

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 8, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on January 8, 2008. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Tony Jose. Also in attendance was Rachelle Vandiver. Judy Schmoeger was absent.

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

2. OPEN FORUM

Ira Roberts received a letter from the Board regarding the 9th Plat Common Area. He would like to know if the Board had approved this letter and who drafted it. It was confirmed that the Board had approved, and it was drafted by Brian Whitley. Ira stated that once again the Board has taken a stance of an adversarial position and once again the Board is going to go through steps of wasting his money and time along with the Associations. Ira agreed that sod was a requirement of the Settlement Agreement, but did not feel it was the best use or effectiveness of the Association. It was also noted the lack of established grass and would like for us to show him where this is mentioned in the Settlement Agreement. Brian stated that the Settlement Agreement referred to conditions currently existing in the 7th Plat as an example of standards. Board members had walked the 9th Plat and documented certain areas needing established grass and areas where silt was running across the sidewalk and runoff towards the waterscape. It is the Boards request in accordance with the Settlement Agreement specifically the 6' of sod around the waterscape and additionally some kind of turf established where there is quite a bit of dirt or runoff areas. Ira stated, "The Board was stating generalities the Arbitration panel ruled on findings based upon information that was provided by the Board which were unqualified members that performed the inspection. I respectfully request that we have a qualified person review the 9th Plat to see whether or not these conditions exist and/or if they meet what the Settlement Agreement calls for. You are incorrect with your interpretation of what the Settlement Agreement calls, it specifically states that I will place seed everywhere except within the 6' of the waterscape which I agree takes 6' of sod. As we discovered in the 7th Plat common area the Board or the Association was unable to maintain that sod and it continued to look bad for a number of years." Brian stated, "It was immaterial in addition the Board has purchased equipment to maintain the sod, so we respectfully request that the sod be placed in accordance with the Settlement Agreement. The Board stated that it was willing to go to Arbitration again unfortunately due to the unwillingness to address our concerns. Our concerns are fairly simple and fairly straight forward and we are willing to walk the area to show you where we request additional seed to be placed and there are certain areas that seed was placed and where grass was established, but there are areas that are just plain dirt and we request that it look presentable to the membership and if you can't

agree with.” Ira asked what did the Settlement Agreement call for. Seed and he stated “I placed seed.” Note: The full conversation of the open forum can be requested in writing to the office for a copy of the tape. Tony Jose requested to place this item as 7 C under New Business.

Shirley Thomas wanted to remind everyone that the Nominating Committee needed to get started for the upcoming March election. She also wanted to remind the Board that the Common Ground Committee would very much like to see the monument over at 291.

David Mitchell wanted to update the Board. Last time Captain Taylor was here and had concerns of the kids over the holiday break. No reports were taken by the office and Captain Taylor confirmed that it was quiet over the break. The reports we are now hearing is from subdivisions to the east. Captain Taylor stated they were still performing extra patrols along with foot patrols. They are putting out door hangers to residents that are leaving valuables in their cars.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the December Minutes and Approval of Payment of Bills. Tony Jose seconded the motion. All were in favor and the motion passed 7-0.

4. TREASURER’S FINANCIAL REPORT

Tom Atkins presented the December Treasurer’s Report

Contents:

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

Informational Items:

Bank Account Balances as of December	
Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 269,130.47

These include reserves for:

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

Expenses for December	\$ 39,715.74
Long-Term Debt:	\$ 65,833.95
Outstanding Dues/Fines a/o 11/30/07	\$ 23,468.41
Balance Due Liens Filed	\$ 54,424.72

Income during December

Dues	\$ 57,534.01
Other Income Total	\$ 6,212.05

Tom Tucek requested information on the \$20 service charge that is noted monthly on the Profit and Loss report. Tom stated that if we have a reoccurring charge it should be in the budget.

5. BOARD ANNOUNCEMENTS

A. Neighborhood Traffic Study Survey Results – 63 surveys had been turned into the office at the time of the meeting. Regatta Speed Humps 59% no, Regatta Enforcement Zone 52% no, Raintree Parkway Speed Humps 64% no and Raintree Parkway Enforcement Zone 54% no.

B. Appreciation Dinner is set for February 23, 2008. This dinner is in appreciation for the community volunteers that serve on our committees. Tom Tucek moved to approve up to \$5,000 which has been budgeted. Bob Christian seconded. All in favor.

6. OLD BUSINESS

A. Legal - Lou-Air and Raintree v. MODOT and James Cape & Sons. The settlement is currently held in trust and the Board wishes to re-communicate to our attorney's to pursue distribution of funds on the basis of 85% to Lou-Air and 15% to RLPOA. Collection Matters - The Board may wish to consider sending demand letters at a cost of \$40 each giving the delinquent accounts one last time to voluntarily pay same. It was determined to request a "draft" copy of a demand letter, and the office would send out the demand letters.

B. Non-motorized watercraft for secondary water sources – The Lake Committee was not prepared with a recommendation for the definition of secondary water sources and requests that this be moved to the February Board meeting.

7. NEW BUSINESS

A. Muskrat Trapping – There was a roundtable discussion of trapping procedures (steel traps versus live traps) and the need to review our current contract with our trapper. In December the lake was frozen and only 5 muskrats were caught. Board poll 6-1 was for live traps. Directed Rachelle to address with Bob Whitworth.

B. Shoreline Processing Costs – Review of costs involved with processing and bulk mail costs were analyzed. Directed to check into companies that process bulk mail.

C. 9th Plat Common Area – Ira stated that if he put down the sod, would the Board accept the next day. Bob Christian stated, "The two points that we have on the 9th Plat, we are not asking for anything over and above, or an arbitrary list of things, we are asking for it to be sodded and seeded and a stand of grass established. That is all we are asking. And I will go on record stating that if you do that, then I will sign off as a member of the Board." Ira stated "He would sod the pond and seed it that is a part of the Settlement Agreement, I will not agree to established grass although most of it is

already established.” It was asked to poll the Board for acceptance and all stated that they would accept after the conditions were met. A tentative date was set for a walkthrough with Ira on January 20th at 2:00pm with a rain date planned for January 27th at 2:00pm.

Ira Roberts presented the 8th Plat settlement check to Rachelle Vandiver which was accepted.

8. ADJOURNMENT

Bob Christian moved to adjourn to executive session. Tony Jose seconded the motion. The motion passed and the meeting moved to executive session at 8:40PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL SESSION MEETING

January 24, 2008

A Special Session of the Raintree Lake Property Owners Association was held January 24, 2008, at 7:00 PM. Members in attendance: Tom Atkins, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Also attending was Rachelle Vandiver. Tony Jose presided over the meeting. Arriving late: Brian Whitley.

Open Forum

Penny Wilkinson asked about the unfinished houses in the neighborhood. Tony Jose said the RLPOA Guidelines have been updated to address the issue.

Shirley Thomas asked about the status of monuments to be located at the Villas. This subject is on the agenda for the Villas Board meeting in February.

Anna Bury – Boat Slip Renewal

It was determined there was not sufficient information to make a judgment if the resident should be charged a prorated amount for 2007. Rachelle will gather information for the Board to review and this item will be on the next Board Meeting agenda.

Seascape A

Resident was not present and Board did not discuss.

Safety Town

RLPOA received a request from Tede Price, Lee’s Summit Recreation Center Manager, for RLPOA to host Safety Town at the clubhouse using part of the parking lot. This event would convene for a 4 day period, 2 hours each day. After much discussion among Board members and residents in attendance it was agreed to allow this activity on a one-time basis, providing it doesn’t interfere with any regular scheduled activities, there was a resident sponsor and no RLPOA resources were required.

Raintree View Committee

Tom Tucek reported on the initial meeting of this committee and immediate neighbors on January 19, 2008. The neighbors in attendance were in favor of various activities including soccer fields, volleyball courts, play ground equipment and walking trails. Neighbors were in agreement that there should be no lighting provided to discourage night time activity.

Boat Slip Waitlist

Rachelle requested direction from the Board regarding the procedure for notifying residents with delinquent dues. It was agreed that a letter would be sent 30 days after the delinquent report stating the resident had been removed from the waitlist with a reminder they have the right to appeal the action.

Priority Ranking Capital Improvements 2008 – Capital Asset List 5 Year Plan – 2007 Roll-over Funds

All Board members were requested to revisit the previous priority ranking to determine if any changes need to be made.

(2) Fountains budgeted \$15,000

It was discussed taking the aerator out of Waterscape N and moving it to the part of the Duck Pond that is owned by RLPOA. A fountain would be purchased for Waterscape N.

Mike Everly moved to approve up to \$8,500 for electrical expenses and the purchase of a fountain. Tom Atkins seconded the motion which passed 8-1. Tom Tucek opposed.

Budget Changes

Bob Christian moved to take \$3000 from 2007 Rollover funds and move it to #4004 Improvements – Capital. Also a new item #5036, General Administration – Service Charge would be added to the budget. The amount of \$240 would be taken from Discretionary Funds for this purpose. Tom Atkins seconded the motion. The motion passed 9-0.

Meeting Adjourned

Bob Christian moved the meeting adjourn and Tim Nydegger seconded the motion. All were in favor.

Meeting adjourned at 8:40 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 12, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on

February 12, 2008. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Mike Everly and Tony Jose were absent.

Brian Whitley called the meeting to order at 7:04 pm and announced a quorum for the Board meeting.

2. OPEN FORUM

Brent Breedlove, SW Camelot Drive addressed the Board regarding the Commercial Vehicle Guidelines that take effect May 1, 2008.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the January Minutes and Approval of Payment of Bills. Tim Nydegger seconded the motion. All were in favor and the motion passed 6-0.

4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the January Treasurer's Report

Contents:

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

Informational Items:

Bank Account Balances as of January:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 311,892.70

These include reserves for:

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

Expenses for January:	\$ 30,531.25
Long-Term Debt:	\$ 60,552.35
Outstanding Dues/Fines a/o 1/31/08	\$ 46,504.62
Balance Due Liens Filed	\$ 58,513.98

Income during January:

Dues	\$ 79,497.99
Other Income Total	\$ 21,952.67

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

- A. Captain Mark Taylor, Lee's Summit Police Department reported that vandalisms and thefts involving unlocked vehicles in the area is down, but attributed this reduction to the cold weather. The Officers are leaving notices on residents' door when they identify an unlocked car with valuable items inside. Additional patrols have 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.
- B. RLPOA volunteer appreciation dinner will be held February 23.
- C. Brian Whitley reminded those in attendance that the deadline for Board Member nominations to be included in the Shoreline is Feb. 15. Nominations may be made at anytime prior to the annual meeting or from the floor during the meeting.
- D. The RLPOA Annual Meeting will be held March 27, 2008

6. OLD BUSINESS

- A. Legal - \$1,500 settlement has been received from MHTC/Cape and Sons. Arbitrators award in favor of RLPOA and against the Developer in the amount of \$4,685.00 has been received.
- B. The Board agreed to wording changes in the License & Easement Agreement with Raintree Villas HOA regarding the placement of RLPOA monument on their common ground. It was agreed to change wording in Paragraph 2 from "either party may dissolve the agreement" to "both parties must agree to dissolve the agreement." It was also agreed to change wording in Paragraph 8 to allow the Villas HOA Board to have input into the design, placement and vegetation of the monument but the final decision will be made by the RLPOA Board.
- C. The Lake Committee recommended the determination of secondary water sources was not appropriate for the Raintree Lake and that non-motorized watercraft be charged \$15.00 for boat stickers. Bob Christian moved to amend the previously approved motion per the Lake Committee's recommendation. Judy Schmoeger seconded the motion. Tom Tucek pointed out, for the record, that the Lake Committee had made the same recommendation prior to the previously approved motion to charge \$50.00 for non-motorized water craft boat stickers. The motion passed 6-0.
- D. Several Board Members walked through the 9th Plat on January 27 and came to a verbal agreement with the developer to accept the common ground. Bob Christian moved to accept the 9th Plat common ground based on the verbal agreement with the Developer. Tim Nydegger seconded the motion. The motion passed 6-0.
- E. The Board discussed the Anna Bury boat slip renewal appeal that was previously on the Work Session/Special meeting agenda. Bob Christian moved to charge the resident a prorated amount based on the number of months she leased the slip. Tom Tucek seconded the motion. The motion

passed 6-0. The Board will review the established procedure of the boat slip wait list and slip assignments at the February Work Session.

7. NEW BUSINESS

- A. Antone Stadler appealed the siltation fines charged against 285 SW Point Shore Drive during the construction of the home. The Board advised Mr. Stadler they were unable to discuss the subject as there were legal proceedings pending.
- B. Rachelle advised the Board we have received two proposals for the Pool contract and our Guidelines require three. She is in the process of getting the third proposal. This agenda item was moved to the Work Session Feb. 28.
- C. The Board discussed the purchase of a sickle-bar mower to assist in the early spring maintenance of the shoreline. Bob Christian moved to approved \$3,313.00 for the purchase. Judy Schmoeger seconded the motion. Tom Tucek abstained. The motion passed 5-0.

8. ADJOURNMENT

Bob Christian moved to adjourn to Executive Session. Tom Atkins seconded the motion. The motion passed and the meeting moved to Executive Session at 8:40PM.

The Board reconvened Regular session at 9:00 PM. Tom Tucek moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:01 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION MEETING

February 28, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held February 28, 2008, at 7:00 PM. Members in attendance: Brian Whitley, Tom Atkins, Mike Everly, Tom Tucek, Tony Jose, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Also attending was Rachelle Vandiver.

Brian Whitley recognized Nolan and Rita Madison for their volunteer efforts on behalf of RLPOA.

Swim Team Meets

Amy Berry distributed the 2008 swim team's home meets and banquet schedules. She requested \$700 be approved to assist in the cost of supplies, equipment, insurance, awards and coaches for the season. Bob Christian moved to approve the request for funds. Tom Tucek seconded the motion. None were opposed.

Fence

Nolan agreed to meet with Steve and Patti Nutt and the Adlers to begin work on the fence based on an agreement of all parties.

Pool Contracts

Rachelle informed the Board she only received two complete proposals on the RFP to manage the RLPOA pool during the 2008 season. Tom Tucek moved to approve \$55,000 proposal received from Aquaticare pending the review of a potential third proposal. Mike Everly seconded the motion. None were opposed.

Slip Assignment Rates

The Board agreed to prorate the annual boat slip fee for incoming lessees.

Priority Ranking Capital Improvements 2008

Each Board member was asked to review the capital improvements as ranked for 2007, along with the projected cost of each item. Brian will send an e-mail and each Board member will rank the items and return the information to Brian to prepare a summary of the ranking to determine the desired ranking for 2008.

Capital Asset List 5 Year Plan

The information on this plan was provided by the Finance Committee for Board member reference when making capital improvement decisions.

Raintree View

A survey related to Raintree View potential development will be added to the April billing with consecutive numbering on the bottom so that copies can not be made.

Fireworks

There was discussion as to whether the annual 4th of July fireworks display should be held on the 4th or the 5th. There is a security issue due to the LSPD being obligated to many events on the 4th. Rachelle will contact the Activities Committee so they can inquire about getting private security on the 4th and report back to the Board.

City Ordinance

Rachelle reported that Mark Dunning of the City Codes Administration Department is seeking RLPOA input on a proposed ordinance that would create regulations for residential properties that are abandoned or vacant and in the foreclosure process. The Board agreed to support the proposal as well as the City Ordinances related to siltation. Tony Jose will draft a letter in response on behalf of the Board.

Meeting Adjourned

Mike Everly moved the meeting adjourn. All were in favor.

Meeting adjourned at 8:40 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 11, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on March 11, 2008. Members in attendance were: Tony Jose, Tom Atkins, Bob Christian, Tim Nydegger, Brenda Miller, Mike Everly, and Brian Whitley arrived at 8:20pm. Also in attendance was Rachelle Vandiver. Tom Tucek and Judy Schmoeger were absent.

Tony Jose called the meeting to order at 8:00 pm and announced a quorum for the Board meeting.

2. OPEN FORUM

Joan Dunham and Frank Kling both residing on Normandy came before the Board requesting assistance with the uncompleted home on Normandy. Frank Kling stated that they had destroyed part of his yard, and although the home owner had said they would fix it, he did not feel that they were working fast enough. The Board stated that a meeting was held late last year with the resident, and the only tools the Board had to work with would be a fine structure.

3. CONSENT AGENDA

Bob Christian moved to approve the Consent Agenda that included the February Minutes and Approval of Payment of Bills. Tom Atkins seconded the motion. All were in favor and the motion passed 5-0.

4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the February Treasurer's Report

Contents:

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

Informational Items:

Bank Account Balances as of February:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 381,354.99

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 135,000.00

Expenses for February:	\$ 31,435.30
Long-Term Debt:	\$ 55,279.96
Outstanding Dues/Fines a/o 2/29/08	\$ 30,116.05

Balance Due Liens Filed	\$ 53,085.73
Income during February:	
Dues	\$ 55,801.03
Other Income Total	\$ 26,261.19

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

- E. The RLPOA Annual Meeting will be held March 27, 2008 at Grace Baptist Church located at MO-150 and Ward Road.

6. OLD BUSINESS

- F. Legal -

7. NEW BUSINESS

- D. Recycling Receptacle – Kyle Janssen & Andrew Stubbings Raintree residents put together a request to purchase a recycling receptacle for aluminum cans, which they would empty and maintain. Brian Whitley moved to approve a 26 gallon container to be located at the pool area. Tim Nydegger seconded the motion. Bob Christian amended the motion to a 96 gallon container until July 7, 2008 at which time the Board could review how the program was working. Mike Everly seconded the motion. All were in favor 6-0.
- E. Spring Dock Maintenance Inspection – Budgeted for Boat, Swim & Courtesy Dock Repairs \$17,500. Brian Whitley moved to approve the budgeted funds for dock maintenance. Bob Christian seconded the motion. All were in favor 6-0.
- F. Cul-de-sac Snow Removal – The City of Lee’s Summit has approached us in regards to snow removal on cul-de-sac’s. They provided a copy of their previous agreement with Lakewood for review. Bob Christian moved to table this to the next work session. Tom Atkins seconded. All were in favor 6-0.
- G. Priority Ranking – The Board had submitted their priority ranking of capital improvements. After much discussion of whether commitments could be made, a motion was made to move to an exec session at 9:00pm to discuss the easement agreement with Raintree Villas. All were in favor 6-0. Resumed meeting at 9:08pm. Brian Whitley moved to dedicate \$31,000 for the 291 monument with any remaining funds in reserve for the seawall repair. Bob Christian seconded the motion. All were in favor 6-0.
- H. Tree Removal and Lifting of Trees – Budgeted up to \$30,000. All About Trees submitted their proposal to remove 86 Scotch Pines and to lift (trim/prune) branches on common ground trees. Mike Everly moved to approve up to \$30,000 for tree removal and lifting. Tom Atkins seconded the motion. The motion passed with a 5-0-1 vote. Bob Christian abstained.

Tim Nydegger made a motion to move in to an exec session. Mike Everly seconded.

All in favor.

8. ADJOURNMENT

The Board reconvened Regular session at 9:45 PM. Tom Atkins moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:46 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS Annual Meeting

March 27, 2008

DETERMINE QUORUM & CALL MEETING TO ORDER

The annual meeting of the Raintree Lake Property Owners Association was held on March 27, 2008, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Brenda Miller, Mike Everly and Judy Schmoeger. Bob Christian and Tom Tucek were absent.

INTRODUCTION OF BOARD MEMBERS

Brian Whitley introduced the current board members.

APPROVE MINUTES OF THE 2007 ANNUAL MEETING

Judy Schmoeger presented an overview of the 2007 minutes.

Tim Nydegger moved to approve the minutes.

Mike Everly seconded the motion. All were in favor. The motion passed 6-0.

TREASURER'S REPORT

Tom Atkins presented the Treasurer's report for the year ending December 31, 2007.

Income = \$928,186

Expenses = \$872,191

Ending Bank Balance = \$319,130

Long term debt = \$65,834

Special projects included the Hidden Cove Fountain, deck/clubhouse, walking trail completion including boat slip connectivity, additional principal payment, dam emergency action plan finalized and rip-rap finished.

ELECTION PROCESS

Dave Elliot introduced the nominating committee and explained the election process. He indicated that Brian West was the only candidate nominated for class B. There were no nominations from the floor and Brian West was elected as the class B member of the Board.

Dave Elliot read the following names submitted for Class A seats: Brenda Miller, Tom Atkins, Robert Dye, Tony Jose and Dave MacQueen. There were no nominations from

the floor. Each candidate entertained questions from the audience. The residents cast their votes on the official ballots.

CITY ADDRESS

Lee's Summit city councilmen, Ron Williams and Randy Rhoads spoke about city issues of interest to Raintree residents including:

- The 2007 development report, population in January 2008 was 91,000 plus, a 1,000% increase since 1960.
- Other issues addressed included sidewalk repairs, storm water/sewer system issues.
- MODot improvements at 150 Hwy to 71 Hwy to be done in three phases and project completion in 2010.
- Ward Road will be upgraded to 3 lanes instead of the planned 5 lanes due to Pulte development pulling out of the area.

LEE'S SUMMIT POLICE DEPT ADDRESS

Captain Mark Taylor, Officer Mark Wiesemann and Patrolman Evans addressed issues related to crime in the Raintree area. They are currently reminding residents to take valuables out of their vehicles and lock the door through the use of door hangers. They also encouraged residents to report all suspicious behavior and participate in the Neighborhood Watch program.

STATE OF RAIN TREE LAKE

Brian Whitley addressed the residents about the accomplishments of 2007 and plans for 2008 with a power point presentation:

- The walking trail around the entire lake was completed.
- Siltation control at Sunset Cove is a priority.
- Water quality continues to be monitored.
- A caution to everyone to help prevent zebra mussels from entering the lake.
- Plans for the monument at 150 Hwy and Ward Road has been moved to the 291 entrance of the subdivision because of the construction planned for widening 150 Hwy.
- Statistics on swimming pool usage was presented.
- Siltation fund has \$135,000 in reserve.
- Code violation statistics were presented.
- RLPOA acceptance of Plats 8 and 9.
- RLPOA priority ranking for 2008 include the 291 monument, seawall repair at the club house, clubhouse improvements, pay-off long-term debt and a formal review of Raintree View (the six lots).

LEGAL MATTERS

Joe Willerth, Attorney presented information on four major issues.

1. The Duck pond mediation April 26, 2007 between MODot, Cape & Sons and RLPOA resulted in a \$1,500 settlement to the association.

2. The 8th and 9th Plat common area dispute with the developer resulted in a \$4,685 arbitration settlement to RLPOA.
3. In order to complete the walking trail around the lake, a small section of private property was purchased from a resident on Marsh Wren.
4. The state of the economy has caused some residents to be unable to pay assessment. Nine lawsuits have been filed.

INTRODUCTION OF GENERAL MANAGER and STAFF

Rachelle Vandiver, General Manager

Debbie Hans

Carole Jacobs

Gene Jewell

Nolan Plymell

Scott Webber

COMMITTEE CHAIR RECOGNITION

Activities: Rhonda Masters & Brenda Miller

Appeals: Bill Peck

ARB: Darrell Bennett

Common Ground: Shirley Thomas

Lake: San LaPoint & Roland Thibault

Neighborhood Watch: David Mitchell

Nominating: David Elliott

Welcoming: Rose Marie Walter

Clubhouse Renovation: Bob Christian

Raintree View: Tom Tucek

ANNOUNCEMENTS

David Elliott announced the results of the election and the newly Elected Board

Members:

Robert Dye

Tony Jose

Brenda Miller

2008 Nominating Committee

David Elliott, Chair

Jim Metzger

Rita Madison

Shirley Thomas

Election of board officers will be conducted at the April 8 Board Meeting.

OPEN FORUM

- San LaPoint voiced his concerns about dead trees in the subdivision.
- Ira Roberts expressed concerns about erosion control and sidewalk construction in addition to access to RLPOA files.

- Jeanne Smith spoke on crime in the neighborhood and requested lights be placed on the swim docks.
- Kevin Miller owns property adjacent to the 8th plat and is concerned about the trees and vegetation that have died.
- Nancy Ohmes made a request for information on Class A and B residents.
- Robert Dye was concerned about association information that is not shared with residents.

Mike Everly moved to adjourn.

Tom Atkins seconded the motion.

All were in favor.

The meeting adjourned at 9:45 pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 8, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on April 8, 2008. Members in attendance were: Tony Jose, Brian T. Whitley, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller, Robert Dye, Brian West and Judy Schmoeger. Also in attendance was Rachelle Vandiver.

Tony Jose called the meeting to order at 7:05 pm and announced a quorum for the Board meeting. Brian Whitley and Tim Nydegger arrived a few minutes late.

2. OPEN FORUM

Charley Sandman congratulated the newly elected board members and urged all to enforce the covenants and guidelines of the Association. He also expressed concerns about trash cans being placed out on early on the weekends.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the March and February Minutes and Approval of Payment of Bills. Bob Christian seconded the motion. All were in favor and the motion passed 8-0.

4. TREASURER'S FINANCIAL REPORT

Tony Jose presented the March Treasurer's Report

Contents:

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

Informational Items:

Bank Account Balances as of March:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 470,684.02

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for March:	\$ 33,803.64
Long-Term Debt:	\$ 49,880.36
Outstanding Dues/Fines a/o 3/31/08	\$ 17,556.80
Balance Due Liens Filed	\$ 53,671.22

Income during March:	
Dues	\$ 68,140.70
Other Income Total	\$ 32,325.50

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose introduced the new board members, Brian West and Robert Dye. Each took a few minutes to discuss their goals as a board member with the residents in attendance.

6. OLD BUSINESS

A. Legal. Tony reminded everyone that Lou Air, developer of the North Shore, owns the majority of the Duck Pond and all of the North boat ramp and Lou Air will not allow the RLPOA to maintain or make repairs.

7. NEW BUSINESS

- A. Brent Breedlove requested the Commercial Vehicle definition approved March 13, 2007, be revised to allow his $\frac{3}{4}$ ton commercial van to be grandfathered as it does not fit into his garage. Robert Dye moved to grandfather in the van if he puts the ladders in the garage every night. Tony Jose seconded the motion. The vote was 1-7, the request failed.
- B. Mary Ecklemeyer appealed her one day late boat slip fee and requested the Board reinstate her rights. Robert Dye moved to approve the appeal. Judy Schmoeger seconded the motion. Tony Joes moved to amend the motion to include a \$250 fine. Bob Christian seconded the amendment. The vote on the amendment failed 2-6. Tom Tucek amended the first motion to include all assessments (\$2.97) must be paid in full. Tim Nydegger seconded the motion. Mary paid the past due immediately and Tom Tucek withdrew his amendment to the motion. The motion passed 6-1-1 with Tom Tucek opposed and Bob Christian abstained.

- C. Richard McMillin requested an extension of his ARB approved application. Brian Whitley moved to approve the request. Robert Dye seconded the motion. Tom Tucek moved to amend the motion to include a time line of completion to July 1, 2008. Robert Dye seconded the amendment. The amended motion passed with a vote of 7-1. Brian West opposed.
- D. Tom Tucek moved to approve \$10,000 as budgeted for the Common Grounds Tree Planting. Tony Jose seconded the motion. The motion passed with a vote of 7-0-1. Robert Dye abstained.
- E. Bob Christian moved to approve \$27,525 as budgeted for the Spring Fling, Fishing Derby, Garage Sale, Lake Clean-up, Teen Swim and Summerfest. Brian West seconded the motion. The motion passed 8-0.
- F. Brian Whitley reviewed the Association's By-laws Article XI, Section 8, guidelines for the nomination and election of Officers of the Board. Tony Jose self-nominated for the position of President and was elected to that position by acclamation. Tom Tucek self-nominated and Tony Jose nominated Bob Christian for the position of Vice President. The Board took a secret ballot and Bob Christian was elected to that position. Judy Schmoeger nominated Robert Dye for the position of Secretary. There were no other nominations and Robert was elected to that position. Judy Schmoeger nominated Brian West and Tom Tucek self-nominated for the position of Treasurer. The Board took a secret ballot and Brian West was elected to that position.

8. ADJOURNMENT

Bob Christian moved to adjourn to Executive Session. Tom Tucek seconded the motion. The motion passed and the meeting moved to Executive Session at 8:52 PM.

The Board reconvened Regular session at 9:00 PM. Tom Tucek moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:01 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION SPECIAL MEETING/WORK SESSION MEETING April 24, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held April 24, 2008 at 7:00 p.m. Members in attendance: Tony Jose, Bob Christian, Judy Schmoeger, Brian West, Tom Tucek, Brenda Miller, Brian Whitley and Robert Dye. Tim Nydegger was absent. Also attending was Rachelle Vandiver.

Insurance Program Review

The Board reviewed the Raintree Lake Property Owners Association schedule of proposed insurance policies and coverages to be carried for 2008. Tom Tucek moved to approve up to the budgeted amount and let the Finance Committee review the proposed schedule of insurance coverages and make the decision for acceptance. All members present were in favor.

Appeals

The Board reviewed the appeal of Todd and Kelly Crawford for more time to complete their home at 4074 SW Normandy Dr. The Crawfords withdrew their appeal and will try to complete the home. Fines are accumulating now.

Bob Christian moved to adjourn the Special Meeting and begin the Work Session. Tom Tucek seconded the motion and all members present were in favor.

Work Session

The Board discussed the siltation problem at Raintree Village basin and the northwest arm of Sunset Cove with Todd Messerli and Dr. James Osborne. There is an urgent need to clear the silt from the basin and the northern end of the cove. They will report back to us shortly with proposals. The Siltation Committee is to start getting bids to clear the silt. Separate bids for upper Sunset Cove and the Raintree Village basin will be requested.

Rachelle Vandiver, the General Manager, reports that the problem with the Department of Natural Resources concerning missing documents will be resolved shortly and sampling of the lake water will begin soon.

Rachelle commented about the snow removal agreement proposal by the City of Lee's Summit and that a letter has been drafted and will be sent declining their offer.

Tom Tucek commented that progress was being made by the Raintree View Committee gathering data for future development.

The Board reviewed recommendations regarding the December 31, 2007 audit report by Blythe Paperless PC, PA, certified public account, and agreed to have the Finance Committee begin reconciling bank statements. It was determined that another account should be established for capital improvements for assets.

Rachelle opened a discussion regarding an open record policy concerning available information about our Raintree Lake membership. It was indicated that a list of available information should come from our legal counsel.

Brenda Miller commented about MO-DOT adopting a highway program. The City of Lee's Summit is to be contacted for more information.

The Board reviewed current financial reports for the month. Approval was given.

The Board heard a discussion about recent boat slip vandalism, slashed boat covers, slit seats, boat lifts lowered and stuck in the ice, clipped circuit breakers and lights out on docks. It was determined that the vandalism reward program would be run again in

the Shoreline and authorization was given to purchase up to three (3) deer cameras to use for security purposes.

A discussion was initiated by Robert Dye regarding the launching of light non-motorized watercraft from shorelines other than the regular launching area. It was determined that this was acceptable and that the rules should be reworded to accommodate this. The Lake Committee was tasked with this project.

The use of lake water by shoreline residents for lawn watering and also watering of common areas along the lakeshore was brought up by Robert Dye. Information about this proposal is available for review and will be brought up at a later date.

Robert Dye brought up the concern of developer/builder Glen Jones about the intent of the RLPOA to fully assess dues on all 100 lots that he wants to plat. He indicates that he will only plat a small number to avoid the assessment unless something more reasonable can be worked out. There was some possibility of a favorable compromise if Glen Jones could provide some place for our silt from the lake.

Robert Dye brought up the subject about constructing a walking trail around Sunset Cove. A compressed wood chip material was suggested rather than concrete. Concrete remains the preference of the Board.

A letter is to be sent to Town and Country Disposal requesting that they honor their original proposal for trash service dated December 30, 2005 and amended January 3, 2006 which will remain in effect until December 31, 2008. Tom Tucek accepted the task of drafting the letter.

The Board of Directors moved to Executive Session.

Bob Christian moved to adjourn. The motion was seconded by Judy Schmoeger. All were in favor. The meeting adjourned at 9:59 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 13, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on May 13, 2008. Members in attendance were: Tony Jose, Brian T. Whitley, Tom Tucek, Bob Christian, Brenda Miller, Brian West, Tim Nydegger and Robert Dye. Judy Schmoeger was absent. Also in attendance was Rachelle Vandiver.

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

2. OPEN FORUM

Shirley Thomas informed the Board members that the Lee's Summit City Council has received analysis on the area watershed bond issue, and have formulated three (3) different proposals for consideration. Further information will be coming soon

Charley Sandman expressed to the Board his concern that he may have been misquoted regarding his comment about trash being placed at the curb prematurely for pickup by Raintree residents. It was indicated the minutes of the April 8, 2008 Board Meeting would be changed to reflect his correct intent. His comment should be changed to "trash placed out on the weekends" instead of prior to 5:00 p.m. Sunday. Charley Sandman commented about two (2) conflicting rulings in Raintree Lake's Rules and Regulations concerning commercial vehicles. The regulations will be reviewed and discussed at the next Work Session by the Board. Which one will be enforced?

Brian Whitley requested information and update on the recent problems with the boat docks and bad conditions of the common grounds. Rachelle indicated that the electrical and lighting problems with the boat docks have been taken care of and the common ground areas should be in good condition within a few days if we have a break in the weather. Rachelle is to provide Brian with information about the accuracy of the math involved in a six-point anomaly that he is concerned about. The boat docks of concern were Averio and Breezy Point and common area were Hidden Cove.

Bob Christian reported that a resident in Cobblestone across from the North Shore addition stated that the builder's silt fences were falling down and not functioning properly.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the April 8, 2008 minutes subject to Board approval, as amended, and approval of payment of bills. The April 24, 20089 Special Meeting/Work Session minutes are to be typed and reviewed at the next Board Meeting for approval. Also included was a common ground budgeted request for \$1,000.00 for new plantings. Bob Christian seconded the motion and it was approved 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West 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. \$ 517,996.70

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for March:	\$ 47,847.50
Long-Term Debt:	\$ 44,509.46
Outstanding Dues/Fines a/o 4/30/08	\$ 25,296.47
Balance Due Liens Filed	\$ 49,476.73

Income during April:	
Dues	\$ 104,215.59
Other Income Total	\$ 10,918.24

The report was filed for audit.

Tom Tucek commented that some expense items are over budget on the March and April Financial Reports. The Board will review these over-budget items at the next Work Session.

The Board reviewed current legal activity presented by our attorney, Joe Willerth, and his recommendations. The Board reviewed a current Lake Violation report (20 violations – one for trash on dock and nineteen failure to display current sticker).

5. BOARD ANNOUNCEMENTS

Brian West reported to the Board the results of the Financial Committee's review of the proposed Raintree insurance program for 2008 after consulting with agents for clarification. The coverages chosen by the Financial Committee are as follows:

- Workers Compensation – Allied
- Property – Allied
- Umbrella Liability – Evanston
- Auto – Safeco
- Inland Marine – Allied
- General Liability – Burlington
- Directors and officers - CNA

According to Brian West, anticipated savings will be \$11,317.00, less some cost yet to be billed for commissions and taxes.

Tony Jose announced Raintree Lake Cleanup Day will be May 17, 2008 from 9:00 a.m. until noon. Volunteers are needed. Prizes will be awarded after 11:30 a.m. Refreshments will be available for volunteers.

The annual fishing derby will be held May 26, 2008 from 9:00 a.m. until 11:00 a.m. There appears to be no problem holding the event at the Duck Pond as the owners do not object to the event.

The annual Raintree Lake resident's garage sale will be held May 14 through May 17.

6. OLD BUSINESS

Legal. The Board reviewed recent legal activity concerning the securing of liens for delinquent dues of Raintree residents. The legal expenses are approximately \$4,100.00 to \$4,200.00 versus over \$40,000.00 in delinquent dues to be recovered.

San LaPoint asked about easement rights to repair the launch parking area. Tony reported to the Board that a letter has been sent to Lou Air concerning North Shore's proposal for RLPOA to assume ownership of the Duck Pond and the launching area parking lot and matters pertaining to boat slips, etc. The proposal has been rejected and we are requesting permission to repair the parking area at the launching site. Repairs for the parking area have been placed in the budget but approval to do the repairs is needed from North Shore. RLPOA has an easement for the parking area.

Tom Tucek reported he has sent a letter to Town and Country Disposal to refund overcharges to Raintree residents and to comply with their contractual agreement through the remainder of 2008. This pertains to trash collection services.

7. NEW BUSINESS

- A. The Heart of America Chapter Ex POWs submitted a request to the RLPOA for use of the clubhouse on August 24, 2008 for the chapter's annual picnic. They are asking that the rental fee be waived. Also, they are requesting a contribution for advertisement about their organization's activities. It was determined that the RLPOA could not set a precedent by making monetary contributions to any organization. There was favorable consensus to publicize the Heart of America Ex POW chapter activity in the Shoreline in the July and August issues and encourage private individual contributions to their cause. Tom Tucek moved to provide the clubhouse free of charge to the Heart of America Ex POW chapter on August 24, 2008 if there is not a present conflict with that date. The normal security deposit would still be required. Tim Nydegger seconded the motion. All members approved. 7-0 The Rudolphs are to prepare a statement to be published in the Shoreline regarding the Heart of America Ex POW chapter.
- B. A general discussion was held regarding the Raintree Lake 291 Highway monument. Tony Jose suggested that there seems to be some confusion as to the exact location of the monument site and a need to have dimensional drawings of the monument and site with stakes to be placed locating the exact spot. Rachelle and Brian Whitley are to represent the RLPOA Board in conveying our request to the Raintree Villas.
- C. Tony Jose expressed the Board's thanks to Brian Whitley for managing Raintree's

website and for providing volunteer training to Raintree employees. Brian Whitley recommended formal training for Rachelle. It was suggested that formal web site training be provided for Raintree employees starting with Rachelle. If time permits, Rachelle could then assist the other employees with their training. Brian Whitley also offered his assistance. All software is in-house and training would be on-site. Rachelle will investigate the process further.

- D. Tony Jose reported that the Raintree Lake swim team leaders have requested the use of two (2) swimming lanes on May 28, 29 and 30 from 6:30 p.m. to 8:30 p.m. This would be in addition to regularly scheduled times reserved for the swim team in the mornings starting June 2. Brian West moved to reserve two (2) center lanes at the pool for the swim team on May 28, 29 and 30 from 6:30 p.m. to 8:00 p.m. to provide additional training time for new swimmers. Brian Whitley seconded the motion. The motion was approved with five (5) for approval, one (1) against and one (1) abstained. Tom Tucek was against and Tim Nydegger abstained.
- E. Tom Tucek moved to approve the minutes of the April 8, 2008 Board Meeting as amended regarding comments by Charley Sandman and trash placement by residents during the weekends. Bob Christian seconded the motion. The motion was approved by 7-0.

8. ADJOURNMENT

Tom Tucek moved to adjourn to Executive Session. Bob Christian seconded the motion. The motion passed and the meeting moved to Executive Session at 7:40 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WORK SESSION MEETING May 22, 2008

A Work Session of the Raintree Lake Property Owners Association was held May 22, 2008 at 7:00 p.m. Members in attendance: Tony Jose, Brenda Miller, Bob Christian, Brian Whitley, Tom Tucek, Tim Nydegger, Robert Dye, Brian West and Judy Schmoeger. Also attending was Rachelle Vandiver.

Open Records Policy

The Board reviewed and discussed the establishment of a policy pertaining to the release of certain information to the general public about Raintree Lake residents and RLPOA operation and business. A list of things that should be closed to the general public was created and will be sent to RLPOA legal counsel for approval and further recommendation. Everything not on the list will be considered as information available to the general public until further action of the Board and upon Board approval of legal counsel recommendations.

The list of closed items to the general public will initially be as follows:

- Legal correspondence and legal matters.
- Any personal data in the resident's file.
- Sealed bidding information.
- Pending purchasing/leasing files.
- Data from employee personnel files.
- All financial information except audit reports and annual budgets;
- Check register data.
- Certain professional services.
- Executive Session Minutes.

Clubhouse Renovation Committee

Bob Christian gave the Board an update on the proposed clubhouse renovation which was initiated in February of 2007. Designs of the proposed project by Mathew Hallett were given to the Board along with cost estimates by A. L. Huber Co., general contractor. Matt Hallett is scheduled to prepare Phase 3 drawings of the project. Keith Dorrian of A. L. Huber Co. was the estimator for the renovation project. Final drawings and cost estimates are yet to be presented.

Financial Report Review

The Board of Directors reviewed financial reports for the current month. Tom Tucek expressed his concern regarding budget shortfall and overages in some Income/Expense items and the need to address these issues. It was decided that the Finance Committee will look into the matter and report the findings at the next Board Work Session..

Rules & Guidelines for remodels/new homes/extensions

The Board had a lengthy discussion about the need to establish a general and workable rule for remodeling projects/new homes/extensions. A number of problem cases have come up recently where construction and/or completion of projects have been delayed for long periods. Further work will be needed on this subject. The General Manager will propose rules for the start and finish of projects.

Commercial Vehicle rules verification

The Board discussed two conflicting rules regarding the presence of commercial vehicles on Raintree Lake properties. It was determined there was a need to rewrite the section of the RLPOA Covenants, Conditions and Restrictions with regard to commercial vehicles. However, because of the difficulty to change the ruling, it would be best to continue with the 72-hour ruling that has been used currently.

Brian Whitley volunteered to review the RLPOA Covenants, Conditions and Restrictions and amended By-Laws for other conflicting regulations and report them to the Board so an effort could be made to correct them all at once.

Sunset Cove De-Siltation Plan

Rachelle, the General Manager, is in the process of obtaining further bids for the de-siltation of Sunset Cove and the Raintree Village Basin. She will provide copies of the de-siltation bids to Mike Atcheson and seek his proposal to begin the removal of silt in Raintree Village Basin. San LaPoint expressed the need to contact the City of Lee's Summit to work out a silt protection plan for the Raintree Village Basin and Sunset Cove watershed area. There is a need to stop further siltation from the planned 150 Highway and Ward Road widening projects and further development work in Arborwalk, Raintree Village, and Summit Ridge. Brian Whitley indicated that numerous contacts have been made in the past with little or no effect regarding the control of siltation into the Raintree Lake area. It is important that the Raintree Village Basin and Sunset Cove be de-silted so we can have a means of measuring future siltation problems and possible means of securing a monitory judgment through legal action.

Walking Trail for Sunset Cove

Robert Dye suggested that consideration be given to secure bids for the construction of a walking trail around the eastern shore of Sunset Cove. The walking trail would be equal to or better than the sidewalks/walking trail recently constructed on the main lake. The walking trail would extend from the sidewalk west of the clubhouse on Raintree Drive along the eastern shoreline north to a point near the Raintree Village Basin. There would be access to the walking trail at the north end by easements already in place. The construction of the walking trail would not be in conflict with proposed silt removal of the Raintree Village Basin and Sunset Cove or the sewer line work to be done on the west side of Sunset Cove. No action was initiated by the Board on this proposal.

Raintree View Status on Survey

Tom Tucek reviewed the Raintree View residents' preference survey with the Board. The Raintree View Committee will meet before the July Board Meeting/Work Session and will submit their recommendations.

Location for second fountain

Tony Jose reported that the Common Ground Committee recommended that the second fountain location (waterscape B) be located north of County Line Road in Jackson County side.

Misc

Judy Schmoeger reported to the Board that riprap is badly needed on the main lake shoreline between Marsh Wren and Green Teal.

Tom Tucek reported to the Board the cost of installing protective boards across the front of all 157 boat slips will be \$8,949.00 plus two trip charges of \$500.00 each. The cost of this work is to be taken from Dock Repairs in the amount of \$7,400.00 and up to \$2,600.00 from another account to be determined by the Finance Committee. The

Board of Directors will review and act on this transaction as a consent item on the next Board Meeting Agenda. Kribbs is the contractor for the dock work.

Tony Jose adjourned the Work Session and moved the Board to the Executive Session.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 10, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board Meeting of the Raintree Lake Property Owners Association was held on June 10, 2008. Members in attendance were Tony Jose, Brian Whitley, Tom Tucek, Bob Christian, Brenda Miller, Brian West, Tim Nydegger, Judy Schmoeger, and Robert Dye. Also in attendance was Rachelle Vandiver, General Manager.

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

2. OPEN FORUM

Charley Sandman expressed three (3) points of concern. The first is concerning his statement about trash being placed prematurely at the curb by Raintree residents on weekends made at the April 8, 2008 Board Meeting as being misquoted in the April 8 minutes and corrected. His second concern was about enforcement regulations regarding trash guidelines and whether the Board had done anything about it. He asked whether code enforcement regarding trash was being done on weekends and fines being leveled. In his third complaint, he indicated the Board should re-think the 72-hour ruling regarding commercial vehicles. Mr. Sandman was given the opportunity to review the amended comments regarding trash being placed at the curbs by residents on weekends included.

3. CONSENT AGENDA

Brian Whitley moved to approve the consent agenda that included the April and May Board Meetings and Work Sessions/Executive Session minutes and payment of bills for general operations and pool equipment repairs for \$5,481.18. The motion was seconded by Judy Schmoeger and all Board members approved.

4. TREASURER'S FINANCIAL REPORT

Brian West 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.	\$ 476,816.20

These include reserves for:

Operations	\$ 50,000.00
Long-Term Debt	\$ 30,000.00
Outstanding Dues/Fines	\$ 135,000.00

Expenses for May :	\$ 104,286.84
Long-Term Debt:	\$ 39,108.50
Outstanding Dues/Fines a/o 5/31/08	\$ 12,428.23
Balance Due Liens Filed	\$ 44,101.63

Income during May:	
Dues	\$ 56,431.34
Other Income Total	\$ 15,838.50

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

Captain Mark Taylor of the Lee's Summit Police Department discussed crime concerns with the Board of Directors and stated the need to maintain vigilance and to keep in contact with local law enforcement to prevent and discourage criminal activity in the Raintree area. Crime Watch organization and reporting of suspicious activity is encouraged. Captain Taylor is to be our primary contact for assistance if needed.

Tony Jose announced that a Teen Swim is scheduled for June 19, 2008.

Brian Whitley reported proposed street and highway construction planning for Ward Road and 150 Highway in the near future. Ward Road construction from 150 Highway to County Line Road is supposed to start utility work in June and 150 Highway from 71 Highway to Raytown Road in late summer.

6. OLD BUSINESS

Legal: The Board reviewed legal activity outlined by Kapke and Willerth LLC.

- A. Mr. Willerth reports that if Raintree's Board is not willing to consider a proposal for docks for the North Shore subdivision, Lou-Air sees no further need for negotiations at this time.
- B. Negotiated payment of liens, final settlement of liens and ongoing collection efforts for delinquent dues were reviewed by the Board.
- C. Tom Tucek reports that the Lake Committee requests an additional sum of \$3,500.00 for dock repairs. The increase originally needed of \$2,600.00 has

been changed to \$3,500.00 due to a third repair trip necessary costing \$500.00 and additional boards needed on the courtesy docks. Bob Christian recommended the budget for dock repairs be increased by transferring funds from the savings experienced in insurance renewals Account 05033 General Insurance. Tom Tucek moved that the amount needed for dock repairs be increased from \$2,600.00 to \$3,500.00. Brian West seconded the motion. Brian West moved to amend the motion to have the funds needed transferred from the savings on Insurance Account 5003 General Liability Insurance. Tom Tucek seconded the amendment. The motion to amend was approved by all Board members and the original motion was also approved by all Board Members.

- D. Brian West made a motion to transfer the following from Account 5003 General Insurance to the following budget accounts: \$600.00 for natural gas for the swimming pool, \$1,800.00 for additional diesel fuel, and \$120.00 needed for Waterscape B. Tom Tucek seconded the motion. The motion was approved by all Board Members.
- E. Bob Christian made a motion to fund the Common Ground Committee budgeted request to pay \$2,250.00 for electrical costs plus \$4,360.00 without tax for the second fountain for Waterscape B. Brian West seconded the motion and it was approved by all Members. Cross Electric, Inc. is to provide labor and materials to provide power for one fountain for Waterscape B. Air-O-Lator provides the fountain.
- F. The Raintree Villas Easement Agreement was reviewed by the Board regarding the proposed monument at Raintree's eastern entrance.

7. NEW BUSINESS

The Board discussed the appeal of Steve May, 727 SW Raintree Drive, Lot 158, concerning his request for a boat permit. His boat measurement is 4 inches in excess of current length regulations. His boat title states that the boat is 21 feet in length. From transom to stern, the boat is 20 feet 2 inches. With swim deck added it is 21 feet 4 inches. Judy Schmoeger moved to grant Steve May a variance and grant him a boat permit for Raintree Lake. Tim Nydegger seconded the motion. The reasons for granting the variance are listed above. The motion was passed seven to one with Tom Tucek voting against the matter.

Louie Lombardi, 4177 SW Lafayette Place, requested that the Board overturn a \$200.00 fine for re-roofing his home without first getting approval from the ARB. He stated that he was in the hospital recovering from surgery when his wife notified him of storm damage and a leaking roof that needed immediate attention. He contacted a roofer from the hospital and was told it would be taken care of. The ARB was not contacted until after the roof was replaced. Mr. Lombardi claims a lack of communication with his roofer in an emergency situation. Bob Christian moved to grant Mr. Lombardi's appeal and overturn the fine. Judy Schmoeger seconded the

motion and it was approved by all.

The Board reviewed the appeal of Michael Shanahan, 223 SW Seaside Sparrow, Lot 632, regarding his request for the issuance of a boat permit for Raintree Lake. His boat measurement was in excess of the 21-foot length limit at 21 feet 3 inches. His boat certificate of origin indicated a length of 21 feet. The boat has a molded platform that causes it to measure 21 feet 3 inches. He claims all the literature about the boat from the manufacturer indicated the boat is 21 feet. The boat without the molded swim deck is reported to be less than 21 feet. A motion was made by Robert Dye to approve appeal for a variance regarding boat length and grant him issuance of a boat permit. Tim Nydegger seconded the motion. The motion was passed seven to one with Tom Tucek against the motion.

Bob Christian suggested that the Lake Committee review the current length limitation and make suggestions for reasonable modifications and/or exceptions.

Rachelle commented that any work to repair the clubhouse sea wall will most likely require an engineer to obtain a permit based on Lee's Summit's code standards.

8. ADJOURNMENT

Tom Tucek moved to adjourn. Brian Whitley seconded the motion. All members approved and the meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION MEETING

June 26, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held June 26, 2008, at 7:00 PM. Members in attendance: Tony Jose, Bob Christian, Judy Schmoeger, Brian West, Brenda Miller, Brian Whitley and Robert Dye. Tom Tucek arrived at 7:05pm. Tim Nydegger arrived at 8:10 p.m. Also in attendance was General Manager Rachelle Vandiver.

President Tony Jose called the Special Meeting to order at 7:00 p.m. and announced a quorum for the Special Board Meeting.

Tony Jose initiated a brief discussion regarding the need for a replacement motor for the rental pontoon boat.

Bob Christian made a motion to purchase a new 60 HP (4-stroke Mercury) motor from Midwest Marine and to re-allocate up to \$6,000.00 from the operational reserves account for that purpose. Brian Whitley seconded the motion and it was approved by a vote of 6 to 0.

A motion was made by Bob Christian to move to the Work Session. Seconded by Brian West. Motion approved 6 to 0.

“Closed” Records Policy

The Board of Directors reviewed a recommended list of items that should form the basic structure of Raintree Lake Property Owners Association’s Closed Records Policy. The list is to be returned to our legal counsel for the formalizing process.

Staffing Needs for Codes Enforcement on Weekends

The Board took up the issue of lack of codes enforcement on weekends. Of primary concern is trash and lawn refuse being placed at the curb before dark on Sundays. It was recommended that the General Manager randomly pick 4 Sundays for early evening codes enforcement.

Rules and Guidelines for Extensions of Remodeling/New Homes

The Board members reviewed and discussed changes in the Guidelines for Remodeling, New Homes/Extensions. Because of the great variety of requests and projects that are presented and the people involved in the work ranging from professional to part-time to do-it-yourself homeowners, it was emphasized that there must be some degree of flexibility included in the guidelines.

Tom Tucek suggested setting a six-month time limitation to complete construction. It was also recommended that final grade and ground cover requirements be included in the guidelines. The Board made the suggestion that the General Manager add landscaping when a certain percent has been disturbed.

