present and due to the office being closed on Sunday, felt they could place in their slip till Monday. Lake Patrol had taken possession of the watercraft because it was tied to the dock cable and at the time(s) observed, no one was around. This constitutes an abandoned vessel. The violations were: Abandoned Vessel, Failure to display a current boat sticker, and profanity toward a Lake Patrol Officer. Testimony was presented on both sides.

Bob Christian made a motion to sustain the motion of the Appeals Committee. Tim Nydegger seconded. Motion passed 4-0. Tony requested a 10 minute break for the Board to discuss the fines and suspension prior to making a motion. The Board reconvened at 8:45pm. Tom Tucek moved to maintain the fines in the amount of \$200.00 and start the suspension date from May 13<sup>th</sup>, 2007 and ending August 11<sup>th</sup>, 2007 with the permits being turned into the office the next day. Bob Christian seconded. Motion passed 4-0.

Bob Christian made the motion to adjourn.  
Mike Everly seconded the motion.

All in favor.  
The meeting adjourned at 8:50pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**WORK SESSION MEETING**  
**July 26, 2007**

A work session of the Raintree Lake Property Owners Association was held on July 26, 2007, at 7:25 PM. Members in attendance were: Brian Whitley, Tom Atkins, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Tim Nydegger,

**Pool Water/Sewer Charges**

The Board discussed installing a separate water meter for the bathrooms at the pool to prevent sewer charges on the pool water usage. Rachelle was directed to follow-up with Mark Schaffler, Water Utilities, to find out what our options are.

**Walking trail 9th Plat**

The Developer has put in a walking trail that is not connected in three different places. We cannot make corrections to the walking trail at the property until ownership has been turned over to the Association.

**Length of Fireworks Display**

Brian Whitley stated that he had received a couple of complaints regarding the length of time of the fireworks display this year. Rachelle reported that the display was only two minutes shorter than previous years. She was directed to take this information to the Activities Committee to investigate and make recommendations on improving future fireworks displays and the associated fiscal impact.

**Boat Length Variances**

The current approved length of a boat is 21 feet, however, there is no standard methodology approved for how the measurement should be taken. Rachelle will ask the Lake Committee to provide recommendations on 1) standard guidelines on how to measure all boats, and 2) allowable variance for Lake Committee approval. The Lake Committee's recommendations will be voted on at the August 14 Board Meeting.

**Clubhouse Redecorating Committee (CRC) request for direction**

The CRC is looking for direction from the Board regarding budgets, time lines and layout of changes. Bob Christian presented a first-draft drawing by Bob

Bordner for the Board to consider. The Board asked Bob C. to get a price from an architect to create a design for the remodeling project.

### **Monument Proposals**

Rachelle advised the Board that bids had been received from Acme and Signcraft. The lower priced bid was \$26,258 from Signcraft. The item will be placed on the Aug 14 Board meeting Consent Agenda for vote on an additional \$5,000.

### **Turbidity Barriers**

Rachelle informed the Board that Storm Water Solution of Maine has turbidity curtains in black, green, brown, in addition to the yellow previously discussed. A quantity of four curtains 50 feet by 5 feet were priced at \$492.50 each, including freight. This price is less expensive than the bid previously received by Warren at \$575 each, plus shipping. The issue will be placed on the Aug 14 Consent Agenda for vote.

### **Guardrail**

This was in regard to trespassing concerns at 602 SW Raintree Drive. It was agreed that confirmation of common ground ownership was necessary before proceeding with any barrier. Rachelle will obtain that information. Once that confirmation is obtained, the dead trees in the immediate area will be cut down and the mulch used to block access.

### **Royal Tern retaining wall**

This project has been completed.

### **TOPS software integration plan**

Rachelle is manually entering resident data including name of owner, property address, codes violation and etc. The chart of accounts is done. The goal is to start running parallel systems Oct 1, 2007 with full implementation 1/1/08.

### **Clubhouse swim dock**

Rachelle reported that the activity has slowed down some. She was directed to request the City install "no parking signs, except for special events" on Raintree Drive close to the swim dock.

### **Hidden Cove fountain, Lake Pines fountain**

Rachelle reported that the required water proof box for electrical hook-up should be available next week. Tony Jose requested a wire cage be installed on the Hidden Cove fountain prior to putting it in the water. The problem with the Lake Pines aerator is being investigated.

### **Board Replacement**

There was general discussion regarding a replacement for the current vacancy on the Board as result of the recent resignation of Dave MacQueen.

**Side walk at Raintree Circle**

The surface water from Ward Road is eroding the fill under our sidewalk and a French drain is to be installed to fix the problem.

**Meeting Adjourned**

Bob Christian moved the meeting adjourn and Mike Everly seconded the motion. All were in favor.

Meeting adjourned at 9:40 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 14, 2007**

**DETERMINE QUORUM & CALL MEETING TO ORDER**

A board meeting of the Raintree Lake Property Owners Association was held on August 14, 2007, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tom Tucek, Bob Christian, Mike Everly and Judy Schmoeger. Tim Nydegger arrived at 7:45 PM. Also attending was Rachelle Vandiver.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda with a request to move item 8H on the agenda to Executive Session, Bob Christian seconded the motion. The motion passed 6-0.

**OPEN FORUM**

Four residents expressed their concerns over loud music played during the RLPOA Luau last week. They also expressed concerns that the activities continued until 11:00 PM. They requested a Board member be present at future events to monitor the activities. Tony Jose volunteered to serve in that capacity at the 1<sup>st</sup> Family Swim Night, August 24.

Greg McFarland informed the Board of an inoperable vehicle in his neighborhood and asks for direction on having it removed. Brian Whitley asked Greg to meet with Rachelle Vandiver and process the appropriate paperwork in order to move forward on this issue.

Mike and Julie Suppenbach addressed the issue of siltation build up in Sunset Cove. Brian Whitely stated that the Board was aware of the siltation issues but due to the enormous cost to clean out the silt pond we felt it prudent to wait until the development in the area was completed.

### **CONSENT AGENDA**

Tom Tucek requested the financial reports provided for the Board meeting coincide with the end of the previous month. Because of limited time between the end of the month and the Board meeting, Rachelle is unable to perform due diligence on the financials before submitting for audit. It was agreed that a trial balance would be acceptable for the Board meeting purposes. Tom Tucek moved to approve the Consent Agenda that included the July Minutes and Approval of Payment of Bills. Also included was \$5,000 in additional funds for the Regatta Monument and approval of \$4,195.80 for turbidity barriers. Mike Everly seconded the motion. All were in favor and the motion passed 6-0.

### **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the July Treasurer's Report

#### Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

#### Informational Items:

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 361,481.85

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for July:	\$133,401.45
Long-Term Debt:	\$ 91,827.25
Outstanding Dues/Fines a/o 7/31/07	\$ 23,686.90
Balance Due Liens Filed	\$ 54,177.89

Incoming during July:

Dues	\$ 96,407.20
Other Income Total	\$ 9,900.64

### **BOARD ANNOUNCEMENTS**

Brian Whitley stated the 2<sup>nd</sup> Adult Luau was well attended. The concerns about loud music will be monitored in the future and requested Rachelle to purchase a decibel meter for that purpose.

The 1<sup>st</sup> Family Swim Night is August 24. Tony Jose will be in attendance and monitor the music being played.

### **COMMITTEE BUDGETED REQUESTS**

Common Grounds Committee requested approval of \$1,500 for landscape drawings for Gull Point and Raintree Circle Islands. Mike Everly moved to approve the request, Judy Schmoeger seconded the motion which passed 7-0.

The Lake Committee requested direction from the Board in regulating noise levels and the use of profanity from persons in boats on the lake. Tom Tucek requested we get an opinion from Legal. The issue was moved to the next Work Session, Aug. 23, 7:00 PM.

### **OLD BUSINESS**

#### Legal Update

Brian Whitley announced that RLPOA has authorized the dismissal without prejudice of RLPOA's part in the Lou-Air and Raintree v. MODOT and James Cape & Sons litigation. This decision was made as a result of Lou-Air's decision to discontinue the litigation. Lou-Air is the majority owner of the Duck Pond, the subject of the litigation.

The Board met with Ira Roberts and his legal counsel regarding the 8<sup>th</sup> Plat dispute. No settlement agreement was reached and both parties agreed to submit the matter to arbitration. RLPOA has selected its party and requested Roberts to have his selected by August 31, 2007.

Progress is being made in our efforts to complete the Marsh Wren section of the walking trail.

#### Watercraft Restrictions

It was recommended by the Lake Committee to approve motor boats up to 21 feet, pontoons up to 28 feet and sailboats up to 22 feet with zero tolerance for a variance. Residents have the right to appeal directly to the Board when seeking a variance to this guideline.

#### Swim Dock Buoys

Tom Tucek, on behalf of the Lake Committee, requested reallocation of funds in the amount of \$1,000 to order buoys, cable and other necessary items for the purpose of installing them around all swim docks. Tom Tucek moved to approve the reallocation of the requested funds, Tony Jose seconded the motion which passed 7-0.

## **NEW BUSINESS**

Ryan Beuhing requested authorization to lubricate and repaint the fire hydrants along Raintree Drive as an Eagle Scout project. Ryan received authorization from the LS Water Department for this project and the Board thanked him for his efforts.

Dewayne and Pam Siniawski appealed a \$50.00 fine for failure to display a current boat sticker. The sticker was located on the windshield of the boat and the Lake Patrol could not see it with the cover over it. Tony Jose moved to waive the fine based on the sticker being on the windshield and on an area that was stated as acceptable during the RLPOA safety meeting. Tom Tucek seconded the motion which passed 7-0.

Richard & Susan Reaka appealed a \$200.00 fine for painting the trim of their house without ARB approval. The color of the old paint on the trim had faded and originally was very similar to the color of the new paint on the trim. The Reaka's immediately stopped the project halfway, submitted an ARB application on the same day and offered to remove the painted material. Bob Christian moved to waive the fine and Tim Nydegger seconded the motion which passed 7-0.

Rachelle Vandiver presented the two proposals received for the completion of the Green Teal to Widgeon Way walking trail and construction of concrete pads for all remaining boat docks. The two bids were similar with one being \$85,305 and the other \$82,990. Both companies had completed projects in RLPOA previously. After much discussion by the Board, Tony Jose moved to accept the lower bid, Mike Everly seconded the motion which passed 7-0.