Sunset Cove Desiltation Plan

The General Manager reported that additional bids are still being sought for the desiltation of Sunset Cove and Raintree Village Basin. There has been contact with the Codes Enforcement Department of the City of Lee’s Summit concerning the responsibility of Raintree Lake Village developer (Mike Atcheson) for the maintenance and landscaping of the Raintree Lake Village Basin. He also is committed to a one-time dredging of the siltation pond. The timing of the desiltation is yet uncertain and the final landscaping will not be done until the pond dredging is complete. It was recommended that no hourly bids be considered for the dredging work; only definite stated sums for completed work.

Seawall Engineering

The General Manager is in the process of obtaining information and cost estimates to repair the seawall at the clubhouse. It appears we will need the services of an engineer in order to obtain a permit based on City Code Standards. Tony Jose suggested involvement of a geotechnical engineer. Tony will get the names of three to contact.

Swimming Pool Hours

The Board reviewed the request of the Pool Committee to open the pool for adult only swimming from 8:00 a.m. until noon from July 14 to August 15 on weekdays. The swim

team ends their training on July 12. The only other people at the pool would be the Aquaticare students from 10:00 a.m. to noon ending July 31 and then their swimming instructor. The adult swimmers would not have the services of a lifeguard until the normal noontime opening of the pool to the public.

The question of liability for the unsupervised swimming of the adults was discussed as well as the residency of some of the student swimmers brought to the Raintree pool.

It was recommended that the Pool Committee should come up with some decision regarding this matter after researching the liability potential with the RLPOA attorney, our insurance carrier and Kathy of Aquaticare.

Meeting Adjourned

Brian Whitley made a motion for the Board to move to Executive Session. Tim Nydegger seconded the motion and all Board Members approved.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 8, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board Meeting of the Raintree Lake Property Owners Association was held on July 8, 2008. Members in attendance were Tony Jose, Bob Christian, Judy Schmoeger, Brenda Miller, Brian West, Brian Whitley, Tom Tucek and Robert Dye. Tim Nydegger was not in attendance at this meeting. Also in attendance was Rachelle Vandiver, General Manager.

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

2. OPEN FORUM

Shirley Thomas expressed great satisfaction for the work of the office staff and maintenance people of Raintree Lake regarding the tree planting program and the edging work done at Regatta and 291 entrances to Raintree Lake. She also complimented the Garden Club for the excellent work and effort to make Raintree Lake more beautiful. She also complimented the General Manager and the Board of Directors for the excellent condition of the Raintree Lake area and the extraordinary fireworks display on July 4. She also lauded the General Manager for her support and work with Raintree committees.

Judy Schmoeger affirmed the comments of Shirley Thomas and stated that the Garden Club has done a great job this year for Raintree Lake.

Brian Whitley reported a meeting is to be held at the Clubhouse on Wednesday night, July 9, with the Raintree Villas Board of Directors concerning the Raintree monument license and Easement Agreement. The meeting is to be held at

6:00 p.m.

He also reported a meeting to be held by the Raintree View Committee at 7:00 p.m. on July 10 at the Clubhouse to discuss results of the Raintree View development survey and an open house from 6:30 p.m. to 8:30 p.m. on July 10 for Raintree residents to meet and discuss local water main improvements with Lee's Summit city representatives. Water mains planned for rehabilitation are located along Harbor Drive, Marline Drive, Batten Drive, and Bowsprit Drive. Sewer improvement for Raintree Drive, Sapelo and Leeward will be discussed also. A meeting is also scheduled for July 22 with a representative of John Deere Landscaping to propose a solution for algae problems in Raintree Lake coves and waterscapes. That meeting is to be held at the Clubhouse at 7:00 p.m.

Ira Roberts reported on a recent Lee's Summit condemnation proceeding he took part in regarding the acquisition of land for use as an excess flow sewage holding basin. He reported that three commissioners and others involved in the proceeding (including him) visited and inspected an excess flow sewage holding basin similar to those in the Raintree Lake area and found terrible conditions at the site. The site of the inspection was near the Lee's Summit Animal Shelter. Raw sewage covered the ground and the group found the conditions unacceptable. Ira suggested that Board members from Raintree visit and inspect the site and see the results of what can occur from the use of excess flow basins. The presentation by the City of Lee's Summit concerning the use of the excess flow basins has been misleading and inaccurate. In addition, it is reported the City Attorney has misrepresented the position of the RLPOA as being favorable to their use when it has been the opposite. It has been suggested that only an injunction could stop their construction and use.

Tony Jose asked Rachelle, the General Manager, to set up a meeting time and asked for Board member volunteers to inspect the excess flow sewage basin site with her, to take digital camera pictures, and take notes about their findings and take water samples.

A report is to be made of their findings and given to the three commissioners as soon as possible re-emphasizing our opposition to the use of excess flow sewage holding basins.

Karen Debitetto spoke to the Board members about becoming more environmentally friendly (going green) in Raintree Lake with community gardens, windmills for electricity and clotheslines in back yards. She offered her assistance to the Board to promote conservation programs. She later added solar panels to her recommendations.

3. CONSENT AGENDA

Bob Christian made a motion to approve the Consent Agenda that included the June 10, 2008 Board meeting minutes and payment of bills for general operations for June. Brian West seconded the motion. The motion was approved 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the June 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.	\$ 471,603.94

These include reserves for:

Operations	\$ 44,000.00
Dock Self Insurance	\$ 30,000.00
Siltation	\$ 135,000.00

Expenses for June:	\$ 108,315.29
Long-Term Debt:	\$ 33,670.23
Outstanding Dues/Fines a/o 6/30/08	\$ 9,172.62
Balance Due Liens Filed	\$ 41,017.44

Income during June:

Dues	\$ 65,858.33
Other Income Total	\$ 14,636.20

The report was filed for audit.

Brian West indicated the need for the Finance Committee to meet in August to begin to discuss the annual budget for 2009. Tony Jose asked for the Finance Committee to review the rate of return on the sweep account to consider securing a better return.

5. BOARD ANNOUNCEMENTS

Raintree monument meeting at Clubhouse at 6:00 p.m. on July 9.

Raintree View Committee meeting at the Clubhouse at 7:00 p.m. on July 10.

Open house meeting by the City of Lee's Summit at the Clubhouse from 6:30 p.m. to 8:30 p.m. on July 10 regarding improved water mains and sewer line replacement.

Algae control meeting at the Clubhouse on July 22 at 7:00 p.m. with John Deere Landscaping.

Swim team banquet on July 17 at the pool location. Pool closes at 4:00 p.m.

Teen swim on July 17 from 7:00 p.m. to 10:00 p.m.

6. OLD BUSINESS

Legal: The Board reviewed legal activity detailed in the July 3, 2008 letter by Kapke and Willerth LLC.

- G. General Manager Rachelle reports that the legal case of Lou-Air and Raintree v. MODot and James Cape and Sons has been settled and that Raintree has received a portion of the settlement. The amount was not indicated.
- H. Brian West indicated the aluminum can recycling program has been handled well and there have been no problems. Brian West made a motion to continue the can recycling program for the rest of the swimming season. Seconded by Brian Whitley. Motion was approved 7 to 0.
- I. Tom Tucek made a motion concerning closed records to table any action until further review by the Board at the next Work Session. The motion failed for lack of a second. Brian Whitley made a motion to accept the list for a closed record policy that has been submitted by our legal counsel. The Board will review the results of the policy after six months to determine its effectiveness. The motion was seconded by Judy Schmoeger. An amendment to the motion was made by Bob Christianson to give the closed records policy the official title of Raintree Lake Property Owners Association Closed Records Policy dated July 8, 2008. The amendment was seconded by Brenda Miller. The following list will be included in the Raintree Lake Property Owners Association Closed Records Policy dated July 8, 2008 detailing those records not available to the general public.
 - 1. Resident Files: All resident files, including but not limited to, phone numbers, bank account information, violations, assessment balances and legal proceedings that have not been recorded.
 - 2. Legal Correspondence: Legal actions, causes of action, litigation and any confidential or privileged communications between association representatives and its attorneys.
 - 3. Pending Purchasing Files: Specifications for competitive bidding until either the specifications are officially approved or the specifications are published.
 - 4. Sealed Bids: Sealed bids and related documents until the bids are opened; and sealed proposals and related documents or any documents related to a negotiated contract until a contract is executed.
 - 5. Leasing or Purchase of Real Estate: Where public knowledge of the transaction might adversely affect the legal consideration during negotiations.

6. Personnel Files: Hiring, firing, disciplining or promoting of particular employees when personal information about the employee is discussed or recorded. "Personal information" means information relating to the performance or merit of individual employees. This exemption shall not apply to the names, positions, salaries and lengths of service.
7. Financial Records: Excluding Final Audit Report and Budget/Actual. Financial records requests will be submitted in writing with purpose and intent of usage, binding with affidavit, on a case-by-case basis, to be reviewed and determined by the Board of Directors.
8. Executive Session Minutes: Executive Sessions encompass legal issues, personnel issues, negotiations of real estate, which if made public would adversely affect the ability of the Board to negotiate.
9. Professional Services/Consultants: Where public knowledge of provided services might adversely affect the legal consideration during negotiations and/or confidential or privileged communications between association representatives and its auditor. All final audit reports issued by the auditor are to be considered open records.

The amendment was approved by a vote of 6 to 1. Tom Tucek was opposed. The original motion was approved by the Board by a vote of 6 to 1. Tom Tucek was opposed.

- H. Tony Jose read the new proposed ARB Guidelines for Remodels/New Additions. A general discussion was held briefly and a motion was made by Tom Tucek to table until the July work session. Motion was seconded by Bob Christian. Motion was approved by all.

7. NEW BUSINESS

- A. John Smith was scheduled to meet with the Board of Directors to discuss the possibility of receiving approval for the installation of a boat lift for his pontoon boat. Mr. Smith did not attend the meeting and the Board did not act on this matter at this time.
- B. Greg Schuh's ARB Application for patio, drainage and sea wall was disapproved. He lives at 4495 SW Bowsprit, Lot Number 512. Greg Schuh met with the Board to review his application for construction of a patio and sea wall and improved drainage at his home on Bowsprit. The ARB had disapproved his application because of drainage concerns with piping across the Common Ground. The ARB did not complete a review of the complete information package pertaining to improvement request. The Board discussed at length the drainage problems at the site and the request to put a French drain into the Common Ground area about 6- to 8-feet behind his neighbor's lot to a point

about midway behind his neighbor's lot on Common Ground with drainage from that point on to the lake. The neighbor's lot would be to the south of Mr. Shuh's home. A motion was made by Brian Whitley to approve the French drain proposal of Mr. Schuh and the drainage and the drainage plan entering the Common Area. Mr. Schuh must submit drawings of the exact location for the drainage system and a plan for remediation if problems occur with the Common Area. He must also provide a signed agreement with his neighbor to the south as to acceptance of the drainage proposal. The data requested must be submitted to Raintree's General Manager to be presented to the ARB for review of the entire proposal for formal approval. An inspection will be required within a couple of months after completion to determine if any problems have occurred. The motion was seconded by Bob Christian and approved 7 to 0.

C. Michael Smith requested his appeal be removed from the agenda and moved to the August Board Meeting.

8. ADJOURNMENT

Bob Christian moved to adjourn to Executive Session. Seconded by Tom Tucek. Motion was approved 7 to 0.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION SPECIAL MEETING/WORK SESSION MEETING July 24, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held July 24, 2008, at 7:00 PM. Members in attendance: Tony Jose, Bob Christian, Tom Tucek, Tim Nydegger, Judy Schmoeger, Brian West and Robert Dye. Not attending the meeting were Brenda Miller and Brian Whitley. Rachelle Vandiver, the General Manager, was also present.

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

Monument License and Easement Agreement

A discussion was held concerning the Monument License and Easement Agreement proposed between the Raintree Villas Homeowners Association, Inc. and Raintree Lake Property Owners Association, Inc.

Robert Dye objected to Section 10 wording in the agreement because of uncertain and ambiguous wording as to clear ownership of the monument. A motion was made by Brian West to accept the License and Easement Agreement between RLPOA and Raintree Villas as presented by the proposal dated 7/10/08. Bob Christian seconded the motion.

Robert Dye made a motion to amend the motion to change that part of the wording in Section 10 of the agreement reading “provided that said removal and replacement is consistent with the rules and regulations of the RLPOA and Raintree Villas” with the wording “and that ownership of the monument and vegetation shall be held by RLPOA throughout this agreement and thereafter.” The amendment failed due to a lack of a second. The original motion was approved five to one with Robert Dye opposed.

The Special Meeting was adjourned and moved to the Work Session with all present in approval.

Trash and Yard Waste Guidelines

The Board members discussed trash and yard waste guidelines currently in use and the need to be flexible in working with the elderly and disabled to avoid creating hardships whenever possible and to maintain a list of those people that deserve special consideration. This matter is to be put on the next Board Meeting Agenda for review.

Work Boat

General Manager Rachelle Vandiver commented about the bad condition of our work boat (pontoon) and it’s motor. It was suggested that the rental pontoon boat be used currently as the work boat and attempt to locate a 25 HP to 40 HP motor to purchase to put on the old work boat. A used motor was recommended. Bob Christian volunteered to check with local scrap metal dealers concerning the old work boat.

ARB Guidelines for Remodels/New Additions

The suggested ARB Guidelines for Remodels/New Additions was discussed with focus mainly on land disturbance associated with each project. It was determined that landscaping must be completed prior to the expiration of a six-month period if ground disturbance is greater than 10% of the area from the front of a home to the street or 25% of the side yards and back. The ARB Guidelines are to be a part of the next Board meeting for approval.

Raintree View

Tom Tucek reviewed the Raintree View Survey results with the Board. It is to be published in the August Shoreline. Tom is to discuss any requirements for development of the six lots regarding special use permits, zoning, etc. with Bob McKay with the City of Lee’s Summit. He indicated to fully complete the Raintree View project, it will take five to ten years. Privacy of local residents will be an issue with the development of Raintree View. The initial work will probably involve planting trees and vegetation and creating berms to border the area.

Silt Removal

Rachelle Vandiver, General Manager, brought up the silt removal project concerning Sunset Cove and Raintree Village Basin and the need to locate a site for dumping the silt removed from the two dredging sites. Several possibilities are being checked out. No action or approvals for the project have yet been achieved.

Open Lake Swimming Rules

Tom Tucek initiated a discussion about open lake swimming rules and the desire of the Lake Committee to revise or perhaps eliminate swimming in the lake unless accompanied by a boat with appropriate warning flags or to swim only within the designated swimming areas protected by marker buoys at swimming docks. At the center of concern was the fifty-foot shoreline swim rule. It was suggested by members of the Board that we should make sure the rules that exist now are enforced, that all swimmers must have proper ID, that warnings and fines are imposed when rules are violated and those people are removed from the lake. It was also recommended that the Lake Committee members review the swim regulations for additional suggestions and comments.

Recycling Container at Raintree Lake Community Church

Rachelle reported to the Board that the recycling container at the Raintree Lake Community Church is not being used properly and that there appears to be no screening of the trash for recycling materials only. Bob Christian and Rachelle are to compose a letter to the church requesting that they do proper screening of trash for the recycling effort.

Traffic Speed Control

Robert Dye reviewed with the Board three different possibilities for traffic speed control along certain areas of SW Raintree Parkway and Raintree Drive. Two of these speed control suggestions were optical illusions that are mistaken to be speed bumps on the pavement. The third idea was a speed zone sign with a fake camera and blinking warning light. It was suggested that Robert approach the City of Lee's Summit as an individual rather than as an RLPOA Board member and discuss the possibilities with the proper officials.

Seawall

Robert Dye read a statement about his inspection of the seawall at the Clubhouse and his recommended approach for the engineers and ultimately the contractors to consider when they are contacted regarding repairs needed. The seawall is 85% to 90% unchanged from its original construction about 35 years ago and basically needs stabilization. Only a relatively small section of the wall needs to be realigned and reconstructed with stabilization and erosion prevention on the back side of the wall against the hillside.

Walking Trail

Robert Dye brought the subject of a walking trail to be constructed on the east side and south side of Sunset Cove before the Board. He requested that the Board give consideration to include the cost of construction of the walking trail in the budget for next year. It was suggested that he take measurements and information regarding the terrain where the walking trail will be constructed and bring that information to the Board.

Launching of Boats

Robert Dye submitted to the board proposed changes in the regulations pertaining to the launching of boats at Raintree Lake. The changes relate only to the launching of lightweight watercraft from the shoreline. The proposed changes were given to San LaPoint, Co-chairman of the Lake Committee, for the committee's review and recommendation.

Weed Conditions Along the Shoreline

San LaPoint informed the board of weed conditions along the lake shoreline and water clarity. He took samples of aquatic vegetation to the Department of Conservation for them to identify. He was told that the last few years we did not receive the rain which caused our lake to be clear. This year, with all the rain runoff, clarity of water is poor. This will inhibit growth of aquatic vegetation. He also commented that the Department of Conservation has been contacted concerning fish shocking tests in spring of 2009.

Flooding of Joe Fanning's Yard

The Board of Directors reviewed a letter and DVD submitted by Joe Fanning Jr. complaining about flooding of his yard caused by run-off water from the common area near his back yard. The property involved is 4209 SW Leeward Dr. The City Engineer is to be contacted concerning possible solutions to the flooding problem.

Liability During Adult Swim Periods

Judy Schmoeger announced that our insurance carrier has approved and Okayed the liability question concerning adults swimming from 8:00 a.m. to noon on weekdays until August 15 without a lifeguard being present. The decision for permitting this activity was made by the Pool Committee.

Erosion of Spillway

Tony Jose reported that he has had Scott Edgar, Lee's Summit City Engineer, inspect the spillway erosion taking place below the SW Raintree Parkway bridge. The erosion has cut a deep channel in the rock ledge the past several years that is fast approaching the base of the bridge. The engineer suggested changing the channel flow to one side of the bridge or the other away from the middle of the bridge where the erosion is taking place. The City Engineer recommended core samples of the rock in the areas where the water flow would be directed to each end of the bridge on the east side. The City Engineer indicated we would be able to perhaps buy 20 years more time by redirecting the flow before major expense would be necessary. A diversion wall or curb of concrete 6 inches in height would need to be put in place along the bridge to divert the flow of water .

Tony Jose moved the Work Session to the Executive Session of the Board Meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 12, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on August 12, 2008. Members in attendance were: Tony Jose, Brian Whitley, Judy Schmoeger, Brenda Miller, Tom Tucek, Brian West, Tim Nydegger and Robert Dye. Bob Christian was absent. Also in attendance was Rachelle Vandiver, General Manager.

Tony Jose called the meeting to order at 7:08 p.m. and announced a quorum for the Board meeting.

3. CONSENT AGENDA

Tom Tucek asked that the July minutes be removed from the Consent Agenda as some of the Treasurer's Report headings were not correctly typed from the original draft. Dock Self Insurance was incorrectly typed as Long-Term Debt and Siltation was mistyped as Outstanding Dues/Fines. Tony called for a vote on the payment of bills in the Consent Agenda. It was approved 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the July Treasurer's Report

Contents:

- Balance Sheet
- Income/Expense Statement
- Check Register
- Budget Analysis
- General Ledger Trial Balance

Informational Items:

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 441,707.50

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for July:	\$ 90,047.72
Long-Term Debt:	\$ 28,202.53
Outstanding Dues/Fines a/o 07/31/08	\$ 13,360.61
Balance Due Liens Filed	\$ 49,399.41

Income during July:

Dues	\$ 100,542.61
Other Income Total	\$ 7,420.41

The report was filed for audit.

Tom Tucek inquired about preparation of a comparative budget report for the current month.

5. BOARD ANNOUNCEMENTS

- A. Captain Mark Taylor of the Lee's Summit Police Department was unable to attend the Board Meeting as scheduled.
- B. The family pool swim party is scheduled for August 22, 2008 at 7:00 p.m.
- C. The Duck Pond triangle which is a project of the Raintree Lake Garden Club received a first place award for a Subdivision Entrance from the City of Lee's Summit.
- D. Raintree Lake resident Mary Bell received a first place award from the City of Lee's Summit for the Patio/Deck Division.
- E. The Raintree Lake Shoreline Adoption Program is being conducted by Joan Bruns. She is signing up volunteers to clean up sections of the lake shoreline on a monthly basis.

6. OLD BUSINESS

- A. The Board members reviewed a letter dated August 6, 2008 from our legal counsel, Joe Willerth, detailing current legal activities regarding seven Raintree Lake residents.
- B. The Board held a lengthy discussion about residents who are having problems meeting the trash guideline requirements and code enforcement due to special circumstances such as illness, physical handicaps, conflicts of work requirements and time and occurrence of unpredictable events. It was suggested that a Special Circumstances form be completed by those residents who are having problems meeting the trash requirements and that the General Manager would maintain a list of those residents who should be granted special consideration. The General Manager will determine who qualifies on a case-by-case basis.

A motion was made by Brian West to approve the use of the Special Circumstances/Exceptions to Trash Rules form presented by the General Manager. Tom Tucek seconded the motion and it was approved 7 to 0.

Brian West made a motion to place a notice of the Special Circumstances form in the next Shoreline publication to alert our residents. The motion was seconded by Tom Tucek and approved 7 to 0.

- C. Proposed ARB Guidelines were reviewed by the Board regarding home

additions/remodels. *A motion was made by Tom Tucek to adopt the proposed ARB Rules and Guidelines for home additions/remodels with only the following changes: (1) to delete the word Contractor from Section 4 and (2) to complete the second sentence in Section 5 to read "Landscaping is required when ground disturbance is greater than 10% in the front and/or 25% in back/or sides of yard. Brian Whitley seconded the motion." Motion was approved 7 to 0.*

- D. Tony reported that he, Rachelle, Nolan and Scott Edgar, Lee's Summit City Engineer, inspected the erosion problem that is taking place at the bridge over the spillway. After some discussion, it was decided to take it up later at the Work Session this month.

7. NEW BUSINESS

- A. Michael Smith's appeal for a recent lake citation was withdrawn without a vote.
- B. Richard McMillin's appeal regarding builder's fines will be continued at his request until September.
- C. Julie Whyte's appeal for the disapproval of a jet ski lift was presented to the Board. The lift had been installed in June of 2007 without seeking the required approval and was recently repaired and a lift approval requested. Rather than paying a \$1,000.00 fine and losing the right to use the boat slip, Ms. Whyte was offered the alternative of removing the jet ski lift, request the proper approval for the lift and have it reinstalled. She accepted the procedure offered. Tom Tucek made a motion to deny the appeal of July Whyte for reversal of the jet ski lift disapproval. Judy Schmoeger seconded the motion. It was approved 7 to 0.
- D. Kelly Crawford, representing the Raintree Lake swimming team, requested that the RLPOA provide funds to purchase four swim blocks for the use of the swimming team in the coming years. The cost of the four swim blocks (Kiefer Gemini XL starting platform), slip anchors and shipping total \$5,297.01. The discussion of the swim blocks brought out concern about drilling required installing the swim blocks at the pool's edge and potential damage to the deck and piping systems. Additional bids were asked for in order that the Board may make a decision. A possible fund raiser was also mentioned. It was determined that the Board would take up this issue at the next Work Session on August 28.
- E. Brian West informed the Board that all trash collection costs could be expected to be raised soon. No agreements offered before recent mergers were going to be honored and Deffenbaugh no longer will pick up yard waste. Town and Country does offer special service for the handicapped. Town and Country Disposal are proposing to provide Raintree Lake residents with trash collection, seasonal yard waste collection and co-mingled recycling. They will require 90% of Raintree residents to sign up for the weekly service costing \$48.75 quarterly or \$190.00 annually. Only the annual payment method is guaranteed for one year. They will

work all holidays and our present collection day will not change. It was suggested to go back to Town & Country to request additional information and all available services broken apart.

F. Lake Committee Guidelines did not have time for the Board to review. It was requested to supply them with the edits from the original version. This will be placed on the agenda for the August work session.

G. *Tom Tucek made a motion to approve the minutes of the July 8, 2008 Board of Directors Meeting as amended correcting the mistyped headings Dock Self Insurance that was incorrectly typed as Long-Term Debt and Siltation typed incorrectly as Outstanding Dues/Fines. The motion was seconded by Brian Whitley and approved 7 to 0.*

Brian Whitley made a motion to go to Executive Board Session. Tom Tucek seconded the motion. Motion was approved 7 to 0.

H. *Tom Tucek made a motion to approve funding up to the budgeted amount for parking lot repairs at the Raintree Lake launching site including ramp repairs as needed. Motion was seconded by Tim Nydegger and approved 7 to 0.*

8. ADJOURNMENT

Tom Tucek made a motion to adjourn. Judy Schmoeger seconded the motion. Motion approved 7 to 0.

Raintree Lake Property Owners Association Special Meeting/Work Session August 28, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held August 28, 2008 scheduled for 7:00pm. Members in attendance were Tony Jose, Bob Christian, Tim Nydegger, Brian Whitley, Tom Tucek, Brenda Miller, Brian West and Robert Dye. Also attending the meeting was General Manager Rachelle Vandiver. Board member Judy Schmoeger was absent.

Tony Jose called the special meeting to order and announced a quorum at 7:07pm.

Special Meeting:

- 1. Clubhouse Seal and Stripe Proposals: General Manager Rachelle brought up the subject of needed repairs for the boat ramp parking area and sealing and striping work needed for the clubhouse parking areas. She presented a copy of a letter dated August 27, 2008 from Paul L. Roberts, Jr., Project Manager of North Shore Properties, Inc. indicating his willingness to permit RLPOA to proceed with the**

needed repairs for the boat ramp parking area subject to designated terms and conditions. Rachelle also presented 3 bids regarding the work to be done.

Bob Christian made a motion to use the lowest bid for both jobs of \$21,270.00 submitted by Calvert's Paving, Inc. This motion is limited up to the amount budgeted for this purpose. Motion was subject to proper insurance and references. Brian Whitley seconded the motion. Motion approved 7 to 0.

Bob Christian made a motion to adjourn to the work session. Tom Tucek seconded the motion and it passed 7 to 0.

1. **Easement Request:** Ira Roberts requested that the Board act on granting the utility and Road access easements he needs to proceed with his proposed development east and west of Raintree Parkway between the south end of the Raintree Lake dam and the spillway bridge.

After a brief discussion a meeting was scheduled for September 2 at 4:00pm with Diane and Ira Roberts and the special committee of Board members created for this purpose. The easement issue and other considerations will be taken up at this meeting.

2. **Trash Companies Yard Waste Guidelines:** Brian West commented that he has not been able to make any progress in negotiating a more favorable refuse collection and yard waste contract with Town and Country, a major trash collection company that serves many of Raintree residents.

Tim Nydegger offered to assist in working out the trash collection problem. Bob Christian offered to review Raintree's Codes and Bylaws to see if RLPOA can contract for trash services for all residents and increase the quarterly dues to pay for it.

3. **Grass Clippings in Street:** Brian West commented that grass clippings left in the street are continuing to be a problem at Raintree. It was discussed by members of the Board and determined that a copy of the city ordinance regarding grass clippings should be posted in the next Shoreline publication. Brian Whitley offered to create the notice to be published.
4. **TOPS Reports Review:** Rachelle Vandiver provided current financial reports including budget comparisons for the year to date for Board Members to review.
5. **Lake Committee Recommendation on Boat Verification:** Tom Tucek commented that the Lake Committee recommended accepting only the "Certificate of Origin" as to the length of a boat. A boat with a molded on platform would be acceptable as long as the certificate of origin stated the boat was 21' or less even though it measured more than 21' with the molded platform included. A bill of sale or boat

title would not be acceptable to establish boat length. Any bolted on platform or other bolted on feature would not be counted in the boat measurement.

Rachelle will prepare a notice to be placed in the next Shoreline publication describing boat measuring requirements and procedures.

- 6. Lake Committee Guidelines: The members of the Board of Directors have received and reviewed a copy of the Raintree Lake Committee's new proposed committee guidelines. The only change from the old guidelines was to remove the requirement that a RLPOA Board Member (at least one member of the Board) must be a Lake Committee Member.**

It was suggested that whenever possible at least one member of the RLPOA Board of Directors be a member of each committee that voluntarily serves the Raintree community in order to be a direct liaison between the committee and the Board of Directors.

- 7. Raintree View Committee Update: Tom Tucek reported that a meeting will be held with the City of Lee's Summit to discuss the proposed future development of Raintree View (6 lots along S.W. Raintree Parkway).**

A price proposal from Colonial Nursery was given to the Board for 69 Thuja Green Giant Evergreen trees to be planted on the Raintree View lots along 2 borders to screen off adjacent residences. The cost would vary from \$5,865.00 to \$9,335.70 depending on whether a 2 foot tree or 4 foot tree is purchased.

Robert Dye made a proposal to the Board to provide free of charge including planting and replanting if necessary up to 100 trees of the Boards choice of 3 different popular and proven varieties for planting along the 2 designated borders of Raintree View. The 3 varieties offered would be Austrian Pine, White Pine and Norway Spruce. Replanting would be provided for up to 2 years if needed.

- 8. Spillway Erosion Control: A discussion was held regarding the erosion of the Raintree Lake spillway east of the spillway bridge. Suggestions have been made regarding the diverting of spillway flow to control future erosion. It was reported efforts are being made to determine the legal rights of RLPOA to work on the spillway problems. There is work being done to determine the legal description for the spillway area involved and legal ownership.**
- 9. Swim Block Proposals: The recent request by Kelly Crawford representing the Raintree Swimming Team for funds to buy swim blocks is to be processed by the Pool Committee with additional bids for the purchase of swim blocks to be obtained and the request resubmitted to the Board at a later date.**
- 10. Clubhouse Renovation: Tony Jose asked for Board Members to review the plans for the clubhouse renovation proposal and submit their thought in writing to him.**

Tony Jose indicated the clubhouse needs some painting and other work done now. The cupola and exterior trim need work immediately.

Robert Dye made a motion to adjourn the meeting. Brian West seconded the motion and the meeting was adjourned. Vote of 7 to 0. Time 9:01pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 9, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on September 9, 2008. Members in attendance were: Brian West, Brenda Miller, Tony Jose, Tom Tucek, Bob Christian, Judy Schmoeger and Robert Dye. General Manager Rachelle Vandiver was also present. Absent were Board members Brian Whitley and Tim Nydegger.

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

2. OPEN FORUM

Robert Dye commented that the Raintree Lake residents living along Ward Road and on the west side of Sunset Cove probably will feel like they are under siege for the next couple of years with all the roadwork, new utility lines and major sewer lines going in all around them. He stated that he wanted those residents to know they have not been forgotten because there are efforts under way to correct the siltation problem and a proposal to the Budget Committee to construct a walking trail along the east and south side of Sunset Cove is in the near future.

Robert Dye also thanked Tom Tucek for alerting him at the August 12 Board Meeting of errors in the July 8 Board Meeting minutes. He indicated he went back through all his handwritten original drafts of Board Meeting minutes since he became Secretary that were turned over to the Raintree Lake office staff to be typed and found that his original handwritten drafts of the minutes have been correct and compared almost exactly word for word with the typed minutes produced by the Raintree office staff except for a few mistyped words and a few omissions in the typing that didn't change the dialogue.

The July minutes that Tom Tucek was referring to as having errors had only two incorrectly typed headings and one incorrectly typed date in the Treasurer's Report. They were correct in his original handwritten draft.

He has since discovered the same typing errors in the Treasurer's Report for the June Board Meeting minutes and major typing errors in the typed minutes of the

August 12 and August 28 Board Meetings that have not yet been presented to the Board for approval. The first effort at typing the August 12 minutes had only the first one-half page correct and the August 28 minutes had several errors in the typed version. It took three attempts to get the August 12 Minutes typed correctly.

Robert Dye requested only that he or someone else familiar with Board Member activity be given a chance to proof read the typed minutes against the original handwritten draft before it is submitted to the Board for approval.

3. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda which included the August Board Meeting minutes and the payment of bills for August. Brian West seconded the motion and it was approved 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the August Treasurer's Report

Contents:

- Balance Sheet
- Income/Expense Statement
- Check Register
- Budget Analysis
- General Ledger Trial Balance

Informational Items:

Bank Account Balances as of August:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 417,228.65

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for August:	\$ 66,114.97
Long-Term Debt:	\$ 22,710.29
Outstanding Dues/Fines a/o 08/31/08	\$ 9,554.20
Balance Due Liens Filed	\$ 45,204.01

Income during August:

Dues	\$ 65,858.33
Other Income Total	\$ 3,081.40

Rachelle Vandiver commented that the bank account had not yet been reconciled for August and that Long-Term Debt shown in the Treasurer's Report was incorrect and should be \$22,710.29. The report was filed for audit.

5. BOARD ANNOUNCEMENTS

The fall Raintree Lake garage sale is scheduled for September 18, 19 and 20. The Council of Blind will be in the Raintree Lake area September 20 to pick up donations.

Rachelle reported that work is scheduled for the Clubhouse parking lot on Sunday, September 14 and for the boat ramp parking lot on September 11.

6. OLD BUSINESS

Legal

The Board reviewed current legal activity reported by Kapke and Willerth L.L.C. The six delinquent accounts reported activity as follows: One bankruptcy with the possibility of some partial payment to RLPOA, two scheduled trials in September for non-payment of dues, one delinquent account now paid up, one now making payments and one account that our attorney requests permission to initiate a lawsuit.

Lake Committee Guidelines

Tony Jose reviewed the proposed revision of the Lake Committee Guidelines with the Board Members.

Tom Tucek made a motion to approve the recommended Guidelines submitted by the Lake Committee as follows: Lake Committee Guidelines Revision #8, dated 8/6/08. Bob Christian seconded the motion and it was approved 6 to 0.

7. NEW BUSINESS

The Board members reviewed and discussed the appeal of Richard McMillin regarding his builder's fines and the reasons for failure to complete the construction of a home at 5036 SW Kingfisher (Lot 817) in a reasonable period of time. There are several points of disagreement between the Board and Richard and the need to check the city ordinances about possible conflict between RLPOA construction regulations and Lee's Summit's regulations. Judy Schmoeger commented that we should review the entire file at a Special Meeting in the near future. Tom Tucek indicated we should try to resolve the matter at the next Special Work Session of the Board in Executive Session September 25.

The Board of Directors held a lengthy discussion with Will Rogers about his appeal to overturn a citation for a Lake Rules Violation. Mr. Rogers was cited four years ago for a similar violation. Tom Tucek made a motion to rescind the citation and approve Mr. Rogers' appeal. The motion was seconded by Bob Christian and approved 6 to 0.

Tom Tucek made a motion to purchase a new swim dock from Kribbs Welding for the sum of \$6,800.00. The price includes materials, fabrication, delivery and installation and a ladder as outlined in RLPOA specification letter and Request for

Bid on August 29, 2008. The motion made was limited up to the amount budgeted for that purpose. Judy Schmoeger seconded the motion and it was approved 6 to 0.

Brian West made a motion to accept the bid of Kevin Latimer to paint the exterior of the Clubhouse for \$3,350.00. The painting proposal includes power wash and scrape all loose paint, caulking where needed, prime all raw wood with oil primer and paint all doors and windows and trim with two coats of latex paint. Motion was seconded by Judy Schmoeger. Bob Christian made a motion to amend the motion to fund the painting contract with Latimer from the Operation Reserve account. Tom Tucek seconded the amendment. The amendment was passed 5 -0-1 and the motion was passed 5-0-1 with Bob Christian abstaining on each vote.

Bob Christian made a motion to go to Executive Session. Tom Tucek seconded the motion and it was approved 6 to 0.

The regular Board Meeting was re-opened after moving from Executive Session.

8. ADJOURNMENT

Bob Christian made a motion to adjourn. Robert Dye seconded the motion and it was approved by all.

Meeting was adjourned at 10:00 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION SPECIAL MEETING/WORK SESSION MEETING September 25, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held September 25, 2008, at 7:00 PM. Members in attendance: Tony Jose, Brian West, Judy Schmoeger, Brenda Miller, Robert Dye and Bob Christian who arrived at 7:35pm. Also attending was Rachelle Vandiver. Not present for this meeting were Board Members Tom Tucek, Brian Whitley and Tim Nydegger

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

Richard McMillin Appeal of Builders Fines

The Board Members and Richard McMillin discussed at length the problems and delays involved with the completion of construction on a home Mr. McMillin has built at 5036 SW Kingfisher, Lot 817, Raintree Lake and the fines being imposed as a result of all the delay.

Judy Schmoeger made a motion to move the meeting to an Executive Session. Brian West seconded the motion and it was approved by all members present. The meeting moved to Executive Session.

Tony Jose reopened to the Special Meeting at 7:21pm.

Judy Schmoeger reported to Mr. McMillin the Board Members approval to accept his \$2,000 offer in settlement of his fines for construction delays and the general feeling of the Board about the case.

Simon Garlich – ARB Disapproval of Steel Siding Application

A review of the steel siding proposal by Simon Garlich was held by the Board Members including personal inspection for the product. Mr. Garlich was appealing the ARB disapproval of siding to be used on property at 5128 SW Surf Scooter, Lot 885, Raintree Lake. It was stated that Raintree ARB had accepted steel siding previously.

Judy Schmoeger made a motion to accept the steel siding proposal of Simon Garlich if the specifications for the steel siding to be used equal or exceed those specifications presently used by the ARB. Tim Nydegger is to obtain the required information for comparison and approval. This is to be a one time exception. Bob Christian seconded the motion and it was approved by all. 5 to 0.

Bob Christian made a motion requiring the Raintree ARB to propose standards and guidelines for the approval of steel siding projects for the Board of Directors to review at the October 23 work session. The motion was seconded by Judy Schmoeger and all members approved the motion. 5 to 0.

Preferred Vendors List

Rachelle Vandiver brought up the subject of establishing a list of preferred vendors for frequently reoccurring expenditures. The Board Members encouraged this procedure and indicated the General Manager should be given some leeway in making those decisions.

Muskrat Trapping

There was a general discussion regarding muskrat trapping at Raintree Lake with the primary conclusion being that the present muskrat program was working. All Board Members expressed their approval. The program will consist of \$175 per week and \$20 per head with replacement traps costing \$30. Bob Whitworth was directed to use colony traps only with the program running from November to March 31, 2009.

Watercraft Measurement Guide

Standard measurement guides for measuring boats at Raintree Lake for the purpose of issuing permits to use the boats at Raintree Lake were reviewed. Three illustrations showing how the measurements are taken for boats with no swim platform, for boats with bolted on swim platforms and for boats with molded swim platforms will be the accepted measurement procedures with each measurement to be 21' or less. All Board Members agreed to these standards which the General Manager will enforce.

There will be a motion presented to the Board for formal approval at the next Board meeting in October.

Seawall Repair

The General Manager was requested to obtain additional bids for repair of the seawall east of the clubhouse.

Dragline Proposals

The General Manager requested to confirm the drag line contractor of choice for siltation removal at Sunset Cove.

Budget Review – Income for 2009

Revenue issues were discussed for the coming year by the Board Members. Adjustments in various income categories approved by the Board Members are as follows:

400-000 Dues – Class A, B and Commercial 4% increase across the board.

401-000 Boat Slips - Increase to \$275

402-000 Boat Stickers

402-100 w/Safety Meeting – increase to \$55

402-300 No Motor – increase to \$16.50

404-000 Clubhouse – increase to \$330 rental fee

406-000 Shoreline Ads – No change

450-000 Pontoon Rental – Increase to \$100 half day \$160 full day. No change on Early Bird Special

Rachelle Vandiver brought up the question concerning the clubhouse renovation proposal and the need to start working on the downstairs office space. Bob Christian commented on the need to put together a plan and start getting bids. Rachelle commented that much of the work could be done by our present maintenance staff over the winter.

Rachelle is to have Nolan review what needs to be done on the lower level of the clubhouse and get estimates of materials needed.

Bob Christian moved to adjourn to Executive Session. Seconded by Brian West and approve by all. The Work Session was adjourned at 9:41pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 14, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on October 14, 2008. Members in attendance were: Brenda Miller, Judy Schmoeger, Brian Whitley, Brian West, Tony Jose, Bob Christian, Tim Nydegger, Tom Tucek and Robert Dye. General Manager Rachelle Vandiver was also present.

Tony Jose called the meeting to order at 7:05 p.m. and declared that a quorum for

the meeting was present.

2. OPEN FORUM

Brian Haines brought up the subject of the bad condition of the Duck Pond. The algae and moss make fishing difficult and there is a problem with the drainage grate. Mr. Haines was informed that RLPOA has control of only a small part of the very N.W. end of the Duck Pond and the rest is under the control of the developer. It was suggested Mr. Haines might take his children fishing at some of the other small ponds at Raintree that are stocked with fish. He was also encouraged to contact the developer and express his concern.

Rita Madison requested that the RLPOA contact the city of Lee's Summit concerning the need to move forward with the utility and street resurfacing work planned for Hidden Cove street at Raintree Lake. It appears that many of the streets in the same area are being worked on and resurfaced but the work for Hidden Cove street has not been resurfaced for 31 years.

Robert Dye indicated that someone from RLPOA will contact the city of Lee's Summit about her concern.

Anthony Smith requested that the Board consider putting some fishing docks in the Raintree area.

Shirley Thomas commended the Board of Directors for sending the General Manager, Rachelle Vandiver, to the Lee's Summit Leadership program recently held and for some of the Board Members attending the Strategic Planning Meetings of Lee's Summit for 2008 and 2009.

Shirley Thomas also mentioned that progress is being made toward the completion of the 291 entrance monument for Raintree Lake and the desiltation of Sunset Cove.

3. CONSENT AGENDA

Robert Dye requested that 2 words be added to the end of the 4th paragraph of the open forum section of the September 9, 2008 minutes of the Board of Directors meeting. The two words to be added are: typed correctly.

Brian Whitley made a motion to approve the consent agenda which included the September 9, 2008 minutes of the Board of Directors and the payment of bills for September. Judy Schmoeger seconded the motion and it was approved 8 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the September Treasurer's Report

Contents:

- Balance Sheet
- Income/Expense Statement
- Check Register

Budget Analysis
General Ledger Trial Balance

Informational Items:

Bank Account Balances as of September:	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 427,898.37

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for September:	\$ 65,762.88
Long-Term Debt:	\$ 17,187.32
Outstanding Dues/Fines a/o 09/30/08	\$ 6,098.20
Balance Due Liens Filed	\$ 39,635.25

Income during September:

Dues	\$ 65,722.60
Other Income Total	\$ 6,844.89

5. BOARD ANNOUNCEMENTS

Tony Jose mentioned once again as Shirley Thomas did in the open forum session that progress is being made on the 291 Raintree Entrance Monument and Sunset Cove desiltation plan.

6. OLD BUSINESS

Legal

Legal activity reported currently for the month of October by Kapke and Willerth L.L.C. indicate 7 delinquent accounts with the following activity: 1 in Chapter 13 Bankruptcy, 1 not responding to payment requests and recommending a lawsuit be initiated, 1 making payments with anticipation that full payment will be received, 2 accounts paid in full, 1 suit for delinquent dues assessment filed and scheduled for hearing Oct. 28, 2008 and 1 that requested an extension to October 15 to make her monthly payment.

Boat Measurement Guidelines

The Board Members discussed at length proposals for establishing a standard to use in measuring boats for the issuance of boat permits at Raintree Lake. A number of Raintree residents attending the meeting contributed their ideas and procedures as well.

Tim Nydegger made a motion to accept as a standard for boat measurement requirements at Raintree Lake for the issuance of a permit any 1 of 3 illustrations to

be used in measuring boats without a swim platform, boats with a bolted on swim platform and boats with a molded on swim platform. No measurement as illustrated can be more than 21 feet. The 3 illustrations will be the guide to be used for the issuance of boat permits. Judy Schmoeger seconded the motion and it was approved. Tim Nydegger, Judy Schmoeger, Bob Christian and Robert Dye were in favor of the motion. Tom Tucek, Brenda Miller and Brian Whitley were opposed. Brian West abstained. 4-3-1.

2009 Annual Assessments

The Board discussed the current economic climate and the consumer price index of 5.6%.

Bob Christian made a motion to increase the annual dues assessments at Raintree Lake 4% across the board. Second by Brian Whitley. Motion was approved 7-0-1 with Robert Dye abstaining.

2009 Boat Slip Fees

Tom Tucek motion to reduce to \$200. No second. Motion failed. Bob Christian made a motion to increase boat slip fees to \$275. Tim Nydegger seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley opposed.

2009 Boat Sticker Fees

Judy Schmoeger made a motion to increase boat sticker fees to \$55 and \$16.50 for boats without motors. Robert Dye seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley opposed.

Charley Sandman stated that he felt boat stickers should be free to all in view of the free passes given at the swimming pool and other free events provided to the residents at Raintree.

Shirley Thomas indicated that not everyone could afford a boat and that the swimming pool was one of the few things many of the residents could enjoy and look forward to.

2009 Clubhouse Rental Fees

Brian West made a motion to increase the clubhouse rental fee to \$330. Bob Christian seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley voting no.

2009 Pontoon Boat Rental Fees

Bob Christian made a motion to have pontoon rental fees at \$55 for early bird, \$100 and \$160. Judy Schmoeger seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley voting no.

The Board discussed the matter about gas usage with the pontoon boat rental. The General Manager was asked to establish a record of approximate gas usage for

each rental of the pontoon boat. The Lake Patrol will measure each refill and report the usage to the General Manager.

Brian Whitley reported to the RLPOA Board that he will present to the Raintree Villas Board of Directors for their approval the final design for the 291 Raintree entrance monument at their meeting on December 4th.

8. NEW BUSINESS

Cobblestone Monument

Bob Christian, vice-president of the RLPOA and president of the Cobblestone Homes Association brought up the subject of constructing a monument for the Cobblestone addition at Raintree Lake. Several ideas were discussed and he was encouraged to pursue the idea further and put together a proposal.

Trash Service Proposals

Charley Sandman presented trash collection proposal from Constable Sanitation Service for a 3 year period unless unforeseen events cause collection costs to rise. The cost per month for each household that requests trash collection service will be \$12.75 providing trash and yard waste removal and the option of renting a trash receptacle for \$3.00 a month and curbside recycling for \$2.00 a month additional. It was requested that this information be published in the monthly Shoreline newsletter.

The Board was informed that the city of Lee's Summit is proposing a recycling service for residents and has scheduled a meeting November 3rd at the Raintree clubhouse to present the program. The meeting is open to all residents and is to be at 6:30pm.

After discussing other trash services current collection fees, collection dates and customer satisfaction, the Board requested the General Manager to secure multiple bids from trash service contractors who presently work in the Raintree Lake area.

The Board of Directors will take the trash collection issue up at a future work session meeting.

Drain/Water Pipes Crossing Common Ground

The Board Members discussed the request of Tim and Julie Kirkpatrick to allow them to continue use of a water line crossing common ground ending at the lake shore. The pipe is used to draw water from the lake to water their lawn. The water line was in place when they bought the home. Judy Schmoeger informed Mr. Kirkpatrick that no water lines or drains or water drawn from the lake has been a long standing rule.

The Board requested the line be capped or removed.

Tom Tucek made a motion to move to Executive Session. Brian Whitley seconded the motion and it passed 8 to 0. 9:45pm the meeting adjourned to Executive Session.

The regular Board Meeting was re-opened after moving from Executive Session.

8. ADJOURNMENT

Bob Christian moved to adjourn the Board Meeting. Tim Nydegger seconded the motion and the motion was approved 8 to 0. The Board meeting was adjourned at 11:10pm.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WORK SESSION MEETING October 23, 2008

A Work Session of the Raintree Lake Property Owners Association was held October 23, 2008 at 7:00 p.m. Members in attendance: Tony Jose, Bob Christian, Brian Whitley, Tom Tucek, Robert Dye, Brian West and Tim Nydegger who arrived at 7:36pm. Not present were Brenda Miller and Judy Schmoeger. The General Manager, Rachelle Vandiver was in attendance.

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

The Board Members reviewed the anticipated income needs and expenses for the coming year to develop a budget for 2009. Raintree Lake committee budget requests were also discussed as well as funds needed for proposed capital improvements and special projects currently underway.

Tony Jose reported that there is a leak in the clubhouse roof that needs attention immediately.

The proposed budget for 2009 was established and will be presented for formal approval at the November 11, 2008 Board meeting. Any additional recommendations or needed changes should be made known prior to the November 11, 2008 meeting.

Bob Christian made a motion to adjourn the meeting. Seconded by Brian West. All present approved and the meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING November 11, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on November 11, 2008. Members in attendance were: Judy Schmoeger, Brenda Miller, Brian Whitley, Brian West, Tony Jose, Tim Nydegger and Robert Dye. Absent were Tom Tucek and Bob Christian. Rachelle Vandiver was also present.

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

2. OPEN FORUM

Jackie Dorweiler, Raintree Lake resident at 824 SW 163rd Street, Lee's Summit, MO, asked the Board of Directors to consider reimbursing her for the Clubhouse rental considering that the Clubhouse was rented for a fundraising event on Halloween night, October 31, 2008, for the benefit of Stefanie Vest who suffers from a rare form of skin cancer called Gamma Delta lymphoma.

The Board discussed the request at considerable length with primary concern being the danger of setting a precedent that could get out of control as we already have a number of requests for free Clubhouse use repeated annually. It was determined that the Board of Directors would review each case individually and act on its merits. Brian West made a motion to waive the \$300.00 Clubhouse rental and return the funds to the Raintree resident who paid it. Judy Schmoeger seconded the motion and it was approved 5 to 1. Brian Whitley was opposed. It was reported that five Raintree families were behind the event with about 50 people attending and about \$500.00 raised.

Toby Tennyson expressed to the Board of Directors his concern for the delayed completion of the waterscape feature behind his home at 4704 SW Gull Point Drive. He was informed that the landscaping and planning for the waterscape behind his home are progressing now and will be completed comparable with others in the area.

Brian Whitley expressed his concern about siltation control and barriers needed in the 10th Plat of Raintree Lake. The Board members were updated on siltation control efforts for the area of concern.

3. CONSENT AGENDA

Brian Whitley made a motion to approve the Consent Agenda which included the October minutes of Board of Directors meetings and the payment of bills for October. Brian West seconded the motion and it was approved by all 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the October Treasurer's Report

Contents:

- Balance Sheet
- Income/Expense Statement
- 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.	\$ 411,589.24

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for October:	\$ 32,649.65
Long-Term Debt:	\$ 11,639.63
Outstanding Dues/Fines a/o 10/31/08	\$ 12,147.42
Balance Due Liens Filed	\$ 40,536.83

Income during October:

Dues	\$ 77,157.60
Other Income Total	\$ 3,265.87

Brian West reported to the Board that an error had been made in the Treasurers Report for September regarding Expenses for September. The correct figure for September expenses should have been \$65,762.88 instead of the incorrect figure of \$66,114.97.

The Treasurers Report was filed for audit.

Brian West also reported to the Board that Laura Springer, V.P. of Lee's Summit Bank, called him concerning the RLPOA sweep account and indicated that the interest rate on the account had been reduced to a minimum of 1.25%. She indicated other investment opportunities were available for the funds at the Bank of Lee's Summit should we want to change the type of account to earn more. After a brief discussion, it was determined to present the matter to the Finance Committee and let them decide how the funds are to be invested.

5. BOARD ANNOUNCEMENTS

Tony Jose announced that no Work Session for the Board of Directors will be held in November. He also indicated the regularly scheduled Board Meeting for December 9, 2008 will be rescheduled for December 16, 2008 and the March 10, 2009 Board Meeting will be moved to March 3, 2009.

6. OLD BUSINESS

Legal

The Board members reviewed current legal matters being handled by the law offices of Kapke & Willerth LLC for RLPOA.

One resident with delinquent dues is still in Chapter 13 bankruptcy. A new address has been obtained for another former resident owing delinquent dues and a suit will be filed. One account reported paid in full. Another account is resuming payments and is being closely monitored. A judgment has been obtained on another case and information is being gathered to pursue collection. Another delinquent account has filed for bankruptcy and will likely be a bad debt write-off.

2009 Budget

The Proposed Budget for the next year (2009) was discussed by the Board.

Tony Jose announced that Robert Dye had informed the General Manager of a double appropriation of funds in the budget for monuments amounting to an excess of \$58,000.00. After discussing the excess appropriation for monuments, it was determined to transfer the excess of \$58,000.00 to discretionary funds available for use in 2009.

Robert Dye requested that the Board of Directors give first priority for those funds to be used to construct a walking trail for the east side of Sunset Cove in 2009.