Bob Christian, Chair of the Clubhouse Renovation Committee (CRC) presented a recommendation to enter into a contractual agreement with Mr. Mathew Hallett for the purpose of developing computer generated "As Built" drawings (Phase I), working with the committee and Board to develop alternate designs taking into consideration construction constraints and current code requirements (Phase II), and bring in a Mechanical, Electrical and Plumbing consultant for consolidating many of our utilities and equipment (Phase III). The CRC requested approval of \$7,000 to cover the cost of this project. Bob Christian moved that the Board approve \$7,000 to be transferred from discretionary funds to complete Phase I, II, and III and to hire Matthew Hallett. Tim Nydegger seconded the motion which passed 7-0.

The Board received a request for the use of the club house, at no cost, from a not-for-profit organization. The Board members agreed that an application should be filled out by each organization making the request and each application will be considered on an individual basis.

Tom Tucek made the motion to move to executive session. Tony Jose seconded the motion. All were in favor and the meeting adjourned to executive session at 9:48 PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**WORK SESSION MEETING**  
**August 23, 2007**

A work session of the Raintree Lake Property Owners Association was held on August 23, 2007, at 7:20 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, and Judy Schmoeger. Also attending was Rachelle Vandiver. Absent: Tim Nydegger and Tom Atkins.

**Sunset Cove**

Rachelle presented current pictures of Sunset Cove to the Board showing only a small area of water remaining in the Cove. Brian Whitely requested Rachelle to contact Mark Dunning, Lee's Summit codes enforcer in an effort to collaborate when their contractor is in the area installing the new sewer line. She will also follow-up with the home owners in the area to let them know the progress made to clean out the Cove. Tony will call Mike Atchison to discuss options with Raintree Village's clean-out.

**Rental Pontoon**

Judy Schmoeger presented concerns about the condition of the rental pontoon and the difficulty of getting the boat to start. The Board agreed that Frequently Asked Questions document should be prepared and distributed to all residents renting the pontoon.

**Shrubs/bushes/vine**

The Board discussed residents' complaints regarding lack of maintenance on various homes that have vines growing on their houses. Bob Christian offered to draft a letter to residents that addresses the issue and an article will be published in the Shorelines.

**Boat Slip Waitlist/Delinquent Dues**

The Board discussed whether residents who are delinquent on their HOA dues should be allowed to remain on the boat dock waitlist. The Board requested the Lake Committee to draft a recommendation for the Board to vote on at the September 11 Board meeting.

**Maintenance Logs for Equipment**

Tom Tucek requested equipment check lists for Association equipment. Rachelle will work with Maintenance Supervisor and Lake Patrol Supervisor to



develop a check list for employees to use when checking the maintenance equipment.

### **Noise Issues/Regulations**

The Association has purchased a decibel meter to assist in monitoring the level of noise around the public areas of the subdivision. Rachelle will work with residents directly impacted to develop acceptable policy recommendations.

### **Meeting Adjourned**

Mike Everly moved the meeting adjourn and Bob Christian seconded the motion. All were in favor.

Meeting adjourned at 8:30 PM.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING September 11, 2007**

### **DETERMINE QUORUM & CALL MEETING TO ORDER**

A board meeting of the Raintree Lake Property Owners Association was held on September 11, 2007, at 7:12 PM. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Tony Jose arrived at 7:37 PM. Also attending was Rachelle Vandiver. Mike Everly was absent.

Brian Whitley called the meeting to order at 7:12 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda with a request to remove item 7C, "Funding for more buoys for swim docks" be removed from the agenda under New Business and that "Sidewalks, swim docks and boat docks" be added to New Business. Bob Christian seconded the motion. The motion passed 6-0.

### **OPEN FORUM**

Rita Madison asked if the new curbs being installed along Raintree Drive was an indication that the City was going to also make needed improvements to the streets as well.

Shirley Thomas gave a report on the City of Lee's Summit Storm Water Task Force.

### **CONSENT AGENDA**

Tom Tucek moved to approve the Consent Agenda that included the August Minutes, Approval of Payment of Bills, purchase of pool chairs and the cost of the Neighborhood Watch Flyer. Bob Christian seconded the motion. All were in favor and the motion passed 6-0.

### **TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the August Treasurer's Report

#### Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

#### Informational Items:

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 297,041.60

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for August:	\$ 73,481.55
Long-Term Debt:	\$ 86,724.29
Outstanding Dues/Fines a/o 7/31/07	\$ 18,373.53
Balance Due Liens Filed	\$ 53,595.17

Incoming during August:

Dues	\$ 39,445.36
Other Income Total	\$ 8,288.42

### **BOARD ANNOUNCEMENTS**

Brian Whitley announced that Brenda Miller has been appointed to the Board to fill the vacancy left with the recent resignation of Dave MacQueen

John Hurlock is soliciting persons interested in forming a motorcycle club.

The RLPOA Fall garage sale will be held Sept. 13, 14 and 15.

Oktoberfest will be held October 6.