Robert Dye also questioned the setting aside of \$100,000.00 in Reserves for Raintree View development when it was stated in a recent meeting of the Raintree View Committee that it was the consensus to develop the area as an "open play area" rather than a sports facility. Much of the area could be used in its present condition for do-it-yourself activities such as croquet and badminton, Volleyball, horseshoes, bocce ball, and a workout area and jogging trail were also mentioned. These activities require little or no expense and off-street parking is the only urgent matter.

Robert Dye also mentioned his offer to provide all the trees needed for Raintree View as well as planting and replanting, if necessary, for two years free-of-charge. This offer would eliminate the need for a \$10,000.00 reserve for that purpose. The trees would be of an equally desirable species as to what is currently planned.

The Board discussed the comments made about Raintree View and requested Robert Dye attend a committee meeting of Raintree View Nov. 12, 2008 at the clubhouse at 7:00pm. He indicated he would attend the meeting.

Robert Dye made a motion to approve the Proposed 2009 Budget in its final adjusted form. Tim Nydegger seconded the motion and it was approved 6 to 0.

9. NEW BUSINESS

Appeal of Trash Fine

Shirley Shewmaker appeared before the Board of Directors and made her presentation to overturn a recent fine for a trash violation. It has been a little less than a year since she has had a previous violation regarding trash rules. She

indicated she was out of town attending a funeral and did not return in time to remove the empty trash can from curbside. The Board Members informed Ms. Shewmaker of the importance of applying the trash regulations for the benefit of the entire community and the recent efforts of the Board to provide a Special Circumstances arrangement to cover all situations of emergency for our Raintree residents. She simply has to call the office of RLPOA and talk to the General Manager, leave a message on the recorder after hours, or fill out a Special Circumstances form provided by the RLPOA office to handle most unusual situations.

Robert Dye made a motion to approve the appeal of Ms. Shewmaker and overturn her \$10.00 fine. The motion died as no second was made and the appeal was denied.

Tony Jose asked that the Special Circumstances notice be reprinted in the Shoreline publication again to keep Raintree residents advised as to the means to avoid conflicts with trash regulations.

10th Plat Landscaping Plans

The Board Members reviewed the developer's landscape improvement plans for the Raintree Lake Estates 10th Plat including Waterscapes G, K and L. The Members agreed to accept the plan in general providing the following concerns can be addressed:

- 1) Replace red twig dogwood (11 quantity) with burning bushes (11 quantity)
- 2) Section 4(b) required 6 feet of sod around waterscapes; the landscape plan does not provide this.
- 3) The pool level of Waterscapes G, K and L at deed transfer must reach the flow line of the drop inlet and maintain that level for a period of six (6) consecutive months to provide some assurance that the waterscape is sealed and will not leak and create problems for residents' basements and will maintain a stable pool level.
- 4) Define the locations of sidewalks to be constructed in the areas of concern.

Tim Nydegger made a motion to accept the Developers Landscaping Plan for the 10th Plat including improvements for waterscapes G, K and L of Raintree Lake Estates, providing that a letter is submitted to the developer requiring his approval and acceptance to satisfy our concerns as outlined above in the Board review as #1, #2, #3 and #4. Robert Dye seconded the motion and it was approved 6 to 0.

Steel Siding Guidelines

The Board Members reviewed the matter of attempting to establish acceptable guidelines for the use of steel siding on homes in the Raintree Lake community. Tim Nydegger expressed his concerns and considerable knowledge about the subject. Judy Schmoeger made a motion to table the issue of steel siding guidelines until further information can be obtained. Tim Nydegger seconded the motion. The

motion was approved 6 to 0.

At 8:34 p.m., Brenda Miller made a motion to adjourn to Executive Session. Brian Whitley seconded the motion and it was approved 6 to 0. The meeting was adjourned to Executive Session.

8. ADJOURNMENT

Tony Jose reconvened the Regular Board Meeting.

Brian West made a motion to adjourn the Regular Board Meeting. Tim Nydegger seconded the motion and it was approved 6 to 0. Meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

December 16, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on December 16, 2008. Members in attendance were: Judy Schmoeger, Brenda Miller, Brian Whitley, Tom Tucek, Bob Christian, Tony Jose, Tim Nydegger and Robert Dye. Brian West arrived at 7:15pm. Rachelle Vandiver was also present.

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

2. OPEN FORUM

There were no comments made during the open forum segment.

4. CONSENT AGENDA

Bob Christian made a motion to approve the Consent Agenda which included the November minutes of Board of Directors meetings and the payment of bills for November. Judy Schmoeger seconded the motion and it was approved by all 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Bob Christian presented the November Treasurer's Report as Brian West arrived late to the meeting.

Contents:

- Balance Sheet (e-mailed previous & current month)
- Income/Expense Statement (e-mailed previous & current month)
- 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. \$ 428,307.47

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for November:	\$34,672.96
Long-Term Debt:	\$ 6,050.50
Outstanding Dues/Fines a/o 11/30/08	\$18,792.11
Balance Due Liens Filed	\$39,169.27

Income during November:

Dues	\$ 45,792.67
Other Income Total	\$ 1,486.84

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose reported that all RLPOA Long Term Debt has been repaid in full.

Tony Jose reported that the purchase of 12 acres in the western Raintree watershed has been completed for siltation protection and silt storage. The 12 acres is located west of Ward Road in the Mullendike addition that drains into the S. W. arm of Raintree Lake. The purchase price was \$80,000.00. Top soil and fertile silt will be available Raintree projects. Leasing land for silt storage will no longer be necessary.

Captain Mark Taylor of the Lee's Summit Police Department reported to the Board Members recent crime statistics for our local area and concern for the recent increase in burglaries. He expressed the need to be more vigilant and to report suspicious activities quickly. Most of the criminal activity appears to be occurring in other areas of Lee's Summit with Raintree Lake experiencing few problems.

6. OLD BUSINESS

Legal

The Board members reviewed delinquent account collection efforts reported by RLPOA attorneys Kapke & Willerth LLC for the previous month. A suit has been served for \$2,934.76 for one delinquent account in the associate circuit court of Jackson County for hearing on December 17, 2008. A judgment for \$1,768.40 has been obtained on another delinquent and efforts are being made to gather information for collection of the amount due. A third delinquent account has taken Bankruptcy and the property has been foreclosed. RLPOA attorneys advise that the debt owed by the former Raintree Property Owners should be written off as a bad debt.

All Climate proposal to move furnace

Tim Nydegger made a motion to accept the proposal of All Climate Refrigeration L.L.C. to move the lower furnace at the clubhouse and reconnect the duct, flue and gas line as directed by the General Manager for the sum of \$1,595.00 plus tax. The motion was seconded by Robert Dye. The motion was approved 8 to 0.

Critchfield De-Siltation Contract for Sunset Cove

Bob Christian made a motion to accept the de-siltation contract proposal of Critchfield Crane Service to dredge and de-silt the northerly end of Sunset Cove for the sum of \$110,000.00. Brian Whitley seconded the motion and it was approved 8 to 0.

10. NEW BUSINESS

Donna Madison Regarding Aquaticare

Donna Madison was not present so her request for Board review of her Aquaticare concern will be held at a later date.

Wayne Spalding – ARB Appeal

The Board Members discussed and listened to the appeal of Wayne Spalding to over turn the fine imposed by the ARB for erecting a fence without prior ARB approval. The fence was removed shortly after notice of the fine was received. Several comments were made expressing the need to support the rules and fine structures established. Brian Whitley made a motion to reduce the fine to \$100.00. Tom Tucek seconded the motion and it was approved 8 to 0.

Richard Pycior Appeal Inoperable Vehicle Fine(s)

The Board Members reviewed the inoperable vehicle fine appeal of Richard Pycior. There apparently was a lack of communication noted between the codes enforcement officer and the series of fines imposed by the office staff. Robert Dye made a motion to accept the first fine imposed of \$25.00 prior the appeal of Richard Pycior to resolve the issue. Tom Tucek seconded the motion and the motion passed 7 to 1 with Bob Christian opposed.

Tim Johnson Appeal ARB Codes Fine

The Board reviewed the appeal of Tim Johnson for overturning the ARB fine for changing the paint color of his house. After reviewing numerous photos while the work was in process (when the paint contrasted greatly due to power washing and a partially completed job) and the final photos of the completed paint job (which resulted in a very similar color) the Board Members held a lengthy discussion. Bob Christian made a motion to lower the ARB imposed fine to \$100.00 based on the fact that Tim Johnson painted his home a similar color, but failed to present his color change to the ARB for approval. Judy Schmoeger seconded the motion and the motion failed 5-2-1 abstain. Bob Christian and Judy Schmoeger were in favor of the motion and Brian Whitley abstained.

Judy Schmoeger made a motion to waive the imposed ARB fine based on the

subjective nature of the guidelines and similarity of the new color to the original color of Tim Johnson's house. No ARB review was required for this repainting job. Tim Nydegger seconded the motion and it passed 7-0-1 abstained. Brian Whitley abstained.

Contractor Proposals "How to handle with remodel"

The General Manager, Rachelle Vandiver engaged the Board Members in a general discussion on the reconstruction of the lower level of the clubhouse into offices and alternative uses. Bob Christian made a motion to authorize the General Manager to spend up to \$6,000.00 during the next 30 days for construction and remodeling work to be done on the lower level of the clubhouse. The expenditures and work done will be at the General Managers discretion. Brian Whitley seconded the motion. Tom Tucek moved to amend the motion to be for 40 days instead of 30 days. Bob Christian seconded the amended motion. The amended motion was approved 8 to 0.

Clubhouse Rental Fees

Brian Whitley commented on the need to develop clubhouse rental guidelines to prevent problems from developing in future times related to requests for free use of the clubhouse. He offered to draft suggested guidelines for clubhouse rental to be reviewed by the Board in January.

Tom Tucek indicated that we should not print our fee structures in RLPOA publications as they are subject to change at the will of the Board.

Bob Christian made a motion to move to Executive Session. Brian Whitley seconded the motion and all approved. The meeting was adjourned to Executive Session at 8:40pm.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek made a motion to adjourn the regular meeting. Seconded by Tim Nydegger. Motion was approved by all and the meeting was adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 13, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

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

the meeting was present.

2. OPEN FORUM

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

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

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

5. CONSENT AGENDA

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

Brian Whitley read the proposed Clubhouse fee waiver policy for the Board members which are as follows: Residents may petition the RLPOA Board of Directors in writing at a regularly scheduled Board meeting to waive the Raintree Clubhouse rental under certain circumstances. While waiving the rental fee will be made on a case-by-case basis, there are several considerations that would factor into the decision. These considerations may include, but are not limited to, requesting a fee waiver at least 45 days before the event, requestor being a Raintree resident in good standing, proportion of participation by Raintree residents to all of participants at event, event being open to the entire Raintree community, Raintree community need/benefit from the event, and past or future service of participants to the Raintree community (examples: ex-POWs, Scouts, swim team). Under no circumstances will the deposit be waived. The motion was approved 8 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the December Treasurer's Report.

Contents:

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

Informational Items:

- Bank Account Balances as of December:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 376,151.13

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

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

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

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

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

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

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

6. OLD BUSINESS

Legal

The most recent report of legal activity by RLPOA Legal Counsel Kapke & Willerth L.L.C. dated January 5, 2009 indicates very limited legal activity regarding delinquent accounts for unpaid dues. Another suit was filed in Jackson County Associate Circuit Court on one delinquent account because of the inability to get service in Cass County on the defendants when they moved. A docket call has been scheduled for Wednesday, January 21, 2009 at 9:00 a.m. for that case. A second delinquent account with a judgment of \$1,768.40 to RLPOA will need the service of a professional skip tracer in order to proceed with collection of that judgment amount.

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

Aquaticare Proposal

The Board of Directors reviewed the contract proposal of Kathy Beaven representing Aquaticare LLC to provide swimming pool services for Raintree Lake for the 2009

swim season. The proposed contract amount is \$63,057.00. Minor changes were requested including assurance of management presence during all swim hours. The Board will review the Aquaticare proposal again after the requested changes have been made for acceptance of the contract.

11. NEW BUSINESS

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

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

Office Remodeling

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

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

Tom Tucek made a motion to approve \$20,000.00 additional funds to be used with the remainder of the \$6,000.00 funds approved at the December 16, 2008 Board Meeting for material and services needed to further the remodeling work on the lower Clubhouse level. The General Manager is given the authority to use her discretion on how the money is to be used for the remodeling and reconstruction work for the next 60-day period. Bob Christian seconded the motion and it was approved 8 to 0.

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

Bob Christian moved to adjourn the meeting to Executive Session. Judy Schmoeger

seconded the motion and it was approved 8 to 0. Meeting adjourned.

8. ADJOURNMENT

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

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION

January 22, 2009
7:00pm

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

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

Aquaticare Contract:

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

Clubhouse Rental Fee:

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

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

Bob & Nadine Markle – 10th Plat

Bob Markle requested that the Board consider permitting a realignment of the corners of lot 1199 and lot 1200 and lot 1690. During the discussion it was determined that

because of it changing the common area to a slight degree, surveying work required and modifying and re-filing of the plat, it would not be worth the expense. Also permission would have to be obtained from any mortgagees, RLPOA and all lot owners involved. Bob Markle withdrew his request.

Charity Fundraisers

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

Steel Siding Guidelines

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

ARB definition of "change of paint colors"

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

Codes Violation Draft Letters

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

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

Tentative Roll-Over Funds Available:

A general review of year end roll-over funds remaining from 2008 was conducted involving reserves established for 2009 and unfinished projects yet to be funded. A list of priorities was requested by Tony Jose and each Board Member is to indicate his preference for use of the discretionary funds remaining estimated at S\$181,083.00. It was indicated an additional \$11,000 would be available because a fishing dock was budgeted, but the Lake Committee did not recommend.

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

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

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

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

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

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

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

2. OPEN FORUM

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

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

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

6. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda consisting of the

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

4. TREASURER'S FINANCIAL REPORT

Brian West presented the January Treasurer's Report.

Contents:

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

Informational Items:

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

balance

These include reserves for:

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

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

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

The Treasurers Report was filed for audit.

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

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

5. BOARD ANNOUNCEMENTS

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

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

6. OLD BUSINESS

Legal

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

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

Aquaticare Contract

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

Starter Blocks for Swim Team

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

12. NEW BUSINESS

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

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

Tree Farm for Mullendike

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

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

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

Raintree View Budgeted Request for Thuja Giant Evergreens

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

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

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

Office Remodel/Scope of Work

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

Tom Tucek made a motion to provide an additional \$20,000.00 to be made available for payment of construction costs and furniture needed for the clubhouse office

project. The additional funds, together with remaining funds from the \$26,000.00 already approved will be available as needed for the next 45 days. Judy Schmoeger seconded the motion and it was approved 6 to 0.

Priority Ranking Assignment

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

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

8. ADJOURNMENT

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

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION MEETING

February 26, 2009

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The meeting was adjourned.

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

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

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

2. OPEN FORUM

No comments were made during the open forum session.

7. CONSENT AGENDA

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

4. TREASURER'S FINANCIAL REPORT

Brian West presented the February Treasurer's Report.

Contents:

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

Informational Items:

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Bank of Lee's Summit-Check \$ 50,000.00
Bank of Lee's Summit Sweep Acct. \$ 432,143.23

These include reserves for:

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

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

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

The Treasurers Report was filed for audit.

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

At some point estimated to be about 15 years into the future, the Raintree Lake area may be connected to the new sewage system depending on available flow capacity. Art Davis and Stan Christopher indicated the project should be complete by 2012 and enable development and expansion throughout the southeast Lee's Summit area to Pleasant Hill to grow for the next 40 to 50 years. The pumping station at Raintree Lake below the dam would eventually be dismantled. The bonds are expected to be financed through the Missouri State Revolving Fund established for wastewater projects and is eligible for up to \$2,000,000 from the recent Federal stimulus package bill. The increase in residential sewer cost is expected to be about 2.7% annually. The planned sewer project will have no effect on the system at Raintree Lake until it is reconnected to the new system in about 2024.

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

5. BOARD ANNOUNCEMENTS

Tony Jose made the following announcements of upcoming events.

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

6. OLD BUSINESS

Legal

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

Starter Blocks

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

Robert Dye made a motion to authorize the General Manager to purchase the four swim blocks needed by the swim team for the sum of \$6,041.00 with the

understanding that RLPOA will be reimbursed for two of the starting blocks (\$3,020.50) by the swim team. The motion was seconded by Judy Schmoeger and the motion was approved 6 to 0. K. C. Gunite Inc. will provide four Paddock #4909 starting platforms.

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

13. NEW BUSINESS

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

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

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

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

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

Rachelle Vandiver, General Manager, reviewed the progress being made in the remodeling project for the first level of the Clubhouse. She requested additional funds needed to carry the project forward for the next 30 days. Bob Christian made a motion to provide \$16,950.00 additional funds to add to any remaining funds already allocated for the first level Clubhouse remodeling project to be used for expenses incurred during the months of March and April. Brian Whitley seconded the motion and it was approved 6 to 0.

Charley Sandman and ARB Committee member Darrell Bennett discussed the need to draft a new ARB form to address the omission of necessary information in the current form used. They recommended adding the name of the contractor for each project to emphasize the homeowner's responsibility for requiring contractors to adhere to ARB rules and guidelines, to change the word laminated to manufactured enhanced ridge or double layer single ridge and to provide an update on all brands

of shingles currently being used for roofing houses. It was recommended that the ARB Committee draft a new ARB application form that the Board of Directors can consider for adoption at the next Board Work Session.

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

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

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

DETERMINE QUORUM AND CALL MEETING TO ORDER

The Annual Meeting of the Raintree Lake Property Owners Association was held on March 26, 2009 at 7:00 p.m. at the Grace Baptist Church. Board members in attendance were Robert Dye, Brian West, Brenda Miller, Bob Christian, Tony Jose, Brian Whitley, Tim Nydegger and Judy Schmoeger. Absent was Tom Tucek. The General Manager, Rachelle Vandiver, and most of her office staff were also present. Tony Jose called the meeting to order at 7:05 p.m. and declared that a quorum of Class A and Class B Raintree residents were present in person or by proxy.

Tony Jose introduced each of the current Board Members to the audience. Robert Dye, Secretary of the RLPOA, read the minutes from the Annual Meeting last year held March 27, 2008. Bob Christian made a motion for approval of the minutes and Tim Nydegger seconded the motion. All members approved. 7 – 0.

TREASURER'S REPORT: Brian West presented the Treasurer's Report for the year ending December 31, 2008. Financial Statement as reported Year End 2008 Bank Account Balances as of December 31, 2008: Bank of Lee's Summit-Check \$ 50,000.00 Bank of Lee's Summit Sweep Acct. \$393,930.68 These include reserves for: Operations \$35,152 Dock Self insurance \$30,000 Siltation \$135,000 Income \$973,757.64 Expenses \$780,695.40 Long-Term Debt \$ -0- Roll-Over at Year End \$181,083.00

ELECTION PROCESS FOR NEW BOARD MEMBERS Introduction of Candidates/Voting Tony Jose initiated the beginning of the election process with the introduction of candidates. Class A candidates are Judy Schmoeger, Tim Nydegger Tom Tucek, Tim Lucas, Tim Kirkpatrick and Tom Atkins. Class B candidate was David Mitchell. Each candidate was given a chance to speak to the audience presenting their thoughts and ideas. Brian Whitley spoke on behalf of Tom Tucek who was not present. A call was made for nominations from the floor for both Class A and Class B candidates but no additional names were offered. A motion was made for nominations to cease by Bob Christian. The motion was seconded by Brian West and passes unanimously. David Elliott began the election process conducted by the Raintree Nominating Committee. He announced that David Mitchell was a new Board Member as he had run for the seat unopposed in Class B. The Raintree Lake members present were asked to cast their ballots for the candidates of their choice and the results would be known later in the meeting.

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

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

1. The completion of the desiltation project for Sunset Cove. \$110,000.00 project.
2. The purchase of 12 acres at the upper end of the southwest arm of Raintree Lake west of Ward Road for a future silt capture basin and silt depository.
3. The remodeling of the Raintree Lake Clubhouse lower level into offices.
4. A completed contract and full funding of the 291 Raintree Monument that is to be constructed soon.
5. The desiltation agreement with Mike Atcheson of RACH to clean out the Raintree Village Basin at the head of Sunset Cove should be completed soon according to Joe Willerth. Tony Jose complimented the Raintree Board Members for their contribution of time and effort, for their good range of thought, cooperation and professionalism. He stated they represent Raintree very well.
6. A new handicapped lift is being planned for the upper level of the Clubhouse. Tony Jose complimented Nolan Plymell and his crew for the work they did in remodeling the lower level of the Clubhouse. Tony Jose responded to questions regarding Raintree residents who are delinquent in dues payments and described the process used to pursue collection of delinquent accounts. He stated that we have been making progress with our collection of delinquent accounts compared to previous years and very limited legal action has been necessary.

LEGAL MATTERS – RLPOA ATTORNEY JOE WILLERTH Joe Willerth reported on legal matters that have taken place this past year. There have been 9 lawsuits involving Raintree residents due to delinquent dues. Five lawsuits have been completed recovering \$15,000.00. Three judgements are pending, one judgement with payments being made, and two judgements need completion of asset search. One judgement is set for trial in May. There have been five bankruptcies, three under Chapter 7 here little or no recovery is made and two under Chapter 13 with some payments being received. Mr. Willerth complimented the Board of Directors for a year of very few legal issues. He also complimented the Lake Committee and the Lake Patrol for their efforts in keeping the lake safe for the residents and enforcing the rules that have been established. He also reminded the audience of an upcoming bond election April 7, 2009 for the Little Big Creek Sewer District that involves the Raintree Lake area and totals \$38 million dollars. The Sewer District representatives will hold a meeting April 1, 2009 at the Raintree Lake Clubhouse at 6:00 p.m. to inform local residents regarding the bond proposal. Rita Madison spoke of the

need for more volunteers, more community involvement in Raintree affairs and better attendance at meetings.

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

COMMITTEE RECOGNITION Tony Jose thanked the members of each committee who have contributed much for the past year to the successful operation of Raintree Lake and the surrounding community. The committees and chairmen: Activities Committee – Rhonda Masters and Brenda Miller Appeals Committee – Bill Peck Architectural Review Board – Darrell Bennett Common Ground Committee – Shirley Thomas Conservation Committee – San LaPoint Facilities/Pool Committee – Harold Johnson Finance Committee – Bob Christian Lake Committee – San LaPoint and Roland Thibault Neighborhood Watch – David Mitchell Siltation Committee – Shirley Thomas Welcoming Committee – Rose Marie Walter Clubhouse Renovation Committee – Bob Christian Raintree View – Tom Tucek Nominating committee – David Elliott

ANNOUNCEMENTS A. Newly elected Board Members David Elliott, Chairman of the Nominating Committee reported the results of the election for new Board Members. The Class A Board Members elected were Tim Nydegger with 307 votes, Judy Schmoeger with 307 votes, Tim Kirkpatrick with 214 votes and Tim Lucas with 213 votes. The Class B Board Member elected was David Mitchell by acclamation as he ran for the position unopposed. Tom Atkins received 131 votes and Tom Tucek 121 votes. **B.** Nominating Committee for 2009. Tony Jose asked for volunteers for Nominating Committee members for 2009. The same members volunteered to serve another year. They are Dave Elliott, Jim Metzger, Rita Madison and Shirley Thomas. Tony Jose called for any issues to be brought up at this time. Shirley Thomas commented about the good working relationship between the office staff, the Board of Directors and the various committees and their members. She indicated much has been accomplished this past year.

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

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 14, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

Vandiver was in attendance.

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

2. OPEN FORUM

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

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

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

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

8. CONSENT AGENDA

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

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

4. TREASURER'S FINANCIAL REPORT

Brian West presented the March Treasurer's Report.

Contents:

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

Informational Items:

- Bank Account Balances as of March

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

These include reserves for:

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

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

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

Delinquent dues breakdown:	
1 quarter delinquent	\$ 6,078.08
2 quarters delinquent	\$ 9,373.03
3 quarters delinquent	\$ 3,534.74

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

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

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

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

6. OLD BUSINESS

Legal

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

The Desiltation Agreement for the Raintree Village Basin between RACH (Mike Atcheson) and the RLPOA Board of Directors has been completed which will permit

the desiltation activity to proceed. Additional documentation is to be completed concerning the promissory note, construction easements and transfer of ownership of the Raintree Village Basin to RLPOA. RACH is required to execute a \$45,000.000 promissory note payable to RLPOA for funding the desiltation of the Raintree Village Basin, repayment to be made upon the sale of Lot 4 or Lot 5 Raintree Village or not later than 5 years, whichever occurs first.

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

Kelly Crawford Appeal of ARB Fines

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

Swim Team Date Requests

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

Raintree Reserve

Moved topic for executive session.

Chris Storms – Troop 262 Pancake Breakfast

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

14. NEW BUSINESS

Angel Niswonger Charitable Event Request

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

7 to 0.

Anna Bury & George Willman Appeal Boat Slip Forfeiture

Chris Limpus Appeal Boat Slip Forfeiture

Stephanie Hazelton Appeal Boat Slip Forfeiture

Robert Whitney Appeal Boat Slip Forfeiture

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

Dewayne Siniawski Request to Cross Common Ground

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

Lake Patrol Budgeted Request for Hard Top for Patrol Boat

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

New Clubhouse Trash Enclosure

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

Common Ground Budgeted Request for Estate Circle Islands Infrastructure Budgeted \$16,000

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

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

The Common Ground Committee request for a replacement or back up

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

Maintenance Budgeted Request for Backhoe/front-end Loader

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

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

CRC Request for MEP Design

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

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

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

Office Remodel Scope of Work

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

Change Work Session to 4th Tuesday of the Month

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

Election of Board Officers

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

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

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

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

Pool Caulking Request

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

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

The Board meeting was reconvened.

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

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

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

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

A special meeting/work session of the Raintree Lake Property Owners association was held April 28, 2009. Members present were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Judy Schmoeger, Brenda Miller, Robert Dye, and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tim Lucas was absent.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN FORUM:

Shirley Thomas stated that something should be written in the Shoreline about how nice the lawns look at the Villas, Cobblestone and Fountains. Shirley also wanted to recognize the men, young and old who have been planting flowers at the Duck Pond. Tony Jose asked Shirley to write a short article for the June Shoreline.

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

CONSENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West presented the April Treasurer's Report.

CONTENTS:

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

BUDGET ANALYSIS

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

Tony Jose referred to the April minutes and asked if the rollover funds available (unused revenues from 2008) was still at 156,722.00. Brian West said yes and Tony Jose asked that it be amended on the current financial report. Reports filed for audit and file it with the rollover included.

BOARD ANNOUNCEMENTS:

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

OLD BUSINESS:

Legal

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

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

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

Fishing Derby Budget Request

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

Teen Swim/Adult Swim Budget Request

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

Lake Regulation Item VI, Number 8, Launching Watercraft

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

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

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

Lake Regulations Item XII, Section 2, Complaints

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

Article XII, Section 2. Complaints: Any member of the Association may file a complaint with the RLPOA office of a violation of the Lake Regulations on a form provided by the Association at the RLPOA office. Upon filing a complaint with the RLPOA office, a **citation shall be issued by the Lake Patrol Supervisor detailing the complaint and citing the appropriate rule(s) allegedly broken. The complainant will be named as the citing officer.** The office shall notify the interested parties, namely the alleged violator, the licensee, the complainant and the witnesses, if any, whose names are endorsed on the complaint by mailing to the address of each said parties appearing on the complaint a notice fixing the time and place for a hearing on the complaint. **All parties shall be present for the scheduled hearing.**

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

Dock Maintenance Budget Request

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

Piers/footings

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

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

NEW BUSINESS:

Seawall proposals

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

Cole Younger Real Estate Office

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

Pool Drains Compliance with Federal Regulations

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

Amy Berry Additional Swim Meet Date Request

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

John Smith Boat Appeal

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

Robert Dye's Spillway Proposal

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

OPEN FORUM:

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

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

CONSENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West read the May Treasurer's Report.

CONTENTS:

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

BUDGEY ANALYSIS

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 304,251.50
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Siltation	\$50,000
Sea Wall	\$24,720
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

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

Income during May:

Dues	\$57,974.10
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Other Income Total \$12,185.64

The report was filed for audit.

BOARD ANNOUNCEMENTS:

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

OLD BUSINESS:

Legal

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

NS01 dispute will be discussed later.

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

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

Kelly Crawford Appeal ARB fines

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

Seawall Proposals

Rachelle Vandiver read the responses from the contractor in reference to specific questions that several Board members had about the seawall proposals. The Board continued to discuss the seawall proposals for several minutes. Judy Schmoeger made a motion to approve up to \$24,720 for the repair of the seawall, and award the bid to vendor B as outlined in the proposal. Tim Nydegger seconded the motion. The motion passed 7 to 0.

Landscape Circles

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

NEW BUSINESS:

John & Teresa Larkin Fence Appeal

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

Heart of America EX-POW Request for Clubhouse

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

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

Sam and Cassandra Brewster ARB Appeal

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

291 Monument Landscape Proposals

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

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

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

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

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

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

A/C for old office:

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

Priority Ranking List:

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

Unauthorized Plantings on Common Ground:

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

Weather Stations/Wind Turbines/Solar Panels:

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

Stafford Change to Lift Tanks:

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

Seawall Update:

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

District 2 Meeting Update:

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

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

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

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

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

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

Contractor Signs in Yards:

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

Pool Condition/Equipment Concerns:

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

Board Member Replacement:

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

Lake Weeds:

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

Assistant Manager:

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

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

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

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

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

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

OPEN FORUM:

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

CONSENT AGENDA:

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

TREASURER’S FINANCIAL REPORT:

Tony Jose read the June Treasurer’s Report.

CONTENTS:

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

BUDGET ANALYSIS

Bank Account Balances as of June:

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 250,595.45
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

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

Income during June:

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

The report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- The Raintree Rays Swim meet is tomorrow night, Wednesday July 15.

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

PRESENTATION:

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

OLD BUSINESS:

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

BOARD APPEAL OF ARB DECISION ON FENCE APPLICATION LOT NS01:

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

NEW BUSINESS:

Jim and Mary Ann Hillman Approval to Cross Common Ground:

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

Eldon Geary Appeal of Lake Violation:

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

Blue Valley Lab Proposal for Aquatic Vegetation Control:

Tim Nydegger led the discussion by briefing the audience about the coontail problem in the coves and swim docks. There were several minutes of discussion about what is involved in the

killing of the coontail and about a resulting fish kill. Tim Nydegger made a motion to approve funds up to \$5,500 for weed management by Blue Valley Lab to control the coontail pending plan of execution and review by Bob Mattucks. Robert Dye seconded the motion. The motion passed 6 to 0.

Suspension of Property Negotiations with Developer:

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

Introduction of New Board Member:

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

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

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

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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
JULY 28, 2009
7:00 p.m.**

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

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

LAKE WEEDS:

Tim Nydegger updated the Board on his latest discussions with Brent Kramer of Blue Valley Labs and Bob Mattucks of the Conservation Department. The biggest concern is a major fish kill which would involve the DNR and possible penalties. Tim Nydegger called Brent Kramer and put him on speakerphone. Brent Kramer stated that the cost difference between doing the whole lake at one time versus doing the lake in stages is minimal. Most of the cost is the chemical (\$4300) and not labor (\$700). Brent Kramer said if we were to experience a fish kill it would be noticed within 24 hours. Brent Kramer also stated that what is needed is about two

days of no rain, and that the chemical needs sunlight for several hours to do its job. Brent Kramer tried to assure the Board by saying that he has not had a fish kill in nine years. After further discussion the Board decided to break the process up into stages. Bowsprit Cove and the swim docks will be done first. Any further applications will depend on the results of the first application.

RAIN BARRELS:

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

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

WEATHER STATIONS/WIND TURBINES/SOLAR PANELS:

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

LIFT TANK OPTIONS:

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

CONTRACTOR SIGNS IN YARDS:

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

PARKING ON RAIN TREE DRIVE/RAIN TREE PARKWAY:

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

ELECTRONIC VOTING:

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

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

BOAT SLIP RENEWAL POLICY DRAFT:

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

CURB SOFTENING ON RAINTREE DRIVE/ 291 HIGHWAY:

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

COMMON AREA DRAINAGE COLE YOUNGER/RAINTREE DRIVE/CLIPPER

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

9th PLAT SIDEWALK "STUBS":

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

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

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

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

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

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

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

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

OPEN FORUM:

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

CONSENT AGENDA:

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

TREASURER’S FINANCIAL REPORT:

Brian West read the July Treasurer’s report.

CONTENTS:

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

BUDGET ANALYSIS

Bank Account Balances as of July:

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$209,641.21
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll Over \$	\$156,722

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

Income during July:

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

Brian West informed the Board about the following matters:

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

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

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

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

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

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- There is a family swim on August 21, 2009 at 7:00 p.m.
- The adult mixer pizza party is September 11, 2009.
- September 13 is the last day the pool will be open.
- The fall neighborhood garage sale is September 17, 18 and 19.
- Octoberfest is October 3, 2009.

OLD BUSINESS:

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

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

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

Boat Slip Policy/Procedure Draft:

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

Boat Lift Guidelines:

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

NEW BUSINESS:

Doug Allen Appeal of ARB Violation:

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

Gary Phillips Appeal of ARB Application/Fine:

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

CHARITABLE EVENT QUESTIONNAIRE:

Helen Ekborg asked the Board to consider allowing her fifth grade Girl Scout Troop 538 access to the clubhouse on Monday's from 4:30 to 6:30 p.m. starting in September. Mrs. Ekborg had filled out a charitable event questionnaire which the Board reviewed. There was concern by Judy Schmoeger about showing favoritism toward this troop which Tom Tucek shared. There was also concern about starting precedence and having to allow any group access to the clubhouse. There were questions about liability, but Mrs. Ekborg explained that the Girl Scouts of America would be responsible for any damage to the property. Key control was another issue

discussed and solved by dropping the key into the office drop box. Brian West made a motion to allow the Girl Scout Troop 538 to meet in the Raintree clubhouse every Monday as stated in the questionnaire until December with no contract and no deposit but must show proof of liability insurance. The Board will review this agreement again in November and decide then whether to extend the use of the clubhouse to Troop 538 for a longer period of time. Brenda Miller seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

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

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

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

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

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

Nellie Phillips Appeal of ARB Application/Fine:

Gary Phillips and Kylan Moore attended the special meeting representing Nellie Phillips. Kylan Moore, Bordner contractor, explained to the Board that there was a hole in the roof with an active leak. Mr. Moore expected the roof to be approved since Bordner had done a previous roof in Raintree using the same color. Mr. Phillips also explained that raccoons were living upstairs. During general discussion, the Board understood the need to fix the roof quickly, but there was concern over the timeline. Brian West made a motion to set aside the fine and approve the gray slate color on a one time basis, and to set aside the fine on the reported active leak. Robert Dye seconded the motion. The motion passed 6 to 1. David Mitchell voted against the motion.

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

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

Captain Mark Taylor:

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

North Shore Lots 1-4:

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

Common Area Drainage Cole Younger/Raintree Drive/Clipper:

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

Weather Stations/Wind Turbines/Solar Panels:

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

Rain Barrel Guidelines:

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

Electronic Voting:

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

Boat Slip Renewal Policy Draft:

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

Curb Softening on Raintree Drive/291 Highway:

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

Boat Lift Spec's:

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

ARB Roof Applications:

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

Safety Meeting/Rental Pontoon:

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

Fine Structure for Grass Clippings in Street:

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

Aerator Placement:

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

Roof Support Proposals:

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

Hidden Cove/HWY 150 Drainage:

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

Common Ground Organized Sports Practice:

There was a discussion about soccer teams using Raintree common ground for practice. One resident spoke about the nightly soccer practices behind their home that has disrupted their lives. A concern brought up is the liability to Raintree if a child gets injured on common ground. After further discussion the Board directed Rachelle Vandiver to have the water patrol start checking the common grounds in question on a nightly basis to find out who is using it to play soccer.

The Board will revisit this issue at a later time when there may be more information to work with.

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

**BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2009
7:00 p.m.**

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

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

OPEN FORUM:

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

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

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

Harold Johnson said thank you for the wonderful sign at the entrance for Raintree Lake. Mr. Johnson is also thankful for the removal of the huge ugly rocks at the Raintree Drive entrance, and wishes the rest of the rocks would disappear because they are such a safety hazard. Mr. Johnson likes the trees and shrubbery that have been planted instead. Finally, Mr. Johnson hopes that the pool can get some attention and have some money spent on needed upgrades.

Robert Dye also stated that the rocks at the Raintree Drive entrance need to be removed.

Tom Tucek brought up the Prairie Lee Lake sewage leak that occurred this past weekend, and the fact that the city is building a sewer overflow basin behind Raintree Reserve. Tony Jose moved the Prairie Lee Lake response letter to 7E under new business because some time will be needed to discuss the issue.

CONSENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West read the August Treasurer's report.

CONTENTS:

Balance Sheet (E-mailed previous & current month)

Income/Expense Statement (E-mailed previous & current month)

Check Register

Budget Analysis

Bank Account Balances as of August:

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

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

Income during August:

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

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

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

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

OLD BUSINESS

LEGAL:

Joe Willerth is working on a response regarding skip tracer fees. Another person who was on a payment program is now in default because they have not made enough payments on time. Charley Sandman asked for an overview of what the executive session was about prior to the Board meeting. Tony Jose stated that it had to do with property purchases around the dam.

ROOF SUPPORT PROPOSALS:

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

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

Rachele Vandiver needs to order the trash cans and benches, but it is above her spending authority. The money is in the budget, and the Common Ground Committee put their budget together about a year ago stating that they want trash cans and benches. Tom Tucek made a motion to approve \$2,000 for trash cans and benches. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

NEW BUSINESS

POOL COMMITTEE PROPOSAL:

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

GENE KLOTZ JR. APPEAL OF LAKE VIOLATION:

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

and as long as there are no other violations there is no fine it is just a warning. The motion passed 8 to 0.

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

GENE KLOTZ JR. APPEAL OF ARB VIOLATION:

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

RON DAKE APPEAL OF TWO LAKE VIOLATIONS:

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

PRAIRIE LAKE LETTER:

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

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

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

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

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

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

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

COMMON AREA DRAINAGE COLE YOUNGER/RAINTREE DRIVE/CLIPPER

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

RAIN BARREL GUIDELINES:

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

ELECTRONIC VOTING:

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

SAFETY MEETING/RENTAL PONTOON/VIDEO:

The Board continued its discussion about how to help new residents get on the lake after all the safety meetings are over. Tom Tucek stated that a previous Board voted to make safety meetings mandatory so they took it away from the Lake Committee. Rachelle Vandiver advised the Board that a safety meeting for three residents was just held. Tim Kirkpatrick asked Tom Tucek what suggestions the Lake Committee had. Tom Tucek responded with several ideas; making the safety meetings every two years, providing a safety meeting video again, making residents who rent the pontoon watch a video prior to taking out the pontoon and maybe incorporating some kind of written test. Brenda Miller brought up the idea of making a resident watch a video instead of paying a fine for lake violations. Robert Dye provided the Lake Committee with a list of suggestions which have been received by the Lake Committee. The Board discussed these issues for several minutes and decided to move on. The Lake Committee and Board will continue to work on this in the future.

SIGN EASEMENT SURVEY:

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

CONTRACTOR SIGNS:

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

OPEN FORUM:

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

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

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

MEP DRAWINGS:

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

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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 13, 2009
7:00 p.m.**

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

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

OPEN FORUM:

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

CONSENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West read the September Treasurer's report.

CONTENTS:

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

BUDGET ANALYSIS:

Bank Account Balances as of September

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

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

Income during September:

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

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following;

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

OLD BUSINESS;

LEGAL:

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

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

MEP PROPOSALS:

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

POOL TILE GROUT:

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

PROPERTY NEGOTIATIONS:

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

NEW BUSINESS:**JOAN BRUNS ADOPT-A-SHORELINE:**

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

ICE MELTING MATS & CABLES:

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

ELECTRICAL TRANSFORMER BOX FOR CLUBHOUSE:

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

KEN CRAWFORD – ARB FINE APPEAL:

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

BRENT EWERT – LAKE VIOLATION APPEAL:

Brent Ewert did not show up for his appeal. The fine stands. The Board discussed when the suspension would take effect. Mr. Ewert must turn in his stickers at this time and must take his

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

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

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

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

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

Presentation by Jordan Ott, Civil Engineer:

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

Presentation by maintenance staff:

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

Committee requests for 2010 budget:

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

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

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

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

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

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

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

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

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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2009
7:00 p.m.**

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

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

OPEN FORUM:

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

CONSENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West read the October Treasurer's report.

CONTENTS:

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

Check Register

BUDGET ANALYSIS:

Bank Account Balances as of October

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

Expenses for October	\$ 105,973.16
Long-Term Debt:	\$ -
Outstanding Dues/Fines a/o 10/31/09:	\$ 82,700.54 Total Amount
1 st Letter	\$ 20,524.74
2 nd Letter	\$ 7,377.30
3 rd Letter	\$ 4,264.04
Balance Due Liens Filed:	\$ 50,534.46
Income during October:	
Dues	\$79,897.39
Other Income Total	\$2,910.25

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

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

OLD BUSINESS:

MIDDLE BIG CREEK EXCESS FLOW HOLDING BASIN (EFHB):

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

LEGAL:

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

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

TROOP 538 GIRL SCOUTS MEETING AREA REVIEW:

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

2010 BUDGETED REVENUE:

The Board reviewed the revenue for 2010. Tim Kirkpatrick raised concerns about boat sticker fees and how the fees are not necessarily directed toward the lake but thrown in to the general fund. There was discussion regarding eliminating the sticker fee for the first boat and how that would affect the 2010 budget and the priority list. Tim Kirkpatrick made a motion to eliminate the boat sticker revenue from the 2010 budget. Brian West seconded the motion. Robert Dye amended the motion to allow one free sticker per household. Tim Kirkpatrick seconded the motion. There was a call for question by Tom Tucek. The amended motion failed by a vote of 2 to 6. Tim Kirkpatrick and Robert Dye voted for the amended motion. The original motion also failed by a vote of 2 to 6. Robert Dye and Tim Kirkpatrick voted for the original motion. Tom Tucek made a motion to reduce the boat slip lease to \$150. Tim Kirkpatrick seconded the motion. The motion failed 3 to 5. Tom Tucek, Robert Dye and Tim Kirkpatrick voted for the motion. Tim Nydegger made a motion to approve the 2010 revenue. Judy Schmoeger seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion and Tim Kirkpatrick abstained. Tony Jose read the 2010 revenue into the record.

LIFT ENCLOSURE CONTRACT:

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

NEW BUSINESS:

DAVID GEILER APPEAL OF BOAT LENGTH:

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

SUSAN REAKA CLUBHOUSE REQUEST:

Susan Reaka had to leave early so Tony Jose spoke on her behalf. There is not a form filled out because the office staff told her one did not have to be filled out. She was told to attend the Board meeting and it would take thirty minutes. Susan Reaka would like to use the clubhouse for free on November 20th. Susan and approximately 18 to 20 other teachers need the floor space

and peace and quiet to make math banners for around three hours. Tim Kirkpatrick made a motion to allow the use by Susan Reaka as requested without a deposit. Brenda Miller seconded the motion. The motion passed 7 to 1. Tom Tucek voted against the motion. Brian West would like to see guidelines written up for the free use of the clubhouse.

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

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

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

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

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

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

LIFT ENCLOSURE CONTRACT:

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

SUMMIT POINTE PTA REQUEST:

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

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

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

COBBLESTONE DRAINAGE ISSUES:

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

REPLATTING MULLENDIKE:

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

QUARTERLY STATEMENTS:

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

OWENS CORNING ARB COLOR SELECTIONS:

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

SAFETY MEETINGS:

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

BUDGET 2010:

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

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

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

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

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

OPEN FORUM:

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

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

CONDENT AGENDA:

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

TREASURER'S FINANCIAL REPORT:

Brian West read the November Treasurer's report.

CONTENTS:

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

BUDGET ANALYSIS:

Bank Account Balances as of November

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

Expenses for November \$ (878.01)

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

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

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

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

OLD BUSINESS:

Legal:

Joe Willerth had suggested cleaning up several easements relating to a proposed land purchase. The Association has been attempting to serve papers on four residents. There has been no luck on two residents while the other two residents have been served. One of the properties in the Raintree North Shopping Center has gone into foreclosure.

DAVID GEILER APPEAL OF BOAT LENGTH:

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

AMEND RULES & GUIDELINES SECTION "ROOFS" WITH COLOR SELECTIONS:

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

CAPTAIN TAYLOR UPDATE:

Captain Taylor advised that things are still pretty good in Raintree Lake. In the last three months there has been one burglary, six reports of stealing from auto and three reports of property

damage. Captain Taylor reminded residents to close garage doors and take valuables out of vehicles. Captain Taylor also provided some Christmas safety tips.

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

2010 BUDGET:

The Board discussed the 2010 budget. Tom Tucek asked if the money left over in categories was going to roll over by category. Tony Jose stated that historically the money went into a big bucket. Robert Dye made a motion to accept the budget as recommended at the last work session. The motion died in absence of a second. There was additional discussion concerning the 2010 budget. There was a few more minutes of discussion with audience members regarding Raintree Circle. Brian West made a motion to approve as is on paper with the land payment in to be approved for the 2010 budget. Robert Dye seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

COBBLESTONE DRAINAGE:

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

NEW BUSINESS:

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

AQUATICARE INVOICE:

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

CHAD WILKENS ON APPEAL OF TRASH FINE:

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

SAFETY MEETINGS EVERY OTHER YEAR PROCEDURE:

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

WORK SESSION DECEMBER 22, 2009:

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

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

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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 12, 2010
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners association was held on January 12, 2010. Members in attendance were Tom Tucek, Tim Nydegger, Tony Jose, David Mitchell, Brenda Miller, Brian West, Tim Kirkpatrick and Robert Dye. General Manager, Rachelle Vandiver, was also present. Judy Schmoeger was absent.

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

OPEN FORUM:

None.

CONSENT AGENDA:

Tim Nydegger made a motion to approve the December minutes, payment of bills and appreciation dinner budgeted at \$6,000. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the December Treasurer's report.

CONTENTS:

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

Budget Analysis

- Bank Account Balances as of December

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 231,378.92
<u>These include reserves for:</u>	
Operations	\$50,000.00
Dock Self Insurance	\$30,000.00
Dam & Valve	\$30,000.00
Raintree View	\$55,000.00
Roll over \$	\$122,571.00
(Minus 9th Plat - Engineer - Flatwork)	

Expenses for December	\$ 65,608.68	
Long-Term Debt	\$ -	
Outstanding Dues/Fines a/o 12/31/09:	\$ 66,215.90	Total Amount
1st Letter	\$ 12,021.25	
2nd Letter	\$ 4,483.90	
3rd Letter	\$ 3,428.08	
Balance Due Liens Filed:	\$46,282.67	

Income during December:
 Dues \$85,469.71
 Other Income Total \$ 3,727.68

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose made the following announcements:

Don Moore and Gene Thomas have both passed away the last couple of weeks because of snow shoveling.

There are four Board positions up for election this year, so if anyone is interested please contact the office for information.

The appreciation dinner is scheduled for March 6 at the Yacht Club.

OLD BUSINESS:

LEGAL:

The Board's real estate negotiations are no longer going forward.

There are four delinquent accounts being pursued in Jackson County and three in Cass County.

NEW BUSINESS:

MO-DOT EASEMENTS:

Several Board members walked Regatta with MO-DOT representatives several weeks ago to get a better understanding of what would be taking place regarding MO-150 and the first Regatta island. The Board discussed signing or not signing the easements. Rachelle Vandiver briefed Board members who did not attend the meeting on what would be happening at MO-150 and Regatta. MODOT is offering \$6,600 for temporary

easements rights, landscaping, electrical lights and line and sprinkler system. Tom Tucek was concerned with electric, especially the thought of a backhoe hooking a wire and yanking everything out. Those concerns will be addressed by a stipulation added to the agreement with MODOT and a copy of the estimate for electrical. Brian West made a motion to accept the temporary easements from MODOT with the exception of putting some wording in about the maximum of \$4,400 for any additional damage done to the electrical system on Regatta island. David Mitchell seconded the motion. The motion passed 7 to 0.

EQUIPMENT PURCHASE:

Nolan Plymell and Dennis Bisges were present to answer questions regarding the purchase of equipment. The Board looked at four vendors with pricing for new/used equipment and what each vendor would pay as a trade-in for current RLPOA equipment. The two gentlemen gave their reasons for the equipment and would prefer the Heritage vendor when asked. Tim Nydegger made a motion to approve up to \$30,000 and to trade in our Ford Tractor & Loader, John Deere with mower and Walker Zero turn mower to Heritage. Purchase the 2005 JX 95 Case/IH tractor, Bush Hog and Frontier BB. Robert Dye seconded the motion. The motion passed 7 to 0.

ADOPT FINANCE COMMITTEE RECOMMENDATION ON CONSERVATIVE TAX POSITION:

Rachelle Vandiver explained how income received by HOA's fall into two categories; taxable and non-taxable and what revenue falls into each. Rachelle also explained the conservative, moderate and aggressive tax approaches. The Finance Committee recommended the conservative approach. There was a short discussion by the Board members. Tim Nydegger made a motion to adopt the Finance Committees recommendation to remain mostly conservative in the percentages. Tom Tucek seconded the motion. The motion passed 7 to 0.

Tom Tucek made a motion to move to executive session. Brian West seconded the motion. The motion passed 7 to 0.

Tony Jose reconvened the regular Board meeting from executive session. Tim Kirkpatrick made a motion to adjourn from the Board meeting. Tim Nydegger seconded the motion. The motion passed 7 to 0. The Board meeting was adjourned at 9:12 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WORK SESSION JANUARY 26, 2010 7:00 p.m.

A work session of the Raintree Lake Property Owners Association was held on January 26, 2010. Members in attendance were Tony Jose, David Mitchell, Brian West, Tom Tucek, Judy Schmoeger, Tim Kirkpatrick and Brenda Miller. General Manager, Rachelle Vandiver, was also present. Tim Nydegger and Robert Dye were absent.

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

TIME-LINE FOR ASSISTANT MANAGER:

Rachelle Vandiver advised that she is still working with the auditor and hopes to be done this week, but then she will be dealing with the insurance agents so she hopes by the middle of next week to begin the process of putting something together and advertising the position in the Lee's Summit Journal. The Board and Rachelle agreed to have a job description and the job posted in two weeks. Everyone would like to have someone in place by March 1 and definitely before the annual meeting. The job description does not necessarily have to be done before the job gets posted but will have to be before an interview. Judy Schmoeger will provide Rachelle with other ways to post the job opening.

DIRECTION ON POOL MANAGEMENT:

The Pool Committee solicited two bids last year. Both bids include an adult manager. The Pool Committee also put together a proposal to bring it in house. There was a discussion concerning the added costs of managing the pool in house including any increases in insurance. Another concern was the money made by the concession stand and paying taxes on any profit. There was discussion about the pipe that failed and the additional cost, and whether or not it should have happened. Everyone was also concerned with how things were run last year. The people in charge were not as knowledgeable as in previous years, the guards ran amok, and there were several concession stand break-ins.

Rachelle will contact Safari to schedule work to be done to make the pool compliant with the Virginia Graeme Baker Act by the opening of the pool season. The Board plans to use another company this year and possibly take in house the following year. Rachelle Vandiver will find out if the bid is still good and will place this issue on the next Board agenda.

DIRECTION ON THE CLUBHOUSE:

Rachelle Vandiver advised that there is a meeting tomorrow night with the architect, Tim Nydegger, Bob Christian, Nolan Plymell and Dennis Bisges to discuss the clubhouse renovation. There is \$115,000 budgeted for the clubhouse renovation. The Board is concerned about going over the budget and wants to make sure that any labor done by Raintree staff is taken out of the budget for the clubhouse renovation. The Board will wait to see what plan comes out of the meeting tomorrow night and discuss it at the next Board meeting.

MO-DOT EASEMENT:

Regarding Tom Tucek's earlier concerns of possible added damage to Raintree property, Tony Jose stated that Raintree will go after the contractor for compensation. MO-DOT stated that it was not possible to add anything to the agreement and going after a contractor was the only option. Mo-DOT will work with the Association in giving residents as much heads up to road closures and detours. Tony Jose will sign the agreement.

SILT BASIN LAND TRANSFER:

Tony Jose would like to finish the process of taking ownership of the silt basin by the Raintree Village although there is no hurry. There is a question of whether a landscape plan exists. The Association needs a better legal description also. The Board will continue to work on this and get it closed out. The Board agreed to place the \$45,000 silt basin loan on the monthly financial statement, and the loan was placed after the reserves in the budget.