Pumpkins on Wheels will be held Sept 29.

### **OLD BUSINESS**

MO-DOT has advised they will use up to 100 feet of easement on Regatta at 150 Hwy and completion of the work in that area is anticipated in 2010. This causes a necessary delay of the Regatta Monument project. The Board requested that Rachelle get bids for a monument at the clubhouse entrance for the Board to vote on at the October 9<sup>th</sup> meeting.

#### Legal Update

Brian announced that James Cape & Sons has offered, as final settlement, \$10,000 to Lou-Air and the RLPOA. Lou-Air will receive 85% and RLPOA 15% based on the percentage of the property owned. The Board approved acceptance of this offer that will be applied toward legal fees.

Brian announced the participants have been selected for the 8<sup>th</sup> Plat arbitration have been selected. John Moran was chosen by Raintree Lake Development and Stan Christopher was chosen by RLPOA and the third participant will be Jack Gant. Gant and Moran are retired judges. The arbitration will be held Oct. 25, 2007 at the Raintree clubhouse.

#### **NEW BUSINESS**

Donna Frierson and Robert Schultheis appealed the effective date of a 4<sup>th</sup> level violation and a \$100.00 fine for operating their personal watercraft within a swim area. Tom Tucek moved to sustain the Appeals Committee fine and the 90-day suspension with the suspension to begin from the date the stickers are turned in. Bob Christian seconded the motion.

Judy Schmoeger moved to amend the motion making the effective date retroactive to July 6, 2007 based on the letter sent to Donna and Robert by the RLPOA office stating their immediate suspension from the lake, letter was dated July 6, 2007. Tim Nydegger seconded the motion to amend.

Tom Tucek moved to amend the amended motion to include the stickers must be turned in 9/12/2007. Bob Christian seconded the motion. The amendment passed 7-0.

Tim Hawkins, a non-resident represented Marie Mussche and Dave Young in their appeal of a 4<sup>th</sup> level violation resulting in a \$100 fine and 90-day suspension from the lake for speeding after sunset. Bob Christian moved to sustain the Appeals Committee's fine and 90-day suspension. Tom Atkins seconded the motion. Tom Tucek moved to amend the motion to make the 90-day suspension effective the date the boat stickers are turned in. Tom Atkins seconded the amended motion which passed 7-0.

Tom Tucek recommended the Bowsprit & Sandpiper swim docks be moved due to the close proximity to the boat docks. Tony Jose moved that all swim docks be moved such that when swim buoys are in place, there is room for adjacent

boat slip lessees to use their slips safely. Final location of the swim docks is at the discretion of the Office Staff. Bob Christian seconded the motion. Tom Tucek moved to amend the motion to include the Office Staff and the Lake Committee have input into the final location of the swim docks. Bob Christian seconded the motion which passed 7-0.

Steve Nutt addressed the Board regarding concerns for his neighbor's fence blocking their view of the lake. John Adler, owner of the fence, spoke in his own defense. Brian Whitley informed Mr. Nutt that neighbors have no official right of appeals but he, Tony Jose and the office staff would meet with all concerned parties in an attempt to resolve the issue.

Tom Tucek recommended the Board approve funding for side walks to connect from the walking trail to the boat ramps and swim docks. After much discussion, Judy Schmoeger moved the Board approve up to \$6,000 to have the on-site contractor install sidewalks to the boat ramps in the immediate area of current work, contingent on funds being available. Tim Nydegger seconded the motion which passed 7-0.

Tom Tucek moved the Board accept the Lake Committee's recommendations to remove the name of a resident from the boat slip wait list in the event the resident becomes delinquent on dues and/or assessments, or has outstanding fines remaining unpaid. Once all such obligations have been satisfied, that resident may reapply for admission and be placed on the bottom of the boat slip wait list. Bob Christian seconded the motion passing 7-0.

The Lake Committee's recommendations to amend the Operating Regulations, Section IV, Paragraph 2, was postponed for further review by the Board.

Rachelle informed the Board of a fence, installed in 2005, that is encroaching on common ground by 5 feet. The Board requested a letter be sent to the resident advising them of our knowledge of the situation. No further action to be taken at this time.

Rachelle gave the Board an update on the Sunset Cove communication with residents.

Tom Tucek moved the meeting adjourn. Tony Jose seconded the motion. All were in favor. Meeting adjourned at 10:15PM.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**WORK SESSION MEETING**  
**September 27, 2007**

A work session of the Raintree Lake Property Owners Association was held on September 27, 2007, at 7:10 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tim Nydegger, Brenda Miller and Tom Atkins. Also attending was Rachelle Vandiver. Absent: Judy Schmoeger.

### **Trees Blocking Lakeview**

Pat Pijanowski appealed to the Board a request to control planting of trees on neighbor's property. He would like to see it included under the Architectural Review Board's Guidelines. Brian stated that he would submit Pat's request to the ARB, but they would have to review and recommend to the Board for approval. It was brought up to send out a survey to resident's to see if they wished the Board to regulate placement of trees and to seek legal advise. Tom Tucek requested that the Common Ground Committee review the tree selection in the Common Ground Tree Planting Policy and recommend changes to the Board.