BUDGET 2010 (2009 ROLL OVER ALLOCATION):

The available discretionary funds from 2009 is \$33,561. The Board discussed what if anything to do with the money. There was confusion between the Board's priority list and committee requests and what got budgeted in 2010. Also discussed was committees keeping their money not spent during the year versus losing what was not spent. It was decided to leave the 2009 available discretionary funds as a separate line item and the funds will be looked at again in approximately six months for possible allocation. The Raintree Lake island issue came up again and a question of if funds for an aerator could be used for the island project instead, for example.

PROPOSED RULE CHANGES:

David Mitchell wrote up new rules for the Board's review. The new rules are for soccer practices on common ground, trash rules, new sign rule, vandalism, theft and destruction of property and abuse of an RLPOA representative. The Board discussed at great length the proposed new soccer rule since the soccer season is just about to start. The Board agreed that a coach must be a Raintree resident and not just a percentage of the players. It was also agreed to contact the Lee's Summit Soccer Association and explain the problems occurring at Raintree and what the Association would like done. The Board will continue to work on this and solve problems as they come up.

PROXY BALLOT:

Tony Jose presented his idea for the proxy ballot for 2010. The instructions were written before Tony got a legal opinion so they will have to be reworked at a later time. The Board just concentrated on the proposed questions for membership vote. The Board voted by a show of hands regarding what questions should be kept and not kept. In the end the Board voted to not include questions 2,4,5 and 10 in the 2010 ballot. The Board will continue to work on the proposed proxy ballot and reword what needs fixed. Rachelle Vandiver will get Joe Willerth's opinion regarding whether the rule can be changed that only a Raintree resident can serve on the Board.

Rachelle Vandiver will update the Board as she learns of candidates running for the Board. Since there are no questions from the nominating committee, Rachelle would like any prospective candidates to write up a short bio.

Rachelle Vandiver explained to the Board why putting the billing and Shoreline together would increase costs.

There was a short discussion regarding voting records on the website and personal liability of Board members.

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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
FEBRUARY 9, 2010
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on February 9, 2010. Members in attendance were Brian West, David Mitchell, Tim Nydegger, Tom Tucek, Robert Dye, Brenda Miller, Tim Kirkpatrick, Judy Schmoeger and Tony Jose. General Manager, Rachelle Vandiver, was also present.

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

OPEN FORUM:

Rita Madison verified with Rachelle Vandiver that the clubhouse would be available next Wednesday for use by the Garden Club. Rachelle Vandiver said the clubhouse would be available and that the clubhouse renovation would not start until March or April. Shirley Thomas thanked the Board for all the support given to her and Gene. Brian West updated everyone on MODOT. MODOT has cleared out the trees and will be using check dams to hold back the mud. There may be sprinkler system damage because of signage that was not approved on the left side of the second Regatta island. MODOT will take care of any damage in the Spring when the system is turned on. The Association will receive the settlement money for Regatta on Wednesday. Shirley Thomas asked someone on the Board to follow up with Windemere and the city regarding a catch basin. Rachelle Vandiver will talk to Scott Edgar from the city.

CONSENT AGENDA:

Tom Tucek made a motion to approve the January minutes and payment of bills. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the January Treasurer's report.

CONTENTS:

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

Budget Analysis

Bank account Balances as of January	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$227,392.28

<u>These include reserves for:</u>	
Operations	\$80,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$33,561
Siltation Loan	(\$45,000)

Expenses for January	\$65,324.71	
Long-Term Debt	-	
Outstanding Dues/Fines a/o 1/31/10	\$ 94,999.42	Total Amount
1st Letter	\$ 16,336.40	
2nd Letter	\$ 18,180.71	
3rd Letter	\$ 9,726.02	
Balance Due Liens Filed:	\$ 50,756.29	

Income during January:	
Dues	\$48,803.95
Other Income Total	\$17,101.83

Brian West asked the Board what to do with the MODOT money? After a quick discussion it was decided to put the money into a Regatta Island reserve and show it on the monthly financial statement. The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

The Board candidate bio's deadline is February 15. Brian West, Jeanne Smith and Bruce Kusgen are running for Class A. Bob Christian is running for Class B.

OLD BUSINESS:

LEGAL:

Joe Willerth has had no further contact with Bunk Farrington, Raintree Lake Corporation Attorney. There are two suits pending in Jackson County for approximately \$3400, and one in Cass County for \$1600. Joe Willerth has provided opinion letters regarding the proxy being discussed later in the evening.

POOL CONTRACTOR PROPOSALS:

The Board looked at bringing the pool management in house or continuing to use outside sources and the pros and cons of each at the last work session. The Board decided at that time to go with a new company as long as they could still honor the price. Some of the questions brought up were:

- Will the owner supplement the manager's insurance?
- What is sufficient personnel to operate the pool?
- Why does manager determine to either drain or drop the water level?
- The Saturday before Memorial Day should read "The Monday before Memorial Day".
- Why is this a multi-year contract versus a year-to-year contract?

When is adult swim?

What is the exact policy regarding closing the pool due to inclement weather? Will they reopen the pool later in the day when things clear up?

Is it Missouri or Kansas where governing laws will apply? It should be Missouri although the company is based in Kansas.

The bid requirements will be attached to this contract. Rachele Vandiver will be meeting with an individual from the pool company on Wednesday and will get the questions above answered. Tim Kirkpatrick made a motion to approve up to \$64,770 for the pool contract with Blue Valley Pool Management pending the previously mentioned changes. Tom Tucek seconded the motion. The motion passed 8 to 0.

SAFARI AQUATIC'S PROPOSAL (VIRGINIA GRAEME BAKER ACT):

The Raintree pool has a couple items that need to be mitigated in order to be compliant. Tim Kirkpatrick made a motion to not exceed \$8,000 for Safari Aquatics to make the pool compliant with federal law. Tom Tucek seconded the motion. Rachele Vandiver will determine the costs of improvements from last year and back those numbers out. The motion passed 8 to 0.

CRC RECOMMENDATION:

Bob Christian briefed that the MEP drawings are ready for bid minus some minor amendments. Bob Christian is asking for up to \$7,500 for a complete set of construction drawings. The Board was copied on what was included for that price. Tim Nydegger made a motion to approve up to \$8,500 for the finished architectural bid document drawings. Tim Kirkpatrick seconded the motion. The drawings will be stamped. There is an additional cost of \$1,000 to assure code compliance because the architect is not responsible for code compliance. Another company will be working with the architect to assure that the clubhouse is code compliant. There was a discussion concerning the total cost of the clubhouse renovation, how to pay for the project if it goes over the budget and not doing the clubhouse renovation in small pieces but all at once. The "motion" passed 8 to 0.

REAL ESTATE SALE:

Tony Jose read the first two pages of an offer by Ira Roberts regarding the sale of real estate on the East side of Raintree. A contract was attached. The Board discussed the issue. The Board will discuss this in executive session.

NEW BUSINESS:

JAMES ENGLE CUSTOM HOMES APPEAL OF ARB FINE:

Ben Tarwater was present to appeal the fine and explained how they were led to believe that certain things were done. Tim Kirkpatrick made a motion to waive the fine. Judy Schmoeger seconded the motion. There was general discussion relating to how this could be avoided by builders in the future. Tom Tucek amended the motion to include if there are no further violations. Robert Dye seconded the motion. The amended motion passed 7 to 1. Tim Nydegger was opposed to the amended motion.

The full motion reads that the fine is waived as long as there are no further violations. The motion passed 7 to 1. Tim Nydegger was opposed to the motion. Ben Tarwater asked several questions about paying dues and what constitutes a violation.

COPIER PROPOSALS:

Rachelle Vandiver asked to table this issue until the March Board meeting because of not having all the information she needs to make a decision.

ARB APPOINTMENT OF NEW MEMBER:

It was believed that Tom Atkins had volunteered to be the new member of ARB. Tom Atkins was not present at the Board meeting to verify it, so this issue was tabled.

CHARITABLE EVENT FOR CLUBHOUSE - HOPE HOUSE 5K:

Judy Schmoeger and her company, Anytime Fitness, is sponsoring a 5K run with Hope House as the beneficiary. She asked for the free use of the clubhouse on September 11, and expects 200- 400 runners/walkers. Judy Schmoeger answered questions from audience members and Board members. Tim Kirkpatrick made a motion to approve the use of the clubhouse, waive the fee, but include the usual deposit. David Mitchell seconded the motion. Tom Tucek amended the motion to the effect that there be a waiver of liability. Tim Nydegger seconded the amended motion. The amended motion passed 8 to 0. The full motion reads to waive the rental fee while including the deposit so long as each participant signs a waiver of liability. The motion passed 8 to 0.

SIDEWALK BETWEEN WINDEMERE AND RAIN TREE:

Tony Jose asked the city if they would fund a sidewalk between Raintree and Windemere. The city can fund the sidewalk but needs a right-of-way to do it. The city also asked for a right-of-way for the connector street. There is enough common area for a street easement. The board and audience discussed this at great length. In the end the Board determined that they were not interested in the sidewalk easement.

PROXY BALLOT:

The Board discussed the 2010 proxy ballot and whether to wait until 2011 so a committee can be formed to work on the issues and then there will be more time to educate the residents on the issues. The Board talked about the cost of sending the proxy out, and the Garden Club volunteered to help stuff envelopes plus anything else to save money. The number of proposals to include on the ballot and the proposal questioning was also discussed. Tony Jose instructed the Board to rank each proposal by Thursday at midnight in order to get the proxy ballot on one side of the page.

Brian West made a motion to move to executive session. David Mitchell seconded the motion. The motion passed 8 to 0.

Tony Jose reconvened the regular Board meeting from executive session. Tim Kirkpatrick made a motion to adjourn from the Board meeting. Tim Nydegger seconded

the motion. The motion passed 8 to 0. The Board meeting was adjourned at 10:04 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
FEBRUARY 23, 2010
7:00 p.m.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on February 23, 2010. Members in attendance were David Mitchell, Brian West, Tim Nydegger, Robert Dye, Judy Schmoeger, Brenda Miller, Tom Tucek and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tony Jose was absent.

Tim Nydegger called the special meeting to order at 7:00 p.m. and announced a quorum.

Robert Dye made a motion to appoint Tom Atkins to the ARB. Brian West seconded the motion. The motion passed 6 to 0.

COMMON GROUND LANDSCAPE PROPOSALS:

Tim Nydegger read the first paragraph of the Common Ground Committee meeting minutes of February 10, 2010. By a unanimous vote of attendees, funds will be moved from line item 2003-100 in the amount of \$8,000 and \$1,000 from 2001-100 and added to category 2002. Rachelle did not see a problem with the funds moving to the new category in order to pay for the landscaping of Raintree Circle. There were a couple of questions confirming that the funds were in the budget and just were being moved around. Judy Schmoeger made a motion to move \$8,000 from 2003-100 (aerator) and \$1,000 from 2000-100 (fertilizer, seed and mulch) to 2002 (new plantings) as requested from the Common Ground Committee for a total of \$9,000. Robert Dye seconded the motion. The motion passed 7 to 0.

TREE REPLACEMENT PROGRAM BUDGETED \$10,000:

Rachelle Vandiver put this on the agenda so everything would be in place when Colonial was ready to start planting trees at the monument and for the tree replacement program. There are four trees needed for the monument, four to six trees for Cobblestone and twenty-five other tree requests made by residents. The trees are approximately \$150.00 each. Tom Tucek made a motion to approve up to \$10,000. Robert Dye seconded the motion. The motion passed 7 to 0.

VIRGIL & BECKY HUNT ARB FENCE APPLICATION:

Rachelle Vandiver and Becky Hunt explained the 22 foot variance request for the proposed fence. Becky Hunt had two options for the Board to look at but preferred the fence that did not have a gate blocking the driveway. Becky Hunt's choice is dated 2/15/2010. Tim Kirkpatrick made a motion to approve the fence application to the ARB

that has the 22 foot variance. Judy Schmoeger seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

COPIER PROPOSALS:

Rachelle Vandiver went over the specifics of the Bizhub 280 and the Toshiba Studio3530c and Studio2830c. Items discussed between the Board and Rachelle included the lease cost, rebates, maintenance costs, copier overages, color copy cost and the total costs per year. Rachelle Vandiver gave her reasons for wanting the Toshiba Studio3530c. There was a question about what happens after the five year lease is up and Rachelle will get an answer on that. The Board will let Rachelle decide what to do with the old machine. Robert Dye made a motion to approve Rachelle's choice of the Toshiba Studio3530c. David Mitchell seconded the motion. The motion passed 6 to 0. Tom Tucek abstained.

MULLENDIKE FENCE BUDGETED \$5,000:

Rachelle Vandiver explained why a fence needs to go up around Mullendike and showed the Board a survey map showing where the fence would go. Maintenance staff will put up the fence during the day so there will be no additional labor cost. Judy Schmoeger made a motion to approve up to \$5,000 for supplies to build the Mullendike fence. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0.

Brian West asked that we account for where rollover money is going as it is spent. The rest of the Board agreed.

PROXY BALLOT & POSTAGE:

Tom Tucek explained his trouble with the wording of the last two sentences under proposal 4 on the second page. There was also further discussion about all the legalities in the paragraph and if residents would understand it or even care about the details. After further discussion and questioning of each Board member, the majority of the Board decided to strike proposal 4 from the ballot. Resolution of property matters was also struck from the first paragraph along with proposal 2 and 3 now appearing as proposal 1 and 2. Judy Schmoeger made a motion to approve the official proxy as discussed by eliminating proposal 4, changing proposal 2 and 3 to proposal 1 and 2 respectively, contingent upon legal approval and the approval of up to \$2,000 for postage. Tom Tucek seconded the motion. The motion passed 7 to 0. Tim Kirkpatrick made a motion to take the cost of postage from the rollover. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

Robert Dye made a motion to adjourn from the special meeting. Brian West seconded the motion. The motion passed 7 to 0. The special meeting was adjourned at 8:02 p.m.

Tim Nydegger convened the work session at 8:03 p.m.

DIRECTION ON CLUBHOUSE:

Rachelle Vandiver advised that the May 1 deadline will not be met because things still need to be done. The Board was given a proposal to look at which would give the Board an idea of what would be a more realistic cost to renovate the clubhouse. Rachelle Vandiver proposed closing the clubhouse after September 12 for a four month period. The clubhouse is not booked during that time. Tom Tucek was concerned with buying a 13 seer air conditioner which is the minimum required and investing instead in a more efficient unit. The Board also discussed whether to fix the existing unit now for the summer months or buying a unit and relocating it at a later time. Tim Nydegger asked each Board member their opinion on where to go from here. The majority said to move forward and two Board members wanted to purchase a new air and heating unit now and relocate it later in the year. In the end it was decided to continue with the process, close the clubhouse starting September 12 through the end of the year and checking the cost of a more efficient air conditioner unit.

ORGANIZED SPORTS PRACTICES:

The Board continued to discuss how to manage the teams that practice on common ground. Tim Kirkpatrick discussed his idea of setting up a schedule and certain areas for practices. Rachelle Vandiver would like to place a sign in restricted areas stating “Common area for resident use only, no organized sports. Come see the office”. David Mitchell will incorporate those ideas with his proposed rules and send out a revision to the Board via e-mail for review.

A resident presented the Board a petition with resident signatures who surround Raintree View requesting verbiage restricting use of common ground to certain activities. The main complaint is hard ball sports like baseball and golf which has caused damage to one home in the past. The Board will look into changing the language regarding common ground use.

SILT BASIN LAND TRANSFER:

Rachelle Vandiver is still researching this and will get back to the Board at a later time. Rachelle is still looking for a landscaping plan.

SPRING LAKE TREATMENT:

Blue Valley Lab suggests doing the next treatment in April, weather permitting. Rachelle Vandiver would like the Board to approve up to \$5,500 at the next meeting. There was discussion concerning the Duck Pond and doing the whole lake. The Duck Pond is not coontail but algae bloom. This issue will be moved to the March Board meeting for approval. Rachelle Vandiver will attempt to get more information from Blue Valley regarding treating part of the lake or the whole lake.

ENGINEERING SCOPE FOR SPILLWAY:

A civil engineer and resident put together a proposal for engineering services to halt the uncontrolled erosion in the spillway. The approval of \$1,900 for the proposed work will be placed on the March Consent agenda.

SUMMER OFFICE HOURS:

Transfers from Reserves	\$0
February Income	\$95,900
February Operational Expenses	-\$35,346
	\$391,470

Reserves 2010

Principal Payments	\$0
Siltation	\$0
Docks	\$30,000
Operational	\$80,000
Dam & Valve	\$30,000
Raintree View	\$55,000
2009 Roll-over	\$31,561 (Postage \$2,000)
Regatta Reserve	\$6,600
Subtotal	\$233,161
	\$158,309

Silt Basin Loan - \$45,000

Delinquencies

30 days past due	\$7,648
60 days past due	\$10,227
90 days past due	\$5,986
Liens on file	\$49,636
Total Delinquent	\$73,498

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tim Nydegger made the following announcements:

The annual meeting is March 25, 2010 at the Grace Baptist Church.

There will be no work session in March.

Rachelle Vandiver announced that the proxies went out by mail with a self addressed envelope except for a few that were empty.

OLD BUSINESS:

LEGAL:

There are claims against four residents for not paying dues.

Joe Willerth has had no further contact from the developer's attorney concerning the land purchase East of the dam.

NEIGHBORHOOD CRIME REPORT:

David Mitchell reviewed the January and February crime statistics and provided some crime prevention tips.

COMMON GROUND RULES:

David Mitchell went over the latest version of the common ground rules for organized team activities. The first page is complete, and David Mitchell showed the Board a copy of the activity schedule which is currently two pages but will be one page. Rachelle Vandiver told the Board about her discussions with several coach's and residents concerning the 8th plat. David Mitchell relayed his conversation with the city concerning managing the team practices on common ground. Tim Kirkpatrick made a motion to approve the common ground rules for team activities. Judy Schmoeger seconded the motion. Brian West asked how this was going to be enforced. Rachelle Vandiver explained that this new rule would have to be published in the Shoreline and then send someone over to ask the coach to leave the property or call the police. Tom Tucek expressed his concern about designating three area for team practices at Raintree View because of parking on Raintree Parkway. Tom Tucek moved to amend the activities schedule to allow two areas at Raintree View as opposed to three. There was not a second so the amendment failed. The motion passed 5 to 2. Tom Tucek and Robert Dye voted against the motion.

OFFICE HOURS:

Rachelle Vandiver explained her reasoning for reducing the summer hours of the office. Rachelle Vandiver asked if the Board was in agreement to keep Saturday hours 9:00a.m. - 12:00p.m. with a savings in labor of approximately \$1,580, and to close the office during the week at 4:00 p.m. with an approximate savings of \$4,225. The total savings potential is close to \$6,000. After several minutes of discussion, it was decided to leave things as is. The office will start keeping track of the number of residents during those hours in question and the new Board may look at it in the future.

NEW BUSINESS:

CRAWFORD BOAT SLIP RENEWAL:

Kelly Crawford and Todd Crawford were both in attendance and both individuals presented arguments regarding why each of them should get the boat slip. Several Board members expressed their concerns about this issue since it seems like a judge should be making a determination on who owns the boat slip. Rachelle Vandiver explained that the judge did not make a determination because the boat slip is Raintree property. After several minutes of discussion the Board decided to take a short recess to discuss the matter in privacy. Upon returning from the recess, Tom Tucek moved that effective from this day forward that slip leases be tied to property. Judy Schmoeger seconded the motion. Tom Tucek explained the reason for the motion was based on advise from counsel and a precedence that has been set. After several more minutes of discussion Tom Tucek withdrew his motion. Tom Tucek made a new motion that based on legal counsel, the slip lease be awarded to Kelly Crawford. Brenda Miller seconded the motion. The motion passed 6 to 0. Tim Kirkpatrick abstained. Tom Tucek suggested this issue going to the Lake Committee for further review and to close some loopholes.

SUMMERFEST PLANNING:

David Mitchell explained his reasons for wanting to change the summerfest date to July 10 instead of July 3. The Board, Activities committee members, and the audience discussed having fireworks, the need for volunteers and canceling future events if residents do not step up to help. In the end it was decided that summerfest is a summer event so it does not matter which weekend it occurs since the fireworks show may not happen again this year. David Mitchell made the final decision to change summerfest to July 10.

MIDWEST CONCRETE:

Rachelle Vandiver explained to the Board what the work entailed. After a short discussion, Tim Kirkpatrick made a motion to approve up to \$5,681 for Midwest Concrete to complete the work. David Mitchell seconded the motion. There was a question concerning an additional \$300 to jack hammer and if the cost was included in the \$5,681. Tim Kirkpatrick withdrew his motion. Tim Kirkpatrick made a new motion to approve up to \$6,000 for Midwest Concrete to complete the work. David Mitchell seconded the motion. The motion passed 7 to 0.

TURBIDITY BARRIERS BUDGETED AT \$5,000:

There was a discussion about the use of turbidity barriers and how well they are working on Ward Rd. The turbidity barriers have prevented lots of trash, tires and wheels from getting into the lake so far. Rachelle Vandiver would like the Board to approve up to the budgeted amount of \$5,000 for additional turbidity barriers. Tom Tucek made a motion to approve up to \$5,000 to be determined by the general manager for turbidity barriers. Brian West seconded the motion. The motion passed 7 to 0.

WATER SAMPLING:

Rachelle Vandiver called Blue Valley lab to get pricing. E-coli sampling will still be \$35 and turbidity sampling is \$20. Rachelle Vandiver and Brian West are trying to come up with a plan with MODOT to take water samples during rain events over three quarters of an inch to an inch. Rachelle Vandiver advised that there is not enough money budgeted to do all the testing so additional money will be needed in the future. Tom Tucek suggested that Brian West and Rachelle Vandiver meet and come up with a figure by the next Board meeting. This issue will be moved to the April Board meeting.

SIDEWALK BETWEEN WINDEMERE AND RAIN TREE DRIVE:

The Board again looked at allowing the city to build a sidewalk between Windemere and Raintree Lake. The Board heard from several residents who had concerns about the proposed sidewalk. The Board heard from one resident who is most affected by this issue and she recounted many bad experiences with Windemere residents trespassing through her property. Her opinion is to do nothing. Tim Nydegger asked each Board member what they wanted and everyone said no to a sidewalk except for Robert Dye who would like to see a sidewalk if there are no other choices.

A/C FOR OLD OFFICE:

Rachelle Vandiver provided the Board with several more estimates for higher efficiency units as requested during the last work session. The Board looked at initial costs between the different units and the future savings after approximately fifteen years. After crunching numbers Tim Nydegger suggested for the value going with the 14 SEER and 92% furnace. Judy Schmoeger made a motion to approve up to \$7,000 for the unit based on Tim Nydegger's recommendations and competing bids. Brian West seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

SWIM TEAM REQUESTS:

The Board reviewed the home meet schedule, team banquet request and \$700 request from the swim team. The question has come up regarding insurance covering spectators. The swim team does not allow little children to attend meets because of congestion. Judy Schmoeger made a motion to approve the requested dates of June 16, June 30 and July 14 for swim meets, July 21 for the team banquet and \$700 as budgeted for the swim team. Robert Dye seconded the motion. The motion passed 7 to 0.

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

Tim Nydegger reconvened the regular Board meeting from executive session. Judy Schmoeger made a motion to adjourn from the Board meeting. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0. The Board meeting was adjourned at 10:02 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
March 25, 2010
7:00 p.m.**

DETERMINE QUORUM AND CALL MEETING TO ORDER:

The annual meeting of the Raintree Lake Property Owners Association was held on March 25, 2010 at the Grace Baptist Church. Board members in attendance were David Mitchell, Brian West, Judy Schmoeger, Tom Tucek, Tim Nydegger, Tony Jose, Robert Dye and Tim Kirkpatrick. Brenda Miller was absent. Rachelle Vandiver was also present.

Tony Jose called the meeting to order at 7:00 p.m. and declared that a quorum of Class A and Class B Raintree residents were present in person or by proxy.

Tony Jose introduced the Board members.

David Mitchell, Secretary, read the minutes from the annual meeting held on March 26, 2009.

Tim Nydegger made a motion to approve the March 26, 2009 minutes. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER’S REPORT:

Brian West read the treasurer’s report for the year ending December 31, 2009.

Budget Analysis:

Year End Income:

Dues	\$846,103.53
Other Income Total	\$142,270.00
Subtotal	\$988,373.53

Transfers from Reserves: \$242,720.00

Total Revenue 2009 \$1,231,093.53

Year End Expenses: \$1,214,374.91

Bank Account Balances as of December 31, 2009

Cash Subtotal Bank of Lee’s Summit \$260,626.00

Reserves 2009:

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

Siltation Loan (\$45,000)

2009 Roll Over \$ \$33,561

Outstanding Dues/Fines a/o 12/31/09 \$66,215.90 Total Amount

Balance Due Liens Filed: \$46,282.67

ELECTION PROCESS - INTRODUCTION OF CANDIDATES/VOTING:

David Elliott, Nominating Committee Chairman, explained the election process and then allowed a maximum of two minutes for each of the candidates to speak. Class A candidates were Brian West, Bruce Kusgen, Jeanne Smith and San LaPoint. The Class B candidate was Bob Christian. There was also a brief explanation of the two proposals regarding electronic voting and “Boat in Driveway” rule.

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

A motion was made for nominations to cease by Tim Nydegger and seconded by Brian West. The motion passed 7 to 0.

LEE'S SUMMIT POLICE DEPARTMENT:

Captain Mark Taylor, Officer Steve Grubb and Officer Jeremy Brownlee briefed the Board and audience on crimes that occurred in 2009. They provided crime prevention information and answered questions from the audience.

CITY ADDRESS - CITY COUNCILMEN RANDY RHOADS & ALLAN GRAY:

Councilmen, Randy Rhoads and Allan Gray, spoke to the audience about maintenance programs, capital projects and Raintree action items during 2009.

LEGAL MATTERS:

Jonathan Zerr spoke for Joe Willerth. Mr. Zerr briefed the audience on legal matters that had taken place in 2009.

STATE OF RAINTREE LAKE:

Tony Jose reported on some of the accomplishments and projects affecting Raintree Lake.

- Raintree Lake Monument
- Seawall Repair
- New Lift Shaft & Sidewalks for clubhouse
- MO - DOT 150 Highway Project

INTRODUCTION OF GENERAL MANAGER & STAFF:

Tony Jose introduced General Manager, Rachelle Vandiver, and the office staff. Tony Jose thanked them for their service, dedication and effort to Raintree Lake. Tony Jose announced the hiring of the new Assistant General Manager, Rhonda Clark, and encouraged everyone to stop by the office to meet her.

COMMITTEE RECOGNITION:

Tony Jose thanked committee members for all the hard work in 2009 and recognized each chairperson.

Activities Committee - Rhonda Masters & Brenda Miller

Appeals Committee - Bill Peck
Architectural Review Board - Darrell Bennett
Common Ground Committee - Shirley Thomas
Conservation Committee - San LaPoint
Pool Committee - Kelly Crawford
Finance Committee - Bob Christian
Lake Committee - San LaPoint & Roland Thibault
Neighborhood Watch - David Mitchell
Siltation Committee - Shirley Thomas
Welcoming Committee - Rose Marie Walter
Clubhouse Renovation Committee - Bob Christian
Raintree View - Tom Tucek
Adopt - A - Shoreline - Joan Bruns

ANNOUNCEMENTS:

A. Newly Elected Board Members:

David Elliott announced the results of the election for the new Board Members. Class A Board Members elected were Brian West, Bruce Kusgen and Jeanne Smith. Class B Board Member elected was Bob Christian. David Elliot also announced that both proposals were passed.

B. Nominating Committee for 2010:

Tony Jose asked for volunteers for the Nominating Committee. Nobody new volunteered.

OPEN FORUM:

Tony Jose called for questions from the audience and advised that there would be a five minute time limit per person.

ADJOURNMENT:

Tom Tucek made a motion to adjourn. Brian West seconded the motion. The motion passed 7 to 0. The annual meeting was adjourned at 8:48 p.m.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETINGS
APRIL 13, 2010
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on April 13, 2010. Members in attendance were David Mitchell, Brian West, Bruce Kusgen, Jeanne Smith, Tim Nydegger, Judy Schmoeger, Bob Christian and Tom Tucek. Tim Kirkpatrick arrived at 7:10 p.m. General Manager, Rachelle Vandiver, and Assistant General Manager, Rhonda Clark, were also present.

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

OPEN FORUM:

Shirley Thomas advised that the Siltation Committee would like to turn on the aerators as soon as possible because the green stuff is already growing. Trees will be planted on Wednesday at Raintree Circle without berms, but there will be berms later. Tom Tucek asked about tree plantings on common areas. Rachelle Vandiver advised that Raintree Circle is first and Cobblestone within a week and a half.

CONSENT AGENDA:

Tom Tucek made a motion to approve the March minutes and payment of bills. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the March Treasurer's report.

INCOME:

Dues	\$108,782.70	
Other Income Total	\$35,041.70	
Subtotal	\$143,824.40	
Transfers from Reserves:	\$0.00	
 Total Revenue March	 \$143,824.40	
 Expenses for March	 \$49,775.78	
 Bank Account Balances as of March 31, 2010		
Cash Subtotal Bank of Lee's Summit	\$380,967.11	
 Reserves 2010:		
Operations	\$80,000	
Dock Self Insurance	\$30,000	
Dam & Valve	\$30,000	
Raintree View	\$55,000	
Regatta Island	\$6,600	
Siltation Loan	(\$45,000)	
2009 Roll Over \$	\$31,561	
 Outstanding Dues/Fines a/o 3/31/10:	 \$63,365.19	Total Amount
Balance Due Liens Filed:	\$47,790.86	

1st Letter	\$4,969.71
2nd Letter	\$6,621.15
3rd Letter	\$3,983.47

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tim Nydegger made the following announcements:

Spring Fling is May 1, 2010 starting at 6:00 p.m. Spring Fling will be inside this year, and the deck will be covered by a tent.

Tim Nydegger thanked Tony Jose, Brenda Miller and Robert Dye for their service on the Board this past year. Tim Nydegger then welcomed Jeanne Smith, Bob Christian and Bruce Kusgen to the Board.

The Association will begin treating the coontail soon while the water is still fairly cool.

Rachelle Vandiver introduced the new Assistant General Manager, Rhonda Clark, to the audience.

OLD BUSINESS:

Legal:

Joe Willerth attended the April 7 and April 10 boat safety meetings to make presentations relating to residents legal responsibilities on the lake. Scott Webber's presentation with respect to the rules were excellent. There are still three suits pending in Jackson County and one in Cass County.

NEIGHBORHOOD CRIME REPORT:

Tim Nydegger told the audience about an attempted home burglary that was stopped by the district officer on Gull Point Dr. the previous week. David Mitchell went over the March crime statistics including the first quarter statistics. Safety tips relating to the warmer weather were discussed.

TURBIDITY TESTING BUDGET INCREASE:

Rachelle Vandiver advised that turbidity testing will occur at five spots; NE Corner of Ward Road, Ward Road Silt Basin, Brooks Farm East, Fire Station and Hidden Cove. Rachelle is estimating approximately twenty rain events at a cost of \$100 per day of testing. The Siltation Committee will be doing additional soundings at several sites for future reference. Tom Tucek noted that MODOT has silt fencing on the uphill side of where they are working, but not so much on the downhill side toward Raintree. Brian West updated everyone on the latest with MODOT. MODOT did not make any promises or sign paperwork but agreed to help pay for siltation removal that is above and beyond what is normally expected in a year after the work is completed. Judy Schmoeger made a motion to take \$2,000 from the 2009 roll over for the increase in turbidity testing. Bruce Kusgen seconded the motion. The motion passed 8 to 0.

NEW BUSINESS:

JOHN & RUTH MEUNIER APPEAL OF ARB FENCE DISAPPROVAL:

Ruth Meunier appeared in person and provided the Board with her reasons for wanting a zero spaced fence. Ruth Meunier also told the Board that four families behind her home had zero spaced fences. Approximately four years ago the Board changed the rule for fence spacing to open up the view to the lake. Jeanne Smith told Ruth Meunier to call the city to have the critters removed for free. There was discussion regarding making a rules committee to review and possibly change Association rules. After several minutes of discussion Tom Tucek made a motion to deny the appeal for a solid fence. Bob Christian seconded the motion. The motion passed 8 to 0.

PAUL & NANCY NUNES APPEAL OF BOAT SLIP FORFEITURE:

Both Paul and Nancy Nunes appeared in person and spoke on their behalves regarding their boat slip appeal. Paul Nunes stated that it was an honest mistake and that they do not recall ever getting a lease. Nancy Nunes tried to pay on March 16, but the office would not accept the payment because it was one day late. The Nunes were told that they would have to go through an appeals process. There was a question and answer period between Board members, audience members and the Nunes. Paul Nunes stated that he saw the reminder for boat slips on the front page of the March Shoreline, but not on the RLPOA website. Tom Tucek made a motion to deny the appeal of the Nunes. There was not a second so the motion failed. A long discussion ensued regarding automatic deposits, certified mail, exceptions to the rule, etc. Brian West made a motion to deny the Nunes boat slip appeal. Tom Tucek seconded the motion. The motion passed 5 to 3. Judy Schmoeger, Bruce Kusgen and Tim Kirkpatrick voted against the motion.

RON WILLIAMS APPEAL OF BOAT SLIP FORFEITURE:

Ron Williams appeared in person and spoke on his behalf regarding his boat slip appeal. Ron Williams also said that it was human error and he actually believed that the payment was due on March 16. Bob Christian made a motion to deny the boat slip appeal of Ron Williams. Tom Tucek seconded the motion. The motion passed 5 to 3. Bruce Kusgen, Tim Kirkpatrick and Judy Schmoeger voted against the motion.

BRUCE ELLIS APPEAL OF BOAT SLIP FORFEITURE:

Bruce Ellis appeared in person and spoke to the Board regarding his boat slip appeal. Bruce Ellis stated that he has leased a boat slip for over twenty years and fully realized that boat slips must be renewed by a date specific or lose the right to lease such slip. Bruce Ellis also stated that he was aware that the boat slip in question was not renewed by the date required. Because of health problems Mr. Ellis has been leasing his slip to another man and this year that gentleman did not make the payment. After many phone calls to the gentleman, Mr Ellis was assured that the payment would be made but the payment was never made to the office. After a couple of minutes of questions, Tom Tucek made a motion to uphold the appeal of Mr. Ellis. Bob Christian seconded the motion. Tom Tucek amended his motion to continue to uphold the appeal, but not allow the transfer with the sale of the house. The amended motion failed because there was

no second. After several more minutes of discussion, the motion failed 2 to 6. Bob Christian and Tom Tucek voted for the motion.

GREG SCHUH APPEAL OF BOAT SLIP FORFEITURE:

Greg Schuh appeared in person and spoke to the Board regarding his boat slip appeal. Mr Schuh thought he was on auto draft for his boat slip. Mr Schuh did not argue that he was late but wanted to discuss new ways to alert residents before being late and losing slips. Bob Christian made a motion to deny the appeal of Greg Schuh. Tom Tucek seconded the motion. The motion passed 6 to 1. Bruce Kusgen was opposed to the motion and Jeanne Smith abstained.

INSURANCE PROPOSALS:

Rachelle Vandiver explained that every three years the Finance Committee shops for new insurance. Two insurance agents made presentation to the Finance Committee. One company reduced the coverage and the coverage was not packaged the way the Association wanted it. The General Liability with no deductible offered by one company was \$24,669.75, but if a \$5,000 deductible is included the price goes down to \$21,741.30. The budgeted amount for insurance is \$67,100. With a \$5,000 deductible there is an additional savings of \$3,000. Tom Tucek suggested putting the \$3,000 into a reserve account to be used to defray any deductible that the Association has on the insurance. The Finance Committee recommended taking \$2,000 and placing it into the Dock Self Insurance reserve account in place of what the Association would be paying for insurance on docks. The account would continue to grow through the years. Both insurance agents asked about spectator insurance at swim meets. The swim team does not have spectator coverage on their policy. The concern now is that both agents have notified the Association of this gap in coverage and any future injury without the proper coverage would not be covered under general liability. The Board agreed to have Rachelle Vandiver direct the swim team to shop and carry spectator insurance. Bob Christian made a motion to accept the insurance coverage for 2010 as stated on Rachelle's spreadsheet with the highlighted numbers and coverage with the exception of general liability with Scottsdale insurance. To include a \$5,000 deductible with a premium of \$21,741.30. Total amount being \$46,369. Tim Kirkpatrick seconded the motion. Bob Christian amended the previous motion to read up to but not to exceed \$47,000. Tim Kirkpatrick seconded the amended motion. The amended motion passed 7 to 0. Jeanne Smith abstained. The main motion passed 7 to 0. Jeanne Smith abstained. Tom Tucek made a motion to approve \$3,000 to be in a reserve account for insurance deductible, and an additional \$2,000 to be moved into the dock reserve fund to be taken from the money saved on our insurance this year. Brian West seconded the motion. The motion passed 7 to 0. Jeanne Smith abstained.

BOAT IN DRIVEWAY RULE:

The rule was passed by the membership at the annual meeting. The rule was not fine tuned because the Board wanted to see if would pass. The Board agreed to table this to the work session. The rule goes into effect on May 1. There was a question

regarding boats/trailers blocking sidewalks. Bob Christian will talk to the city and get an answer.

SUB-COMMITTEE FOR ELECTRONIC VOTING:

Judy Schmoeger volunteered to be on the committee. Anybody interested in volunteering can contact Rachelle Vandiver.

ELECTION OF OFFICERS:

Judy Schmoeger nominated Brian West for President. Bob Christian was nominated by Tom Tucek but declined due to his busy schedule. Brian West is President by consensus.

Brian West nominated Judy Schmoeger for Vice-President. Tim Kirkpatrick nominated Tim Nydegger for Vice-President. After a secret ballot, Judy Schmoeger was elected Vice-President.

Bob Christian nominated Bruce Kusgen for Secretary. Both David Mitchell and Tim Nydegger declined. Bruce Kusgen is Secretary by consensus.

Judy Schmoeger nominated David Mitchell for Treasurer. Tim Kirkpatrick nominated Tim Nydegger for Treasurer. After a secret ballot, David Mitchell was elected Treasurer.

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

Tim Nydegger reconvened the regular Board meeting from executive session. Bob Christian made a motion to adjourn from the Board meeting. Judy Schmoeger seconded the motion. The motion passed 8 to 0. The Board meeting was adjourned at 10:28 p.m.

**Raintree Lake Property Owners Association
Board of Directors Meeting/Work Session
April 27th, 2010**

A board meeting of the RLPOA was held on April 27th, 2010. Members in attendance were Brian West, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Judy Schmoeger, Bruce Kusgen, Tom Tucek, and Jeanne Smith. Also present was Rachelle Vandiver and Rhonda Clark. Bob Christian is not present.

Brian West called the meeting to order at 7:00 p.m.

- 1. Lee's Summit Parks and Recreation:** Steve Casey/Assistant Superintendent of Parks Construction and also the Greenway Trails Coordinator for the Public came to speak about the Greenway trail through Raintree. He spoke about the master plan that would be to purpose putting up signage on Raintree's streets to warn motorists about potential bikers in the area. He supplied maps that already indicated Raintree as a

dotted line (Meaning it is a purposed route, but not yet solidified.) He also said that he had visited the board in a prior year and that there was some concern about Ward Road had not yet been completed. There was not a viable connection both to and from Ward Rd. to Raintree. They would like permission to put their signs up and also pavement markings, so to make this a part of the Greenway route. Rachelle Vandiver brought up a potential problem with the guard rail going over the dam. She is worried about the potential of someone getting hurt. Brian West wanted to know if this would bring big bike events to Raintree. Brian also spoke about the concerns of heavy bike traffic on Raintree Parkway where there are soccer fields and cars parked on the sides of the street. Mr. Casey was not concerned and dismissed those concerns. Tom Tucek spoke on the fact that he was on the board three years ago when they came and visited the last time. Tom stated that this was not approved by the board, but Parks and Rec. still went ahead and listed this route with dotted lines on their map. Tom spoke again about the narrow roads and cars parking on Raintree Parkway. Jeanne Smith brought up that the bikers don't use the large overbuilt sidewalks and instead go down the street 5 abreast. Jeanne was also concerned with the bikers using our private sidewalks around the lake. Tom Tucek asked what the purpose of their visit was. Mr. Casey said it was to bring us up to speed on what their intent of identification was. We thanked them for coming out and that we would take it under advisement.

2. **Larkin Fence:** Mr. Larkin laid out the case that there was some confusion on the part of the surveyors. Brian West said he called a random title company to see what you get when you ask for a survey. Brian was told that you get only what you specify that you want, like utilities easements, property lines, public access,... Title companies should give you all legal information. Advised the Larkin's that we would not be making any decisions that night. Tim Nydegger asked about the two pillars on the street side. Tim stated that the owners were notified when they erected the pillars that the second one should be removed, but it wasn't. Tom Tucek stated that the sidewalk was already there and that North Shore just attached to it. Rachelle explained to the Larkin's that North Shore has their own sub-association and that it was originally zoned commercial and that we have no common ground property in North Shore. "Roberts control all of that". "Paul Roberts knew that the fence should not be there."
3. **Appeals Process:** Brian West explains to the audience that on **Pages 58- 59** of the rules handbook states how the appeals process should be handled. Brian wants to go back to the original way of doing things and that no decision will be given that night, but will be sent out via certified mail within 5 days. Tim Nydegger stated that maybe you could do some that way and other easier decisions could be given that night. Brian West and Tom Tucek stated that "No" you need to do all of them the same. Bruce Kusgen states that he agrees that you must go by the rules in the handbook. "They are there for a reason".

- 4. Boats in the driveway rule:** Brian explained that this would mean that you could keep your boat and trailer OR boat trailer in your driveway from May 1st to September 30th, as long as both were in operable condition, baring a current Raintree Sticker, that resident is current with all dues, and both must be licensed.

Brian wants residents to be aware that this could be a potential theft issue. Tim Nydegger said this should be a one year trial period and if it is abused it will not be offered again.
- 5. Swim Team Insurance:** Rachelle Vandiver explains that she had contacted the swim team, that they were on the agenda for the board meeting and that they needed to provide proof of insurance. Tim Kirkpatrick asked if that meant that if they did not provide us with a policy come June would there be no swim meets? Brian West said that would have to be a board decision.
- 6. The Village Silt Basin:** Brian West did some research and went back to Mark Dunning. Basically, we do not own it yet; if we take ownership now we would be liable to do all the landscaping that is required. We probably want to wait. MODOT has been given permission to put up their siltation barrier curtain in it.
- 7. Property on Sunset Cove:** Carol has been complaining that RLPOA has not been taking care of the common grounds there and that something needed to be done. Wind and or ice damage in the trees? She wanted us to enforce sod rather than seed where the city had dug up the ground while replacing sewer lines. Rachelle Vandiver did tell the city that if they had promised sod, then they should not backtrack on that. Tom Tucek was at the meeting with the city where the city said that they would sod and adjust their water bills so the residents could water the sod. Brian West asked to be emailed and kept up to speed on this issue. Rachelle Vandiver also stated that there were some trees that needed to be replaced.
- 8. Rules changes:** David Mitchell offered some possible rule changes. **Trash day** = decided that we would leave it the same. **Signs?** Rachelle Vandiver says we are getting to many signs. Companies advertisings. Bruce Kusgen wants to make sure we allow security signs. Rachelle Vandiver states that we need a time frame/ 72 hours? It is agreed to the changes with the 72 hour warning. **Vandalism:** Rachelle Vandiver says kids are running rampart at night. Lights on the docks. Reward is needed to help crack down on problem. Many disagree with the harshness of losing boat slip because of Brian West said it needs some work on the verbiage. We need to make sure we have protection for staff and board members in a general area, not just in the lake rules or pool rules.

The board meeting/work session is adjourned at 9:01 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

MAY 11, 2010

A board meeting of the RLPOA was held on May 11th, 2010. Members in attendance were Brian West, Judy Schmoeger, Bruce Kusgen, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Tom Tucek, and Bob Christian. Also present Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00p.m.

- 1. Open Forum:** none
- 2. Consent Agenda:** Approval of April minutes – Approved
Approval of payment of bills – Fishing Derby Budget was approved for \$1250.00
Teen Swim(s)/Luau/Family Swim Budget was approved for \$2800.00
- 3. Financial Statement:** Treasurer's Financial Report was read by David Mitchell. A motion was made to approve all budget items as written and was seconded. There was a majority vote to accept.

Income	Dues	\$ 62,385.45
	Other Income	\$ 15,406.09
	Subtotal	\$ 77,791.54
Transfers from Reserves:		0.00
Total Revenue for April		\$ 77,791.54
Expenses for April		\$127,084.16
Bank Account Balance as of April 30, 2010		\$406,313.18
Reserve Accounts for 2010:		
Operations		\$ 80,000.00
Dock Self Insurance		\$ 32,000.00
Dam and Valve		\$ 30,000.00
Raintree View		\$ 55,000.00
Regatta Island		\$ 6,600.00
Insurance Reserve (Deductible)		\$ 3,000.00
Siltation Loan		(\$ 45,000.00)
2009 Roll Over Dollars		\$ 29,561.00
(Postage and Turbidity Testing)		
Outstanding Dues/Fines as of 4/30/2010		\$ 82,981.41
Balance Due Liens Filed		\$ 53,351.62
1st Letter (30 Days)		\$ 15,694.08
2 nd Letter (60 Days)		\$ 6,104.02
3 rd Letter (90 Days)		\$ 7,831.69

4. Presentation by Police Officer/Captain Taylor:

He welcomed the new board members and explained that he is our “Go to Guy” if and when we have anything that would call for his assistance. His opinion is that things are looking pretty good. We did have one problem over on Sapelo. There was a search warrant served; he couldn’t really say much about the incident, but did mention that the home was in need of repairs and that RLPOA might want to look into that.

Since February we have had 6 “stealings” in our neighborhood and about 4-5 property damages. “Make sure garage doors are kept shut”. We are a target due to lake and walking trails that attract people to our community. Rachele Vandiver mentioned that she would like to see more officers on bikes so that they could keep an eye on the swim/boat docks and walking trails. Bob Christian asked about the suspicious death that we had recently. Captain Taylor responded by saying that the paper might have exaggerated that a little bit insinuating that it was a mysterious death and that there was nothing that raised any concern at this time other than the age of the deceased. A good Q and A followed and Captain Taylor was thanked for coming to our meeting.

5. Fishing Derby: Volunteers are needed for Memorial Day /Monday May 31st, 2010.

6. Legal: Joe/Attorney is moving forward on suits against 3-4 accounts right now.

7. Neighborhood Crime Report: David Mitchell read report. April = 8 incidents.

3 property damage reports, 3 stealing reports, and two others. There were 8 auto accidents in the Raintree area. Lots of problems in area of construction on Ward and 150 hwy. Brian West added that there will be several lane changes and speed changes due to construction and that people should pay close attention to the those areas along 150hwy.

David Mitchell reminded us that everyone needs to keep their garage doors shut.

8. Larkin fence: Larkin’s wanted to know if there could be an extension added on their case. A round-robin vote was asked for by Brian West and it was decided that we would not allow anymore extensions and that the board would vote on the issue in executive session.

9. Swim Meet Spectators Insurance: Brian West informed the board about the policy that the swim team was asked to carry. It was decided that we need more clarification on what is covered.

10. Trash Rule: It was discussed and no changes were made to the present rule.

11. Commercial sign policy: Tim Nydegger made a motion to approve the sign policy as written and was seconded by Tim Kirkpatrick. There were a number of questions posed about whether or not to allow signs on the lake side and also time frames for removal. Tim Nydegger then added an amendment to the new rule to allow signs on the lake side and was seconded by Tim Kirkpatrick. The amendment failed with Tim Nydegger, Tim Kirkpatrick, and Bob Christian voting for. Bruce Kusgen, David Mitchell, Judy Schmoeger, Jeanne Smith, and Tom Tucek voted against. Amendment failed 3-5. The original motion

was then voted on and Tim Nydegger and Tim Kirkpatrick were for and Bruce Kusgen, David Mitchell, Jeanne smith, Tom Tucek, Judy Schmoeger, and Bob Christian voted against. Motion failed 2-6. It was discussed and no changes were made to the present rule at this time. We will work on any possible changes in work session.

- 12. Vandalism rule:** Bob Christian made a motion to accept the new rule as written. It was seconded by Judy Schmoeger. Bruce Kusgen pointed out that the rule Bob was referring to was the old rule from work session and it had not been updated to what was agreed upon. Both the motion and the second were retracted. Brian West then read the new rule that was agreed upon in work session:

“Vandalism, Theft, and Destruction of Property”.

Lot owner(s) are deemed responsible for the actions of their children, family members, guests, tenants, or licensees. Violations include acts of vandalism, theft, or intent to deface or destroy any part of the association’s property, watercraft stored or moored in association boat slips, common ground, or storage and maintenance areas. Violations will result in the following: criminal prosecution, cost to repair damages, legal costs, suspension of privileges of membership to include the rights to vote and the use of lake and pool for a period not to exceed 90 days for each violation; along with the members in his/her family and guests. This will occur after the individual is found/pleads guilty in court of law.

Discussion followed. It was moved by Judy Schmoeger to accept this new rule as written and was seconded by Tim Nydegger. Bruce Kusgen made a motion to amend the rule to read “...for a minimum period of 30 days and not to exceed 90 days...” There was a second by Tim Kirkpatrick. There was a discussion and then a vote on the amendment was called for by Brian West. Tim Nydegger, Tim Kirkpatrick, Jeanne smith, and Bruce Kusgen voted for the amendment. Tom Tucek and David Mitchell voted against. Judy Schmoeger and Bob Christian abstained. Amendment passed. Then motion with amendment was voted on and David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Judy Schmoeger, and Bob Christian voted for. Tom Tucek voted against. Motion passed 7-1.

- 13. Extra meetings for boat safety:** Brian West explained that there had been some problems with resident not being able to attend the regular boat safety meetings. Some had their boats already on the water and the board was made aware that there might some future appeals. Rachelle Vandiver said she thought that we need to punish the residents that are not following the rules. Judy Schmoeger disagreed with that and said that we need to be as accommodating as possible to the residents that we serve. Tom Tucek explained that the rule says that you must have your sticker on your boat “by May 1st” not “on May 1st”. Tom also called for a point of order since it was not on the agenda for this meeting. It was tabled for a later date.

14. Thomas Notestine Appeal of ARB Disapproval on dog pen.

Pictures were shown and Thomas gave his interpretation of the rule and explained that he did not know he was in violation and that he had not seen the first several letters that were sent from the office to inform him of such. He was also appealing the fines for the violation which have added up and are now quite high. He discussed other dog pens that were grandfathered in before the rule took place back in 1994. Questions were asked by the board and it was decided that we would work on this in executive session.

- 15. Fireworks:** It was discussed whether or not we should have fireworks this year, because the time to act was about passed. The board discussed what happened last year with Ira Roberts (Developer of Raintree) and how things got to the point that they did. A vote was taken on whether we should try to find out if we could have a conversation with the developer and David Mitchell, Tom Tucek, Judy Schmoeger, Jeanne Smith, and Bob Christian voted against any further discussions. Bruce Kusgen, Tim Nydegger, and Tim Kirkpatrick voted to keep the possibility open. It failed 3 yes – 5 no.

Meeting was adjourned at 9:06pm to go to executive.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS WORK SESSION
May 25th, 2010**

A board meeting of the RLPOA was held on May 25th, 2010. Members in attendance were Brian West, Judy Schmoeger, Bruce Kusgen, Jeanne Smith, Tom Tucek, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark. Brian West had to leave temporarily.

The meeting was called to order by Judy at 7:01pm.

- 1. Dog Pen:** Judy made the recommendation that we should send the guidelines for “dog pens” to ARB for review and have them recommend any changes. Everyone agreed.
- 2. Commercial Signs:** It was discussed whether or not to change the current rule on signs in Raintree. No changes were made at this time.
- 3. Wish Lists:** Many desired projects were discussed and past ideas were given as examples. Rachelle will make up a full list of past ideas to give to board members for brainstorming.
- 4. City Meeting:** Judy informed the board on upcoming meeting Thursday night to discuss 150 hwy project and drainage issues.
- 5. Trapping Muskrats:** Rachelle explained how the process works with the hired trapper (Bob). Season is Mid-November through March. At that time the Muskrats may killed on site. In off-season the muskrats that are captured must be relocated and not killed.

Costs were discussed and the question was raised, "Should he be hired for off-season as well?" Board was in agreement to try to trap in off-season if there were sightings of "critters".

Meeting was turned back over to Brian West.

6. Parliamentary Procedure: Teresa A. Dean, PRP, CPP-T Parliamentary Consultant, 1215 W. Terrace, Independence MO 64055-3103, 816-254-8760, t-dean@planetkc.com
Teresa taught proper procedures to the board so that we might be better organized and be able to hold proper meetings.

Bruce Kusgen made a motion to adjourn the meeting and it was seconded. Motion passed. 9:45pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
JUNE 8TH, 2010**

A board meeting of the RLPOA was held on June 8th 2010. Members in attendance were Brian West, Judy Schmoeger, Bruce Kusgen, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Tom Tucek, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

OPEN FORUM: Mary Godfrey, a Raintree resident, asked the board if there was some way that we could be more neighborly with our decisions.

CONSENT AGENDA: Tom made a motion to approve consent agenda. It was seconded by Tim N.

MAY MINUTES: Need to be corrected with votes taken.

FINANCIAL STATEMENT MAY 2010: Was read by David.

Budget Analysis

Income	Dues	\$ 63,721.24
	Other income	\$ 10,474.65
	Subtotal	\$ 74,195.89

Transfer from reserves: 0.00

Total revenue for May \$ 93,023.77

Bank account balance as of May 31, 2010

\$ 355,694.62

Reserve accounts for 2010:

Operations \$ 80,000.00

Dock self insurance \$ 32,000.00

Dam & Valve \$ 30,000.00

Raintree View	\$ 55,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve (Deductible)	\$ 3,000.00
Siltation Loan	(\$45,000.00)
2009 Roll Over Dollars	\$ 29,561.00
(Postage and turbidity testing)	
Outstanding Dues/Fines as of 5/31/10	\$ 68,918.61
Balance Due Liens Filed	\$ 52,106.17
1 st Letter (30 Days)	\$ 6,711.99
2 nd Letter (60 Days)	\$ 4,945.83
3 rd Letter (90 Days)	\$ 5,154.62

LIVEABLE STREETS: liveablestreetsls.com

Presentation given by Kathy Biogioli and Ed Kramer. They explained to the board that they are working with the City of Lee's Summit to make it a matter of policy in which the city designs new streets to make sure there is a proper flow of all types of transportations such as walking, biking, automobiles, buses, ect..

ADULT PIZZA PARTY: Scheduled for June 11, 2010, 6:00-10:00pm.

TEEN SWIM: Scheduled for June 17th, 2010, 7:00-10:00pm.

DOG PEN RULE: Remained the same

ARB APPOINTMENT OF PENNY WILKINSON: Bob made a motion to appoint Penny Wilkinson to the ARB. It was seconded by David. Vote was unanimous.

RUDOLPH CLUBHOUSE RENTAL: Tom made a motion to waive rental fees for the rental of the clubhouse for the Rudolph's to hold a meeting for The Heart of America Chapter of Ex-POW's to be held on August 29th from 12:00-5:00pm. It was seconded. The vote was unanimous.

STEIN DOLL HOUSE: Bob and Becky Stein appealed the ARB decision to disapprove the plans for their doll house.

CRAWFORD TRAMPOLINE NETTING: Kelly Crawford appealed her fine for having added netting to her trampoline that was over the allowed height without ARB approval. Tim K made a motion to deny the appeal of Kelly Crawford's fine, but lower the fine to \$100 as long as she applies for the netting through the ARB; if she fails to apply through the ARB the fine will go back up to \$200. A second was offered by Jeanne. The motion passed with Tim K, Tim N, and Tom voting against.

BRUNO LAKE VIOLATION: Mark Bruno appealed his fine and violation of not having his boat stickers in place. Bruce made a motion to uphold the appeal of Mark Bruno's fine and remove the violation from his record. It was seconded by Tim K. The vote was unanimous.

JODY RHOADS REVIEW OF ARB GUIDELINES FOR NEW HOME: Mr. Rhoads was a no show. Bob made a motion to move to executive session. It was seconded and passed all in favor.

8:10pm

9:42pm move back to work session.

Votes were taken as stated above.

Tom made a motion to adjourn. It was seconded, and passed 8-0.

Raintree Lake Property Owners Association Board of Directors Meeting/Work Session June 22, 2010

A board meeting of the RLPOA was held on June 22nd, 2010. Members in attendance were Brian West, Bruce Kusgen, Tom Tucek, David Mitchell, Tim Nydegger, Jeanne Smith, and Bob Christian. Also in attendance were Rachelle Vandiver, and Rhonda Clark.

Brian West determined that we had a quorum and called the meeting to order at 7:00pm

Neighborhood Crime Report: read by David Mitchell.

Appeal Process Assignment of Case Numbers: Names will no longer be put on the agenda for board meetings. Only the type of appeal and how many of each.

Petition Process for No Parking: A letter will be drafted about designating "no parking" on one side of the street on Raintree Dr. This letter to be sent to all residents who live on Raintree Dr. Vote was taken and passed 4-2. With Bob and David voting against.

Priority Ranking: Board members were asked to fill out their wish list priority ranking and send to Rachelle by July 12, 2002.

Manual Labor for Cleanup of Lake: vote taken whether or not to hire students to help with manual cleanup around the shoreline as a temp position. The vote passed unanimously.

Work session concluded at 8:26pm and moved back to Executive Session.

Raintree Lake Property Owners Association Board of Directors Meeting July 13, 2010

An Executive board meeting of the RLPOA was held on July 13th, 2010. Members in attendance were Brian West, Bruce Kusgen, Tim Nydegger, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Tim Kirkpatrick and David Mitchell were absent. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00pm.

Open Forum - Tammy Darling spoke about water drainage issue since neighbor put in new pool.

Jerry Romig spoke about wanting to form a new Lions Club in Raintree and would like to use clubhouse for meetings.

Mary Ruiz spoke concerning grate on the Duck Pond and potential flooding issue. She was informed to call Karen DeLany.

Consent Agenda - Bob made a motion to approve consent agenda as written. It was seconded by Judy and approved unanimously.

Treasures Financial Report: Read by Brian.

Financial Statement June 2010

Budget Analysis

Income	Dues	\$ 79,252.91
	Other income	\$ 12,884.92
	Subtotal	\$ 92,137.83
Transfer from Reserves:		0.00
Total Revenue for June.		\$ 92,137.83

Expenses for June \$ 117,925.96

Bank Account Balances as of June 30, 2010

\$ 357,146.80

Reserve Accounts for 2010:

Operations	\$ 80,000
Dock Self Insurance	\$ 32,000
Dam and Valve	\$ 30,000
Raintree View	\$ 55,000
Regatta Island	\$ 6,600
Insurance Reserve (Deductible)	\$ 3,000
Siltation Loan	(\$ 45,000)
2009 Roll Over Dollars	\$ 29,561

(Postage and turbidity testing)

Outstanding Dues/Fines as of 6/30/2010	\$ 63,466.18
Balance Due Liens Filed	\$ 52,323.47
1st Letter (30 days)	\$ 3,940.99
2nd Letter (60 days)	\$ 3,814.30
3rd Letter (90 days)	\$ 3,387.42

Presentation on clubhouse renovation: Given by Bob.

Bob made a motion to move to executive session. Second by Tom at 7:55pm

Lot 226 Appeal of Fine: Bob made a motion to uphold the \$50 fine which was upheld by the appeals committee for not displaying boat sticker by May 1st 2010. Tom seconded it. Motion passed Bob, Tom, Jeanne and Brian for and Tim N., Bruce, and Judy against.

Bob made motion to adjourn 9:43pm. It was seconded and passed unanimously.

Raintree Lake Property Owners Association Work Session July 27th, 2010

A board work session of the RLPOA was held on July 27th, 2010. Members in attendance were Brian West, Bruce Kusgen, Tom Tucek, Tim Nydegger, Jeanne Smith, Judy Schmoeger, Tim Kirkpatrick, David Mitchell, and Bob Christian. Also in attendance were Rachelle Vandiver, and Rhonda Clark.

Brian West called the meeting to order at 7:01pm.

Tammy Darling: Spoke about her concerns and frustrations with the ponding of water in her backyard due to the elevation of her neighbors new pool. Brian redirected her to speak to the City of Lees Summit.

Lions Club: Jerry spoke formally before the board to determine if a new Lions Club in Raintree was formed, if they would be able to use clubhouse free of charge twice a month. This was put on the agenda for the next board meeting.

Rules Sub-Committee: Bruce agrees to chair the committee. All committees are asked to review their rules and submit to Rachelle. Rules sub-committee will review those changes, will make any needed changes, and will bring those changes before the board for a final decision.

Cyclist Trespassing on Common Ground: Cyclists have been spotted by Jeanne and her husband riding on our sidewalks next to lake. They were stopped and asked where they were from and if they knew that they were trespassing? They claimed that they were from Winterset and that did not know they were trespassing.

Bob made motion to move to executive session at 8:31pm, seconded by Bruce.

Return to work session. 9:40pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
August 10th, 2010**

A board meeting of the RLPOA was held on August 10th, 2010. Members in attendance were Brian West, Judy Schmoeger, Bruce Kusgen, David Mitchell, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark. Tim Nydegger was absent.

Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

OPEN FORUM:

CONSENT AGENDA: Judy made a motion to approve. It was seconded by Jeanne.

FINANCIAL STATEMENT July 2010: Was read by David.

Budget Analysis

Income	Dues	\$ 76,164.11
	Other income	\$ 5,273.63
	Subtotal	\$ 81,437.74
Transfer from reserves:		0.00
Total revenue for July		\$ 81,437.74
Bank account balance as of July 31, 2010		\$ 344,077.37
Reserve accounts for 2010:		
Operations		\$ 80,000.00
Dock self insurance		\$ 32,000.00
Dam & Valve		\$ 30,000.00
Raintree View		\$ 55,000.00
Regatta Island		\$ 6,600.00
Insurance Reserve (Deductible)		\$ 3,000.00
Siltation Loan		(\$45,000.00)

2009 Roll Over Dollars	\$ 29,561.00
(Postage and turbidity testing)	
Outstanding Dues/Fines as of 7/31/10	\$ 79,318.30
Balance Due Liens Filed	\$ 52,248.10
1 st Letter (30 Days)	\$ 12,062.70
2 nd Letter (60 Days)	\$ 4,763.52
3 rd Letter (90 Days)	\$ 5,243.98

Legal: A Representative from Kapke & Willerth L.L.C. read a review of delinquent accounts. Thirteen letters for intent to levy are to go out soon.

Neighborhood Crime Report: Read by David; Catalytic converters are being stolen from SUV's and pickup trucks, due to scrap metal prices up for platinum.

Lion's Club: Jerry Romig is trying to establish a Lion's Club in Raintree Lake subdivision that would meet at the clubhouse every 2nd and 4th Monday evening. They would like permission to serve beer and wine at the meetings.

Tammy Darling: No show.

New Business

Appeal Case Number 062110-332: Mike and Connie spoke on their behalf.

Appeal Case Number 060310-17: Postponed.

Appeal Case Number 061110-1015: Tina spoke on their behalf.

Raintree Parkway Drainage Grate: Mrs. Vaughn informed the board on flooding around their home. She also provided pictures to show the areas affected by the clogging of a drainage grate near their home.

Bentonite to repair Waterscape A: Rachelle explained an issue with this waterscape that maybe could be repaired with the application of Bentonite (Clay Mixture) to seal the leak on this pond birm.

Equipment funds to replace dump truck: Rachelle explained the need to replace our dump truck, due to a faulty clutch. The Board asked for more information and estimates to repair and replace.

Bob made a motion to move to executive session. 8:17pm It was unanimous.

Return to regular session. 9:00pm

Case 062110-332: Bob made a motion to uphold the fine and uphold the fourth level violation. It was seconded by Jeanne. Discussion. Bob yeah and all others nay. Failed.

Jeanne made a motion to overrule the 4th level violation and fine. Tim K seconded. Unanimous.

Case 061110-1015: Tom made a motion to deny appeal. Judy seconded. Unanimous.

Bob made a motion to adjourn. 9:06pm Unanimous.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS
August 24TH, 2010**

A **Special Board Meeting** of the RLPOA was held on August 24th 2010.

- Members in attendance were Brian West, David Mitchell, Tim Nydegger, Jeanne Smith, Tom Tucek, and Bob Christian. Absent were Tim Kirkpatrick, Judy Schmoeger and Bruce Kusgen.
Also in attendance were General Manager, Rachelle Vandiver and Assistant General Manager, Rhonda Clark.
- Brian West determined that we had a quorum and called the meeting to order at 7:02 PM.
- David Mitchell made a motion to approve securing a construction loan from the Bank of Lee's Summit for the purpose of renovating the RLPOA clubhouse. The loan amount is to be \$250,000.00 for a period of 5 years at 6.5 % interest. The monthly payments are to be \$4,902.82. Tim Nydegger seconded the motion. Brian West asked for discussion and there was none. Brian West asked for a vote. Those in favor of approval of the motion were Tim Nydegger, Jeanne Smith, David Mitchell and Bob Christian. Opposed was Tom Tucek. The motion passed.
- Jeanne Smith made a motion to move into the August 2010 RLPOA Work Session. Tim Nydegger seconded the motion. Brian West called for a vote. All were in favor. Motion Passed.

Brian West called to order the August 2010 RLPOA Work Session at 7:15 PM

- Tim Kirkpatrick arrived and joined the meeting in session.
- General Manager, Rachelle Vandiver, presented facts and justification information regarding the condition and cost of repair for the Association's existing truck used for various heavy hauling and towing requirements. Rachelle requested that the Board consider the purchase of a new "used" truck because the cost to repair the existing truck could not be justified. Because of the urgency of the need it was determined that action was needed immediately.
- Bob Christian made a motion to move back into the Special Meeting. The motion was seconded by Jeanne Smith. After no discussion, Brian West called for a vote. All were in favor and the **motion passed.**

Special Board Meeting of the RLPOA was reconvened August 24th 2010 at approximately 7:30 PM.

- Members in attendance were Brian West, David Mitchell, Tim Nydegger, Jeanne Smith, Tim Kirkpatrick, Tom Tucek, and Bob Christian. Absent were Judy Schmoeger and Bruce Kusgen.
Also in attendance were General Manager, Rachelle Vandiver and Assistant General Manager, Rhonda Clark.
- Brian West determined that we had a quorum and called the meeting to order at 7:02 PM.
- Tim Nydegger made a motion to approve spending up to \$20,000.00 for the purchase of a new “used” truck with specifications consistent with Rachelle Vandiver’s justification and specification memo dated 8/23/2010 and truck comparison spreadsheet provided. Bob Christian seconded the motion. Brian West called for discussion. Jim Metzger, who is an RLPOA member in attendance, suggested we contact the City of Lee’s Summit to see if they may have equipment coming up for bid from their excess inventory. Rachelle Vandiver stated that this action will give her and her staff the ability to react to equipment that is, or will become available on the market without having to wait for a future Board meeting and possibly losing an opportunity. After no further discussion, Brian West called for a vote. All members present were in favor. **Motion Passed.**
- Tim Nydegger made a motion to move back into the August 2010 RLPOA Work Session. David Mitchell seconded the motion. After no discussion the **motion passed.**

Brian West reconvened and called to order the August 2010 RLPOA Work Session at approximately 7:45 PM

- Bob Christian presented information and pictures regarding the condition of various pieces of public utility equipment. This subject and information provided will be reviewed by the Board and added to the September 2010 RLPOA Board Meeting.
- Jeanne Smith expressed the need to control nonresident trespassing on RLPOA swim docks. David Mitchell, who is a Board Member and also the RLPOA Neighborhood Watch liaison with the Lee’s Summit Police Department, outlined the procedure for Police involvement. RLPOA Lake Patrol has no authority to detain but has the authority and responsibility to notify the LS Police if trespassing is suspected. Additional signage was suggested.

- Tim Kirkpatrick presented possible rules revisions for the use of RLPOA Common Ground usage by organized team activities.
- The August 2010 Work Session was adjourned.

Raintree Lake Property Owners Association Board of Directors Meeting September 14th, 2010

A board meeting of the RLPOA was held on September 14th, 2010. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Rita Madison let us know that the Garden Club sold all their mums and wanted to thank everyone.

San requested funds for needed projects around the lake.

Brian Whitley here to answer questions about "South Park".

Jerry Romig updated us on the Lions Club in Raintree.

3. **Consent Agenda** - Tom made a motion to approve consent agenda as written. It was seconded by David and approved unanimously.

4. **Treasure's Financial Report:** Read by David.

Budget Analysis

Income:

Dues	\$ 45,811.65
Other Income	\$ 4,455.33
Subtotal	\$ 50,266.98

Transfers from Reserves:	\$ 0.00
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Total Revenue for August:	\$ 50,266.98
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Expenses for August	\$130,916.43
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Bank Account Balances as of August 31, 2010

Cash Subtotal Bank of Lee's Summit	\$292,215.03
Reserve 2010	
Operations	\$ 80,000.00
Dock Self Insurance	\$ 32,000.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00

Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00

Siltation Loan	(\$ 45,000.00)
2009 Roll over \$.	\$ 29,561.00

(Postage & Turbidity Testing)

Outstanding Dues/Fines a/o 8/31/10	\$ 69,244.27
Balance Due Liens Filed	\$ 53,766.82
1st Letter	\$ 8,050.51
2nd Letter	\$ 3,232.28
3rd Letter	\$ 4,194.66

Transfer of accounts for Duck Pond Real Estate Office

Reduce Budget Accounts:

2009 Rollover \$29,070.00

1004 Summerfest \$5,000.00

5003-300 Umbrella \$4,000.00

5003-600 Liability \$2,422.22

Total to transfer \$40,492.22

Increase Budget Accounts

2006 Common Ground Misc \$40,472.56

5027-100 Personal Property Taxes \$980.34

Total needed to transfer \$40,492.22

5. Board Announcements:

A. Passing of Shirley Thomas. She will be missed.

B. Transfer of Duck Pond Common Area & Real Estate Office. We will be using RE Office for meetings while clubhouse is under renovation.

C. Neighborhood garage sale September 16,17,&18.

D. Fall Fest (Octoberfest) September 18th.

E. Budget time for committees due by September 30th.

6. Old Business

A. Legal: Ten more residents going to collections.

B. Neighborhood Crime Report: David informed us on the influx in crime in our area and asked everyone to be aware of your surroundings.

C. Residents complaints on Organized Teams: Several people spoke on problems with team sports making too much noise and extreme parking issues that have caused a number of concerns.

D. Organized Team Activity Rules: Tim Kirkpatrick read new rules for coaches to abide by and during discussion with audience, came up with a few more modifications. Tim is to inform coaches of new rules.

E. Public Utility Equipment Maintenance: Bob Christian recommended that we move forward and address this with letterhead.

F. Appeal Case Number 060310-17 (postponed from 8/10/10). Gene spoke on his behalf and asked for his fine to be removed.

7. New Business

A. Sod for Raintree Circle.

B. Additional tree replacement. Tim K. made a motion to approve for the common ground committee to have the sum of \$6744.12, which is the remaining funds in their budget, to be used for the purchase fescue sod to be used on the Raintree Circle and to purchase 4 trees for Raintree View and to replace a white pine on the entrance monument and any additional funds that would be left over to be used to replace any trees that have died this year in 2010. It was seconded. The vote was unanimous.

C. Approval of Contractor for Clubhouse Remodel. Bob made a motion for the RLPOA Board to approve controlling the successful execution of the completion of the RLPOA Clubhouse Renovation project by appointing the RLPOA General Manager, Rachelle Vandiver as general contractor for this project. This motion also includes the provision and request for approval to retain Dennis Bisges to act as Project Manager for the a flat fee contract fee of \$10,000 for the duration of this project. This motion is based on reviewing competing general contractor bids and determining that the \$187,000 in house estimate is the most competitive and falls under a previously approved request of \$250,000 to finance the project. It is also noted that the proposed \$10,000 Project Manager fee is included in the \$187,000 project completion estimate. It was seconded by Bruce. Bob, Jean, Bruce, Tim K, Judy, and David all voted yeah and Tim N. and Tom voted against. The motion passed 6-2.

D. Decks to repaired with funds from budget: Tom made a motion to transfer funds from Dock Repairs of \$4945 and from Courtesy Docks of \$2231 to the Swim Dock Repairs account, making a total of \$8692, for the purpose of installing composite decking onto a swim dock that is in need, to be done this year or the first part of Spring of 2011. Seconded by Bob. Unanimous.

Tim K made a motion: to move to executive session. Bruce seconded and it was unanimous. 9:07pm.

Reconvened regular session: 10:26

Appeal 060310-17. Bob made a motion to uphold the fine of \$200. Judy seconded the motion. Tim N, Judy, Tom, David, Bob, and Jeanne voted yeah and Tim K and Bruce voted against. Motion passed 6-2.

Bruce made a motion to adjourn. 10:26pm was seconded by Judy and was unanimous.

Raintree Lake Property Owners Association Work
Session
September 28th, 2010

A board meeting of the RLPOA was held on September 28, 2010. Members in attendance were Brian West, Bruce Kusgen, Tom Tucek, Tim Nydegger, Jeanne Smith, David Mitchell, and Bob Christian. Judy Schmoeger and Tim Kirkpatrick were absent. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00pm.

1. Brian gave a brief history of the Real Estate Office and the Duck Pond: It was one of the first structures here in Raintree Lake. The old office and the Duck Pond are now owned by the RLPOA. In the past we have had many complaints about algae buildup in the pond and concerns of flooding. Karen DeLany at that time owned 7/8th of the Duck Pond and the Real Estate Office and wanted to sell them, but wanted too much money for us to purchase. Ten dollars was spent to purchase the Duck Pond! And now we control the water quality along with how it looks. More aerators will be installed and eventually will be desilted, rock put around the edges, and trees and brush cleaned up. The Real Estate office was purchased from Karen for \$39,900. Tonight we wanted to talk about future plans for this property. It could be used as a meeting house for committee meetings, small gatherings, or leveled for a play ground, or a combination of both. Possible half day rentals for baby showers, small groups, etc...
2. Many residents spoke out about the Real Estate Office and what should happen with the property. By the end of the meeting there were approximately the same amount calling for the demolishing of the building as there were for keeping it. Residents were asked to please join our newly forming committee that would be helping to make the case for the future of this structure.

Meeting was adjourned

Raintree Lake Property Owners Association Board of Directors Meeting October 12th, 2010

A board meeting of the RLPOA was held on October 12th 2010. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.
2. **Open Forum:** Charley wanted to give praise for the sod that had been put down at Raintree Circle. "Looks really nice".

We received many complaints on the use of common area near Snowy Egret. The football team that has been practicing there has been causing problems with noise, parked cars restricting traffic, etc.....

3. **Consent Agenda** - Tom made a motion to approve consent agenda as written. It was seconded by Jeanne and approved unanimously.

4. Treasure's Financial Report: Read by David.

Budget Analysis

Income:

Dues	\$75,202.69
Other Income	\$ 4,907.78
Subtotal	\$ 80,110.47

Transfers from Reserves:	\$ 29,561.00
Total Revenue for September:	\$109,671.47
Expenses for September:	\$ 45,291.46

Bank Account Balances as of September 30, 2010

Cash Subtotal Bank of Lee's Summit	\$273,841.58
Reserve 2010	
Operations	\$ 80,000.00
Dock Self Insurance	\$ 32,000.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00
Siltation Loan	(\$ 45,000.00)
2009 Roll over \$.	\$ 0.00
	(Postage, Turbidity Testing & Duck Pond Bldg)

Outstanding Dues/Fines a/o 9/30/10	\$ 63,059.79
Balance Due Liens Filed	\$ 51,273.74
1st Letter	\$ 6,456.78
2nd Letter	\$ 2,289.19
3rd Letter	\$ 3,040.08

Transfer of accounts for Duck Pond Real Estate Office

5. Presentations:

A. Captain Taylor: Stated that we had a "Good" summer with not too many problems. Since then the police department has seen an increase in crimes, especially in car thefts and car break-ins.

B. November 2nd No Tax Increase Bond: Presentation given by Stephen Arbo and Brian Whitley to inform our community on the issues surrounding the City of Lees Summit.

6. Board Announcements:

- A. Clubhouse Renovation Demolition Begun.
- B. Committees to present budget requests 10-26-10.

7. Old Business

- A. Legal: We have 10 pending lawsuits for dues owed to RLPOA.
- B. Neighborhood Crime Report: David spoke about the crimes in the area including Cheddington and Windemere. Please lock your cars and don't keep valuables in your cars. Also check alarm systems, clean spider webs, etc...
- C. Duck Pond/Raintree Activities Center: Purchased, working on clean up and repair of Duck Pond and Real Estate Office. There has been no decision for the future of the building.

8. New Business

A. Appeal ARB Decision 92110-913. Mr. Dennis Prather explained that he wanted to replace his vinyl siding with a new style of vinyl siding that would have no seams and would be a stronger and more durable. The ARB had declined his application because of the present guidelines state that horizontal siding can only be used on the front elevation.

Decision : Tom made a motion to waive the ARB guideline for this particular appeal without precedence. Judy seconded. The vote was unanimous.

B. Appeal Lake Violation 81310-672. Mr. Kenny Durham gave an explanation for why this had transpired.

Decision: Tim K. made a motion to approve the appeal of Mr. Durham for a fourth level violation for having his boat in the swim area. It was seconded by Bruce. Motion passed 5-2-1 Yeah Bruce, Tim K., Dave, Judy, Jeanne. Against Tom and Bob. Tim N. Abstained.

Move to executive session: Tim K made a motion to move to executive session. Judy seconded and it was unanimous. 8:29pm

Return from exec session. 9:09pm

Motion: Bob made a motion to cease the allowance of football teams practicing on common ground effective immediately. Judy seconded. Failed. Yeah - Tim N and Bob. Nay - Bruce, Tim K and David. Abstain - Judy, Jeanne, and Tom.

Motion: Judy made a motion to have the previously approved rules for common ground be implemented and enforced immediately and to include in the rule that there will be no practicing after sunset per the Kansas City Star. David seconded. Passed. Unanimous.

Motion made to adjourn. 10:14pm. Unanimous.

Raintree Lake Property Owners Association Work Session October 26th, 2010

A board meeting of the RLPOA was held on October 26th, 2010. Members in attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tom Tucek, Tim Nydegger, Jeanne Smith, David Mitchell, Judy Schmoeger, and Bob Christian. Also in attendance were Rachelle Vandiver, and Rhonda Clark.

Brian West called the meeting to order at 7:00.

Brian explained the purpose of this meeting was to allow time for each committee in RLPOA to offer their budget items for consideration of the board. No decisions were going to be made at this meeting.

Activities was offered a "thank you" from Jeanne and was echoed through the hall. All of the committees gave proposals and budget plans for the coming year 2011. There was a discussion about what prices for amenities should be changed or remain the same.

Short term Boat slips now at \$275. Range is from \$200 to \$275. Average \$225?

Long term boat slips will not be changed per contract.

Motorized and non-motorized boat permits now at \$55. Consensus was to stay the same.

Clubhouse rental should go up to \$400 full day and \$200-275 for half day.

Shoreline adds stay the same.

Pontoon rental stay the same.

Common ground use for sports teams was discussed. There was a heated discussion on whether or not to allow teams to practice in common ground.

Raintree Lake Property Owners Association Board of Directors Meeting November 9th, 2010

A board meeting of the RLPOA was held on November 9th, 2010. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Judy wanted to thank and compliment the Clubhouse Committee for all of their hard work and everyone's efforts in helping with the remodel of the clubhouse.

3. **Consent Agenda** - Judy made a motion to approve consent agenda as written. It was seconded by Tim and approved unanimously.

4. Treasure's Financial Report: Read by David.

Budget Analysis

Income:

Dues	\$ 77,318.35
Other Income	\$ 963.60
Subtotal	\$ 78,281.95

Transfers from Reserves:	\$ 0
Total Revenue for October:	\$ 78,281.95
Expenses for September:	\$ 62,937.79

Bank Account Balances as of October 31, 2010

Cash Subtotal Bank of Lee's Summit	\$294,168.29
Reserve 2010	
Operations	\$ 80,000.00
Dock Self Insurance	\$ 32,000.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00
Siltation Loan	(\$ 45,000.00)
2009 Roll over \$.	\$ 0.00
	(Postage & Turbidity Testing & Duck Pond Bldg)

Outstanding Dues/Fines a/o 9/30/10	\$ 89,583.25
Balance Due Liens Filed	\$ 58,377.09
1st Letter	\$ 17,167.22
2nd Letter	\$ 10,669.31
3rd Letter	\$ 3,369.63

5. Board Announcements:

A. Breakfast with Santa is changed to Story time with Santa. Sunday December 5th at 3:30 pm. Located at the 111 SW Cole Younger Dr. building.

6. Old Business

A. Legal: We are going through the delinquencies and getting them filed where needed.

B. Neighborhood Crime Report: Officer Reese said things had been a little quieter than last month. David spoke about the crimes in the area including Cheddington and Windemere.

C. Residents Complaints on Organized Teams: Brian explained the problems once again and let the residents know that we were aware of the problem and that we had had many discussions on the course of action.

Mr. Mason, Mr. Carr, and Mr. and Mrs. Ed and Jeanelle Hartman spoke about the problems they had witnessed, such as cursing, parking, urinating on trees and fences, kids darting out in front of cars, etc.... Wanted to know who was going to enforce these rules that were being implemented?

D. **Motion:** Jeanne made a motion to rescind the rules for common ground, as of now, for organized sports activities. Bob seconded. For: Jeanne, Bob, Tim N, Judy, David, Tom. Tim K and Bruce abstained. 6-0-2

E. **Resolution:** Judy made a motion to adopt a resolution to ban organized team sports activities from all common grounds, with the exception of the swimming pool, due to the lack of restroom facilities and players using private property, Coaches using foul language, safety issues created by an excessive number of cars parking on both sides of the street. David seconded. Judy, Jeanne, Tim N, David, and Bob yea. Tom, Bruce, and Tim K Voted against. Motion failed to get 2/3 vote.

F. **Proposal:** Tom proposed that the board take up his suggestion that we make a special meeting of the work session and mull this over and make sure we've got all of our i's dotted and t's crossed and propose the resolution at the beginning of the work session, which shouldn't take long. Judy and Tom agreed to take over the task of putting together the resolution and allow the board members to email their ideas and thoughts.

7. New Business

A. **Motion:** Bob Christian made a motion for the RLPOA Board to approve up to \$16,000 for new, state of the art, Audio/Video/Visual to be purchased and installed during the construction phase of the Clubhouse Renovation in 2010. Competitive bids were solicited, secured, and evaluated and G&H Audiophile, Inc was determined to be the successful contractor based on RLPOA requirements, current and future services support and scheduling considerations. A complete list of equipment included in this motion has been provided to this Board at the October 2010 work session and will be provided to the Secretary for inclusion into the minutes of this motion. It is requested that the funds be drawn from the existing Clubhouse Renovation loan. Bruce seconded. For: Judy, Jeanne, Tim N., David, Bob, Tim K. and Bruce. Against: Tom Tucek. 7-1

B. Bob made a motion for assessments for 2011 stay the same. Jeanne seconded. Passes unanimously.

C. Tom made a motion to change the short term boat slip costs to \$250. Bob seconded and it passed unanimously.

D. Tim N made a motion to keep non motorized boat permits the same. Bob seconded. Tom offered an amendment and moved to change the price to \$15. Jeanne seconded and it passed unanimously.

E. Tom made a motion to change the boat motorized permit costs to \$50 from \$55. Bob seconded. Tim K offered an amendment to move to lower to \$35. Tom seconded. Tim K, Bruce and Tom yeah Tim N, Jeanne, Bob, Judy, and David vote against. Amendment failed. Original motion Passed unanimously.

F. Judy made a motion to raise the Clubhouse Rental fee for 2011 to \$400. David seconded. 6-2 passed with Bruce and Tim K against.

G. Judy made a motion to raise the Clubhouse Deposit fee for 2011 to \$500. Tom seconded. Passed 6-2. Bruce and Tim K against.

H. Shoreline advertising. Same - unanimous

I. Mowing. Same. - Unanimous

J. Bob made a motion to keep the Pontoon Boat Rental the same. David seconded. Passed 7-1

Amendment: Tom made a motion for all profits of the pontoon boat rental to be put into repair and improvements or replacement of the boat and put into a separate reserve fund. Bob seconded. Passed 7 yes David no.

Bob made a motion to move to executive session at 9:35. Unanimous.

Adjourned meeting at 10:25.

Raintree Lake Property Owners Association Work Session Meeting November 23rd, 2010

A work session board meeting of the RLOPA was held on November 23rd, 2010. In attendance were Brian West, Bruce Kusgen, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Judy Schmoeger, Jeanne Smith, Tom Tucek, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

The regular work session meeting was called to order by Brian West at 8:53pm.

Rachelle informed the board about the budget for 2011 and what things on the priority list could be done within that amount. Tom spoke about the needs for a parking lot at Raintree View. Question was raised whether or not to add \$60,000 to the Raintree View parking lot reserve.

Judy made a suggestion that at the December session that we approve the budget as written or revised, with the understanding that it will be reviewed at the January board meeting 2011 and make any adjustments at that time.

Bob made a motion to move to exec session. Unanimous. 9:09pm.

Raintree Lake Property Owners Association Board of Directors Meeting December 14th, 2010

A board meeting of the RLPOA was held on December 14th, 2010. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Mrs. Madison 3949 SW Hidden Cove Court informed the board about an accident on Raintree Drive that had taken place with a trailer that she had spoken about previously.

Richard Richardson 4400 SW ? asked about item # 17 for 12 new boat slips on the Priority List for 2011. Brian assured him that if that item was to be considered, the Lake Board would be notified.

Mrs. Ross from the Duck Pond Realty Office Committee wanted to make the board aware that if there would be any roll over money for 2011, that their committee would request \$4000 to pay for architectural drawings for a development plan. Brian informed her that once the committee had any numbers that they could submit those to the board for review.

Valerie Payne 3927 SW Ward Rd. also on the DPROC and requested the money set aside for the parking lot on Raintree View, be set aside for them to be used where needed. Tom advised her that that money would be used for a parking lot at Raintree View.

3. **Consent Agenda** - Tom moved to approve the consent agenda and accept the November minutes as corrected. Bob seconded. It was passed unanimously.

4. Treasure's Financial Report: Read by David.

Budget Analysis

Income:

Dues	\$ 57,638.97
Other Income	\$ 837.76
Subtotal	\$ 58,476.73

Transfers from Reserves:	\$ 0
Total Revenue for October:	\$ 58,476.73
Expenses for November:	\$ 42,363.56

Bank Account Balances as of November 30, 2010

Cash Subtotal Bank of Lee's Summit	\$334,082.27
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Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,000.00
	Dam & Valve	\$ 30,000.00
	Raintree View	\$ 55,000.00
	Regatta Island	\$ 6,600.00
	Insurance Reserve	\$ 3,000.00
	Siltation Loan	(\$ 45,000.00)
	2009 Roll over \$.	\$ 0
	(Postage & Turbidity Testing & Duck Pond Bldg)	

Outstanding Dues/Fines a/o 9/30/10	\$ 79,946.57
Balance Due Liens Filed	\$ 56,535.60
1st Letter	\$ 12,819.93
2nd Letter	\$ 6,221.41
3rd Letter	\$ 3,369.63

5. Board Announcements:

A. Judy Schmoeger is resigning as of December 31st, 2010 from the RLPOA Board. She will continue to serve on the Electronic Voting Committee.

6. Old Business

A. Legal: We are going through the delinquencies and getting them filed where needed. Our attorney, Joe F. Willerth, has been updated on our "No Organized Team Sports on Common Ground" rules.

B. Neighborhood Crime Report: David read the report and said that November was a quiet month as far as crime in and around Raintree. On going problems continue with accidents at 150 Hwy/Raintree Pkwy and also at 150 Hwy/Regatta.

We also had one case of identity theft and 2 cases of theft from auto.

Police warn that we should be vigilant this holiday season and keep close watch of your bags, wallets and purses. Also, they warn about warming up your cars. Keep doors locked, but they really don't recommend warming up your car unless you are in it.

Kids will be out of school for Thanks Giving and typically this is when they get into trouble, so keep an eye on your community and if you see anything suspicious, please call the police.

Motion: Judy made motion to approve the budget as presented, with the understanding that it will be reviewed by the board in January 2011. Adjustments will be made at that time as determined necessary based on the final 2010 numbers. David seconded.

Passed unanimously.

7. New Business:

Motion: Bob made a motion that board approve the budgeted amount of \$25,000 for furniture and equipment for 2011 CRC. Jeanne seconded. It passed unanimously.

Election: An election was held to replace Judy as Vice President after December 31, 2010. Tim Kirkpatrick was elected and will take over as of January 1, 2011. New officers will need to go by the bank to sign new signature card.

Motion: Bob made a motion to approve the gift cards as stated in Rachelle's email. Jeanne seconded. It passed unanimously.

Bob made a motion to move to executive session at 7:40pm. Unanimous.
Tom made a motion to adjourn at 8:12pm. Bruce seconded. It was unanimously passed.

Raintree Lake Property Owners Association Board of Directors Meeting January 25th, 2011

A board meeting of the RLPOA was held on January 25th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tom Tucek, Bob Christian, and Tim Nydegger. Tim Kirkpatrick was absent. Also in attendance was Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** None

3. **Consent Agenda** - Jeanne moved to approve the consent agenda and accept the November minutes as corrected. Bob seconded. It was passed unanimously.

4. **Treasure's Financial Report** - Read by David.

Budget Analysis

Income:

Dues	\$ 82,051.41
Other Income	\$ 1,483.33
Subtotal	\$ 83,534.74

Transfers from Reserves:	\$ 0
Total Revenue for December:	\$ 83,534.74
Expenses for December:	\$ 44,367.56

Bank Account Balances as of December 31, 2010

	Cash Subtotal Bank of Lee's Summit	\$336,783.28
Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,000.00
	Dam & Valve	\$ 30,000.00
	Raintree View	\$ 55,000.00
	Regatta Island	\$ 6,600.00
	Insurance Reserve	\$ 3,000.00

Siltation Loan	(\$ 45,000.00)
2009 Roll over \$.	\$ 0

(Postage & Turbidity Testing & Duck Pond Bldg)

Outstanding Dues/Fines a/o 12/31/10	\$ 73,589.77
Balance Due Liens Filed	\$ 54,988.62
1st Letter	\$ 9,991.17
2nd Letter	\$ 5,240.35
3rd Letter	\$ 3,369.63

5. Board Announcements

- A. Did not hold meeting on January 11th, 2011.
- B. Winter Warm Up will be held at the Clubhouse on February 4th, 2011 from 6-10 pm.
- C. Anyone interested in serving on the RLPOA Board is urged to get their names in to the office asap. There will be 5 open positions.

6. New Business

- A. Legal Report: Attorney Joe Willerth is working on judgments for past due dues.
- B. Insurance: It was decided to hold off and get more information on what costs would be for \$2500, \$5000, and \$10,000 deductible.
- C. Resolution to Authorize Electronic Funds Transfer: **Motion:** Tom made a motion to approve the resolution as written, except for removing the name Rachelle Vandiver. 2nd by Bob. It passed unanimously.
- D. KCP&L Transformer move: **Motion:** Bob made a motion to approve \$2,264.44 to relocate the transformer supplying power to the clubhouse and pay for it through the CRC Renovation Loan. Tim N. 2nd and it passed unanimously.
- E. Electronic Voting: **Motion:** Bruce made a motion to allow the Nominating Committee the ability to decide on a vendor for the electronic voting for the year 2011, up to the amount of \$5,130. 2nd by Bob. It passed unanimously.
- F. Duck Pond Center Committee recommendation to be on Facebook: Moved to February meeting.
Motion: Bob made a motion to adjourn from the special meeting and move to Work Session. Bruce seconded. It was unanimous. 8:44pm.

7. Work Session

- A. CRC to into Clubhouse Facility Committee
- B. Ballot questions: "Boat in the driveway rule"
- C. Equipment purchase for 2011: Deferred to February meeting.
- D. Rollover Money (2010)

Cash Subtotal Ending 12/31/2010	\$406,093
Transfers From Reserves 2010	\$144,860
2011 Revenue	\$ 974,211
Operational Expenses	\$1,124,578

\$ 400,586

Reserves 2011

Principal Payments	\$ 62,500
Siltation	\$ 50,000
Docks	\$ 34,000
Operational	\$ 80,000
Insurance	\$ 3,000
Dam and Valve	\$ 30,000
Regatta/MO-Dot	\$ 6,600
Subtotal	\$ 266,100

Unfinished 2010 Projects

4004-Capital Improvements
4008-Equipment Repair
tank

\$244
\$1,400

New Total for 2011 Budget

\$244.17 Sidewalk Repair
\$3,900 Downstairs hot water

Subtotal \$1,644

Available Discretionary Funds \$132,842

Silt Basin Loan \$-45,000

Motion: Bob made a motion to move to executive session. 9:45pm 2nd by Bruce unanimous

Raintree Lake Property Owners Association Board of Directors Meeting February 8th, 2011

A board meeting of the RLPOA was held on February 8th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tom Tucek, Tim Kirkpatrick, and Tim Nydegger. Bob Christian arrived at 7:23pm. Also in attendance was Rachelle Vandiver.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Jan Diepenbrock from Duck Pond Committee asked for funds to do a site study. Board decided to wait until later so they would have a chance to review the

proposal. Lake Committee asked about boat slips on the Board's "Want List". Brian explained that this was put on by an earlier board member and was not a priority now.

3. Consent Agenda - Tim K. moved to approve the consent agenda and accept the November minutes as corrected. David seconded. It was passed unanimously.

4. Treasure's Financial Report - Read by David.

Budget Analysis

Income:

Dues	\$ 62,955.30
Other Income	\$ 12,607.27
Subtotal	\$ 75,562.57

Transfers from Reserves:	\$ 0
Total Revenue for January:	\$ 75,562.57
Expenses for January:	\$ 28,259.60

Bank Account Balances as of January 31, 2011

	Cash Subtotal Bank of Lee's Summit	\$425,087.26
Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 34,000.00
	Dam & Valve	\$ 30,000.00
	Siltation	\$ 50,000.00
	Regatta Island	\$ 6,600.00
	Insurance Reserve	\$ 3,000.00
	Loan payment.	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over	\$ 132,842.00

Outstanding Dues/Fines a/o 1/31/2011	\$101,417.99
Balance Due Liens Filed	\$ 63,963.90
1st Letter	\$ 16,251.15
2nd Letter	\$ 14,572.40
3rd Letter	\$ 6,630.54

5. Board Announcements

- A. Need volunteers for Siltation Committee.
- B. Need volunteers for Activities Committee.

6. Old Business

- A. Legal Report: Nothing new.
- B. Neighborhood Crime Report. January was a quiet month. One stealing. There will be an Annual Neighborhood Watch Meeting with the Fire/Police/Animal Control on April 18th at 7pm.

C. **Insurance Motion:** Tim N. made a motion to increase the insurance to the new level of \$794,500 and up the personal property to \$50,000. Increasing the charge for insurance by \$589.00. Bob 2nd. Passed unanimously with Jeanne abstaining.

D. **Equipment Purchase Motion:** Bob made a motion to approve up to the amount of \$18,607.32 to purchase equipment needed for RLPOA Maintenance. Jeanne 2nd. Passed Unanimously.

E. **Motion:** Tom made a motion to approve up to \$6,000 for the annual Appreciation Dinner. Tim N. 2nd. Tom, Tim N., Bruce, Jeanne, Bob, David /yes. Tim K /no. Motion passed.

F. Rollover money and Clubhouse Loan. All were in agreement to start loan payments for \$250,000.

7. New Business

A. Pool Contract budgeted \$67,870.00. Moved to special work session.

B. **Motion:** Tom made a motion to approve up to \$7,508 for repair of the pool, prep tank, mushroom, and tile work. Bruce 2nd. Unanimously Passed.

Tom made a motion to adjourn to executive session. 8:25pm.

Return from executive session and adjourn. 8:42pm.

Raintree Lake Property Owners Association Special Meeting and Work Session February 22nd, 2011

A special board meeting and work session of the RLPOA was held on February 22nd, 2011. Members in attendance were Brian West, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, David Mitchell, and Bob Christian. Also in attendance was Rachelle Vandiver.

Not present are Tom Tucek and Rhonda Clark.

Brian West called the meeting to order at 7:00pm. A quorum was determined.

1. **Appointment of Amy Smith to ARB:** Bob made a motion to approve the nomination of Amy Smith to the ARB committee. Jeanne seconded. The motion passed unanimously.
2. **Duck Pond plan and development site plot survey:** Tim N. made a motion to approve up to \$5000, to be used for a site plot survey. The funds are to be taken from Roll Over account. Tim K. seconded. It passed unanimously. The committee would like to have an open house for the residents to come and see the facility and to conduct a survey.
3. **Pool Contract Bids:** Tim N. made a motion to approve the contract with Blue Valley Pool Management for the sum of \$67,870.00. David seconded. Tim N,

Tim K, and David voted Yes. Bruce, Jeanne, and Bob voted No. Brian broke the tie with a No vote. Motion Failed. It will be moved to March.

4. **G&H Audiophiles proposal:** Bob made a motion to allow Audiophiles to add additional equipment such as speakers and amplifiers for the TV that were not originally installed during the renovation, but now it has been determined that they are needed. Jeanne seconded. It passed unanimously.
5. Bob made motion that we move to work session. 7:57pm.

Work session:

1. **Snow fall in excess of 6":** Bob asked the RLPOA Board to consider where Cobblestone Home Owners Association might be able to dump excessive snow fall above 6". Presently there is not enough room to just push that much snow to the sides. "Think About It"
2. **RLPOA Covenants/Bylaws vs. Sub-Association:** Bob explained how hard it was for Cobblestone to recruit new Board members and to get residents involved. Cobblestone is looking at the possibility of allowing RLPOA to manage their needs.
3. **Equipment needs 2011:** Move to March meeting.
4. **Roll-over 2010: Questions:** Do we need more parking? Do we need a new trash enclosure?

Bob made a motion to move to executive session. 8:58pm.

Return from executive session. Bruce made a motion to Adjourn. David Seconded.

Raintree Lake Property Owners Association Board of Directors Meeting March 8th, 2011

A board meeting of the RLPOA was held on March 8th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, and Tim Nydegger. Also in attendance was Rhonda Clark. Tim Kirkpatrick came in halfway through meeting. Absent were Tom Tucek, Bob Christian and Rachelle Vandiver.

1) Brian West called the meeting to order at 7:00pm and confirmed we had a quorum.

2) **Open Forum:**

Rita Madison from the Garden Club announced they will be having an Open House on April 20th, 2011, 7-9pm.

Matt Osborn from the Duck Pond Realty Office Committee wants to know how often the clubhouse is rented out. Several residents stated that they like to use the Duck Pond Realty Office for games and small gatherings. Matt would like to see price for half day rental of clubhouse. Put on work session.

Motion: Jeanne made a motion to allow the Heart of America POW group to hold their annual meeting in the clubhouse on August 28th, 2011. The fee for rental shall be waived, but a deposit of \$500 shall be required. Tim N. 2nd. A vote was taken and it passed unanimously.

3) **Consent Agenda** - Tim N. moved to approve the consent agenda and accept the February minutes. David seconded. It was passed unanimously.

4) **Treasure's Financial Report** - Read by David Mitchell.

Budget Analysis Income:

Dues \$ 50,746.49

Other Income \$ 25,750.31

Subtotal \$ 76,496.80

Transfers from Reserves: \$ 0

Total Revenue for February: \$ 76,496.80

Expenses for February: \$ 33,386.11

Bank Account Balances as of February 28th, 2011 Cash Subtotal Bank of Lee's Summit
\$476,885.50

5) **Board Announcements:**

A. Annual Meeting Scheduled for Thursday, March 31, 2011 at 7:00pm

B. Pizza Party Friday, March 25, 2011

C. Thanked staff for the Appreciation Dinner

D. Alan VanDeusen has been named as the new chairperson of the Siltation Committee.
They are now looking for new members.

E. Regatta entrance will be closing in about 40 days from today and will reopen in about 3-6 months.

6) **Old Business**

A. Legal Report: Kapke and Willerth have received a judgment for \$1,591.00. A trial has been set for March 30th, 2011 regarding another resident's delinquent dues.

B. Crime Report: February was a quiet month. There will be an Annual Meeting with the Police/Fire/Animal Control on April 18th.

C. Re-categorize Roof Repair: Remove clubhouse roof and guttering from line item and re-categorize under repairs. Motion: Jeanne made a motion to reallocate money from rollover funds, in the amount of \$13,500.75, and move into the CFC Committee for landscaping renovation. Tim N. 2nd. It was Unanimous.

D. Pool Contract: Move to special meeting.

E. Trash Cans and Benches: Tim N. made a motion to approve the amount of \$5200 to be taken from rollover funds and moved to Common Ground misc. for #2006 trash cans and benches. Jeanne 2nd. It was passed unanimously.

7) **New Business**

A. Mullendike Silt Update: "Wetlands" can't be cleaned out using dragline method, as stated by Corp of Engineers. Siltation Committee to review other options

B. Work Session: Decided that we will have a special meeting at end of month. Yes.

- 8) Tim K. made a motion to move to Executive Session. Unanimous. 8:31pm. Return from Executive Session and adjourn. Unanimous. 9:25pm.

Raintree Lake Property Owners Association Board of Directors Special Meeting and Work Session March 22, 2011

A special board meeting of the RLPOA was held on March 22, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Nydegger, Tom Tucek, Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Special session:

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2 **Pool contract:** Tom moved to accept Contract "B" for the pool management bid for \$67,870. David 2nd. Vote passed 4 to 1 with Bob opposing.

3. **Dock Repair:** Tom made a motion to approve up to \$23,000 for dock repairs. Tim N 2nd. Vote was unanimous.

4. **Common Ground Budget:** Bob made a motion to approve \$52,400 to begin the work lined out in the printout supplied by Rita Madison, dated March 10th. Tom 2nd. The vote was unanimous.

5. **Equipment Purchase:** Tim N. made a motion to approve up to \$13,200 to purchase needed equipment such as truck and tractor. Bob 2nd. The vote was unanimous.

Bob made a motion to move to work session.

Work Session:

1. **No Trespassing Signs:** Done. Staff would like to know if there are any other areas that need signs.
2. **Regatta Update:** Brain West informed the board and staff on what to expect when the Regatta Island is done. The street will be approximately 4' below where it is now and so the island will taper down 3'.
3. **Half Day Rentals of Clubhouse:** Move to work session.

- 4. Disaster Committee:** Brian spoke about the bad weather that we have had in the past year or so. He explained that the board was interested in putting a plan in place for disasters.
David spoke about the need for this plan and reminded the board about the special meeting being held on April 18th 2011. It was also advertised in the Shoreline.
Bob made a motion to adjourn and move to executive session. 7:53pm.

**Raintree Lake Property Owners Association
Board of Directors Annual Meeting
March 31st, 2011**

The annual meeting of the Raintree Lake Property Owners Association was held on March 31st, 2011 at the newly renovated Raintree Lake Clubhouse. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Bob Christian, David Mitchell, Jeanne Smith, Brenda Miller, and Tom Tucek. Also in attendance was General Manager Rachelle Vandiver.

The Annual Meeting was called to order by Brian West at 7:00pm

- 1. Determine Quorum:** It was determined that a quorum of both class A and B residents are represented either by being present in person or by proxy.
- 2. Election Process:** Introduction of candidates by David Elliott. David Mitchell, Brenda Miller, Tom Tucek, Tim Kirkpatrick, Tim Nydegger, and David Parker (Not Present). Nominations were closed at 7:16pm.
- 3. Intermission for voting:** Votes were cast by residents that were present that had not already voted via electronically or by mail in ballot.
- 4. Introduction of Current Board Members:** Brian West introduced the current board members.
 - **Approve minutes of 2010 Annual Meeting:** Tom Tucek made a motion to approve the minutes from the Annual Meeting for 2010. Jeanne Smith seconded the motion. The motion passed 8-0.
 - **Treasures Report:** David Mitchell read the Treasures Report.