### **Letters for 4<sup>th</sup> level violations**

A draft letter was presented by Tom Tucek on 4<sup>th</sup> level violations. The Board requested this review from the September Board meeting to clarify in the letter that once a resident has submitted a request to appeal, they could get back on the lake with proper documentation. The new wording will be incorporated into the lake patrols form letters. Tom Tucek requested to review 2<sup>nd</sup> & 3<sup>rd</sup> violation letters also.

### **Walking Trail repairs on North Side**

Rachelle submitted an inspection sheet of the walking trails located on the North Side. Areas of concern were marked and mapped out. The North Side walking trails are only 4 feet in width and some 30 years old, where as the new South Side walking trails are 5 feet. The worst area is the section that runs between Lido and Marline with 258 feet needing to be replaced. The Board requested we look at replacing this whole section (total length of 1,141 ft) to up-grade this area to the new standards of 5' in width. At the same time correcting any "trip hazards" or safety issues existing in the other areas.

### **Lake Committee Guidelines**

The Board reviewed recommended changes to the Lake Committee Guidelines that used to be in place numerous years ago. The recommendations were prepared by the Lake Committee, and the Board has requested that they be placed on the October Consent Agenda for approval.

### **Clubhouse Monument**

Preliminary spec's have been completed for the clubhouse monument, but are waiting for corrections or approvals before submitting for proposals. After weighing the pros and cons of building the clubhouse monument against rolling

over the dollars for the 291 monument, Brian stated that he would request to be placed on the agenda for the Raintree Villa's Board meeting on Thursday October 4<sup>th</sup>. At this time all monuments are on hold.

### **Estates 9<sup>th</sup> Plat**

This item was taken off the agenda.

### **Budget**

Tom Atkins explained the procedure for the 2008 budget. He explained that the budget would go before the Finance Committee first reviewing operational items, and making recommendations to the Board. Capital improvement projects would be left off of budget, unless voted on by the Board for approval. Tom requested that the Board review prior to the meeting, so it can be completed in a timely manner.

### **Meeting Adjourned**

Mike Everly moved the meeting adjourn and Bob Christian seconded the motion. All were in favor.

Meeting adjourned at 9:20 PM.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING October 9, 2007**

### **DETERMINE QUORUM & CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on October 9, 2007, at 7:00PM. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly and Judy Schmoeger. Also attending was Rachelle Vandiver. Tony Jose and Brenda Miller were absent.

Brian Whitley called the meeting to order at 7:03 pm and announced a quorum for the Board meeting.

Mike Everly moved to approve the agenda. Bob Christian seconded the motion. The motion passed 6-0.

### **OPEN FORUM**

No request

### **CONSENT AGENDA**

Tom Tucek moved to approve the Consent Agenda that included the Revised August Minutes, September Minutes, Approval of Payment of Bills, Approval of Revised Lake Committee Guidelines with the exception of having the Board retain the authority for the dam and drain valve, Approval of Oktoberfest Budgeted \$4,000, and Approval of Breakfast with Santa Budgeted \$1,500. Tim Nydegger seconded the motion. All were in favor and the motion passed 6-0.

**TREASURER’S FINANCIAL REPORT**

Tom Atkins presented the September Treasurer’s Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of September:	
Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 271,768.33

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for September:	\$ 73,481.55
Long-Term Debt:	\$ 81,528.30
Outstanding Dues/Fines a/o 9/30/07	\$ 12,790.10
Balance Due Liens Filed	\$ 54,371.86

Incoming during September:	
Dues	\$ 57,742.30
Other Income Total	\$ 5,070.81

**BOARD ANNOUNCEMENTS**

David Mitchell gave a brief report on the Neighborhood Watch committee. A Lee’s Summit Police Officer will be present at the next meeting on October 15th.

Discussion on the results of the neighborhood traffic study will be included on the Agenda for the October 25th Work Session.

Brian reminded those in attendance that the 8<sup>th</sup> Plat arbitration is scheduled for October 25<sup>th</sup>.

The Halloween Party has been cancelled due to daylight savings time and the lack of volunteers.

The RLPOA has purchased 64 lounge chairs at auction with a substantial savings over purchasing them at retail. The chairs will be used at the pool.

## **OLD BUSINESS**

### Legal Update

Brian reminded those in attendance that the 8<sup>th</sup> Plat arbitration is scheduled for October 25<sup>th</sup>.

## **NEW BUSINESS**

Lee's Summit Ballot Issues - Randy Rhoades and Jim Hallam (representing Ron Williams), both from the Lee's Summit City Council and Chuck Owsley, Director of Public Works, addressed those in attendance on the Bond and Annexation issues. Brian Whitley spoke on the City Charter Review Commission issues. All three issues will be on the ballot for the Nov. 6 election.

Concerns with Unfinished Homes - Residents expressed concerns about unfinished homes in the subdivision. Brian requested the issue be addressed at a subsequent meeting. This meeting will be held on October 19.

ARB Tree Planting Recommendations - The recommendations surround the issue of trees blocking the lake view from private property of some residents. After much discussion it was determined that a group of residents will form a sub-committee to make recommendations and provide updates to the Board at monthly Work Sessions. Pat and Carol Pijanowski, Michelle and Larry Smoot, and Roger and Carol Thompson will make up the initial committee. Tim Nydegger volunteered to Board liaison.