Budget Analysis

Year End Income

Dues	\$844,339.53
Other Income	\$ 6,843.67
Subtotal	\$ 98,407.41

Transfers from Rollover: \$33,561.00

Total Revenue for 2010: \$1,016,922.38

Year End Expenses: \$98,984.87

Bank Account Balances as of December 31st, 2010

Cash subtotal Bank of Lee's Summit: \$406,093.28

Reserves 2010

Operations	\$80,000.00
Dock Self Insurance	\$32,000.00
Dam & Valve	\$30,000.00
Raintree View	\$55,000.00
Regatta	\$ 6,600.00
Siltation Loan	- \$45,000.00
Insurance (Deductible)	\$ 3,000.00
2010 Rollover	\$132,842.00

Outstanding Dues/Fines a/o 12/31/10: \$73,589.77 Total Amount

Balances Due Liens Filed: \$54,988,62

Lee's Summit Police Dept: Captain Mark Taylor and Officer Reese spoke to the audience about the concerns they had with crime in our area. As summer comes and it gets warmer there will be more people out and about, so be observant and report any suspicious activities that you might see.

Legal Matters: Joe Willerth, Attorney was introduced by Brian West.

- B. North Shore - Larkins fence was addressed and the fence was moved to proper location.
- C. Legal advice was provided over properties such as Mulendike, Duck Pond, Real estate office, and board policies.
- D. Tammy Darling on Camelot had an issue over a neighbors pool and landscaping that caused standing water between their lots. This was a civil issue that the RLPOA has no liability. We had only approved the location and the rest of the approvals came from the city.
- E. Gave help with electronic voting and electronic funds transfers.
- F. Discussed with the Board and the City concerns with the Dam and Roadway.
- G. Leans on Property - 6 new lawsuits- Judgements obtained in Jackson County and Cass County with rulings made and upheld.
- H. New Boat Safety course video presentation was produced.

C. City Address - City Councilman Allan Gray and Brian Whitley: Allan Gray introduced both he and Brian Whitley and gave a briefing on the City Of Lee's Summit. Money Magazine rated Lee's Summit 27th. Moodies ranked Lee's Summit 2nd best credit rating in similar cities and Parks and Rec. & Downtown best for cities under 100,000 population. Raintree Parkway causeway- structure needs repair and the city will work to redirect the water run off from the road. Duck Pond Guard Rail does not need to be replaced and could be left the way it is without many

modifications. Striping of the streets will be done soon. \$45 million will be spent on repairs around Lee's Summit with \$9 million just for curb and sidewalk repairs neighborhood by neighborhood. Call 816-969-1870 for pot hole repair.

D. State of Raintree Lake - Brian West: Brian West informed the audience of all of the 2010 improvements that have been made for the Raintree community including the Raintree Circle, Sapelo Island, Mullendike Fence Project, Lake clean up, Spillway Engineering, Duck Pond Real Estate Office acquisition, tree lifting and removal, tree replacement,..... Raintree View- parking lot is going to be done and the Clubhouse Facility landscaping and new speakers inside. Office: new server, additional security cameras, and new Electronic Voting with 2011 being the first year. Lake: Swim docks are being switched over to new composite material and aquatic vegetation treatment. Siltation: Mullendike will be now used as a holding basin for cleaning out the lake. Maintenance: Equipment purchases and upgrades. Pool: continue with equipment and maintenance improvements.

E. Introduction of the General Manager and Staff: Brian West introduced the Rachelle Vandiver and the office staff and thanked them for their efforts.

F. Committee Recognition:

Activities Committee - Kelly Crawford
Adopt-A-Shoreline - Joan Bruns
Appeals Committee - Bill Peck
Architectural Review Board - Charlie Mallet
Clubhouse Facilities Committee -
Common Ground Committee - Rita Madison
Conservation Committee - San Lapoint
Duck Pond Sub-committee - Jan Diepenbrock
Electronic Voting Sub-committee - David Elliott
Finance Committee - David Mitchell
Lake Committee - San Lapoint and Roland Thibault
Neighborhood Watch Committee - David Mitchell
Nominating Committee - David Elliott
Pool Committee - David Mac Queen
Raintree View - Tom Tucek
Siltation Committee - Alan Van Deusen
Welcoming Committee - Rose Marie Walter

13. Announcements:

A. Newly Elected board members: David Elliott announced the new board members: Class B = David Mitchell ; Class A = Brenda Miller, David Parker, Tim Kirkpatrick, and Tim Nydegger.

B. Proposal 2 - Boats in driveway enforcement: 268-For, 229-Neutral, and 108- Opposed. Passed.

C. Nominating Committee for 2012: Judy Schmoeger, David Elliott, San Lapoint, and Rita Maddison.

14. Open Forum (Time Limit / 5 minutes per person): Kevin Miller wanted to make sure residents are being watchful of boat property.

15. Adjournment: Tim Kirkpatrick made a motion to adjourn. Bob Christian seconded the motion. It was unanimous. 9:45pm

Raintree Lake Property Owners Association Board of Directors Meeting April 12th, 2011

A board meeting of the RLPOA was held on April 12th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tim Nydegger, Tim Kirkpatrick, David Parker, Brenda Miller, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Jan Deipenbrock wanted to know when we will make a determination on the fate of the Realty Office? Brian said by fall.

3. **Consent Agenda** - Bob moved to approve the consent agenda and accept the March minutes as corrected. Tim N. seconded. It was passed unanimously.

4. Treasure's Financial Report - Read by David.

Budget Analysis

Income:

Dues	\$ 82,649.94
Other Income	\$ 31,743.46
Subtotal	\$ 114,393.40

Transfers from Reserves:	\$ 0
Total Revenue for March:	\$ 114,393.40
Expenses for March:	\$ 76,621.74

Bank Account Balances as of March 31, 2011

	Cash Subtotal Bank of Lee's Summit	\$509,864.35
Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 34,000.00
	Dam & Valve	\$ 30,000.00
	Siltation.	\$ 50,000.00
	Regatta Island	\$ 6,600.00
	Insurance Reserve	\$ 3,000.00
	Loan payment.	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)

2010 Roll over \$ Pending

\$107,826.00

Outstanding Dues/Fines a/o 3/31/2011	\$ 82,955.40
Balance Due Liens Filed	\$ 60,572.30
1st Letter	\$ 8,429.92
2nd Letter	\$ 8,953.54
3rd Letter	\$ 4,999.64

5. Board Announcements

A. **Introduction of the new board members:** David Parker, Brenda Miller, Tim Kirkpatrick, Tim Nydegger and David Mitchell.

B. **Hail damage repairs:** Anyone with hail damage and needing a new roof needs to check in with office.

6. Old Business

A. **Legal Report:** Brian updated the board.

B. **Crime Report:** Police are ramping up work zone enforcement along 150 Hwy. Make sure contractors soliciting work are wearing pink badges.

Thefts are becoming more common as the weather warms up. Be on the lookout.

C. **Approve Springfling budget money- \$3,600**

Motion: Bob made a motion to approve \$3,600 for the Springfling. Jeanne 2nd. Vote was unanimous.

D. **Approve Summerfest budgeted money - \$15,000. Motion:** Bob made a motion to approve up to \$15,000 for the Summerfest. David 2nd. Vote was unanimous.

7. New Business

A. **Insurance Renewals:** Tim K. made a motion to approve the insurance renewal estimate for \$51,822.20. David M. 2nd. Vote was unanimous with Jeanne abstaining.

B. **CFC request for upgrade to Comcast Cable:** Bob made a motion to approve \$160 more per month for Comcast to upgrade the clubhouse cable service to now receive music, sporting events, and so on; and use funds from rollover. Jeanne 2nd. Vote was unanimous.

C. **Duck Pond Architect Proposal:** Tim N. and Matt Osborn went over the different proposals for architects. 7 of the committee members were present. A discussion ensued and the committee gave their recommendation for Tompkins. **Motion:** Tim K. made a motion to approve \$6,625 for the Tompkins bid for Architect of the Reality Office. Bruce 2nd. Vote = Tim K and Bruce - Yes. David M, David P, Jeanne, and Bob - No. Tim N. Abstained. Motion Failed.

A special work session to be set for the end of the month.

Survey will be put in the Shoreline and also signs will be posted to inform residents about the May 1st open house.

D. **Memorandum of Understanding:** Rachelle explained that all board members must sign the memorandum allowing the General Manager of Raintree to do their job.

E. **Elect new officers:** Bob nominated Brian West as President. No other candidates were nominated. Brian will serve as president.

Bruce nominated Tim K. as VP. Bob nominated Jeanne as VP. Jeanne won the vote and will serve as Vice President.

Bob nominated David Mitchell as Treasure. No other nominations were given. David will serve as Treasure.

Jeanne nominated Bruce Kusgen as Secretary. No other nominations were given. Bruce will serve as the Secretary.

Bob made a motion to move to executive session. 8:20pm

Return from Executive Session and Tim N made a motion to adjourn. Unanimous. 9:25pm.

Raintree Lake Property Owners Association Special Meeting and Work Session April 26th, 2011

A special board meeting and work session of the RLPOA was held on April 26th, 2011. Members in attendance were Brian West, Bruce Kusgen, Tim Nydegger, Jeanne Smith, David Mitchell, and Bob Christian, Brenda Miller, David Parker. Also in attendance was Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00pm. A quorum was determined.

Presentation

Duck Pond Guardrail Removal or Options: Michael Park, from the City of Lees Summit, said that according to the National Standard of Obstacles there is only 12'-14' required between the pond and the roadway. So, the rail is not required by those standards. Mr. Park also explained that the guardrail does not meet national standards because the end caps are not blunted to crush inward, but rather form a ramp that could launch a car into the air and flip it over. For these reasons the City would not want to spend any money to update. It can stay as is or it can be torn out. Move to special meeting.

Special Meeting:

Duck Pond Architect Proposal: Valeri Payne gave a letter to the board asking them to hold off on picking an architect until after the May 1st survey was completed. Tim Nydegger explained again that Tompkin's Bid was the preferred bid of the committee over all. Move to June board meeting.

Raintree Ray's swim team request (Date & Budget): Bob made a motion to approve \$700 for the swim team and that we approve the dates of June 8th, June 29th, and July 6th for home meets as stated on the email submitted and for the use of the clubhouse on July 20th for their banquet, with a \$500 deposit, and with the optional rain date as stated. Tim N. 2nd. The vote was unanimous.

Pool Repairs: Pool repair at "0" entry needs to be ground down and smoothed off. \$5210 to be taken out of rollover.

Pool Pump Motor/Impeller: Brenda Miller made a motion to allow up to \$1750 for Mid-America per quote dated April 26th, 2011 and also up to \$3460 for Edwards McDowell Inc. to replace pool pump and according to bid dated April 25th, 2011 and it has been agreed that Tim N. will abstain from vote and that his company will do work at cost including labor of employees and parts. 2nd by Bob. The vote was 6 yes 0 no and 1 abstained. Passed.

Bob made a motion to move to work session. 2nd by Jeanne. Unanimous.

Work session: 8:26pm Half Day Rental: Discussion was allowed and \$150 was determined to be a fair price for M-Thursday for half day rental. To be put on Consent Agenda for next meeting.

Looking at potential hazards for loss: Review and discuss

Swimmers in open water trying to cross lake: Brian explained that we have had several occurrences where teens were caught trying to cross the lake by swimming across last year. Jeanne asked the Lake Committee to review and determine if a fine might should be imposed on the first occurrence. Should we update fines? Lake Committee to review.

Priority Ranking: discussion- Rachelle to update - Board members need to update their wishes and turn into Rachelle.

Bob made a motion to adjourn. Jeanne 2nd. Unanimous. 9:45 pm.

Raintree Lake Property Owners Association Board of Directors Meeting May 10th, 2011

A board meeting of the RLPOA was held on May 10th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tim Nydegger, David Parker, Brenda Miller, and Bob Christian. Also in attendance was Rhonda Clark. Rachelle Vandiver arrived at 8:30pm. Tim Kirkpatrick was not present.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Lane Coleman stated that the walkway between Pendant and Royal Court is a hazard and needs to be repaired. Brian Hein and Keith O'Brien would like to see clean up of rock garden near their home. Brian West stated that these issues are being looked at and will be addressed as soon as possible.

3. **Consent Agenda** - Bob moved to approve the consent agenda and accept the April minutes as corrected. David Parker seconded. It was passed unanimously.

4. Treasure's Financial Report - Read by David.

Budget Analysis

Income:

Dues	\$ 81,005.58
Other Income	\$ 9,764.25
Subtotal	\$ 90,769.83

Transfers from Reserves:	\$ 0
Total Revenue for April:	\$ 90,769.83
Expenses for April:	\$ 140,044.74

Bank Account Balances as of April 30th, 2011

Cash Subtotal Bank of Lee's Summit	\$ 497,351.56
Reserve 2010 Operations	\$ 80,000.00
Dock Self Insurance	\$ 34,000.00
Dam & Valve	\$ 30,000.00
Siltation	\$ 50,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00
Loan payment	\$ 62,500.00
Siltation Loan	(\$ 45,000.00)
2010 Roll over \$ Pending	\$107,826.00

Outstanding Dues/Fines a/o 4/30/2011	\$100,569.45
Balance Due Liens Filed	\$ 70,466.60
1st Letter	\$ 12,866.26
2nd Letter	\$ 7,438.09
3rd Letter	\$ 9,798.50

5. Board Announcements

A. **Presentation of Duck Pond Open House:** Chairperson Jan Diepenbrock updated the board on what is happening thus far with the committee. 73 households have now filled out the survey.

Tim Nydegger stated that if we decide to keep the building that it would be done in stages. 1. Get building up to code. 2. Parking lot put in. 3. Renovate exterior.

4. Renovate interior.

B. Neighborhood garage sale May 12-14th.

C. Lake Cleanup May 21, 2011.

D. Pool Opens Monday, May 23, 2011. School hours apply.

E. Fishing Derby Monday, May 30, 2011.

F. Regatta will be opening up soon.

G. Brian West will be joining the MO-150 Corridor Committee.

6. Old Business

A. **Legal Report:** Brian updated the board.

B. **Neighborhood Crime Report:** David informed us that there is a new sexual predator that has moved into Raintree. You can look up on MO Highway Patrol web site. Thieves and vandals have been striking homes, even in the daytime, and taking what they want and leaving.

C. **Duck Pond grate:** Bob made a motion to approve proposal #2 for up to \$3000 for the new grate at the Duck Pond. Jeanne 2nd. The vote was unanimous.

7. New Business

A. **Garden Club Presentation:** Rita Madison stated they would like to do more at the Clubhouse. Several people have requested a peaceful place to go and reflect. They would like to buy two more flower pots in the front. They would like to put in a serenity garden at Gull Point Ct. The Garden Club is involved with "Smile" a group that helps with orthodontist work for children. Would like to have a barrel out front for food donations. They will be helping to decorate for Summerfest. Jeanne reminded us that they also sell mums.

B. **Appeal Lake Committee Decision on Buoy Placement:** Residents had requested a "no wake buoy" to be placed in their cove to allow for swimming. The board decided to allow a buoy to be placed 50' from the back of the cove as a trial to see if the problem is solved.

C. **Appeal ARB Disapproval 041911-630:** Bob made a motion to overrule the disapproval of the ARB; allowing the home owner to keep the deck enclosure. David P. 2nd. The vote was unanimous.

D. **Appeal Boat Slip Forfeiture 042511-594:** Jeanne made a motion to allow the home owner to keep their boat slip. Bruce 2nd. Vote was 6-1 with Brenda voting against. Passed.

E. **Appeal Lake Citation 04311-994:** Bruce made a motion to uphold the fine, but remove the fourth level violation. Brenda 2nd. Vote was Bruce, Brenda, Tim N., and David Parker Yes and Jeanne and Bob no. Motion passed 4-2.

F. **Appeal ARB Disapproval 050311-544:** Bob made a motion to overrule the disapproval by the ARB and allow the home owner to proceed with their plans of a fence. Tim N. 2nd. Unanimous.

G. **Server Proposal:** Brenda made a motion to approve vender "B" for up to \$10,000 for server and cameras. Tim N. 2nd. Unanimous.

H. **Motion: Landscaping Clubhouse Proposal:** Bob made a motion, upon the recommendation of the Clubhouse Facilities Committee, to accept Vender "A" bid of \$9,902(Not including tax) to complete phases 1 thru 4 of the RLPOA Clubhouse Landscape Plan. This motion is based on successfully negotiating payment by reducing the \$45,000 contract receivable owed to RLPOA, which an owner of Vender "A" is a principal. If agreeable, the cash outlay by RLPOA would be less than \$772.36 (Tax only) and the RACH, LLC contract would be amended to \$35,098. Phase 5 (Front of pool pump house to be added if Vender "A" agrees and his proposal does not exceed \$4000 which would reduce the RACH, LLC debt to \$31,098.

If the negotiations with Vendor "A" are not successful, the motion would then authorize the RLPOA General Manager to contract with Vendor "C" in the amount of \$9,142 (not including tax) for the same scope of work, adding another (not to exceed) \$4,000 for phase 5. If this is the contractor chosen by the General Manager, the money is to be taken from the remaining \$15,816.36 budgeted for the clubhouse renovation. David P. seconded. The vote was unanimous.

I. Motion: New cork feet for chairs: Bob made a motion " The CFC Committee has asked me to make a motion to request \$1,600 for the purchase of 450 Allsteel cork/plastic glides from Vendor "A" for the remaining, approximately 111, clubhouse chairs. The installation will be accomplished by the RLPOA maintenance staff, as time permits, during inclement weather days. Bruce 2nd. The vote was unanimous.

J. Motion: ID Card: Bob made a motion to change the verbiage in the rules for residents. Tim N. 2nd. Unanimous. "Members and Guests in Company of Members": Guests must be accompanied by a member of the Association, or be in possession of an Association Member's Raintree Lake Resident Identification Card at all times when using Raintree Lake for motor boating, personal watercraft, water-ski activities, swimming, fishing or other purposes. It is also a requirement that Raintree Residents have in their possession their resident ID card while boating, fishing, swimming and/or other purposes."

Bob made a motion to move to executive session. Jeanne 2nd. Unanimous. 9:18 pm. Return from Executive Session and Tim N made a motion to adjourn. Unanimous. 10:25pm.

Raintree Lake Property Owners Association Work Session May 24th, 2011

A work session of the RLPOA was held on May 24th, 2011. Members in attendance were Brian West, Tim Nydegger, Jeanne Smith, David Mitchell, Bob Christian, and Brenda Miller. Bruce Kusgen and David Parker were absent. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Brian West called the meeting to order at 7:00pm. A quorum was determined.

Work Session:

1. **Atlas Brand Roof Materials** – The Board allowed two residents to speak in behalf a new product. They were advised to submit to the ARB for approval.
2. **Launching Watercraft (Duck Pond & Hidden Cove)** – Since the Duck Pond became ours in September of 2010, there was not a current rule if residents

could or could not launch non-motorized watercraft from the shoreline. The Board advised to send to the Lake Committee first for their recommendation.

3. **Audit Review and Recommendations** – Finance Committee recommendation is for the review and update of the Capital Asset List. The auditor has requested that this list be updated and used as a tool to insure that the Association's assets are maintained. It was recommended that the Finance Committee take on this project and incorporate the asset list when preparing the operational budget. A reserve would need to be created to fund any upcoming future projects from the asset list.
4. **Insurance Adjuster Reports** – Rachelle Vandiver copied the Board on the insurance adjuster's reports from the hail damage of April. Repairs have already begun and are continuing.
5. **Priority Ranking** – The Board reviewed briefly the priority list. It was determined to get proposals for the Cheddington Drainage (#1) Common Area drainage between Cobblestone and Mill Harbor (#2) repairs to the storm culvert/walking trail behind Pendant/Royale Tern (#3) Stage #5 landscaping in front of pool this fall (#4) Duck Pond Building/grounds (#5) and cap the Sapelo Monument (#6). Since two items were regarding the pool with two others listed below the top 10, it was brought up to attempt to form a pool committee again to look at the whole picture of an upgrade to the pool.

Bob made a motion to adjourn. Jeanne 2nd. Unanimous. 8:05 pm.

Raintree Lake Property Owners Association
Special Board Meeting
July 18, 2011

A special board meeting was called on July 18, 2011 due to not meeting as a quorum on July 12, 2011. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Bob Christian, and Jeanne Smith. Also in attendance were Rachelle Vandiver and Rhonda Clark. Not present: David Mitchell, David Parker and Brenda Miller.

1. The special meeting was called to order by Brian West at 7:00pm H. It was determined that we had a quorum.
2. Open Forum- Dan Licardi is a new resident from Chicago. He needs a boat safety course to get stickers and wants to know if there is anything we can do to make it more convenient for the residents. Brian West stated that he would have Rachelle set up a video for him. Frank Zeller concerned about water conditions in the Duck Pond. Wanted to know what we are doing to combat the growing algae problem. Brian West stated that we are working on this problem and it is ongoing.

3. Consent Agenda- Jeanne made a motion to approve the June minutes and payment of bills. Tim N. seconded the motion. Vote was unanimous

4. Treasurers Financial Report- Read by Brian West.

Budget Analysis Income Dues \$91,563.74

Other Income \$6,843.67

Subtotal \$98,407.41

Transfers from Reserves: \$00.00

Total Revenue for June: \$98,407.41

Expenses for June: \$94,984.87

Bank Account Balances as of June 30, 2011 Cash subtotal Bank of Lee's Summit: \$437,348.05

Reserves 2011

Operations \$80,000, Dock Self Insurance \$34,000, Dam & Valve \$30,000, Siltation \$50,000, Insurance Reserve \$3,000, Loan Payment \$62,500, Siltation Loan (\$45,000), 2010 Rollover \$87,003

Outstanding Dues/Fines a/o 6/30/2011: \$65,198.45

Total Amount Balances Due Liens Filed: \$57,443.08

1st Letter \$2,929.46

2nd Letter \$2,128.13

3rd Letter \$2,697.78

5. Board Announcements:

A. Residents compliments on conditions- Jeanne stated that we have been getting a lot of compliments on Raintree grounds.

B. Teen swim Thursday July 21, 2011 7:00-10:00pm

C. Adult Pizza Party Friday July 22, 2011 6:00pm

D. Adult Luau Friday July 29, 2011 7:00-11:00pm

6. Presentation: Disaster planning-72 hr. Essentials- Michelle Shackelford. Michelle had given a presentation at July 12th mtg. Jeanne updated the board on her thoughts about the disaster organization. Jeanne thinks it is a good idea to proceed.

7. Old Business-

A. Legal Report: Attorneys are working on collection of outstanding dues.

B. Neighborhood Crime Report- Keep garage doors down, call police if you see anything out of the ordinary.

C. Unsafe action- swim across lake. **Tim N. made a motion that we adopt the new swim rules for people that are caught swimming beyond 50 ft. from the shore. Swim Rule: No person (member or guest) shall swim more than 50 ft. from the shoreline or a swim dock unless closely accompanied by a vessel displaying a bright red/orange flag. Failure to abide by this rule has been deemed an unsafe action by the Board of Directors and will result in the following: First time offense will result in a \$50 fine and a 30 day suspension from use of all amenities, for all members of lot; Second offense will result in a \$100 fine and a 60 day suspension from use of all amenities, for all members of lot; and Third offense will**

result in a \$250 fine and 90 day suspension from use of all amenities, for all members of lot. The motion was second by Jeanne and a vote was taken. 3 voted yes: Bob, Jeanne, and Tim N. 2 voted no: Tim K, and Bruce. Motion passed.

8. New Business-

A. Appeal of Trailer fine #092710-67 **Bob made a motion to uphold the \$25 fine and it was second by Tim N. Vote was taken. 4 voted yes: Bob, Bruce, Tim N, and Jeanne. Tim K abstained.** Motion passed.

B. Appeal ARB application- #070511-SR38. **Bob made a motion to allow a one time rule exception to allow this request for the ARB to review this rule. Second by Tim N. Vote was unanimous.**

C. Spillway proposals- **Bob made a motion to approve Vendor A as long as the cost does not exceed \$35,000 for the repairs on the spillway. The funds would be used from the Dam/ Valve and the remaining from Rollover. Tim N second. Vote was unanimous.**

D. Storm/Walking Trail repair proposal- **Bob made a motion to award the bid for vendor A for \$3,200 to tear out the sidewalk and replace the section that is approx. 80X4ft. This equals 320sq ft of concrete. Jeanne second. Vote was unanimous.**

E. Lake Committee request for EAP supplies- San LaPoint updated the board on the pricing for the supplies requested. **Bob made a motion to approve \$2,000 for the purchase of EAP supplies from roll-over requested by the Lake Committee. Bruce second. Vote was 4 yes: Bob, Jeanne, Bruce and Tim N. Tim K voted no. Motion passed.**

9. Adjournment- Bob made a motion to adjourn at 8:45pm. Bruce second.

Raintree Lake Property Owners Association Work Session July 26, 2011

A work session meeting was called on July 26, 2011. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Bob Christian, David Mitchell, and Jeanne Smith. Brenda Miller and David Parker were absent. Also in attendance was Rachelle Vandiver.

The meeting was called to order by Brian West at 7:00pm

1. Charitable Event Review- (walk to end Alzheimer's) Janice Hildebrand from 4549 SW Gull Point requested to be able to reserve the clubhouse for a charitable event on Friday September 9, 2011. There would be approx. 120 adults. After discussion all were in favor of allowing her to proceed with a formal request at the next board meeting.

2. 2012 Directory review- Rules overview assignments were given. Bruce-Lake Rules Brian- Common Ground Jeanne- ARB Bob-Enforcement/ARB David M-Enforcement/Boats and Trailers

3. Cobblestone Snow Overflow- Bob asked the board where they can move snow piles in case of a large snow event. He was requesting in they can move to common area behind lots 5 and 6. It would be clean snow with no salt or chemicals. Office requested a phone call/message if this was to happen.

4. Jan Diepenbrock- August 1, 2011 7:00pm Meeting at Duck Pond Realty office. Committee and Architect. Also open to Board.

Round Robin- Discussion regarding swing set at Duck Pond Realty Office. Will remove, store, and reinstall later to another location.

Bob made motion to adjourn. Bruce second. 7:30pm

Raintree Lake Property Owners Association Board of Directors Meeting August 9th, 2011

A board meeting of the RLPOA was held on August 9th, 2011. Members in attendance were Brian West, Tim Kirkpatrick, Jeanne Smith, Bruce Kusgen, David Parker, Brenda Miller, David Mitchell, and Bob Christian. Also in attendance was Rachelle Vandiver. Not present was Tim Nydegger or Rhonda Clark.

1. Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

2. **Open Forum:** Elaine Poland asked if the board knew when the storm water drainage project would be completed. Brian said sometime in September. Chris Storms asked if Boy Scout Troop 262 would be able to use the clubhouse for their annual pancake breakfast. A vote was taken. Bruce, Bob, Jeanne, and David M. - No. Brenda and David P. -Yes. Vote failed.

3. **Consent Agenda:** Jeanne made a motion to approve the Payment of Bills. David M. 2nd. Unanimous.

4. **Treasure's Financial Report** - Read by David.

Budget Analysis

Income:

Dues	\$ 77,973.07
Other Income	\$ 10,477.03
Subtotal	\$ 88,450.10

Transfers from Reserves:	\$ 31,523.50
Total Revenue for July:	\$ 119,973.60
Expenses for July:	\$ 129,481.53

Bank Account Balances as of July 31, 2011

Cash Subtotal Bank of Lee's Summit	\$372,568.77
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Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 50,000.00
	Dam & Valve	\$ 0
	Insurance Reserve	\$ 3,000.00
	Loan payment (annually)	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over \$ Pending	\$ 76,803.00

Outstanding Dues/Fines a/o 7/31/2011	\$ 76,650.60
Balance Due Liens Filed	\$ 64,061.58
1st Letter	\$ 7,118.18
2nd Letter	\$ 2,123.90
3rd Letter	\$ 3,346.94

5. Board Announcements

- A. City of Lee's Summit Landscaping Contest - Raintree Won 1st place Sub-Division.
- B. Family Swim Night Saturday, August 13th, 6:00pm-10:00pm

6. Presentation:

- A. Garden Club Update: Toni Travalent explained the planning behind the serenity garden complete with drawings. They will be selling cobblestones to help pay for some of the garden.
- B. Duck Pond Committee- The Board was given updates on ideas being tossed around on the possible renovations. There was a Q&A afterwards.

7. Old Business

- A. **Legal Report:** Brian updated the board. Nothing to report.
- B. **Neighborhood Crime Report:** School is starting next week, so be on the lookout for kids speeding. There will be more people out so be observant.

8. New Business

A. Appeal ARB Roof Application - 071911-367 Bob made a motion to approve the appeal and make Barkwood an approved color. Bruce 2nd. Unanimous.

B. ARB Application for Play Equipment - 080211-702 Come to board meeting at end of the month.

C. ARB Application for Play Equipment - 080211-622 Come to board meeting at the end of the month.

D. Storm Tree Damage: Jeanne made a motion to pull \$4200 out of funds for General Liability to cover the storm damage of trees and put back into Landscaping Account. Bob 2nd. Unanimous.

E. Non-Permitted Amphibious Planes: Brian updated the Board on an occurrence of a plane landing onto Raintree Lake's main channel. He stated that we needed a "Rule" for aircraft to prohibit them from doing so.

Motion: Bob made a motion that No person operating any type of aircraft, shall land on or take off nor shall they attempt to land or take off from the lakes; this includes hot air balloons and ultra-glides. David P. 2nd. Unanimous.

Bob made a motion to move to executive session. Jeanne 2nd. Unanimous 8:35 pm.

Return to regular session at 8:49pm

Motion to adjourn meeting by Bob. Bruce second. Vote was unanimous.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
AUGUST 23, 2011
7:00 P.M.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on August 23, 2011. Members in attendance were Tim Nydegger, David Parker, Brian West, Brenda Miller, David Mitchell and Jeanne Smith. General Manager, Rachelle Vandiver, was also in attendance. Bruce Kusgen and Tim Kirkpatrick were absent.

Brian West called the special meeting to order at 7:00 p.m. and announced a quorum.

DUCK POND BUILDING PRELIMINARY FINDINGS:

Jan Diepenbrock made a presentation on the "proposed" Duck Pond Activity Center. Slides were used to show the new site plan and perspective floor plan. Aerial views were also shown. Jim Tompkins and Charles Vega were present from Tompkins Architects to answer questions. Jim Tompkins is checking with the city to determine if a sprinkler system will be required. The Board also received an estimate to renovate the Duck Pond Activity Center from Tompkins Architects. David Mitchell questioned the size of the proposed parking. With a maximum occupancy of 65 people, there will not be sufficient parking and vehicles will have to park on the street. This could cause problems for residents living in the area.

DUCK POND BUILDING RESOLUTION:

Tim Nydegger read a resolution to keep and maintain the Duck Pond Activity Center. Jeanne Smith seconded the resolution. David Mitchell questioned the need for the resolution and how this resolution if passed may affect any future changes to the Duck

Pond Activity Center. The resolution passed 4 to 1. David Mitchell voted against the resolution. The resolution that was passed will be attached to these minutes.

Jeanne Smith had to leave at 7:25pm due to an emergency.

JULY MINUTES:

David Mitchell stated that Jeanne's name was misspelled several times. David Mitchell made a motion to approve the July minutes. Tim Nydegger seconded the motion. The motion passed 4 to 0.

ARB RULE ON PLAYGROUND EQUIPMENT:

Brian West read from a Lee's Summit ordinance referring to play houses and play equipment. Sherman and Holly Lewis were present and answered questions from Board members. The Lewis family did talk to all concerned neighbors and there was no objection. The Board decided to vote on the two playground issues and pergola roof during executive session.

Sam Brethauer was also present to discuss his request for a playhouse. Mr. Brethauer answered questions from the Board. Mr. Brethauer stated that he had not spoken to any neighbors, but didn't feel there would be any objections since several of them had play equipment in their back yards. Mr. Brethauer assure the Board that the playhouse would stay under fifteen feet.

REQUEST FROM ARB REGARDING PERGOLA ROOF - 081511-689

Jeremy Aversman was present and answered questions from the Board. Mr Aversman handed out a brochure so the Board could see what the pergola roof would look like. Mr Aversman stated that the roof would be a smoke color as stated on the ARB application.

Matt Osborne read a statement to the Board. Mr. Osborne asked that his complete statement be included in the minutes. Mr. Osborne's statement will be attached to the minutes. Brian West answered several questions regarding the Duck Pond Activity Center.

ARB RULE ON PLAYGROUND EQUIPMENT DECISION:

Tim Nydegger made a motion to approve the swing set on Seagull St. David Parker seconded the motion. The motion passed 4 to 0.

Tim Nydegger made a motion to approve the playhouse on Seaside Sparrow. David Parker seconded the motion. The motion passed 4 to 0.

PERGOLA ROOF - 081511-689

Brenda Miller made a motion to approve the pergola roof. David Mitchell seconded the motion. The motion passed 4 to 0.

Tim Nydegger made a motion to adjourn from the special meeting at 7:55 p.m. David Parker seconded the motion. The motion passed 4 to 0.

Brian West convened the work session at 7:55 p.m.

REQUIRED ID'S FOR EVENTS AND/OR GUEST FEES:

Rachelle Vandiver briefed the Board on the need to possibly start requesting id's from residents attending some events. There should also be discussion on how to handle guests and the number of guests that residents have. This subject will go to the activities committee to see what they recommend.

The work session was adjourned at 8:03 p.m.

**Raintree Lake Property Owners Association
Board of Directors Meeting
September 13th, 2011**

A board meeting of the RLPOA was held on September 13th, 2011. Members in attendance were Brian West, Tim Kirkpatrick, Jeanne Smith, Bruce Kusgen, David Parker, Brenda Miller. Also in attendance was Rachelle Vandiver. Not present were Tim Nydegger, David Mitchell, and Rhonda Clark.

1. Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

2. Open Forum: Brian Whitley informed the board that Lees Summit has changed the district borders so Raintree will be in a new district. Weed control and curb repair are being addressed. City wide trash bids are still being sought and should be in by September 30th.

3.Consent Agenda: Jeanne made a motion to approve the Payment of Bills. David P. 2nd. Unanimous.

4. Treasure's Financial Report - Read by Brian.

Budget Analysis

Income:

Dues	\$ 53,874.24
Other Income	\$ 5,912.76

Subtotal		\$ 59,787.00
Transfers from Reserves:		\$ 0
Total Revenue for August:		\$ 59,787.00
Expenses for August:		\$ 90,995.87
Bank Account Balances as of August 31, 2011		
	Cash Subtotal Bank of Lee's Summit	\$287,192.62
Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 50,000.00
	Dam & Valve	\$ 00
	Insurance Reserve	\$ 3,000.00
	Loan payment.	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over \$ Pending	\$ 76,803.00
Outstanding Dues/Fines a/o 8/31/2011		\$ 69,884.39
Balance Due Liens Filed		\$ 62,173.10
	1st Letter	\$ 4,514.31
	2nd Letter	\$ 2,607.88
	3rd Letter	\$ 589.10

5. Board Announcements

A. Brian announced that we were looking for a new board member since Bob Christian has resigned. Please contact those residents that might be interested and have them get their name in for consideration.

B. Trash Collection Update: no change

6. Old Business

A. **Legal Report:** Brian updated the board. Nothing to report.

B. **Neighborhood Crime Report:** Major Taylor reported that Raintree Lake community as a whole has been quiet compared to the rest of Lee's Summit MO. Since June there have been 1 Burglary, 1 Stealing, and 5 Property Damage. Pay attention to what is going on in your neighborhood and call the police when you see anything that doesn't look right.

8. New Business

A. **Motion: Raintree View Replacement Trees:** Bruce made a motion to approve up to \$1850.00 to replace the 16 trees that have died in Raintree View. Tim K 2nd. The vote was unanimous.

B. ARB Appeal Fine 071911-68: Property owner came with their contractor to explain what happened. Tim K made a motion to uphold the fine of \$200. Brenda 2nd. Tim K, Bruce, Brenda, David P voted Yes. Jeanne voted No. Passed 4-1.

C. Motion: Falling Leaf metal sculpture: Tim K made a motion to spend up to \$1500 including tax for Creative Signs to provide and place the new sign on the chimney. The Facilities Committee to pick colors. Jeanne 2nd. Vote was unanimous.

D. Sapelo Pedestal Cap: Tim K motion to approve up to \$3600 to install the Sapelo Pedestal Cap with electricity. Bruce 2nd. Tim K, Brenda, and Bruce voted Yes. Jeanne and David P voted No. Passed 3-2.

Motion: Jeanne made a motion to move to executive session. David P 2nd. Unanimous. 8:02pm

9:02 pm Return from Executive Session.

Bruce made a motion to Adjourn. David P 2nd. Unanimous. 9:03pm.

Raintree Lake Property Owners Association

Work Session

September 27th, 2011

A work session meeting was called on September 27, 2011. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Brenda Miller and Jeanne Smith. Also in attendance was Rachelle Vandiver. Not present were David Mitchell, David Parker and Rhonda Clark.

The meeting was called to order by Brian West at 7:03pm.

1. ARB Rule Changes: All of the ARB rules were read through and changes were suggested. A final draft will be reviewed at the next board meeting to approve changes.
2. Clubhouse Rule Changes and Contract: All of the Clubhouse Rules were reviewed along with the contract and changes were suggested. A final draft will be reviewed at the next board meeting to approve.
3. A secret vote was taken to replace Bob Christian's board seat. Brad Oestreich was selected by the board through that vote. Welcome Brad, we look forward to working with you.
4. Adjournment.

Raintree Lake Property Owners Association Board of Directors Meeting October 11, 2011

A board meeting of the RLPOA was held on October 11, 2011. Members in attendance were Brian West, Tim Kirkpatrick, Jeanne Smith, Bruce Kusgen, David Parker, Brenda Miller, Tim Nydegger and Brad Oestreich. Also in attendance was GM Rachelle Vandiver. David Mitchell resigned.

1. Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

2. **Open Forum:** None

3. **Consent Agenda:** Tim K. made a motion to approve the Consent Agenda. David P. 2nd. Unanimous.

4. **Treasure's Financial Report** - Read by Brian.

Budget Analysis

Income:

Dues	\$ 79,599.02
Other Income	\$ 3,702.26
Subtotal	\$ 83,301.28

Transfers from Reserves:	\$ 0
Total Revenue for September:	\$ 83,301.28
Expenses for September:	\$ 53,891.03

Bank Account Balances as of September 30, 2011

Cash Subtotal Bank of Lee's Summit	\$300,782.29
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Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation	\$ 50,000.00
	Insurance Reserve	\$ 3,000.00
	Loan payment (annually)	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over	\$ 76,803.00

Outstanding Dues/Fines a/o 9/30/11.	\$ 64,350.61
Balance Due Liens Filed	\$ 58,195.33
1st Letter	\$ 3,777.54
2nd Letter	\$ 2,377.54
3rd Letter	\$.00

5. Board Announcements

- A. Introduction of the new board member Brad Oestrich by Brian.
- B. Pizza Party (Adults only) Friday, October 21 from 6-10pm.

6. Old Business

- A. **Legal Report:** None at this time.
- B. **Neighborhood Crime Report:** none
- C. **ARB rules and guidelines:** Push to ARB committee to review.
- D. **ARB Exterior Colors and Material:** Brad made a motion to have the first sentence to read "Exterior paint colors must gain the approval of the ARB when repainting in an existing color or a new color excluding repair." A vote was taken: Brad, Tim N, Tim K, Jeanne, and David P – Yes. Bruce and Brenda voted - No. Passed 5-2
- E. **ARB Roofs:** Tim K. made a motion to approve the roofing changes as written. Brad 2nd. Unanimous.
- F. **ARB Materials and Finish for Fences:** Bruce made a motion to approve the Materials and Finish for Fences as read. Jeanne 2nd. Unanimous
- G. **Update to Clubhouse Contract:** Bruce made a motion to approve the Clubhouse Rental contract as written. Tim N. 2nd Unanimous.
- H. **Update to Clubhouse Rules:** David P. made a motion to approve the Clubhouse Rules as written. Tim K. 2nd. Unanimous.

7. New Business

- A. **Raintree View Preliminary Plans:** Tim N. made a motion to approve up to \$4500 to hire Tompkins Architects to provide the basic Master Planning services for redevelopment of Raintree View and to provide Engineered Stamped drawings for City approval. Funds to be taken from the Raintree View approved budget. Tim K. 2nd. Unanimous.
- B. **ARB Violation Appeal 091411-415:** Bruce made a motion to remove the fine due to emergency repairs for safety. Brad 2nd. Bruce, Tim K, Tim N, Jeanne, Brad, and David Yes. Brenda - No.
- C. **Nominate Treasurer:** Tim Nydegger was nominated and approved to take over as treasurer, due to David Mitchell's resignation.

Motion: Bruce made a motion to move to executive session Tim K. 2nd. Unanimous. 8:46pm.

9:40 pm Return from Executive Session

Bruce made a motion to Adjourn. David P 2nd. Unanimous. 9:45pm

Raintree Lake Property Owners Association

Work Session
October 25, 2011

A work session meeting was called on October 25, 2011. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Brenda Miller, David Parker, Brad Oestreich, Alan VanDeusen and Jeanne Smith. Also in attendance was Rachelle Vandiver.

The meeting was called to order by Brian West at 7:00.

Brian introduced the new board members Brad Oestreich and Alan VanDeusen.

Committee's Presentation of 2012 Budget Requests

Pool Committee requests \$70,000. Tim K.

Activities Committee requests \$36,470 by Rose Marie.

Clubhouse Facilities Committee requests \$18,200 by Jeanne Smith.

Common Ground Committee requests \$83,095 with Garden Club request for \$14,000 by Rita Madison.

Duck Pond Committee requests \$190,604.

Lake Committee requests \$10,000 by San LaPoint.

Nominating Committee requests same as last year for electronic voting.

Raintree View Committee requests \$350,000 by Alan Dancy.

Siltation Committee requests \$75,000 each year until they get \$250,000 to start project of desiltation on main lake by Alan VanDeusen.

Bruce made a motion to adjourn this meeting and move to executive session. Jeanne 2nd. Unanimous.

Adjourn 8:32 pm.

Raintree Lake Property Owners Association Board of Directors Meeting November 8th, 2011

A board meeting of the RLPOA was held on November 8th, 2011. Members in attendance were Brian West, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Bruce Kusgen, David Parker, Brenda Miller, Alan VanDeusen, and Brad Oestreich. Also in attendance was GM Rachelle Vandiver.

1. Brian West determined that we had a quorum and called the meeting to order at 7:00pm.

2. **Open Forum:** None

3.Consent Agenda: Tim N. made a motion to approve the Payment of Bills and the Approval of Midwest Asphalt Seal and Stripe for \$4,991.07. Jeanne 2nd. Tim N., Jeanne, Brenda, David, Alan voted Yes. Bruce voted to abstain. Passed. 5-0-1

4. Treasure's Financial Report - Read by Brian.

Budget Analysis

Income:

Dues	\$ 85,910.96
Other Income	\$ 2,516.52
Subtotal	\$ 88,427.48

Transfers from Reserves:	\$ 0
Total Revenue for October:	\$ 83,301.28
Expenses for October:	\$ 75,174.30

Bank Account Balances as of October 31st, 2011

Cash Subtotal Bank of Lee's Summit	\$328,797.35
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Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 50,000.00
	Dam & Valve	\$ 0
	Insurance Reserve	\$ 3,000.00
	Loan payment. (Annually)	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over \$ Pending	\$ 76,803.00

Outstanding Dues/Fines a/o 10/31/11.	\$ 87,812.93
Balance Due Liens Filed	\$ 59,624.76
1st Letter	\$ 19,206.11
2nd Letter	\$ 6,160.57
3rd Letter	\$ 2,821.49

5. Board Announcements

- A. Introduction of the new board member Alan VaDeusen
- B. Common Ground Purchase Lot #DP27

6. Old Business

A. **Legal Report: None at this time.**

B. **2012 Assessments:** Tim K made a motion to leave the home owners dues the same and not raise them. Bruce 2nd. Tim K and Bruce voted yes. Tim N, Jeanne, Brenda, David, Alan voted no. Failed.

Tim N made a motion to raise the home owners dues by 3%. Jeanne 2nd. Tim N, Jeanne, Brenda, David, Alan voted yes. Tim K and Bruce voted no. Passed.

C. **2012 Boat Sticker Motorized:** Tim K made a motion for the first boat sticker for motorized boats to be \$0 and the 2nd motorized sticker and there after could be

purchased for \$50. David 2nd. Tim N, Tim K, Bruce, Brad, David voted yes. Brenda, Jeanne, and Alan voted no. Passed.

D. 2012 Boat Sticker Non-Motorized: Tim K made a motion for the 2012 non - motorized sticker for the first one shall be free and there after will be \$15. Bruce 2nd. Unanimous. Passed.

E. 2012 Boat Slip Fees: Bruce made a motion to stay the same. Tim N. 2nd. Unanimous. passed.

F. 2012 Clubhouse Rental Fee: Tim N. made a motion to keep the rental and deposit the same for full and half day. Bruce 2nd. Unanimous.

G. 2012 Shoreline Advertising Fees: David made a motion to keep the Shoreline advertising fees the same and keep the 10% discount for residents the same. Brad 2nd. Unanimous.

H. 2012 Mowing Fees: Bruce made a motion to keep the mowing fees for 2012 the same. Alan 2nd. Unanimous. Passed.

I. 2012 Pontoon Rental Fees: Brad made a motion to keep all of the pontoon boat rental fees the same. Brad 2nd. Brad, Bruce, Brenda, Jeanne, Tim N. yes. Alan No. Tim K Abstained. Passed. 5-1-1

7. New Business

A. Raintree View Request for Survey: Bruce made a motion for \$3,850 to be allocated to Tompkins Architects for the survey and topography drawings for Raintree View. To be taken out of the RT View 2011 budget. Tim K 2nd. Unanimous.

B. Motion: Brad made a motion to take rollover money in the amount of \$39,356.89 and put in an account to be used for the purchase of the DP27 lot beside the Reality Office. Tim N. 2nd. Unanimous

Adjournment: Bruce made a motion to move to Executive Session. Tim K 2nd. Unanimous.

Return from Executive Session. Bruce made a motion to adjourn Regular Session at 10:30pm. Tim K 2nd. Unanimous.

Raintree Lake Property Owners Association

Work Session

November 22, 2011

A work session meeting was called on November 22, 2011. In attendance were Brian West, Tim Kirkpatrick, Tim Nydegger, Brenda Miller, David Parker, Brad Oestreich, Alan VanDeusen and Jeanne Smith. Also in attendance was Rachelle Vandiver. Bruce Kusgen was absent.

The meeting was called to order by Brian West at 7:00pm.

2012 Budget Review

The Board reviewed the committee budget requests that they had prioritized and items 1-16 made it into the budget. The preliminary budget was reviewed line by line, along with the potential to increase the beginning cash balance with revenue included from

the months of November and December and little expenditures going out at this time of the season. The Board will be approving the budget at the December Board meeting, but will review what did not make the budget after year end numbers have been finalized.

Tim Kirkpatrick made a motion to adjourn this meeting and move to executive session. Jeanne 2nd. Unanimous.

Adjourn 9:15 pm.

Raintree Lake Property Owners Association Board of Directors Meeting December 13th, 2011

A board meeting of the RLPOA was held on December 13th, 2011. Members in attendance were Brian West, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Bruce Kusgen, Alan VanDeusen. Also in attendance was GM Rachelle Vandiver Board members David Parker, Brenda Miller, and Brad Oestreich were not present.

1. Brian West determined that we had a quorum and called the meeting to order at 7:06pm.

2. **Open Forum:** Jackie Dorweiler informed the board about standing water and flooding in her area around 163rd Street. She would like to see Raintree do something about proper drainage. Brian verified location and stated that we would have a field trip with board members to take a look at the issue.

3. **Consent Agenda:** Alan made a motion to approve the consent agenda. Tim N. 2nd. The vote was unanimous.

4. Treasure's Financial Report - Read Tim N.

Budget Analysis

Income:

Dues	\$ 45,091.79
Other Income	\$ 5,209.79
Subtotal	\$ 50,301.58

Transfers from Reserves: \$ 0

Total Revenue for November: \$ 50,301.58

Expenses for November: \$ 81,893.03

Bank Account Balances as of November 30th, 2011

Cash Subtotal Bank of Lee's Summit	\$272,864.73
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Reserve 2010	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 50,000.00
	Dam & Valve	\$ 0
	Insurance Reserve	\$ 3,000.00
	Loan payment. (Annually)	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over \$ Pending	\$ 32,455.00

Outstanding Dues/Fines a/o 11/30/11.	\$ 81,731.13
Balance Due Liens Filed	\$ 58,319.73
1st Letter	\$ 15,786.58
2nd Letter	\$ 5,691.37
3rd Letter	\$ 1,933.45

5. Board Announcements

A. Winner of the Photo Contest was announced. #40 Bo Burasco was awarded 1st place.

B. Cancellation of work session for December.

6. Old Business

A. **Legal Report: None at this time.**

B. **2012 Budget:** Bruce made a motion to approve the 2012 Budget as written. Tim N. 2nd. The vote was Unanimous.

7. New Business

A. **ARB Rules & Guidelines:** Alan Made a motion to approve the ARB rules as amended. Bruce 2nd. The vote was Unanimous.

- **Common Ground Rules:** Bruce made a motion to approve the Common Ground Rules as written. Tim K. 2nd. Motion passed 4-1 with Alan voting against.
- **Lake Rules:** Bruce made a motion to approve the Lake Rules as amended. Alan 2nd. The vote was Unanimous.
- **Pool Rules:** Bruce made a motion to approve Raintree Lake Pool Rules as amended. Jeanne 2nd. The vote was Unanimous.

Adjournment: Bruce made a motion to move to Executive Session. Tim K 2nd. Unanimous.

Return from Executive Session. Jeanne made a motion to adjourn Regular Session at 10:46pm. Tim K 2nd. Unanimous.

Raintree Lake Property Owners Association Board of Directors Meeting January 10th, 2012

A board meeting of the RLPOA was held on January 10th, 2012. Members in attendance were Brian West, Tim Kirkpatrick, Jeanne Smith, Bruce Kusgen, Alan VanDeusen, and Brenda Miller. Also in attendance was GM Rachelle Vandiver. Board members David Parker, Tim Nydegger and Brad Oestreich were not present.

1. Brian West determined that we had a quorum and called the meeting to order at 7:02pm.
2. **Open Forum:** Rita Madison wanted to compliment Rachelle and staff for the holiday decorations. Rita also wanted to know when MODOT would be done with 150 Hwy from Ward to 291? Brian said between June and the fall of 2012.
3. **Consent Agenda:** Jeanne made a motion to approve the consent agenda. Bruce 2nd. The vote was unanimous.

4. Treasure's Financial Report – Brian read the Treasurers report - File for Audit.
Budget Analysis

Income:

Dues	\$ 74,225.47
Other Income	\$ 3,841.57
Subtotal	\$ 78,067.04

Transfers from Reserves:	\$ 0
Total Revenue for December:	\$ 78,067.04
Expenses for December:	\$ 43,435.96
Bank Account Balances as of December 31st, 2011	
Cash Subtotal Bank of Lee's Summit	\$287,746.59

Reserve 2011	Operations	\$ 80,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 50,000.00
	Insurance Reserve	\$ 3,000.00
	Loan payment. (Annually)	\$ 62,500.00
	Siltation Loan	(\$ 45,000.00)
	2010 Roll over \$ Pending	\$ 32,455.00

Outstanding Dues/Fines a/o 12/31/11 \$ 73,753.27

Balance Due Liens Filed	\$ 55,158.88
1st Letter	\$ 12,430.97
2nd Letter	\$ 4,842.19
3rd Letter	\$ 1,321.23

5. Board Announcements

- **New Legal Counsel:** Jim Ensz was hired as the new attorney that will be representing the RLPOA.
- **New Office/Facilities Manager:** Shirley Tarantino accepted the position of Office/Facilities Manager.
- **Board Nominees (3 - Class A & 1 - Class B)** If anyone is interested in filling these positions they should fill out the necessary paperwork at the office.
- **January Work Session (2011 Roll-Over & Budget Adj.)**

6. Old Business

A. **Legal Report: None at this time.**

7. New Business

Appointment of Dale Beck to the ARB: Alan made a motion to appoint Dale to serve on the ARB. Jeanne 2nd. Unanimous. Welcome and Good Luck Dale.

Safety Meetings or Test: After much discussion, it was decided to leave the Safety Meetings in place for the time being and work on a plan along with direction from the Lake Committee to decide how to possibly make testing an option for residents.

Electronic Voting Funds up to \$5,500: Tim K made a motion to approve up to \$5,500 for the EVF. Bruce 2nd. Unanimous.

Deer Carcass: Recently a resident hung a deer carcass in his yard near the sidewalk in plain sight of other neighbors. Many were offended and complained to the board and office. The board discussed the situation and decided to have Brian contact the City of Lee's Summit to see if they can give any direction on what could be done to improve this situation.

Adjournment: Tim K. made a motion to Adjourn. Jeanne 2nd. Unanimous.
8:31pm.

Raintree Lake Property Owners Association Special Board of Directors Meeting January 24th, 2012

A board meeting of the RLPOA was held on January 24th, 2012. Members in attendance were Brian West, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Bruce Kusgen, David Parker, and Brenda Miller. Also in attendance was GM Rachelle Vandiver

Board Members Brad Oestreich and Alan VanDeusen were not present.

Brian West determined that we had a quorum and called the meeting to order at 7:10pm.

- **Budget Motion:** Brenda made a motion to approve the Revised Budget for 2012. Tim N. 2nd. The Motion passed with a Unanimous vote.
- **Concrete Proposals for pool/walking trail repairs/parking lot repair Budget \$17,000:** Tim K. made a motion to approve the budgeted funds for additional pool decking of \$10,000. Bruce 2nd. The motion passed unanimously.
- **Pool Bathroom Remodel/Fence/Shade/Tables & Chairs Budget \$50,000:** Tim K. made a motion to approve the amended budget for the pool of \$35,000. Dave 2nd. The motion passed unanimously.
- **Duck Pond Re-plat Lots 26 & 27/ Parking Lot Design Plans Budget \$25,000:** Tim N. made a motion to approve up to \$25,000 from account 4070 to hire Anderson Survey Co. to re-plat the two lots into one property, obtain City Permit, and hire Wallace Engineering to design and prepare construction documents for the new parking lot for the Duck Pond Activity Center. Jeanne 2nd. The motion passed by unanimous vote.

Bruce made a motion to move from special meeting and move into work session. Jeanne 2nd. It was unanimous. 7:40pm.

Raintree Lake Property Owners Association Work Session Meeting January 24th, 2012

A work session meeting of the RLPOA was held on January 24th, 2012. Members in attendance were Brian West, Tim Kirkpatrick, Tim Nydegger, Jeanne Smith, Bruce Kusgen, David Parker, and Brenda Miller. Also in attendance was GM Rachelle Vandiver

Board Members Brad Oestreich and Alan VanDeusen were not present.

Brian West called the work session to order at 7:45pm.

- **163rd Street Creek:** Several residents, including Larry and Bonnie Chaney, spoke to the board in order to inform us on the flooding issues that they have around their home. The ditch has a lot of water coming down it and the vegetation slows the flow of water but is causing more flooding into the neighboring yards. Rachelle stated that the farm land up hill from this area has eroded filling in the culvert on the south side and is causing this issue to get worse. Brian stated that because RLPOA does not have any common ground in this area, we as a board are

limited on what we can do. Advised residents to contact property owner to the south and Cass County.

Proxy Ballot (Excluding Write-ins): There was a discussion on what to put on the ballots for residents of Raintree. "Write-ins" and "boats in the driveway" during the boating season. No decision was made, but we will email our ideas to each other.

2012 Budget Adjustments: This was explained to Rita Madison/Common Ground and the board by Brian and Rachelle.

Summer Office Hours: Rachelle informed the board on what the hours have been in the past and what she recommended for Saturday hours. Saturday summer hours will be 9:00am to 1:00pm.

Bruce made a motion to adjourn. Dave 2nd. It was Unanimous. 8:24pm

**Raintree Lake Property Owners Association
Board of Directors Meeting
February 28, 2012**

A Board of Directors meeting was held on February 28, 2012. Those in attendance were: Tim Kirkpatrick, Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Jeanne Smith, Alan VanDeusen and Brian West. Bruce Kusgen was absent. Also in attendance was GM Rachelle Vandiver.

1. Determine Quorum & call meeting to order.

Brian West determined there was a quorum and called the meeting to order at 7:00 PM.

2. Open Forum

No comments from the floor during Open Forum.

3. Consent Agenda

Jeanne Smith made a motion to approve the consent agenda. Tim Nydegger seconded the motion. All were in favor. The motion passed unanimously.

4. Treasurer's Financial Report

Tim Nydegger read the revised January 2012 Financial Statement.

Income:

Dues	\$84,052.59
Other Income	\$18,445.41
Subtotal	\$102,498.00
Transfers from Reserves:	\$.00
Total Revenue for January:	\$102,498.00

Bank Account Balances as of January 31st, 2012
\$369,202.84

Reserve 2012 Operations	\$70,000.00
Dock Self Insurance	\$32,477.00
Siltation	\$11,000.00
Insurance Reserve	\$ 3,000.00
Loan Payment (Annually)	\$72,747.00
Capital Asset	\$20,000.00
Siltation Loan	(\$45,000.00)
Outstand dues/Fines a/o 1/31/12	\$86,759.61 Total Amount
Balance Due Liens Filed	\$56,164.07
1 st Letter	\$ 8,442.63
2 nd Letter	\$16,371.05
3 rd Letter	\$ 5,781.86

It was filed for audit.

5. Board Announcements

Brian announced the Annual Meeting would be held at the Clubhouse on March 29, 2012.

Brian announced a Pizza Party is scheduled for March 23, 2012.

Brian announced a MODot update that as weather permits the sound barrier on the north side of 150 Hwy would be completed. Street lights would be completed within the next 3 weeks weather permitting. Pavement would be installed within the next 6 weeks and would involve temporary lane changes. MODot did state that they had pulled off the job expecting normal winter weather conditions. The project is intended to be completed by June.

Penney Wilkinson from the floor asked why they had spread straw on a completed sidewalk.

Brian stated that the hole in the sound barrier wall would be repaired, that MODot had already replaced about 300 panels that were not up to code on the sound barrier walls.

Rita Madison from the floor asked why the church was not used for the annual meeting. She felt the atmosphere there was more formal for the meeting. Brian replied that the Board felt we should use our remodeled clubhouse for this purpose and also that it enabled us to use the computers for resident voting.

6. Old Business

A. Legal

Three pending judgments. Two court cases set with one pending resident being served. Collection results so far have brought in \$4,680.06 since Sept. 2011.

Jackson County Assessor's office has waived Real Estate Taxes for DP27 resulting in no taxes being paid on common ground for 2012.

B. Lake Committee Recommendation Safety Meeting/Safety Test

San LaPoint indicated that the Lake Committee agreed that a test should be given although they would like to continue classes this year and work on a 30 question test with lake patrol for later use. They needed to develop a methodology for grading, should it be open book and a required score of 100%? Would it create a burden for the office? We would need to document each test with a lot number. They suggested that those who cannot/did not attend the meetings this year perhaps have a preliminary use video and test by the end of the season. Use testing overall for next year.

Rachelle Vandiver would like to try a test after safety meetings this year.

Alan VanDeusen made a motion to conduct safety meetings this year and if the resident missed a test would be given – but a video viewed off site (on line or DVD). The motion was seconded by Tim Nydegger.

Brenda Miller, Tim Nydegger, David Parker, Jeanne Smith and Alan VanDeusen voted in favor.

Tim Kirkpatrick and Brad Oestreich opposed.

Motion passed.

C. Duck Pond Loan

Tim Nydegger announced that at their last meeting it was suggested that we go forward with surveying drawings and that they should be done next week. Engineers are ready to go forward with design of the new parking lot.

Tim Nydegger made a motion for securing a line of credit from Bank of Lee's Summit for the purpose of renovating the Duck Pond grounds and building. The loan amount is to be \$200,000 for a period of 5 years at 5.75% interest. The monthly payments would be increased to \$7,900.29 from our current amount of \$5,188.09. This will be in notes payable and interest account #5031. Jeanne Smith seconded the motion.

Brenda Miller, Tim Nydegger, Brad Oestrich, David Parker and Jeanne Smith voted in favor.

Tim Kirkpatrick and Alan VanDeusen voted against.

Motion passed.

D. Pool Contract

Tim Nydegger made a motion to approve the pool contract for \$78,170.00 from account 8001. David Parker seconded the motion.

Tim Kirkpatrick, Tim Nydegger, Brad Oestreich, David Parker, Jeanne Smith and Alan Vandeußen voted in favor.

Brenda Miller voted against.

Motion Passed.

E. Appreciation Dinner Budgeted \$7,000

Jeanne Smith made a motion to approve \$7,000.00 from acct #5035 for the 2012 appreciation dinner. Brad Oestreich seconded the motion.

Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Jeanne Smith and Alan VanDeußen voted in favor.

Tim Kirkpatrick voted against.

Motion passed.

7. New Business

A. Common Ground Budgeted Projects

The Common Ground requested that funds be transferred from the Regatta Island project to their normal programs.

Jeanne Smith made a motion to approve common ground budget for 2012 with \$29,304 from account #2010 going towards accounts# 2002, 2002-100 and 2006 and \$12,000 for account #2002-100 for the Gull Point landscaping. Tim Nydegger seconded the motion.

The vote was unanimous for approval.

B. Clubhouse Fee Recommendation

Jeanne Smith reported that the Facilities Committee felt that the clubhouse was not getting cleaned appropriately consistently after rentals. They recommend an additional fee of \$150 that is non refundable be added to the rental contract that will automatically pay for cleaning. The cleaning company would also do a check-in and check-out process for rentals. This would also apply to committee events or parties and to sub association events or parties.

Jeanne Smith made a motion that the CFC Committee was asking for approval to add the \$150 cleaning fee to the current lease as an additional fee. Tim Nydegger seconded the motion.

Tim Kirkpatrick, Tim Nydegger, Brad Oestreich, David Parker, Jeanne Smith and Alan VanDeußen voted in favor

Brenda Miller voted against.

Motion passed.

C. Clubhouse Acoustical Panels

Jeanne Smith indicated that the Facilities Committee wanted to address complaints regarding the echoing by ordering sound panels for placement on ceiling and walls to improve the quality of sound.

Tim Kirkpatrick made a motion for \$2339.12 to be used from acct #4004 for use in ordering 64 acoustical panels. Brad Oestreich seconded the motion.

Tim Kirkpatrick, Brad Oestreich and Jeanne Smith voted in favor.

Brenda Miller, Tim Nydegger, David Parker and Alan VanDeusen voted against.

Motion failed.

D. Raintree Rays – Melissa Lucas – schedule

Melissa Lucas made a request on behalf of the Raintree Rays Swim Team for the 2012 season. They would be practicing Monday through Friday starting Tuesday, May 31st with age 10 and under from 8:00 – 9:00 AM and ages 11 and over from 9:00 – 10:00 AM. Home meets are scheduled on June 13th vs Monarch View; July 3rd (Tuesday) vs Bent Tree Bluffs and July 11th vs Windsboro. The pool would be used from 4PM until approximately 10:30 PM. In the event of a rain-out they would need the Thursday after the cancelled meet during the same hours above. They would like use of the pool on Wednesday, July 18th from 5:00 to 9:00 PM for the swim team end of year party. In case of rain they would like to use the Raintree Clubhouse.

Tim Kirkpatrick made the above request into a motion. Alan VanDeusen seconded the motion.

The vote was unanimously in favor.

E. Raintree Rays – Budgeted \$700

Melissa Lucas made a request for \$700 as a donation to the swim team.

Alan VanDeusen made a motion for \$700 to be taken from acct#8007 as a donation to the Raintree Rays Swim Team. Tim Kirkpatrick seconded the motion.

The vote was unanimously in favor.

F. Raintree Reserve Landscaping Plans

David Parker made a motion to approve the landscaping plans submitted for the Raintree Reserve. Tim Nydegger seconded the motion.

The vote was unanimously in favor.

G. ReMax Elite – Renee Amey Team – Mary Godfrey

Mary Godfrey requested permission for a weekend event involving the team conducting an introduction to Raintree Lake involving boat rides around the lake by Sportsmans Marine.

Tim Kirkpatrick made a motion to approve allowing Sportsmans Marine with 3 boats with liability insurance and waivers on the lake for the event on May 5th or 6th. Brad Oestreich seconded the motion.

The vote was unanimously in favor.

8. Adjournment

Tim Kirkpatrick made a motion to adjourn the meeting. Tim Nydegger seconded the motion. Meeting adjourned at 9:20pm.

The vote was unanimously in favor.

Raintree Lake Property Owners Association Board of Directors Meeting March 13th, 2012

A board meeting of the RLPOA was held on March 13th, 2012. Members in attendance were Brian West, Jeanne Smith, Bruce Kusgen, Alan VanDeusen, Brad Oestreich, and Brenda Miller. Also in attendance was GM Rachelle Vandiver. Tim Kirkpatrick was able to attend towards the end of the meeting.

Board members Tim Nydegger and David Parker were not present.

1. Brian West determined that we had a quorum and called the meeting to order at 7:04pm.

2. Open Forum: Rita Madison wanted to say "Thank You" for the committee's appreciation dinner.

3. Consent Agenda: Jeanne made a motion to approve the consent agenda. Bruce 2nd. The vote was unanimous.

4. Treasure's Financial Report - Read by Brian - File for Audit.

Budget Analysis

Income:

Dues	\$ 47,531.32
Other Income	\$ 20,331.54
Subtotal	\$ 67,862.86

Transfers from Reserves:	\$ 0
Total Revenue for February:	\$ 67,862.86
Expenses for February:	\$ 49,063.53
Bank Account Balances as of February 29, 2012	
Cash Subtotal Bank of Lee's Summit	\$401,425.55
Reserve 2012	
Operations	\$ 70,000.00
Dock Self Insurance	\$ 32,477.00
Siltation.	\$ 11,000.00
Insurance Reserve	\$ 3,000.00
Loan payment. (Annually)	\$ 72,747.00
Capital Asset	\$ 20,000.00
Siltation Loan	(\$ 45,000.00)

Outstanding Dues/Fines a/o 02/29/12	\$80,488.95
Balance Due Liens Filed	\$55,704.07
1st Letter	\$ 8,246.62
2nd Letter	\$11,011.38
3rd Letter	\$ 5,526.88

- **Board Announcements**

Annual Meeting March 29th, 2012: (Ballots should be in the mail this week)

Pizza Party: Friday March 23, 2012 Pizza will be served from 6-8pm, games will follow.

No Work Session in March

M-150 Sustainable Corridor Vision and Framework Plan: Brian West read a letter that explained what is happening with the M-150 Corridor. Brian was asked to meet with the Lee's Summit Planning Commission over this area to discuss issues with this section of town. The Planning Commission meeting will be held on March 27th at 5:00pm in City Hall.

6. Old Business

- I. Legal Report: 6 demand letters have gone out to residents owing more than \$1,000.00. If accounts are not brought up to current, will petition the courts for judgment. Their deadline is March 27th, 2012. Previous legal: The two court cases are still pending. One set for May.
- J. **Clubhouse Contract Changes:** Bruce Kusgen made a motion to approve the new Clubhouse Contract. Jeanne Smith seconded. The motion passed 4-1 with Brenda Miller voting against.
- K. **Clubhouse Rental Rules & Reg Changes:** Brad Oestreich made a motion to approve the Clubhouse Rental Rules & Reg with changes. Alan VanDeusen seconded the motion. The motion passed 4-1 with Brenda Miller voting against.
- L. **Budgeted Pool Projects - Account transfers:** Alan VanDeusen made a motion to transfer \$2,200 from account 8006-200 to 8006-100 for concrete

decking around the pool. Bruce Kusgen seconded the motion. The motion passed 5-0.

M. Waterscape A - Joe Dimarco: Joe was not present.

G.New Business

- 14. Formation of resident troop - Sara Ortiz:** Sara was not present, but will be moved to the April meeting.
- 15. POW Picnic August 26th - Clubhouse Request:** Mr. and Mrs. Rudolph came to the board meeting and requested that the rental fee for the clubhouse be waived for the purpose of a POW Picnic to be held on Sunday, August 26, 2012.
- 16. Activities Budgeted Funds:** Bruce Kusgen made a motion to approve up to \$35,690.00 to fund the scheduled activities for the RLPOA. Brad Oestreich seconded the motion. The vote passed 5-0.
- 17. Maintenance Equipment Chipper Budgeted \$3,000:** Bruce Kusgen made a motion to approve up to \$3,000.00 for the purchase of a new wood chipper for storm clean up. The funds are budgeted in account 7001-100. Tim Kirkpatrick seconded the motion. The motion passed 6-0.

Adjournment: Jeanne Smith made a motion to adjourn. Tim Kirkpatrick seconded the motion. The vote was unanimous. 8:05pm.

Raintree Lake Property Owners Association Board of Directors Meeting April 10th, 2012

A board meeting of the RLPOA was held on April 10th, 2012. Members in attendance were Brian West, Jeanne Smith, Bruce Kusgen, Sue Rusco, Brad Oestreich, David Parker, Tim Nydegger, Tim Kirkpatrick, and Brenda Miller. Also in attendance was GM Rachelle Vandiver.

1. Brian West determined that we had a quorum and called the meeting to order at 7:00pm.
2. **Open Forum:** Donny Brouhard Lot#411 regarding jetski and safety mtg. He had to purchase a 2011 sticker and go to a safety mtg/test and pay to receive the one free for 2012. Paul Landes Lot #416 regarding co-ownership and wanting two free stickers. Was told that he needs co-owners name and address on the insurance and this would suffice for the paperwork to change ownership and they can pick up as their free sticker. Bob Markle 4808 SW Gull Point Dr. complained about people mowing their grass and blowing it into the street. Brian West explained that the City of Lee's Summit would

have to enforce any discipline. Unless clippings were an extreme amount, there would be no enforcement on the matter.

3. **Consent Agenda:** Jeanne made a motion to accept the approval of the March minutes and payment of bills. Bruce Kusgen second and the vote was unanimous.

4. **Treasure's Financial Report** - Tim Nydegger read the report and it was filed for audit.

Budget Analysis

Income:

Dues	\$ 87,225.25
Other Income	\$ 34,058.50
Subtotal	\$121,283.75

Transfers from Reserves:	\$ 0
Total Revenue for March:	\$121,283.75
Expenses for March:	\$ 79,314.04
Bank Account Balances as of March 31, 2012	
Cash Subtotal Bank of Lee's Summit	\$432,433.52

Reserve 2012	Operations	\$ 70,000.00
	Dock Self Insurance	\$ 32,477.00
	Siltation.	\$ 11,000.00
	Insurance Reserve	\$ 3,000.00
	Loan payment. (Annually)	\$ 72,747.00
	Capital Asset	\$ 20,000.00
	Siltation Loan	(\$ 45,000.00)

Outstanding Dues/Fines a/o 03/31/12	\$ 76,607.01
Balance Due Liens Filed	\$ 55,709.07
1st Letter	\$ 7,126.43
2nd Letter	\$ 9,142.48
3rd Letter	\$ 4,759.03

Board Announcements

a. Election results: Read by Brian West.

The proposal #1 election of directors; Class A: Brian West 344, Jeanne Smith 258, Bruce Kusgen 228, and Tony Jose 207. Class B: Susan Russo 34.

Proposal #2/ Boats in driveway: Class A: yes 234, no 150, abstained 20. Class B: yes 13, no 22, abstained 0.

b. Q&A from Councilman Whitley. There were questions asked of Councilman Whitley at the Annual Meeting concerning the Raintree Area and he sent back a written reply. Please see Rachelle Vandiver if you would like to have a copy of the Q&A.

6. Old Business

- H. **Legal Report:** April 10, 2012. 6 demand letters went out to residents owing more than \$1,000. If accounts are not brought current, will petition the courts for judgment. The deadline is March 27, 2012. **Update:** 2 have made payment arrangements. 4 have been turned over to Attorneys. 1 pending (previous attorney could not get served) and is now turned over to new attorney. Judgment received for pending case.
- I. **Tompkins proposal for Raintree View:** Alan Dancy explained what the planning committee would like to do. Would like to have architects proceed with drawings. Tim Kirkpatrick made a motion to approve \$15,670 out of account 2023 for engineering services provided for RLPOA by Thompson Architects. Brenda Miller second, and the vote was unanimous.

7. New Business

18. **Formation of Resident Troop/Sarah Ortiz:** Sarah explained what she wanted to do with Theatre in the park. Wants to teach acting with parental involvement. Brian West explained issues with no restrooms, shade, parking, construction, injuries... Sarah added that they would only meet for 30-45 minutes and would meet near the clubhouse so to have access to public restrooms. **Motion:** Brad Oestreich made a motion to accept Sarah's proposal to have resident troop at the clubhouse. David Parker second. Vote was unanimous.
19. **ARB citation 020112-437:** Bruce Kusgen made a motion to have the \$200 fine for the citation appeal 020112-437 waived. Susan Russo second. Yes: David, Susan, Bruce, Brad, & Jean. No: Brenda, Tim, and Tim. Motion passed 5-3.
20. **Appeal of loss of boat slip 031712-986:** Brad Oestreich made a motion to uphold the forfeiture of the boat slip 031712-986 - Susan Russo seconded the motion. Yes: Brad, Jeanne, Susan, and Brenda - No: Bruce, Tim N, Tim K, and David. Brian broke the tie by voting yes. Motion passed 5-4.
21. **Charitable Event Request - Michael Reese:** Not Present. Tim Nydegger made a motion to approve the request. Bruce Kusgen seconded. The vote was unanimous.
22. **ARB Appeal for Disapproved Fence 040512-330:** Tim Nydegger made a motion to approve the fence application without the shadow box as now being requested by the home owner. David Parker seconded. Yes- Tim N, Bruce, Brenda, Jeanne, David, and Alan. No- Tim K. and Brad. Motion passed 6-2.
23. **Office Phone Provider:** Bruce Kusgen made a motion to switch the office phone service from AT&T to Comcast for a savings of \$205 a month for a 36 month contract and 30 day outlet if the service is unsatisfactory. Tim Nydegger seconded. The vote was unanimous.
24. **New Officers: PRESIDENT:** Tim Nydegger nominated Brian West for President. Brian accepted with no other nominations given.

VICE-PRESIDENT: Tim Nydegger nominated Jeanne Smith for Vice-President.

Tim Kirkpatrick nominated Bruce Kusgen for Vice-President. A secret vote was taken and Bruce Kusgen was elected VP.

TREASURER: Brian West nominated Tim Nydegger for Treasurer. Tim accepted with no other nominations given.

SECRETARY: Tim Nydegger nominated Brenda Miller for Secretary. Brenda accepted with no other nominations given.

- H. **Charity Garage Sale:** Brenda Miller requested the use of the Duck Pond building for a charity garage sale; so that funds could be donated to a resident family in Raintree Subdivision. **Motion:** Tim Kirkpatrick made a motion to approve Sam's Charity Garage Sale and use of the Activities Center with no rental charge and/or clean up fee. Brad Oestreich seconded. The vote was unanimous.

Move to Executive Session: Bruce Kusgen made a motion that we move to executive session. Brad Oestreich seconded. The vote was unanimous. 8:47pm.

Return to Regular Session and Adjournment: Bruce made a motion to adjourn. David Parker seconded. The vote was unanimous. 10:39pm.

Raintree Lake Property Owners Association
Work Session
April 24, 2012
7:00 PM

A Work Session of the Raintree Lake Property Owners Association was held on April 24, 2012. Those in attendance were: Bruce Kusgen, Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Jeanne Smith and Brian West. Tim Kirkpatrick and Susan Rusco were absent.

Brian West called the meeting to order at 7:00 PM.

1. Parks & Rec Presentation – Rob Freeborn

Rob Freeborn was unavailable so Brian West read from the Memo from The Lee's Summit Parks and Recreation Department dated 3/27/2012.

“The Lee's Summit Parks and Recreation Department is researching having an Adult Triathlon. This would be the first time for the event, so the number of participants would be projected at 100+. It would be held on a week-end morning at 7:30 am to 11:00 am. Set-up would have to take place beginning at 5:00 am. The event would have a 500 meter swim, 13.4 mile bike ride and a 5K run. Our participants would prefer a pool versus the lake for the swim part of the event. The bike course and run would be held on the streets in the area. The dates to consider would be June 1, 2 or 23, July 1, August 4, 5, 11 or 12 and September 1, 2, 15 or 16 according the TRI KC Club in Kansas City, LSPR would be responsible for all expenses for the event to include Police support, Medical support, permits, volunteers, restrooms, building and/or pool rental, lifeguards, liability insurance and clean-up. A large area or parking lot would be needed for the transition and staging area. Temporary markings would be placed on the streets for

directions for the participants with some street closures during the event. All participants would be required to purchase a license through the USAT Triathlon.”

The census of the Board was no, with discussion centering around prior triathlons taking place within Raintree with offensive behavior, lack of parking, lack of facilities, and an overall inconvenience to the residents.

2. Shamrock Golf Club Sub-committee – Brad

Brad initiated discussion from the board regarding an arrangement with Shamrock Golf Club and residents. Shamrock would like to enter into an agreement with Raintree and or Raintree residents for a discounted membership fee. Currently Shamrock will be keeping a traffic count of residents using their facilities. Shamrock would like to enter into an agreement something similar to the entire neighborhood of approximately 1900 homes at \$20 per home for full use of the facilities for a year for a total of approximately \$38,000. This would be paid by the Association. It was suggested that Shamrock run a Shoreline ad with a discount coupon to see what the Raintree response would be. A sub-committee was formed to look into the possibility and is currently comprised of Bruce Kusgen, Brad Oestreich and David Parker.

3. Creative Landscaping – Jeanne

Pictures regarding unusual landscaping “art” were shown. Staff was directed to send a letter to specific homeowner(s) asking for the purpose, reasoning, etc, for the “art”. It would be requested in the letter that the homeowner(s) communicate with the Staff/Board/ARB in attempt to determine the purpose of the “art” and rather it conformed to the community. Brian directed this to go to the ARB and have them review and recommend a rule to the board. Send Lakewood’s rule to ARB for review and recommendation.

4. AED – Brian

Brian requested that the Board consider purchasing an AED (Automated External Defibrillator) for use within Raintree. Also that if the Board so chose to purchase an AED that Rachelle Vandiver would be trained/certified in its use. The cost would start at around \$1200. This will be placed on the agenda for the May Board of Directors meeting.

5. Dual Ownership of Watercraft

The Lake Committee was tasked to come up with regulations for Dual ownership of Watercraft

At 8:25 PM Brian called a recess for 7 minutes before starting Executive Session.

At 9:15 the meeting was Adjourned.

Raintree Lake Property Owners Association
Board of Directors Meeting
May 8, 2012

7:00 PM

1. Determine quorum and call meeting to order.

Brian West called the meeting to order at 7:08 PM and determined there was a quorum.

Board Members in attendance were: Tim Kirkpatrick, Brenda Miller, Susan Rusco, Jeanne Smith and Brian West. Tim Nydegger arrived at 7:30 PM. Also in attendance was GM Rachelle Vandiver. Members absent were: Bruce Kusgen, Brad Oestreich and David Parker.

2. Open Forum

Jeanne Smith: Discussed trespassing, swimming, fishing & biking. Requested the rule for members and guests be published on the front page of the Shorelines.

3. Consent Agenda

a. Approval of April Minutes

- i. Jeanne Smith asked for April minutes to be revised under #3 to include that the ARB was instructed to review the Lakewood rule on Creative Landscaping and return to the Board with their version to be implemented in Raintree rules.

b. Approval of Payment of Bills.

- ii. **MOTION:** Jeanne Smith made a motion to approve the consent agenda with the inclusion of the revision of the April minutes and the payment of bills. Tim Kirkpatrick seconded the motion. Passed Unanimous.

4. Treasurer's Financial Report

Tim Nydegger read the Treasurer's report.

Financial Statement April 2012

Budget Analysis

Income:

Dues	\$71,381.35
Other Income	3,013.91
Subtotal	\$74,395.26
Transfers from Reserves:	0.00
Total Revenue for April:	\$ 74,395.26
Expenses for April:	\$ 165,394.55
Bank Account Balances as of April 30, 2012	
Cash Subtotal Bank of Lee's Summit	\$ 425,738.58

Reserves 2012	
Operations	70,000
Dock Self Insurance	32,477
Siltation	11,000
Insurance Reserve	3,000
Loan Payment (annually)	72,747
Capital Asset	20,000
Siltation Loan	(45,000)

Outstanding Dues/Fines a/o 4/30/12	\$98,778.18 Total
Balance Due Liens Filed:	64,365.91
1 st Letter	13,765.50
2 nd Letter	10,430.78
3 rd Letter	10,215.99

Note: Jeanne Smith wanted to discuss at a work session ways to reduce the outstanding dues.

5. Board Announcements

a. Police benefit held at the clubhouse was a great success. They expressed to Brian their appreciation.

Nominating Committee needs members

- b. Spring Garage Sale & Fundraiser May 10 – 12
- c. Lake Clean-up Saturday, May 19, 9:00 am to Noon
- d. Pool opens May 21, 4:00 PM to 8:00 PM
- e. BBQ contest & Street Dance Saturday, May 26
- f. Fishing Derby Monday, May 28 Registration at 8:00 AM with fishing at 9:00 AM
- g. Results of Re-Max Open House

Mary Godfrey of the Renee Amey Team indicated they had a good turn out in spite of the dismal weather. There were not a lot of boat rides due to the weather. All safety measures were in place. 3 families from Kansas indicated an interest in moving to Raintree after their homes sold. 4 phone calls from residents asking if their homes could be on the tour. They are interested in doing another event possibly on June 23rd or 24th. This will possibly become an annual event.

- h. Jeanne announced that Monday night the 14th at 6:30 PM there would be a town hall meeting located at the club house regarding the M-291 corridor plan.

6. Old Business

a. Legal Report

2 Demand letters have gone out on resident's owing more than \$1000.00. If accounts are not brought up to current, will petition the courts for judgment. Their deadline is May 25, 2012 to make arrangements or go to court. Currently 5 pending court dates. Will be filing a mechanics lien on pontoon that previous resident abandoned on lake. Letter has gone out with repeated calls to cell phone, no return call. Will research title and place lien, if necessary sell pontoon to recoup costs.

b. AED – Defibrillator

- i. **Motion:** Jeanne Smith made a motion to pull \$1500 from account 4004-000(Facilities Capital Improvements) and transfer to account 4007-000 (Facilities New equipment) to purchase AED- Defibrillator for installation at the Clubhouse. Tim Nydegger seconded the motion.

Jeanne Smith, Susan Rusco & Tim Nydegger voted yes and Brenda Miller voted No. Tim Kirkpatrick abstained. Motion Passed.

c. Increase of GL & Umbrella premium of \$1,549.15

- i. **Motion:** Tim Nydegger made a motion to approve the increase of premium funding of \$1549.15 for general liability and umbrella premium. ??? Seconded the motion.

All in favor. Jeanne Smith abstained. Motion Passed.

4. New Business

a. Waterscape A – Joe Dimarco

- i. Not present

b. Special Landscaping

- i. Resident removed special landscaping after receipt of letter from staff.

c. Commercial Vehicle Rule – Enforcement – Charley Sandman

- i. Charley Sandman would like to state unintended consequences regarding the Commercial Vehicle ruling. We went through a 2 year period of defining a commercial vehicle. The current regulation allows commercial vehicles to be present after 5PM and throughout the weekend. The appearances of commercial vehicles detract from the beauty of the neighborhood. Also regarding trash, people are putting trash out early because in his opinion regulations have been eased up and detract from the subdivision. Fining structure: do residents who get fined for

lack of ARB approval have to remove the offense? Would like the Board to go back to our original covenants on these rules. The Board will discuss at the work session creating a Rules committee to go through our rules and work on rewording some areas of the rule book.

5. Adjournment

a. **Motion:** Tim Kirkpatrick made a motion to adjourn to executive session. Susan Rusco seconded the motion. Passed Unanimous.

b. **Motion:** Jeanne Smith made a motion to adjourn the meeting after the executive session. Sue Rusco seconded the motion. Passed Unanimous.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

May 22, 2012

7:00 PM

Brian West called the meeting to order at 7:00 PM and determined there was a quorum. Those in attendance were Tim Kirkpatrick, Bruce Kusgen, Brenda Miller, Tim Nydegger, David Parker, Susan Rusco, Jeanne Smith and Brian West. Rachelle Vandiver, General Manager was also present. Brad Oestreich arrived at 7:29 PM

1. COLLECTION SUGGESTION

a. Discussion centered around ideas to keep our past due amounts to a minimum. Rachelle was directed to get with our new attorney and explore options.

2. TRESPASSING ISSUES

a. After numerous incidents with what appears to be additional bicycle traffic on walking trails, and loitering on swim docks we are needing extra security in order to patrol areas where we feel trespassing is taking place. The budget allows for \$3000 in additional security. Rachelle is working on the possibility of a bicycle off duty patrol officer and working on a schedule in an attempt to focus on the times when the trespassing has occurred.

b. Rachelle was tasked to contact the Activities Committee to ensure that there is adequate security at the Street Dance scheduled for July.

3. BY-LAW REVIEW SUB-COMMITTEE

a. Commercial vehicles in the driveway continue to be a problem. The "72 hour" rule does not seem to be restrictive enough. Bruce Kusgen has volunteered to form a committee to review the By-Laws for items such as the "72 hour" rule, the definition of commercial vehicles, etc.

Misc Comments

Brenda Miller mentioned the fact that our rules allow for swimmers to swim from a boat that is parked in a slip as long as a red flag is up. This was going to be brought to the attention of the Lake Committee to address.

Jeanne Smith mentioned that all slips/docks should be named/numbered for use in reference.

Tim Nydegger brought up the issue of watering from the lake. He would like to have it brought up again in front of the board. Rachelle was tasked with notifying the Common Ground Committee that they were to put it on their agenda for the June 13th meeting.

Bruce Kusgen made a motion to adjourn regular session and move to executive meeting. Seconded by David Parker. It was unanimous.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

June 12, 2012

7:00 PM

1. Determine Quorum and call meeting to order.

Brian West called the meeting to order at 7:01 PM and determined there was a quorum. Those in attendance were Tim Kirkpatrick, Bruce Kusgen, Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Susan Rusco, Brian West and Jeanne Smith. Rachelle Vandiver, General Manager was also present.

2. Open Forum

a. Valeri Payne 3927 SW Ward Rd: Read the following prepared statement.

"I am Valeri L. Payne and I have lived at 3927 SW Ward Road for the last thirty five years. I am asking the following questions as a home owner and as a former member of the Duck Pond Committee. I have had a number of Raintree home owners ask me questions about the progress of the Duck Pond Building that I could not answer but promised I would bring up in a board meeting. Here are the following questions.

What progress if any has the new committee made? I understand that Dennis retired and moved to California and this leaves the committee short of a person and also someone that is knowledgeable about construction. This is in no way a reflection on Noland. How often does the committee meet?

When will construction of the parking lot begin?

Where is the parking lot to be located?

Have permits been obtained?

Has the committee gotten bids from a number of companies? If so what are the figure they are giving for construction of the parking lot?

When will the interior be brought up to code?

Have you asked for bids from other builders or construction companies for price comparison to having in house people do the interior. We are short handed and it seems that other projects come before the Duck Pond Building. We can't start making the building bring in revenue or home owners use the facility until it is brought up to code.

We have spent money to buy the building, the lot on the north side of the building plus the Duck Pond. We have \$200,000 appropriated for construction of the property and a committee to oversee the project. I guess I am frustrated that it is taking so long when we have the means and the committee to get the project started. We have an obligation to the home owners and to those who live around that building to show some progress towards completion of the building. I respectfully ask that this letter be added to the minutes of this meeting. Thank you for your time."

Brian asked for Tim Nydegger from the Duck Pond Committee to respond. He made the following comments:

Tim N. addressed Valarie's questions in a general manner of the project since things are basically sitting with the city. He stated we were having meetings and that he had a meeting last Thursday evening in which we discussed the interior. He said the project was progressing well, but we were being careful about the money. The parking lot should be completed by the end of August. Phase 2 of the remodel should begin in the fall. Phase 3, the exterior will be coming in the next few years.

- b. Jeanne Smith indicated that with the help of a team Raintree residents that the City of Lee's Summit has reduced the density of the 150 corridor plan.
- c. Carol Pijanowski 3923 SW Ward Rd. Requested the Board make a formal request for the curbing/road to be completed along Ward Road.
- d. Bob White 4075 Royal Court. Stated that he owns the "point" and indicated he was not interested in developing it. Wanted the board to consider purchasing the "point" in order to solve our overflow of parking at the boat ramp.

3. Consent Agenda

- a. Approval of May minutes
- b. Approval of Payment of Bills
 - i. **Bruce Kusgen made a motion to approve the consent agenda. Tim Kirkpatrick seconded the motion. Passed Unanimous.**

4. Treasurer's Financial Report

- a. Tim Nydegger read the Treasurers Report

FINANCIAL STATEMENT
MAY 2012

Budget Analysis

Income: Dues	\$78,829.22
Other Income:	8,010.83
Subtotal:	86,840.05
Transfers from Reserves:	\$0.00

Total Revenue for May:	\$86,840.05
Expenses for May:	138,128.42
Bank Account Balances as of May 31, 2012	
Cash Subtotal Bank of Lee's Summit:	\$378,814.59

Reserves 2012

Operations	70,000	
Dock Self Insurance	32,477	
Siltation	11,000	
Insurance Reserve	3,000	
Loan Payment (annually)	72,747	
Capital Asset	20,000	
Siltation Loan	(45,000)	
Outstanding Dues/Fines a/o 5/31/2012	\$80,377.43	Total Amount
Balance Due Liens Filed:	62,223.56	
1 st Letter	7,235.39	
2 nd Letter	5,919.14	
3 rd Letter	4,999.34	

5. Board Announcements

- a. Fireworks are coming back! Donations needed!
- b. Cole Younger Drive (across from Camelot) will be closed from (June 13 – 22)
- c. Adult Pizza Party Friday June 15th Pizza from 6:00 PM to 8:00 PM
- d. Teen Swim Thursday June 21 at 7:00 PM

6. Old Business

- a. Legal Report

Pontoon that previous resident abandoned on lake. UPDATE: Found Commerce Bank was a lien holder on the pontoon. They paid \$387.00 in storage fees and removed off of our lake.

2 cases have agreed to either pay in full or give us a consent judgment. Another is currently attempting to refinance. If denied, he will consent to Judgment.

- i. Rachele is working on various ideas as to how we can reduce outstanding dues.
- b. ARB Miscellaneous
 - i. **Bruce Kusgen made a motion to include the following in the Architectural guidelines under MISCELLANEOUS: "Equipment, personal property or landscaping of any kind, which is no longer appropriately or safely used for the purpose for which it is manufactured or designed, is prohibited. Equipment, fencing, play equipment, personal property and landscaping must be maintained by homeowner. A fine can be imposed if the problem is not corrected in a timely manner. Exceptions could be made on an individual basis through the ARB." Tim Kirkpatrick seconded. Motion Passed Unanimously.**
- c. Fireworks
 - i. Bruce Kusgen along with a fireworks committee (Tim Kirkpatrick, Brad Oestreich & David Parker) worked on getting a lease agreement for the land below the dam for a week (in order to allow for weather delays). He sent an email to our attorney to make sure everything was included in the contract that was

necessary. They have met with Wald Fireworks, and the fire department below the dam to determine the fall out area. They have changed to a 5" mortar from a 6" mortar in order to decrease the area of fallout. It was determined that we needed both tract A and B in order to remain in compliance. A meeting with Wald to get costs finalized is scheduled. Bruce has recommended a "salute" to begin the fireworks this year. As fireworks are dissipating there will be another 7 salutes to finish off the fireworks. The cost estimate for the fireworks is at \$6866. This does not include the special event permit for \$300 and the \$300 lease agreement. Current donations are at \$2055. Bruce's estimate is that we will need about \$8000 total for the event. He does have several businesses that are willing to donate. It is scheduled for July 4th at dark. He would like to make the June 26th work session a special session in the event that a vote is necessary to complete funding. A Thank-you will be placed in the Shorelines for all individuals making a donation.

1. Tim Kirkpatrick wanted to commend Bruce and his efforts to make this happen.
 2. Penny Wilkinson asked if RLPOA could not find it in our budget to complete the funding if necessary. Brian explained the shortfall in the working budget at the beginning of the year.
 3. Carol Owsley asked if was possible to raise money by selling tickets for preferential seating for the viewing.
- d. Lake Committee recommendation on dock placement
- i. Currently the dock that was previously located at tract E needs placed in another area of the lake.
 1. Move to Normandy Cove east of Dock F within the no wake buoys. It should be designed as a swim dock.
 2. Jeanne requested it be made a handicap accessible fishing dock.
 - ii. **Tim Kirkpatrick made a motion to move the dock to Normandy cove per the recommendation of the lake committee. Seconded by Jeanne Smith. Tim Kirkpatrick, Brenda Miller, Tim Nydegger and Jeanne Smith voted for and Bruce Kusgen, Brad Oestrich, David Parker and Susan Rusco voted against. Brian Abstained. Motion defeated.**

7. New Business

- a. MO-Dot Right-of-Way/Raintree Drive – Mike Everly
 - i. Mike Everly made a presentation to the Board regarding property located at the east entrance that is currently owned by Mo-Dot along Raintree Drive. The mower, Eric Reisner, is no longer able to mow occasionally due to erosion causing ruts that are damaging his equipment. The proposal is requesting \$3987.50 in order to improve the appearance and the condition of the right of way.
 - ii. Brian requested that the written presentation be made available to the Common Ground Committee for further review.
- b. ARB Fence Disapproved 051712-61
 - i. Marcus Mars 3853 SW Harbor Court has been disapproved for his fence application by the ARB twice. His request included a partial "no spacing" fence.

Bruce Kusgen made the motion to approve the fence within the guidelines. Brad Oestreich seconded. Unanimously passed.

- c. Duck Pond Utility Easement – Storm Drain
 - i. Rachelle has not yet received the legal description, but is wanting to make the Board aware that we will be dedicating a utility easement to the City for this area.
- d. Lake Treatment budgeted \$9,800
 - i. Coontail has gotten out of control on the south side of the lake. Our vendor cannot estimate the amount of treatment necessary. Rachelle is requesting authorization to use funds for a lake treatment.

Tim Kirkpatrick made a motion to dedicate funds of \$9800 from lake treatment budget. Tim Nydegger seconded. Passed unanimously.

8. Adjournment

- i. **Bruce Kusgen made a motion to move to executive session. Brad Oestreich seconded the motion. Passed unanimously.**

Bruce Kusgen made a motion to adjourn the meeting at 10:05 PM. Tim Kirkpatrick seconded. Unanimous.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
June 26, 2012

Brian West called the meeting to order at 7:01 PM and determined there was a quorum. Those in attendance were Tim Kirkpatrick, Bruce Kusgen, Brenda Miller, Tim Nydegger, Susan Rusco and Jeanne Smith. Rachelle Vandiver, General Manager was also present.

SPECIAL MEETING:

1. Fireworks Funds

- a. Current total is \$3400.00 from donations.

Bruce made a motion to approve that any shortfall for the fireworks comes from the additional (un-budgeted) assessments of the 51 lots in the Estate area to compensate the fireworks account (1015). Seconded by Tim Kirkpatrick. Unanimously passed.

2. South Courtesy Dock Replacement

- a. Courtesy dock currently located at the dam needs to be re-positioned. Dock would need to be modified for use in any other capacity. The recommendation from the lake committee was to convert to a swim dock and place in the cove near the clubhouse. The likelihood is high of damaging it if we were to attempt to pull it out of the lake for storage until next year.

Jeanne Smith made a motion to move the dock from the dam to Normandy Cove, take budgeted funds and bring it up to fishing standards. Place signing indicating it is for fishing only. The Lake Committee is to budget in 2013 to convert it to a handicapped fishing dock. Bruce Kusgen seconded the motion. Bruce Kusgen, Brenda Miller, Tim Nydegger, Sue Rusco and Jeanne Smith voted for and Tim Kirkpatrick voted against. Motion passed.

The Lake Committee will be tasked to come up with rules for a designated fishing dock only.

WORK SESSION:

1. Brian got a call from Rob on the City Council regarding the 150 Corridor study. Brian let them know that we would be watching closely as they progress.
2. Brian has notified several agencies regarding the MO Dot easement needing mowing.

Bruce Kusgen made a motion to adjourn to Executive Session at 7:50 PM. Susan Rusco seconded. Unanimously Passed.

EXECUTIVE SESSION

Bruce Kusgen made a motion to adjourn the meeting at 8:33 PM. Tim Nydegger seconded. Unanimously Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

July 10, 2012

7:00 PM

1. DETERMINE QUORUM AND CALL MEETING TO ORDER:

Brian West called the meeting to order at 7:00 PM and determined there was a quorum. Those in attendance were Tim Kirkpatrick, Bruce Kusgen, Brad Oestreich, David Parker, Brian West and Jeanne Smith, acting secretary. Also present was Rachelle Vandiver, General Manager. Brenda Miller, Tim Nydegger, and Susan Rusco were absent

2. OPEN FORUM

San LaPoint, Lot 811 asked the question about acoustics in the clubhouse and was wondering where this stood? Jeanne Smith answered as Facilities Committee that at the present nothing until next year and then money will hopefully be allocated.

3. CONSENT AGENDA

- a. Approval of June minutes
- b. Approval of Payment of June Bills

Bruce Kusgen made a motion to approve the consent agenda. Brad Oestreich seconded the motion. Passed Unanimous.

4. TREASURER'S FINANCIAL REPORT

Brian West read the June Treasurers Report in Tim Nydegger's absence: The report follows:

FINANCIAL STATEMENT JUNE 2012

Budget Analysis

Income:

Dues	\$93,737.10
Other Income	\$ 6,094.39
Subtotal	\$99,831.49

Transfers from Reserves: \$ 0.00

Total Revenue for June	\$99,831.49
Expenses for June	\$103,954.99

Bank Account Balances as of June 30, 2012

Cash Subtotal Bank of Lee's Summit \$291,200.51

Reserves 2012:	Operations	\$70,000
	Dock Self Insurance	\$32,477
	Siltation	\$11,000
	Insurance Reserve	\$ 3,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$20,000
	Siltation Loan	(\$45,000)

Outstanding Dues/Fines a/o 6/30/12: \$61,737.88 Total Amount

Balance Due Liens Filed:	\$51,274.54
1 st Letter	\$ 4,102.90
2 nd Letter	\$ 2,851.25

3rd Letter

\$ 3,569.19

5. BOARD ANNOUNCEMENTS:

Brian West made two announcements:

1. Teen Swim July 19th Thursday eve
2. Pizza Party Adult Friday, July 27th

6. OLD BUSINESS

Legal Report read by Brian West

7. NEW BUSINESS

Appeal Pool Citation: 06261-632

Michael Shannhan appeared before the Board and discussed his side of the incident. He apologized for not attending the appeal meeting, but said he was confused on time and date of the appeal. The board listened to Mr. Shannhan and told him that the incident would be addressed in Executive Session on July 10, 2012 and the procedure is that the Raintree staff will give him the Board's final decision in writing.

Tim Kirkpatrick made a motion as follows: Michael Shannahan, Appeal 062612-632 should be fined a 30 day pool suspension with no fine starting immediately upon receipt of this decision and ending August 1, 2012. Bruce Kusgen seconded the motion. For: Tim Kirkpatrick, Bruce Kusgen and Brad Oestreich. Against: Jeanne Smith. Abstain: David Parker.

8. ADJOURNMENT

- i. **Bruce Kusgen made a motion to move to executive session. David Parker seconded the motion. Passed unanimously.**
- ii. **David Parker moved to open meeting. Brad Oestreich seconded. Passed unanimously.**
- iii. **Brad Oestreich moved to adjourn. David Parker seconded. Passed unanimously.**

Jeanne Smith

Acting Secretary for RLPOA

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 14, 2012
7:00 PM

1. Determine quorum and call meeting to order.

Brian West called the meeting to order at 7:02 PM and determined there was a quorum. Board Members in attendance were: Brenda Miller, Tim Nydegger, David Parker, Susan Rusco and Jeanne Smith. Also in attendance was General Manager Rachelle Vandiver. Bruce Kusgen arrived at 7:13 PM. Brad Oestreich and Tim Kirkpatrick were absent.

2. Open Forum

1. Charlie Sandman wanted to know when he would be notified by Bruce Kusgen regarding the forming of a committee to address enforcement/review of rules for commercial vehicles, trash and boats in the driveway.
2. Ed Madison thanked the Board for placing the dock in the cove for use as a dedicated fishing dock. He also wanted to bring to the attention of the board a trail of automotive fluid left by a car pulling into a residence located in the 3900 block of Hidden Cove Court. He has spoken with Rachelle, who said we did not have a regulation to cover that type of issue. He has contacted the city and has not had a response to his concern. Brian asked that Charlie Sandman address the preservation of property issue at his meeting with Bruce Kusgen.

3. Consent Agenda

Approval of July Minutes
Approval of Payment of Bills

MOTION: Jeanne Smith made a motion to approve the July minutes and the payment of bills. Bruce Kusgen seconded the motion. Unanimous. Motion Passed.

4. Treasurer's Financial Report

Financial Statement July 2012

Budget Analysis

Income:

Dues:	91,655.30
Other Income	8,862.85
Subtotal	\$100,518.15
Transfers from Reserves:	.00
Total Revenue for July:	\$100,518.15
Expenses for July:	80,251.69

Bank Account Balances as of July 31, 2012

Cash Subtotal Bank of Lee's Summit \$270,556.77

Reserves 2012

Operations	70,000
Dock Self Insurance	32,477
Siltation	11,000

Insurance Reserve	3,000
Loan Payment (Annually)	72,747
Capital Asset	20,000
Siltation Loan	(45,000)
Outstanding Dues/Fines a/o 7/31/2012	69,783.39 Total
Balance Due Liens Filed:	52,990.48
1 st Letter	8,045.16
2 nd Letter	2,447.06
3 rd Letter	6,300.69

5. Board Announcements:

- A. Back to school starts tomorrow
- B. School pool hours begin Aug. 15, 2012
- C. Pool closes for the season Sunday, Sept. 9, 2012
- D. Committee Budgets due by September 30, 2012

6. Old Business

- A. Legal Report for August 14, 2012
 Brian read the legal report:
 1 case has agreed to start payments and give us a consent judgment.
 2 cases are still pending being served.
 1 case set for court August 15, 2012
 1 case is pending court date. Petition for Breach of Contract
 3 demand letters went out to residents with liens under new procedure.

Found legal owner of Raintree Village Executive Suites, LLC. They stated that they would pay for past dues on State Farm & Innovations that were in the same office space. Explained that if they wanted us to bill individual companies, we required a lease on file explaining it was outside of their lease agreement.

7. New Business

A. Common Area in 10th Plat

Years ago we had to take the developer to court in an attempt to define guidelines for waterscapes and surrounding areas being turned over to the Association. We now have those guidelines in order to accept the property. Raintree Lake Development, Inc. lost ownership to the remaining lots in the 10th plat to foreclosure. They have been purchased by Pfeifer Homes, Inc. Recently Raintree Lake Development, Inc. has had back taxes due on the common ground in the 10th plat. An individual (Karl Calini) has secured ownership on this common ground through a county tax sale. When the estates were platted with the City of Lee's Summit it included the green spaces along with requirements for landscaping. It is now on city record. Pfeifer Homes, Inc. has the most interest in the property in order to help sell the remaining lots. Three Raintree residents from the surrounding property have requested to assist the Board as they can. They are Grant Gill, Phil Skeed and Roger Sense.

Rachelle has the city checking on how the enforcement will be made in order for the property to be brought to the requirements of the Settlement Agreement before we take control of the property.

8. Adjournment

Bruce Kusgen made a motion to adjourn to executive session at 8:09 PM. It was seconded by David Parker. Unanimous. Motion Passed.

Bruce Kusgen made a motion to adjourn at 9:36 PM. It was seconded by Susan Rusco. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session
August 28, 2012

Brian West called the meeting to order at 7:00 PM. Those in attendance were: Tim Kirkpatrick, Bruce Kusgen, Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Susan Rusco and Jeanne Smith. Also in attendance was Rachelle Vandiver, General Manager.

1. Watering from the lake

Rita Madison, chair of the Common Ground Committee spoke on behalf of the Committee. She read the following statement:

“Common Ground Recommendation on Watering From the Lake”

“At the June Common Ground meeting two Board Members asked the Committee to consider a policy change regarding watering from the lake. The Committee was given “Irrigation System Guidelines” to review.