Monument Update - Because of the construction that is scheduled to take place at MO 150 and Regatta, the construction of a monument at that location has been postponed. Instead, the RLPOA Board sought approval from the Raintree Villas Board to construct a monument on their common area. The Raintree Villas Board gave informal approval to construct a monument at a location along the Outer Road at Raintree Villas.

Pool Statistics - The attendance at the Pool over the past three years was reviewed.

This information will be published in the November Shoreline.

Finance Committee Function/authority - It was agreed that the Board will approve all committee budgets.

Initial Budget Discussion –



Tom Atkins requested the Board concentrate their attention and discussions on discretionary line items at the upcoming budget meetings.

The budget allocation to plant trees will be for the Fall of 2008.

The Board will conduct initial boat sticker cost discussions via e-mail.

Guidelines of determining when to take legal action on past due fines, fees and association dues, and the legal cost involved were discussed.

Mike Everly moved the meeting adjourn. Bob Christian seconded the motion. All were in favor. Meeting adjourned at 9:30 pm.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WORK SESSION MEETING October 25, 2007**

A work session of the Raintree Lake Property Owners Association was held on October 25, 2007, at 7:00 PM. Members in attendance were: Brian Whitley, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tom Atkins, Brenda Miller and Tim Nydegger (arriving at 7:40pm). Also attending was Rachelle Vandiver. Absent: Judy Schmoeger.

### **Traffic Study Presentation**

Michael Park with the City of Lee's Summit presented to the Board and residents traffic calming approaches for Raintree Parkway (north of Green Teal and south of Raintree Drive) across the dam and for Regatta. Michael stated that Raintree Parkway had the highest rating of all the applications and studies that were performed this year. Traffic calming measures the city were suggesting, are to install speed humps in four locations crossing the dam and three targeted locations on Regatta. The city requires 100% approval from adjacent property owners to install traffic humps or tables. In addition, the city requires 75% of surrounding owners within the study area to sign a petition in support. Michael would send the petitions to the office with a 3-month deadline to complete. In a poll of residents at the work session 2 were for increased traffic fines and 25 for speed humps going across the dam. Regatta polling resulted in 2 in favor of increased traffic fines and 20 in favor of speed humps.

### **Clubhouse Renovation Committee (CRC) Presentation**

Mathew Hallett, resident and architect provided three options on renovating the interior of the clubhouse. The presentation was performed in 3-D, walking you through the clubhouse to envision the openness and scale of changes to the interior. No design or budgeted commitment has been approved.

### **Recycle Containers – Raintree Community Church**

Jim Arnold, resident and member of the Raintree Community Church was here to present information to the Board on a “possible” recycle container being installed in the church parking lot. Concerns were voiced over screening, trash blowing, and accessibility to vandals (fire). Jim stated that these were concerns for the church as well, and would go back to present his findings to their council and return with feedback.

### **Budget 2008**

The Board reviewed a preliminary budget that the Finance Committee was recommending. After much discussion over individual items of concern, the Board requested placing the preliminary budget on the agenda for the November 13<sup>th</sup>, 2007 meeting.

### **Updated Police Department Authorization Letter**

This item was not on the agenda, but we were informed that we need to submit yearly a letter of authorization for the police to arrest on Raintree’s private property (aka common ground). The Board directed Rachelle to send the letter to the new interim police chief.

Bob Christian moved to adjourn, Tim Nydegger seconded. All were in favor. Meeting adjourned at 11:30pm.

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

November 13, 2007

#### **1. DETERMINE QUORUM & CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on November 13, 2007. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Tony Jose arrived at 7:15pm.

Brian Whitley called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda. Mike Everly seconded the motion. The motion passed 7-0.

#### **2. OPEN FORUM**

No request

### 3. CONSENT AGENDA

Judy Schmoeger moved to approve the Consent Agenda that included the October Minutes, Approval of Payment of Bills, Approval of the wording recommended by the Lake Committee changing Section D, Paragraph 3 of the Guidelines to read "The Official Boat Slip waiting list shall contain names of lot owners who do not currently lease a slip." Tom Tucek seconded the motion. All were in favor and the motion passed 7-0.

### 4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the October Treasurer's Report

Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

Informational Items:

Bank Account Balances as of October:  
Bank of Lee's Summit-Check                   \$ 50,000.00  
Bank of Lee's Summit Sweep Acct.           \$ 242,834.05

These include reserves for:  
Operations                                       \$ 50,000.00  
Dock Self-Insurance                         \$ 30,000.00  
Siltation   \$ 90,000.00

Expenses for October:                         \$ 32,598.38  
Long-Term Debt:                               \$ 76,319.82  
Outstanding Dues/Fines a/o 10/31/07     \$ 33,349.87  
Balance Due Liens Filed                     \$ 61,899.33

Incoming during October:  
Dues   \$ 80,938.20  
Other Income Total                         \$ 3,126.47

### 5. BOARD ANNOUNCEMENTS

- A. Breakfast with Santa will be held 12/1/07, 9:00am – 11:00am.
- B. Neighborhood Traffic Study Oct. 25. Review and optional remedies.
- C. Arbitration Review Oct. 25 and Nov 1. No decision yet.
- D. Work Session falls on Thanksgiving will not be held.

### 6. OLD BUSINESS

- A. Legal
    - RLPOA gets \$1,500 from MO-DOT settlement.
    - Arbitration; RLPOA sought damages ranging from \$13,286 to \$33,946.
- No decision yet

- The RLPOA attorney requested the Board determine whether bankruptcies and/or foreclosures should be a part of the monthly report. The Board determined that information would not be added to the monthly report. Rachelle will report the Boards decision to the attorney.

#### B. Seascape A

- Joe Dimarco addressed the Board regarding his concerns about Seascape A water leakage causing his sump pump to run excessively. It was agreed that Brian and Tony will meet with all residents impacted by this issue to attempt to find a resolution. Tony requested Joe DiMarco meet with his neighbors to discuss options.

#### C. Entrance Monument Agreement with Raintree Villas

- RLPOA discussed maintaining the parcel of land including mowing, the monument itself, irrigation of landscaping adjacent to the monument and responsibility for the electricity required for the lighting of the monument. Raintree Villas indicated they would continue with irrigation. The Board also discussed Raintree Villas participating in the RLPOA's common ground tree planting program. Tom Tucek requested LED or solar panels be considered as a substitute for electricity if available. Joe will draft a tentative agreement.

D. The Board reviewed the proposed Lake Regulation change, Section IV, Paragraph 2: "In the event a resident becomes delinquent on dues and or assessments, or has outstanding fines, that resident's permit(s) shall be suspended. Once all obligations have been satisfied, that resident's permit(s) shall be reinstated. Any watercraft with suspended permits shall be treated the same as if there were no permits or an expired permit." Tom Tucek moved to approved the proposed change. Tim Nydegger seconded the motion. The motion passed 8-0.

### **7. NEW BUSINESS**

A. Holly Swank Roof Application – request for approval of a non-approved roofing color, Quarry Gray by Owens Corning. Bob Christian moved to approve this color on a one time basis. Tim Nydegger seconded the motion. The motion was approved 6-1-1 with Tom Tucek opposing and Mike Everly abstaining.

B. Raintree Community Church Recycle Containers – There was no presentation or documentation available for consideration.

C. 2008 Assessments – RLPOA Covenants Article VI, Sections 2-4  
Each year the Board is allowed to increase dues at the rate of inflation. Fuel costs outpace inflation and payroll matches inflation. Not increasing dues to the maximum allowed rate prevents in the future the ability for Boards to make up for lost time should insurance, silt, or other costs increase.

- Approve increase of 2008 Dues by 2.35%
- Annual 2007 Class A assessments to increase from \$440.20 to \$450.48.
- Annual 2007 Class B Assessments to increase from \$293.48 to \$300.36.
- Annual 2007 commercial assessments to increase from \$391.32 to

\$400.44

Tom Atkins moved to approve the 2008 Assessments as presented. Bob Christian

seconded the motion. The motion passed 8-0.

D. Boat Slip Fees 2008 – Tony Jose moved to approve the boat slip fees the same as 2007 at \$250.00. Judy Schmoeger seconded the motion. After much discussion among the Board members and residents in attendance, Tom Tucek moved to amend the motion by reducing the fee to \$150. There was no second. Tom Tucek moved to amend the motion by reducing the fee to \$175. There was no second. The original motion passed 6-2 with Tom Tucek and Mike Everly opposed.

E. Boat Sticker Fees 2008 – Tom Atkins moved to approve the boat sticker fees the same as 2007: \$50.00 for all motorized if resident attended the Safety Meeting and \$175 for all motorized if resident did not attend the Safety Meeting. Non-motorized vessels would remain at \$15.00. Tim Nydegger seconded the motion. After much discussion regarding the issue Tom Atkins withdrew his motion. Tony Jose moved to approve boat stickers for all boats (motorized and non-motorized) at \$50.00. Tom Tucek moved to amend the motion by making attendance of the Safety Meeting mandatory in order to get a boat sticker for any boat. Tom Atkins seconded the amendment. The amended motion passed 6-2 with Tim Nydegger and Brenda Miller opposed.

F. Advertising Rates for Shoreline – Tom Atkins moved to increase the Shoreline ad rates keeping the resident discount of 10%. Bob Christian seconded the motion. The motion passed 8-0. The approved rates for 2008 are: (new rates in parenthesis')

- Business card: \$35 (\$40)
- ¼ page \$70 (\$80)
- ½ page \$140 (\$160)
- Full page: \$280 (\$320)
- Residents receive 10% discount

G. 2008 Budget - Tom Tucek moved to approve the 2008 budget as presented. Mike Everly seconded the motion. The motion passed 8-0.

H. CRC Phase III - Bob Christian presented recommendations of the Clubhouse Renovation Committee that the Board approve \$3,750 to take the

project to the next level. After much discussion the Board requested that the Architect provide additional information for the Board to review. The issue was moved to the December Board agenda for a vote.

## **8. ADJOURNMENT**

Tom Tucek moved the meeting adjourn. Mike Everly seconded the motion. The motion passed and the meeting was adjourned.

# **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

December 11, 2007

### **1. DETERMINE QUORUM & CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on December 11, 2007. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Tony Jose was absent.

Brian Whitley called the meeting to order at 7:06 pm and announced a quorum for the Board meeting.

Tom Tucek moved to approve the agenda. Bob Christian seconded the motion. The motion passed 7-0.

### **2. OPEN FORUM**

John O'Shields, contractor representing residents at 4388 Breezy Point appealed the ARB decision to deny horizontal vinyl siding. There was no motion from the Board, Brian Whitley announced the ARB ruling stands.

David Mitchell reminded those present that there was still space available at the Ali Kemp Foundation's self-defense classes at Legacy Park January 19, 2008.

### **3. CONSENT AGENDA**

Tom Tucek moved to approve the Consent Agenda that included the November Minutes, Approval of Payment of Bills. Mike Everly seconded the motion. All were in favor and the motion passed 7-0.

### **4. TREASURER'S FINANCIAL REPORT**

Tom Atkins presented the November Treasurer's Report

Contents:

Balance Sheet

Profit & Loss

Check Register  
Budget Analysis

Informational Items:

Bank Account Balances as of November:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 242,481.55

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for November:	\$ 48,270.76
Long-Term Debt:	\$ 71,124.47
Outstanding Dues/Fines a/o 11/30/07	\$ 27,502.18
Balance Due Liens Filed	\$ 59,667.00

Income during November:

Dues	\$ 41,696.39
Other Income Total	\$ 4,392.06

**5. BOARD ANNOUNCEMENTS**

A. Neighborhood Traffic Study Survey was published in the December Shorelines.

B. Arbitration Outcome – The Arbitration judges entered an award in favor of RLPOA and against the Developer in the amount of \$4,685.00 for rip-rap, seeding and mowing. The RLPOA has taken over the maintenance of the 8<sup>th</sup> Plat.

C. Breakfast with Santa was held 12/1/07 with 150 children attending at a total cost of \$777.18, well below the \$1,500 budgeted.

D. Pulte Homes (Kensington Farms) has announced they are withdrawing from the Kansas City area by 2010.

E. Raintree View Committee - Tom Tucek requested the Raintree View Committee be activated to revisit the area where the previous 6 lots, now one lot, on Raintree Parkway are located and determine the best use of the property for future development.

F. Captain Mark Taylor, Lee's Summit Police Department addressed the residents' concerns regarding the numerous vandalisms and thefts involving unlocked vehicles in the area. Additional patrol has been assigned to Raintree, however, it is important that the residents are proactive and take valuable items

out of their vehicles and make sure they are locked.

## **6. OLD BUSINESS**

A. Legal - The Arbitration judges entered an award in favor of RLPOA and against the Developer in the amount of \$4,685.00 for rip-rap, seeding and mowing. The RLPOA has taken over the maintenance of the 8<sup>th</sup> Plat.

B Bob Christian presented the Clubhouse Renovation Committee's request for \$3,000 to move forward on the design phase. Bob Christian moved the Board approve the requested funds, Tom Atkins seconded the motion. The motion passed 6-1, Tom Tucek opposed the motion.

C. Villa's License & Easement Agreement Draft – The Board agreed to pursue a license agreement with the Villas for a monument along the outer road of 291.

## **7. NEW BUSINESS**

A. Non-motorized watercraft for secondary water sources – The Board discussed whether rafts, 2-man bass boats, kayaks, canoes, sailboards, paddleboats, rowing shells and sailboats should be restricted to a secondary water source and have a lower lake fee. The Board agreed to request a recommendation from the Lake Committee regarding the issue.

B. TOP's Management Software Update – Rachelle reported that the new software was providing the required reports and the new billing will be sent out the first of the year using the new system.

C. Directory Changes for 2008 – Lake Regulations Section X.5, Scuba Diving, requiring advance approval and signed disclaimers be submitted to and approved by the Lake Committee in advance. Tom Tucek moved to approve the change. Mike Everly seconded the motion. The motion passed 7-0.

Lake Regulations Miscellaneous Changes– Bob Christian moved to approve the various miscellaneous Lake Regulations as recommended by the Lake Committee. Judy Schmoeger seconded the motion. The motion passed 7-0.

Pool Rules Miscellaneous Changes - Bob Christian moved to approve the various miscellaneous pool rules. Tim Nydegger seconded the motion. Tom Tucek moved to amend the motion to require showers be taken by all persons prior to entering the pool. Bob Christian seconded the amendment. The amendment passed 4-3 with Judy Schmoeger, Tom Atkins and Brenda Miller opposing. The amended motion passed 7-0.

ARB Guidelines Miscellaneous Changes – Mike Everly moved to approve the recommended changes to the ARB Guidelines. Tom Tucek seconded the motion. The motion passed 7-0.



Making and Enforcing Rules and Regulations Section 4(b) - Bob Christian moved to approve the recommended changes. Tom Tucek seconded the motion. The motion passed 7-0.

#### **8. ADJOURNMENT**

Mike Everly moved to adjourn to executive session. Tom Atkins seconded the motion. The motion passed and the meeting moved to executive session at 8:51PM.