At the July Common Ground meeting the members reviewed and discussed the pros and cons of watering from the lake, a vote was taken after the discussion. There are six members of the Common Ground Committee, two of which have lake front lots. Brian West a Committee member did not attend the June or July meeting so he did not vote on this issue. The other five members unanimously voted that watering from the lake should NOT be allowed for the following reasons:

COSTS

The committee believes that the association costs for administration and legal fees would far outweigh any savings from residents taking care of the common ground adjacent to their property. In the guidelines it was optional for the lake front residents to put sprinkler heads on the common ground adjacent to his/her yard. The guidelines also state that the RLPOA would not be responsible for sprinkler head damage on the common ground. For these two reasons the committee believes the majority of residents watering their yard from the lake would not water the common ground.

ADMINISTRATION

The committee feels the administration of this program would be very difficult and time consuming for the office to administer. Besides the application and approval process the office would have to monitor the approved residents, collect fees and notify residents of chemical lake

treatment, high e-coli count and drought restrictions. Besides being an extra burden on the office it would also impact the maintenance crew and the lake patrol in policing the program to make sure the residents are following the guidelines.

LEGAL ISSUES

The committee feels there would be several legal issues that the RLPOA would have to address – watering permit needs to be a legal document, possible lawsuits due to RWI's (Recreational Water Illnesses) and chemical lake treatment having an adverse impact on the resident yard, the resident's family and pets, fining/filing liens on residents that circumvent paying the license fee for this privilege, resident pumps burning up due to lake rip rap projects and sidewalk damage.

COMMUNITY PERCEPTION

At the current time four board members have lake front lots. It would appear to the community that this issue would be self-serving if the board votes on it and not the entire community especially if no fee is charged. Watering from the lake is a special "extra" privilege just like having a boat. Not all residents have boats, so those that do pay for this privilege. It should be the same for watering from the lake. Another contentious point would be limiting the watering just from the lake and not the coves and ponds in the community.

RECREATIONAL WATER ILLNESSES (RWI'S)

CHEMICAL TREATMENT OF THE LAKE

The committee is very concerned that watering from the lake could possibly cause yard damage and illness to residents and their pets. An example would be children and pets playing in the yard while the sprinklers are on inhaling the vapor or even drinking and swallowing the water.

LAKE LEVEL

With the current drought Raintree Lake is down approximately one foot. We are very fortunate that our lake has natural springs. Lakewood is down over 10 feet. There are 417 lake front properties at Raintree. How much would our lake be down if everyone of these properties waters from the lake during a normal rainfall year and a drought year? If watering from the lake is allowed who can say how many homes would take advantage of this program. If all the homes did, how much would the lake level drop? Did Lakewood exacerbate their severe lake level drop by allowing watering from the lake?

RECOMMENDATIONS

If the Board decides to proceed on this issue the Common Ground Committee feels that the Lake Committee, the ARB Committee and the RLPOA office personnel should be allowed to voice their opinion. Also, the Common Ground Committee feels this should be a COMMUNITY VOTE and NOT a BOARD VOTE. If the board decides to make this decision for the community then the board members with lake front lots should abstain from voting.

If it is decided that watering will not be allowed from the lake, the residents that are in current violation should be notified to stop and if they refuse to do so should be appropriately fined."

Velari Payne read from the following statement:

"My name is Velari L. Payne and I have lived at 3927 S.W. Ward Road for the past 35 years. My home is on the water and I think it would be great to water out of the lake, the savings alone could be wonderful but. . .Raintree Lake is a community of homes not just of those along the waters edge. Right now our lake is down and backwater ponds are drying up. I have heard the

argument that because those on the lake paid more money for their property that they should be allowed to water out of the lake. My question is how valuable would their property be if instead of a lake they had a meadow. The reason for many people of buying and building in Raintree is for the recreational resources we have and the main resource we have is a lake. I feel that this issue is too important to be decided by the board since it will effect everyone in Raintree and should be voted on by every household in good standing. I also think those that are watering out of the lake need to stop immediately and if they don't a fine and privileges should be withheld. I respectfully ask that this letter be put in the minutes of the meeting."

Toni Travalent: What is the benefit to the rest of the community? Should be up to all the members if changed.

Tim Nydegger: The benefit would be to help to beautify the lake and improve property values.

Jan Diepenbrock: Doesn't feel while on restriction it is correct to water regardless of rather it comes from the lake or the City.

Rose Marie Walter: Should not be allowed. Does not want to see docks on dry land.

San LaPoint: We don't have a very good track record of upholding the rules we have. How are you going to establish where my water is coming from-the lake or the city?

Joe Walter: Board Members volunteer for the good of the entire association.

Ken Crawford: As controversial as this decision is are you telling me that you have the authority to make that decision?

Brian West: Read an excerpt from Roberts Rules of Order indicating that the Board Member should not vote on a motion that might possibly give a monetary gain to that Board Member. In speaking with our attorney the attorney indicated that it should be a vote of the membership to make such a decision.

Ed Madison: How many homes are watering from the lake currently?

Rachelle: In 2003 we had a list that all were asked to cease and desist.

Rose Marie Walter: If this should pass, will I be able to run a pipe 5 houses up or will there be a limit to who can pump?

Darlene Sowell: Will people be able to pump out of the waterscapes?

2. Billing Options (Annually, Quarterly, Coupons, etc.)

We started reviewing why we had so many delinquent dues. Many communities do billing once per year. Some do electronic bank drafts.

Rachelle: Going annually by sending out only one bill or we were also talking about a coupon book paying monthly or quarterly. The cost savings on labor, supplies, etc would save us about \$5,000 by billing annually. We would miss out on the opportunities to communicate quarterly with the residents regarding Pumpkins on Wheels or surveys, etc. Of 1900 homes we have only 500 on E-News. Beginning in April is the office staff's busiest time. This might prolong sending letters of delinquency.

Joe Walter: Might be interesting to offer a small discount to pay annually.

Jan Diepenbrock: Pays dues for the whole year. Stop sending quarterly receipts saying she has already paid.

Rachelle Response: Computer generated; Cannot pull an invoice out of 1900.

Jeanne Smith: Can we accept credit cards? Have we looked into the cost of that? This should be something we should check into.

Bruce Kusgen: Quick Books has an option for the client to receive billing at their convenience. TOPS does have that ability.

David Parker: There are a lot of overextended people that a billing once per year might create more delinquency.

Tim Nydegger: As treasurer perhaps we should publish delinquent list in Shorelines.

Brenda Miller: It should be taken into consideration that if billing was Jan 1 due March 31 that is the time period where people have Christmas bills, and are preparing for paying taxes.

Rachelle has checked into TOPS providing a personal website for members to pay as they choose including using a credit card.

Rita Madison: Other subdivisions that bill annually do they have a better track record for delinquency?

Brad Oestreich: Could we mail annually a coupon book with the option to pay once or have a coupon book?

Tim Kirkpatrick: We need to work toward becoming electronic somehow. The same people are going to be late. If we were to change anything when would Rachelle need to know by?

Rachelle: Nov 1 would be the deadline to change anything for the residents.

Meeting was adjourned at 8:11 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
September 11, 2012

1. Determine quorum and call meeting to order.

Brian West called the meeting to order at 7:00 PM and determined there was a quorum. Board Members in attendance were: Bruce Kusgen, Brenda Miller, David Parker, Susan Rusco and Jeanne Smith. Tim Nydegger, Brad Oestreich and Tim Kirkpatrick were absent. Also in attendance was Rachelle Vandiver, General Manager.

A moment of silence was held for victims of the 9/11/01 tragedy.

2. Open Forum

None

3. Consent Agenda

Approval of August Minutes

Approval of Payment of Bills

MOTION: Bruce Kusgen made a motion to approve the August minutes and the payment of bills. David Parker seconded the motion. Unanimous. Motion Passed.

4. Treasurer's Financial Report:

FINANCIAL STATEMENT

August 2012

Budget Analysis

Income:

Dues	\$57,794.05
Other Income	6,603.55
Subtotal	\$64,397.60

Transfers from Reserves: .00

Total Revenue for August \$64,397.60

Expenses for August 80,097.48

Bank Account Balances as of August 31, 2012

Cash Subtotal Bank of Lee's Summit \$268,281.46

Reserves 2012

Operations	70,000.00
Dock Self Insurance	32,477.00
Siltation	11,000.00
Insurance Reserve	3,000.00
Loan Payment (Annually)	72,747.00
Capital Asset	20,000.00
Siltation Loan	(45,000.00)

Outstanding Dues/Fines a/o 8/31/2012: \$62,317.28 Total

Balance Due Liens Filed: 52,280.48

1st Letter 5,374.04

2nd Letter 2,018.16

3rd Letter 2,644.60

5. Board Announcements

- A. Committee budget requests due by September 30th.
- B. Neighborhood garage sale September 13th – 15th.
- C. Fallfest Saturday, September 15th 6:00 PM – 11:00 PM
- D. Pumpkins on Wheels deliver September 29th.
- E. Boats in driveway ends September 30th.
- F. Winter office hours begin October 1.
- G. M-150 Corridor weeds have been addressed by MO-Dot

6. Old Business

- A. Legal Report

Brian read the legal report as follows:

“Legal Report for September 11, 2012

1 case has agreed to start payments and give us a consent judgment. (First payment scheduled for 9/1)

1 case is still pending being served.

2 cases pending court dates and have been served.

1 case that was set for 8/15 agreed to Judgment and payments. To date no payments received, but have not received official paperwork.

1 case pending court date has now paid in full. \$1,957.18

3 demand letters went out to residents with liens under new procedure. One went in to Bankruptcy (will have to see how this pans out) one paid \$803.18 and the other has gone to our attorneys.

Found legal owner of Raintree Village Executive Suites, LLC. 9/5/12 paid in full \$2,042.52”

7. New Business

A. Appeal ARB decision on fence - 081612

MOTION: Bruce Kusgen made a motion to approve the ARB application 081612 with the note that the Board was making an exception to residential guidelines due to currently not having regulations to cover commercial properties. Seconded by Susan Rusco.

Unanimous. Motion Passed.

8. Adjournment

MOTION: Bruce Kusgen made a motion to adjourn to executive session at 7:15 PM. It was seconded by Susan Rusco. Unanimous. Motion Passed.

Bruce Kusgen made a motion to adjourn at 7:28 PM. It was seconded by David Parker. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Work Session
September 25, 2012

Brian West called the meeting to order at 7:00 PM and determined that there was a quorum. Those in attendance were Brenda Miller, Tim Nydegger, Brad Oestreich, Susan Rusco & Jeanne Smith. Bruce Kusgen and Tim Kirkpatrick arrived at 7:04. David Parker was absent. Also in attendance was Rachelle Vandiver, General Manager.

WORK SESSION:

ANNOUNCEMENTS

Regatta will no longer have striping due to the city’s standard of “no more striping on roads at/under 25 MPH”.

We now have ownership of 10th Plat Common Ground. We will be mowing and maintaining it in the same fashion as all other common ground.

All committees need to have their budgets in by the end of the month.

1. IRRIGATING FROM THE LAKE

Tim read a statement:

Pumping from the Lake and Water Scapes for Lawn and Garden Irrigation.

The Board is reacting to what many Residents have been asking for, for many years.

Back in 2003 a Resident had an Engineering Company perform a study which has proven to be very accurate, which states our lake can support Lawn Irrigation. He also obtained a petition with over 200 signatures in favor of this.

Many Lake Front residents would like to water their lawns but don't because of the high costs of City Water. Many of these Residents also take care of the common grounds behind their lots and would like to water this area if possible.

We have a great resource of water, our lakes, and we would like to offer a new Amenity to Raintree Residents, that have properties adjacent to the Lake.

It is the Boards responsibility to maintain and help improve property values. Allowing pumping from the Lake for irrigation, would drastically increase property values for all residents in Raintree. By helping residents keep their lawns greener and gardens healthier will improve the beautification of the entire lake.

Over 300 residents could benefit from this New Amenity.

I spoke with Mark Schaufler, Our City's Director of "Water Utilities". He stated that the City has a new Strategic Plan for Promoting Potable Water Conservation. This is part of the Community Sustainability program.

Mr. Schaufler's report stated "We need to develop a water conservation policy to support consumer awareness. And, Support conservation programs to promote the use of local ponds and impoundments for lawn irrigation.

Our Association, RLPOA, has been pumping from the Lake for many years without any issues. Even the Garden Club has been enjoying this great benefit for many years.

The Club House area, Raintree Cr. Gull Point Cr. And Duck Pond have all benefited from irrigating from our lakes.

Many of the Board members believes it is time to re-think this issue and come up with a responsible, safe and attractive way to use our Lake for irrigation.

Common Ground committee has suggested not watering from the lake. Tim Nydegger has asked that the board review it.

Wesley Riggs 4069 SW Normandy Drive. Here to support watering from the lake initiative. Does not live on the lake.

Charley Sandman 5012 SW Raintree Circle called Lakewood to see about pros and cons.

Lakewood has no watershed and waters their golf course. Their lake was down 8 feet and is still currently down 5 – 6 feet. The water taken by the residents far exceeds water taken for the golf course.

Bruce asked if they are considering taking away watering from the lake. Charley said they are waiting until the end of the season to determine if they should.

Tom Atkins 5119 SW Sandpiper: This was previously not a very well run association. We have had a very responsible board for the last 10 years. We have a tight ship. Things are managed properly.

Ron Greathouse 4287 SW Averio Lane on the lake. Probably would not water from the lake. The common area is his greatest concern. Common area does not look as good as it did in previous years. Would be in favor of it.

Edward Bazar 5013 SW Raintree Circle. Lakefront. Water bills were \$400 – \$600. Sometimes they just want to boat around and look at properties. Private docks and watering from the lake would raise all property values. Need an engineering report.

Jan Diepenbrock 316 SW 163rd St: Common Ground did a study. What has not been mentioned is that when bacteria levels are high it would be a high risk factor to continue watering from the lake with high e-coli.

Brian legal ramifications. Roberts Rules of Order dictates how we run our meetings. No member can be compelled from the voting because he or she has a common interest in the motion. If the member has a direct financial interest they should not vote on such a motion. He or she cannot be required to refrain from the vote. Talked with our lawyer and basically said to talk it out with the members and is it good for the whole community? Hold a special meeting. Is it best for the 1900+/- homes to water from the lake? Publicize it well and at the end of the meeting take a vote among the residents in attendance.

Rita Madison: I think this is a big community issue. It should not be the board voting for it, but the entire community. Have a community vote like we had in 2003 and it was voted no. If the community votes yes for this, then the Common Ground is fine with it. We just want the entire community with input on it instead of a few board members directing this. Yes, an engineering study would be good.

Bruce: You don't want the board making a decision on something like this. We would not be very effective if we couldn't have a vote on issues.

Tim to Jan. Yes we have a responsibility to close watering when the lake is closed due to bacteria count.

5115 Sandpiper: There is a direct correlation to lakefront or second tier. Everyone benefits from raising property values. Weatherby Lake also allows watering from the lake.

Robert Whitney 5009 SW Raintree Circle. Our asset is the lake. No one wants to devalue that. Just stop it when determined it is detrimental.

Tim Swan: Needs to be a plan and well managed.

Toni Travalent 510 SW Raintree Drive; Will it be mandatory to water the common ground? Can we now fine people who don't keep up their yards? Didn't we just vote on boats in the driveway?

Jenny Bolen 731 SW Lemans: You don't want to appear as a small group vested in the outcome of the vote.

Dotson Sandpiper Drive. Make sure the whole community gets all the information including what other lakes do it and how.

Ed Hale 4182 SW Lafayette: Appearance of our lake. If we allow the piping to be in, are we going to put a performance bond on making sure the common ground returns to previous state? Who will be doing the inspection to make sure it has been done right? Is the fee to the association or to the homeowner? Will the lake fully sustain it? Entire plan needs to be laid out.

Joe Walter 428 SW Seagull: Talked to a couple of neighbors and wanted to know how far away from the lake would residents be able to do this.

Todd Hinken 4912 SW Raintree Court: Totally for it. Commend the Garden Club.

Kathy Goldman 5005 SW Raintree Circle on Common Ground Committee. What will it cost to bring the water out of the lake? It would take several years of pumping from the lake to re-coop the cost of the irrigation system.

San LaPoint 5035 SW Kingfisher: This is not the committee that has recommended a no. 426 homes on the water front. You are relying on 426 people to vote on this. We have never looked

at how far it goes away from the lake. Would like to see an entire plan with study so that he can vote on it.

Robert Bordner 4621 SW Gull Point Drive: Son lived in Lakewood. Those that were not on the lake were against it. Pay \$100 per year for the right.

Tim Kirkpatrick: Need to be careful of conflict of interest. 8 out of 9 board members own a boat.

Brenda asked for a show of hands from the audience members. Of 31 attendees 17 were for watering from the lake and 11 were against.

2. BILLING OPTIONS (Annually, Quarterly, Coupons, Etc.)

Rachelle was looking for avenues to pay on line for billing. She is looking for info on that. If we are looking for ease in payment then that is the direction she will go. She was given direction to continue searching for ways to enable credit card usage.

3. CHARITABLE DONTATIONS OF THE CLUBHOUSE

Facilities committee met. The committee would like to put a limitation per year for persons requesting charitable events. Committee would propose 3 events per year. Veterans, needy Raintree resident and a 3rd left open. Brenda suggested that the charitable event application go through the facilities committee first for their review and presenting their opinion to the Board. The Facilities committee will take a look at that procedure.

4. ASSESSMENTS (CPI%)

5. BOAT SLIPS No changes. Put on Consent agenda.

6. BOAT STICKERS MOTOR

7. BOAT STICKERS NO MOTOR All stickers free. Put on Consent agenda.

8. CLUBHOUSE No changes. Put on Consent agenda.

9. SHORELINE ADVERTISING

10. MOWING No changes. Put on Consent agenda.

11. PONTOON RENTAL No changes. Put on Consent agenda.

ADJOURNMENT

Meeting was adjourned at 8:55 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 9, 2012

7:00pm

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. Brian West called the meeting to order at 7:00 PM and determined there was a quorum. Board Members in attendance were: Bruce Kusgen, Brenda Miller, Tim Nydegger, David Parker, Susan Rusco and Jeanne Smith. Brad Oestreich arrived at 7:03. Tim Kirkpatrick arrived at 7:07PM

2. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Charley Sandman 5012 Raintree Circle. During the last week or two our maintenance crew installed an anchor on the south side of Ward Rd at “party cove”. He believes this is an accident hazard. Needs to be addressed before an accident happens.

Jan Diepenbrock 316 SW 163rd Street: Assessments. Tim Nydegger made the comment that we needed the CPI in order not to lose it. Her CPA says that is wrong. We corrected the wording to indicate that it is in our covenants that we must post the increase 30 days prior to the first of the year in order to raise the assessment.

Before we increase the dues will we be showing where the shortfall is? Where is the shortfall that we need more dues?

Rachelle: speaking on behalf of the finance committee. Utilities and gas have both been increased at least by 10% over last year.

Assessment is based on CPI.

Rita Madison: a few months ago there was an article in the subdivision indicating we were one of the cheapest HOA's in the area. I am not against raising the dues in an effort to continue to maintain RLPOA.

Tim Nydegger: If we don't raise them on an annual basis we lose the ability to keep up with the cost of living.

Brian West: Zebra Mussels are a very important risk. If we have them introduced to our lake we will lose all our fish. We need the lake committee to look at new restriction on lifts, etc coming from other lakes.

Rachelle: there is no known cure for killing off zebra mussels.

3. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

2013 BOAT SLIP LEASE FEE & MAINTENANCE FEE SAME

2013 BOAT STICKER FEE FOR NON-MOTORIZED FREE

ADDITIONAL FREE

2013 CLUBHOUSE RENTAL FEE/CLEANING/DEPOSIT SAME

2013 MOWING FEE SAME

2013 PONTOON RENTAL FEES SAME

MOTION: Bruce Kusgen made a motion to approve the September

minutes and the consent agenda. Sue Rusco seconded the motion. Unanimous. Motion passed.

4. TREASURER'S FINANCIAL REPORT

Tim Nydegger read the Financial Report:

**FINANCIAL STATEMENT
September 2012**

Budget Analysis

Income:

Dues	\$68,736.87
Other Income	3,471.26
Subtotal	\$72,208.13

Transfer from Reserves:	0.00
Total Revenue for September	\$72,208.13
Expenses for September	\$65,089.19

Bank Account Balances as of September 30, 2012

Cash Subtotal Bank of Lee's Summit	\$236,450.03
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Reserves 2012

Operations	70,000
Dock Self Insurance	32,477
Siltation	11,000
Insurance Reserve	3,000
Loan Payment (Annually)	72,747
Capital Asset	20,000
Siltation Loan	(45,000)

Outstanding Dues/Fines a/o 9/30/12	Total	\$60,528.79
Balance Due Liens Filed:		51,660.94
1 st Letter		4,375.91
2 nd Letter		2,018.16
3 rd Letter		2,473.78

5. BOARD ANNOUNCEMENTS

- A. Boats in driveway ended Sept. 30th
- B. Winter office hours began Oct. 1st
- C. Adult Pizza Party Friday Oct. 19th

6. OLD BUSINESS

A. Legal Report

Brian West read the legal report:

1 case has agreed to start payments and give us a consent judgment. (First payment scheduled for 9/1) Spoke with their attorney to date no payment received.

1 case is still pending being served. Will attempt serving again. House is occupied.
2 cases pending court dates and have been served.
Will be reviewing accounts for additional delinquencies with start of new quarter.

B. 2013 Assessments

**Tim Nydegger made a motion to raise the 2013 dues equal to the CPI of 1.4%.
Seconded by Sue Rusco. All in favor except Bruce Kusgen and Tim Kirkpatrick.
Motion Passed**

C. 2013 Motorized Boat Sticker Fee

**Bruce made the motion to keep the fees the same. Seconded by Tim Kirkpatrick.
In favor Tim Kirkpatrick, Bruce Kusgen & Brad Oestreich. Against Jeanne Smith,
Brenda Miller, Sue Rusco, Tim Nydegger and David Parker. Motion Dies. The
October work session needs to be a "Special Meeting" in order to entertain a new
motion.**

D. 2013 Shoreline Advertisement Fees

**Brad Oestreich made a motion to raise the resident discount to 20%. Tim
Nydegger seconded. Tim Kirkpatrick made an amendment to 25%. Bruce
Kusgen seconded that. Bruce Kusgen, Tim Kirkpatrick & Sue Rusco were for.
Against Brad Oestreich, Jeanne Smith, Brenda Miller, Tim Nydegger, and David
Parker. Motion Failed. 20% - All in favor except for David Parker. David Parker
abstained. Motion passes.**

7. NEW BUSINESS

A. Award Parking Lot(s) Contractor

**Jeanne Smith made a motion that we pull \$200,000 to start work on the Duck Pond
parking lot and remodel. Brad Oestreich seconded. In favor Jeanne Smith, Brad
Oestreich, Tim Kirkpatrick, Tim Nydegger, David Parker, Sue Rusco and Bruce Kusgen.
Brenda Miller opposed. Motion passes.**

**Tim Nydegger made a motion to enter into an agreement with company G or C for the
parking lots taking into consideration that concrete was recommended. Seconded by
Sue Rusco. All in favor. Motion passes.**

B. Award Sub-contractor(s) Proposal

Moved to the Special Meeting/Work Session

C. Bronze Statues

The facilities committee has met and put together a budget. Part of that budget was for landscaping the pool area. New curbing, landscaping, etc to make it look closer to the front of the clubhouse. We would like to have a bronze figurine of a child. It was decided that a pair of one girl and one boy be installed permanently by the pool entry. We have found figurines that they would like and before the end of the year we have been given a large discount in order for them to be clearanced before the end of the year. These funds will be in the 2013 budget, but would like to request this for earlier so we can take advantage of the year end sale. Requesting about \$1900.00 in order to make the deposit.

**Jeanne Smith made a motion to allow \$1900.00 for the deposit of a bronze casting of one
boy and one girl coming from account #6055. Tim Nydegger seconded the motion. All in
favor except Brenda Miller opposed. Motion passes.**

8. ADJOURNMENT

MOTION: Bruce Kusgen made a motion to adjourn to executive session at 8:30PM. Seconded by Tim Kirkpatrick. Passed Unanimous.

MOTION: Bruce Kusgen made a motion to adjourn the meeting at 9:59PM Seconded by Tim Nydegger. Passed Unanimous.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

October 23, 2012

7:00pm

Brian West called the meeting to order at 7:00 PM. Board members in attendance were Bruce Kusgen, Brenda Miller, Tim Nydegger, Brad Oestreich, David Parker, Sue Rusco and Jeanne Smith. Tim Kirkpatrick arrived at 7:43PM.

PRESENTATION: Major Taylor

There was a meeting last Monday regarding vandalism on the South side. There was concerns expressed that Police presence was lacking in Raintree. Last quarter numbers: property damage 15 calls; 38 neighborhood patrols. 357 incidents where officers documented being in the area. 146 of those the Police department is initiating contact. 211 of those times they were called by resident or passing car. You may not see us, but we are here. 2 areas we have done very well: 17 suspicious persons calls; 1 careless & imprudent; 8 check welfare; This district is much smaller than it was. Will check into most recent calls and see what they can do to improve. Will contact detective units and see what resources they have. We have made a huge dent in curtailing activity in the past few years. Stealings only 3; Will contact specific resident in order to get more information regarding the recent vandalism.

SPECIAL MEETING:

1. 2013 Motorized Boat Sticker Fee

Tim Nydegger made a motion to have the 2013 Motorized Boat Sticker to be \$25.00 for first vessel and \$25.00 for any additional vessels. Seconded by Brad Oestreich. All in favor except Bruce Kusgen. Motion Passed

2. Award Sub-contractor(s) proposals

Jeanne Smith made a motion to have winning bids awarded to #A, C & F as the subcontractors for the Duck Pond. Seconded by Susan Rusco. All in Favor except David Parker Abstained. Motion Passed.

3. Raintree View Budgeted Funds for Parking Lot

Brenda Miller made a motion to award Raintree View \$98,242.28 to move forward with phase 1 of the Raintree View Parking lot. Seconded by Susan Rusco. All in Favor. Motion Passed.

Brad Oestreich made a motion to move to a work session. Tim Nydegger seconded. All in favor. Motion Passed.

WORK SESSION:

1. Presentation of Committee Budgets

- Activities
 - Rachele was given a directive that Staff could be used to install and remove activity announced signs throughout the neighborhood.
- Common Ground
- Raintree View
- Facilities
- Duck Pond
- Lake
- Lake Patrol
- Maintenance
- Pool
- Siltation

Brian asked the Lake Committee to consider some sort of gate structure at the boat ramp for off season. Some sort of card scanning tech device could be used or combo lock in an effort to keep non-resident boats off the water after the season has ended for boat patrol. This could also be used in an effort to keep our lake from being contaminated by zebra mussels.

Rachele commented that she would have the committee budgeted requests to us via email tomorrow and she would appreciate our returning it with our ranking by November 1, 2012.

Ward Road resident via email requesting our attention to an electrical box located on common ground and the unfinished Ward Road project.

Brian agreed to attend the LS Open House scheduled for 10/30 and speak on behalf of Raintree Lake to indicate we would like the curbing finished on Ward Road.

The Board also agreed on individual field trips to check the electrical and common

ground on the Sunset Cove/Ward Road to see if or how to proceed.

Adjournment:

The meeting was adjourned at 9:30 PM.

Bruce Kusgen made a motion to adjourn the meeting and it was seconded by Brad Oestreich. All in favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 13, 2012

7:00pm

EXEC SESSION: End of meeting

AGENDA

3. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:00 PM. Board Members in attendance were: Brenda Miller, Tim Nydegger, Brad Oestreich, Susan Rusco and Jeanne Smith. Bruce Kusgen arrived at 7:12 PM, Tim Kirkpatrick arrived at 7:45 PM and David Parker was absent.

3. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Tom Tucek 5033 SW Pelican Point: Could anyone tell me how the increase in dues was figured for 2013?

Tim Nydegger: the CPI in July was 1.4%

Tom Tucek indicated the new rates that are listed are a few cents more than 1.4%.

Rachelle Vandiver: The rate had to be divisible by 12 equally. The math was figured on the quarterly amounts and not the annual amount. Rachelle will make that correction.

Paul Landes of 4079 SW Camelot: Would like all the trash haulers to pick up on one single day. This would cut down the amount of trash traffic in the subdivision. 71 residents have Constable that has 1/3 of the traffic. Could residents not be required to have their trash picked up all on the same day?

Brian will make a call to Constable to see if they will consider moving to a Monday pick-up.

4. CONSENT AGENDA

APPROVAL OF OCTOBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Jeanne Smith made a motion to approve the consent agenda of October minutes and payment of bills. Tim Nydegger seconded. All in favor. Motion Passed.

5. TREASURER'S FINANCIAL REPORT

Tim Nydegger read the financial report:

OCTOBER 2012

Budget Analysis

Income:

Dues	\$100,218.17
Other Income	4,937.65
Subtotal	105,155.82

Transfers from Reserves: 00.00

Total Revenue for October \$ 105,155.82

Expenses for October 75,685.35

Bank Account Balances as of October 31, 2012

Cash Subtotal Bank of Lee's Summit \$ 271,369.78

Reserves 2012	Operations	\$ 70,000.00
	Dock Self Insurance	32,477.00
	Siltation	11,000.00
	Insurance Reserve	3,000.00
	Loan Payment (Annually)	72,747.00
	Capital Asset	20,000.00
	Siltation Loan	(45,000.00)

Outstanding Dues/Fines a/o 10/31/2012 \$83,685.52 Total Amt

Balance Due Liens Filed: 57,662.98

1st Letter 18,559.79

2nd Letter 4,708.09

3rd Letter 2,754.66

6. BOARD ANNOUNCEMENTS

D. Happy Thanksgiving

Work Session 11/27/12

E. No Work Session in December

7. OLD BUSINESS

E. Legal Report

Brian West read the Legal Report:

- 1 case is still pending being served. Will attempt serving again.
- 1 case completely paid off Judgment from 10/31/10
- 1 case pending court date and has been served.
- 1 case court date Nov. 7, 2012
- 1 Judgment paid assessments of \$1,554.45. Still owes for legal fees.

Attorney sent out 9 demand letters. 6 with previous Judgments now owing an additional \$8,784.21. 3 had requested payment plans that are not fulfilling their agreement now owing \$4,068.98.

7 demand letters from office. Totaling \$5,681.96

7. NEW BUSINESS

A. Appeal- LaFuente Mexican Restaurant

The Board heard from the contractor representing LaFuente in installing the orange and yellow striped tent type structure to the patio on the West side of the building. The City of Lee's Summit has approved it after modification of colors. The Contractor/Leasee was unaware that they needed RLPOA approval on the addition of the structure. They are appealing ARB disapproval.

8. ADJOURNMENT

Bruce Kusgen made a motion to adjourn to Executive Session at 7:40 PM. Brad Oestreich seconded. All in favor. Motion passed.

Bruce Kusgen made a motion to adjourn the meeting at 10:45 PM. Brad Oestreich seconded. All in favor. Motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 13, 2012

7:00pm

WORK SESSION

1. Brian West went through the Committee requests list as it was placed in order of preference by the Board Members.
2. Brian would like the Board to consider amounts for budgeting to maintenance for after hours/weekends and for additional security.
3. Jeanne Smith as head of the Facilities Committee would like to have a number for a maintenance person who would be on call after hours.
4. Rachelle was given a directive to add \$1000 for emergency maintenance; Also up the Security to \$20,000 for additional security services for 2013.
5. Board Members were asked to review the budget that would be sent to us from Rachelle and contact Rachelle with any questions prior to the next meeting. Be prepared to go line by line.

Bruce Kusgen made a motion to return to Executive Session. Seconded by Jeanne Smith. All in Favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 27, 2012

7:00 PM

EXEC SESSION: End of meeting

Brian West called the meeting to order at 7:00 PM. Board members in attendance were Brenda Miller, Sue Rusco and Jeanne Smith. Bruce Kusgen arrived at 7:05 PM. Absent Tim Nydegger, Tim Kirkpatrick, David Parker and Brad Oestreich.

WORK SESSION:

1. Fishing Dock Rules/Signage
 - a. The board discussed the Lake Committee recommendations listed in their minutes from the meeting of 9/10/2012. The Board agreed with their suggestions.
2. Dual Ownership of watercraft
 - a. Last year with free permits there was confusion over who qualified for the free permits. The Board reviewed the recommendations listed in the Lake Committee minutes of 9/10/2012. The Board agreed that the rules needed to be changed by stating “at current rate” instead of “free”.
3. Safety Test for 2013
 - a. The Board discussed the recommendations listed in the Lake Committee minutes of 9/10/2012. The Board agreed with their suggestions. More discussion will be held during the January work session.
4. 2013 Budget
 - a. General discussion regarding next year’s budget and roll-over.

ADJOURNMENT:

At 8:18 PM. Brenda Miller made a motion to move to Executive Session. It was seconded by Susan Rusco. All in favor. Motion Passed.

At 8:57 PM. Bruce Kusgen made a motion to adjourn. All in favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 11, 2012
7:00 PM

EXEC SESSION: End of meeting

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:00 PM. Board Members in attendance were: Brenda Miller, Brad Oestreich, David Parker, Susan Rusco and Jeanne Smith. Tim Nydegger arrived at 7:32PM. Tim Kirkpatrick arrived at 8:03 PM. Bruce Kusgen was absent.

2. OPEN FORUM

San LaPoint, 5035 Kingfisher: The article in the Shorelines regarding trash hauling had incorrect information. There are 2 companies that pick up on Tuesday. Numbers of trucks are incorrect. Numbers of households is incorrect. One hauler would be great, but Lee’s Summit tried it and it didn’t work. The one good thing about Constable is that they pick up yard waste year round.

3. CONSENT AGENDA

APPROVAL OF NOVEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Jeanne Smith made a motion to approve the Consent Agenda of November minutes and payment of bills. David Parker seconded. All in favor. Motion passed.

4. TREASURER'S FINANCIAL REPORT

Brian West read the November Financial Statement:

FINANCIAL STATEMENT
NOVEMBER 2012

Budget Analysis

Income:

Dues	\$45,618.61
Other Income	1,840.52
Subtotal	47,459.13

Transfers from Reserves: 0.00

Total Revenue for November \$47,459.13

Expenses for November 30,790.46

Bank Account Balances as of November 30, 2012 \$321,676.50

Reserves 2012

Operations	\$70,000
Dock Self Insurance	32,477
Siltation	11,000
Insurance Reserve	3,000
Loan Payment (Annually)	72,747
Capital Asset	20,000
Siltation Loan	(45,000)

Outstanding Dues/Fines a/o 11/30/12: \$78,285.36 Total

Balance Due Liens Filed: 57,637.98

1st Letter 14,203.23

2nd Letter 4,053.54

3rd Letter 2,390.61

5. BOARD ANNOUNCEMENTS

A. Update on City Council Meeting

Brian attended as a representative of RLPOA, the last City Council meeting regarding the Animal Clinic purchasing property on Ward Road. Although we welcomed their facility in the south part of town, we felt that allowing a septic tank was going backwards in time. Brian described in detail our testing of our lake water. After a long evening it was decided that they would have a grinder pump system.

B. Story Time with Santa is Saturday, Dec. 15th

C. No Work Session in December

6. OLD BUSINESS

A. Legal Report

Brian West read the legal report for December 11, 2012:

1 case is still pending being served. Will attempt serving again. House is occupied.

1 Judgment still owes for legal fees.

Attorney sent out 9 demand letters, 6 with previous judgments now owing an additional \$8,784.21. Have heard from 2 of the 6. They will start making payments toward debt. 4 will be going to court for additional delinquent assessments. 3 had requested payment plans that are not fulfilling their agreement now owing \$4,068.98.

7 Demand letters from the office. Totaling \$5,681.96. Three turned over to attorneys, four making payments.

B. Safety Test for 2013

We are going to a written test every other year according to lot number. An open book test with about 35 questions will be provided. If you are a new resident boat owner or a first time boat owner at Raintree you will be expected to have a one-on-one with lake patrol and then complete the test before a boat sticker can be issued.

C. Changes to Lake Regulations “Permits”.

“A.) All Motorized and Non-Motorized Boat Owners shall be required to have a representative of the household (Minimum Age of 18) every two years take a written test provided by the RLPOA office during business hours. (Even numbered lots in Even numbered years & Odd numbered lots in Odd numbered years.) It shall be an open book test over the rules and regulations of Raintree Lake with a 100% score required before a boat permit may be issued. Any score less than 100% will require the Boat Owner Representative to retake an alternative test provided by the RLPOA. (May be taken on the same day during business hours.) All NEW Motorized and Non-Motorized Boat Owners that have not before registered a boat at Raintree Lake OR Any Lot guilty of a 4th Level Violation in the previous year must ALSO have a representative of the household (Minimum age of 18) watch a video presentation provided by the RLPOA office. (Scheduling will be done through the RLPOA office)”

Brad Oestreich made a motion to accept the amended verbage seconded by David Parker. All in favor. Motion Passed.

B) Was tabled for further discussion in January.

D. Changes to Lake Regulations “Permit Display”.
Was tabled for further discussion in January.

E. 2013 Budget
Susan Rusco made a motion to approve the 2013 working budget as presented. Seconded by Tim Nydegger. All in favor. Motion passed.

7. NEW BUSINESS

A. Raintree Reserve Common Ground
Bob Diehl speaking on behalf of Jeff Meyers. Jeff purchased the property about a year ago. Has sold 3 spec homes and 3 lots. Making great progress on the development. Placed a monument at the entrance, landscaping on circle island and at entrance. Would like to turn over the common ground to the association. Rosehill was out this week to replace trees and touch up the landscaping and rock. He will be making sure that trash is picked up. If seeding is needed around the lake he is ok with doing that, either in escrow or take him at his word. Rachelle asked if it was smoothed out. Bob was not sure if it had been completed or not. Jeff will be happy to do whatever it takes.

Jeanne Smith would like the developer to request from the City a buffer of landscaping placed to the south of the water retention basin. Bob indicated that they would be happy to pursue that.

Brian asked if there was any irrigation system to water the entrance landscaping and the island landscaping Bob Diehl did not know the answer to that question. Brian cautioned Bob that if a builder tore up some common ground in the future that we would look to them to help prevent that and to make sure that it was repaired if there was damage to common ground. This would be to keep our mowers safe.

Carol asked if there were any sidewalks or a walking path in the interior. Bob answered that there was a sidewalk on the north side of the development, but it was not included in the plat on common ground.

This issue was tabled until January for further discussion and to await answers from questions that had arisen.

B. Appeal ARB Disapproval #120512-15
(Name unavailable) Representing her elderly father. There is now a no soliciting sign from the city of Lee’s Summit on the front door. Previous driveway was gravel. The size or shape was not changed. ***Tim Kirkpatrick made a motion to approve the appeal with no fine. Seconded by Brad Oestreich. Voting for the original motion was Brad Oestreich, Tim Kirkpatrick, Sue Rusco, Tim Nydegger and David Parker. Voting against was Brenda Miller and Jeanne Smith. Motion Passed.***

8. ADJOURNMENT

David Parker made a motion to move to Executive Session at 8:06PM. Seconded by Brad Oestreich. All in favor. Motion Passed.

Tim Kirkpatrick Made a motion to adjourn at 9:17 PM. Seconded by Brad Oestreich. All in favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 8, 2013

7:00pm

EXEC SESSION: None

AGENDA

4. DETERMINE QUORUM & CALL MEETING TO ORDER

The meeting was called to order at 7:02 PM by Brian West. Those in attendance were Tim Kirkpatrick, Brenda Miller, David Parker, Susan Rusco and Jeanne Smith. Tim Nydegger arrived at 7:05 PM; Bruce Kusgen arrived at 7:13 PM. Brad Oestreich was absent.

4. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Paul Landes 4079 SW Camelot. Trash. Deffenbaugh changed the date of pick-up again to Monday for recyclables and Tuesday for trash. Every company could choose to change their schedules. Requested that the Board discuss at their February Work Session.

Brian Whitley 4544 SW Gull Point Dr with neighbor Steven Kent. Both properties back up to a waterscape that water is coming down into their property similar to Gull Point and Raintree Drive where we drained, then placed dye in an attempt to find out whether the pond was leaking. They would like to see the same thing done to this waterscape so that they can determine if it is the waterscape leaking causing sump pumps to run non-stop or a spring. This is the 10th Plat waterscape.

Charley Sandman 5012 Raintree Circle. Would like to commend the Common Ground Committee to its rapid response to installing the flags at the end of Party Cove. When RLPOA removed all the trees along that stretch, the stumps were ground, but the excess was never picked up. Would like to see if the grounds crew could bring a gator over and he would volunteer to shovel the excess up for the Association.

Nancy Renetzky 4000 SW Homestead Drive. In looking over the *Shorelines* Treasurers report would like to ask: What are our loans other than lake siltation. Did we go into debt to do the Duck Pond rehab? Do we have any Class C members?

In response:

Brian West: No we have only A and B members.

Tim Nydegger: We had one loan to remodel the main clubhouse. We rolled the Duck Pond building into that loan. It is a 5 year plan that we are accelerating payments on.

Tim Nydegger: Tim Kirkpatrick and I went to the City Hall meeting this evening regarding the Wal-Mart proposed for 150 and 291 Hwys. They are also talking about adding a couple of lanes from 291 S. Tim is concerned with the additional traffic flow and local merchants here in Raintree. Wal-Mart stays an average of 7 years. We currently have one on 291 in Lee's Summit and one on 291 in Harrisonville. Just wanted to inform everyone.

Barbara Kirk 4003 Homestead Dr. Wal-Mart will bring good things to our area.

5. CONSENT AGENDA
APPROVAL OF DECEMBER MINUTES
APPROVAL OF PAYMENT OF BILLS

Bruce Kusgen made a motion to approve the consent agenda including the December minutes and payment of bills. Seconded by Tim Kirkpatrick. All in favor. Motion passed.

6. TREASURER'S FINANCIAL REPORT

Tim Nydegger read the financial statement for December 2012;

FINANCIAL STATEMENT
DECEMBER 2012

Budget Analysis

Income:

Dues	\$76,433.05
Other Income	3,046.87
Subtotal	\$79,479.92

Transfers from Reserves: 0.00

Total Revenue for December \$79,479.92

Expenses for December \$105,913.26

Bank Account Balances as of December 31, 2012

Cash Subtotal Bank of Lee's Summit	\$249,794.66
(Estimate – Haven't yet received December Bank Statement)	

Reserves 2012		
Operations		\$70,000
Dock Self Insurance		\$32,477
Siltation		\$11,000
Insurance Reserve		\$ 3,000
Loan Payment (annually)		\$72,747
Capital Asset		\$20,000
Siltation Loan		(\$45,000)

Outstanding Dues/Fines a/o 12/31/12:	\$74,193.47	Total Amount
Balance Due Liens Filed:	\$55,999.55	
1 st Letter	\$12,260.00	
2 nd Letter	\$ 3,543.31	
3 rd Letter	\$ 2,390.61	

7. BOARD ANNOUNCEMENTS

1. First Friday of February is Winter Warm-Up
2. There is a form in the Shorelines for candidacy of the Board of Directors. Annual meeting is scheduled for March 28, 2013.

8. OLD BUSINESS

F. Legal Report

Brian West read the legal report:

Legal Report for January 8, 2013

1 case is still pending being served. Will attempt serving again. House is occupied.

3 new cases to go to our attorneys. 30 day demand letter did not result in any contact.

1 Judgment from 2007 has paid in full on Judgment. Payment plan submitted for current delinquency. Total Judgment paid of \$2,106.59 December 2012.

1 Judgment from 2010 has paid in full. Total Judgment (\$2,903.87) last year 2012 (\$1,603.87) collected.

8. NEW BUSINESS

A. Clubhouse Charitable Event Request

The Facilities Committee has reviewed the Charitable Event Request from Phil VanDeusen. Jeanne Smith indicated that the committee took the request under consideration. She felt that it was a generous thing that he was doing. The clubhouse is not conducive to the number of guests expected. The Committee has said that they will not allow the event to be considered as a charitable event.

B. Duck Pond Activity Center Exterior

The Duck Pond Activity Center has been gutted. Replaced windows and siding.

Originally this project was in 3 phases. Phase 1 was the parking lot. Phase 2 was to bring the building up to code including restrooms and electrical. Phase 3 was to fix up the exterior to blend in with the neighborhood. Phase one has gone very slow with timing issues with permits. Interior wise the interior has been gutted, plumbing and electrical roughed in. The Committee would like to move on and finish the exterior, instead of just prettying up the exterior. Would like to go ahead and stucco the exterior. It would look a lot nicer for adjoining neighbors. Hoping for a completion date of early February. Instead of dragging the project out for several years, we could finish it up. We were hoping to remove the island in front, unfortunately there is a man hole that cannot be easily replaced. So the island will probably remain as is. The Committee is asking the Board to authorize an additional \$17,437.00 in funds to complete the project ahead of schedule. According to a proposed bid dated 11/23/12.

Tim Nydegger made a motion to borrow from our line of credit up to \$17,437 to finish the exterior with stucco on the top portion and stone veneer from the ground up to 36" by Heartland Stucco. Seconded by Bruce Kusgen. In favor were Tim Kirkpatrick, Bruce Kusgen, Tim Nydegger, David Parker, Susan Rusco and Jeanne Smith. Against was Brenda Miller. Motion Passed.

9. ADJOURNMENT OF BOARD MEETING

Tim Kirkpatrick made a motion at 8:00 PM to adjourn to Work Session. Bruce Kusgen seconded. All in favor. Motion Passed.

10. MOVE TO WORK SESSION 8:05 PM

a. ARB Driveway Rule:

2 driveways on 163rd street have asphalt in their easement. Asphalt does not have the life expectancy of concrete. The 2 photos are to be placed in their corresponding files and will be considered grandfathered in.

b. Launching watercraft:

Discussion centered on the definition of "launching"

c. Permit Display:

Discussion was heard regarding rather a more specified area should be ruled on for display of permits on watercraft.

d. Rental Pontoon (Towables or No-towables):

After discussion it was decided that the rules will be edited to reflect no towables behind the current rental pontoon boat.

e. Dual Ownership of watercraft regarding violations:

Much discussion was heard regarding how violations against permits (lot) would work in relation to dual ownership.

f. Anchoring Watercraft:

Discussion withheld for another meeting.

g. Security/Police directive:

Discussion withheld for another meeting.

11. ADJOURNMENT

Bruce Kusgen made a motion to adjourn the work session at 10:10 PM. Jeanne Smith seconded the motion. All in favor. Motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
January 22, 2013
7:00 PM

Brian West called the meeting to order at 7:00 PM. Those in attendance were: Tim Kirkpatrick, Brenda Miller, Tim Nydegger, David Parker, Susan Rusco and Jeanne Smith. Also in attendance was Rachelle Vandiver, General Manager and Shirley Tarantino, Facilities Manager. Brad Oestreich and Bruce Kusgen were absent.

EXEC SESSION: None

SPECIAL MEETING:

1. Winter Warm Up Budgeted \$2800.00

Brenda Miller made a motion to spend up to \$2800.00 for the Winter Warm Up Activity to come from the Activities Committee budget account #1017. Seconded by Susan Rusco. All in favor. Motion passed.

2. Pool Contractor

Tim Kirkpatrick made a motion to contract with Aquaticare Pool Mgmt. for the amount of \$83,200 indicated in their proposal for the 2013 season. Funding to come from account #8001. Permission is granted to the RLPOA President to sign the contract for 2013. Seconded by Tim Nydegger. All in favor. Motion passed.

3. Correction to New Boat Permit Rule

No correction was necessary.

4. Wal-Mart

- a. Wal-Mart's attorney has requested meeting with the RLPOA Board.

It was decided that a meeting would be scheduled for Tuesday, Jan. 29th at 7:00 PM here at the clubhouse. Various persons of interest would be contacted to request their attendance.

Jeanne Smith made a motion to adjourn from special session. Seconded by David Parker. All in favor. Motion passed.

WORK SESSION:

1. Raintree Reserve Common Ground – Bob Diehl

- a. There is irrigation at the island towards the entrance and along Ward Road. There is not irrigation on the circle. They did work with Rosehill to choose drought tolerant plantings for the circle.

- b. Brian West made the following comments:

- i. Would like the city to plant some evergreen plantings along the retention basin to further screen it from view.
- ii. Some of the common ground is still a little rough. Mr. Diehl indicated that Jeff is willing to do some grading to get it in better condition for mowers.
- iii. There was a lot of trash in the water area.
- iv. We would like to see irrigation at the large island.

Mr. Diehl agreed to pass this information along and to receive bids for installation of irrigation on the large inner island.

2. Irrigating from the lake

- a. Mark Schaufler from the City of Lee’s Summit regarding watering from the lake. He indicated that there was a high demand last summer. They had to ask customers to cut back and conserve water. They asked for an even/odd method for watering. They are currently developing a strategic development plan for conserving utilities. A Customer Advisory group was established and set forth a plan for priorities regarding infrastructure and sustainability & financial viability of utilities along with customer awareness. Utilities should not be solely focused on building more. Water demands increase with population increase. Lee’s Summit customers tend to irrigate more than some of the surrounding communities. They seem to appreciate beautiful lawns. The Customer Advisory group said that the utility companies should educate the people on other creative sources. Utilizing a potable water supply is certainly something that the City and utility company support. It requires a lot of money to move water. From the utility perspective if we can temper the demand for water there will be a reduction in pipelines and new plants.
- b. Tim Nydegger: Read his draft version of Rules and regulations for irrigation systems pumping from waterways.

RULES AND REGULATIONS FOR IRRIGATION SYSTEMS PUMPING FROM WATERWAYS.

The following rules apply to the installation of all irrigation systems drawing water from the lake or waterscapes:

B. Lake or Waterscape Drawn Irrigation Systems:

- 1. **Approval Process:** No lake or waterscape drawn irrigation system may be installed without the prior approval of the RLPOA Office. Detailed site plans must be submitted with application showing pump location, piping layout with dimensions, trenching and repairs of the Common Grounds. Approval must be obtained prior to the start of project. Within ten (10) days after completion of the installation, the Resident is required to make arrangements with the General Manager or designated RLPOA person for inspection of the completed project.
- 2. **Irrigation Permit:** An Irrigation Permit is required when pumping from the Lakes. A “Lake Irrigation System Permit Application”, must be filled out and submitted with the Resident’s

Approved Irrigation Pumping Plans showing the detailed installation plan. Lake Irrigation System Permits must be renewed each year. Yearly permit fees, if any, will be determined by the Board of Directors.

3. Installation Guidelines:

- a. Lake or waterscape drawn irrigation systems are permitted for those property owners whose lots border a common ground area that has access to the lake or waterscapes.
- b. The irrigation pump must be located on the resident's lot and must not be closer than 10 feet from Common Ground or neighboring properties.
- c. No more than one pump is permitted per lot. Community pumps serving more than one lot will not be permitted.
- d. The pump must be covered at all times. Pump housing structure must be similar to the house material or "fake rock" Mock Rock or approved equal. Fieldstone, Riverbed or Quartzite colors will be allowed if using the Mock Rock. The pump must be secured to an equipment pad.
- e. All pipes throughout the irrigation system to the lake may not exceed 2" in diameter. All pipes from the pump to the Lake must be a PVC type material or approved equal flexible pipe.
- f. All system pipes and sprinkler heads must be installed under ground and under any existing or new sidewalk and back filled accordingly. Piping shall be bored under sidewalks or walking trails, cutting of sidewalks and walking trails will not be permitted.
- g. Pipes may not extend more than 8 feet into the water from the shoreline and shall have an approved silt screen intake filter to prevent clogging.
- h. Underground pipes and sprinkler heads may be installed on common ground if lot owner so chooses, but all trenches must be filled, compacted, properly mounded and sodded to prevent erosion and blend with existing terrain. RLPOA will not be responsible for any damage to sprinkle heads on common ground.
- i. The pipe located at water's edge must be completely covered by rip-rap and immediately drop below water level. The irrigation piping system must not be visible from shore and lake views.

4. Irrigating from the Water Ways is Prohibited when the following events occur.

- a. Pumping from the lake or waterscape must stop when water levels drop below 12" from normal pool.
- b. Pumping from the lake will not be permitted when high levels of bacteria are present, the lake is closed, "red flags present and/or while the lake is being treated.

5. Fines and penalties when above rules are not followed:

- a. Fines and revoke of Permits maybe assessed if pumping from the lake continues during low water levels or when the lake is closed.
- b. Pumping from the lake may only be permitted while conditions are favorable.
- c. 1st. Violation per year will result in a \$50 fine.
- d. 2nd Violation per year will result in a \$100 fine.
- e. 3rd Violation per year will result in a \$250 fine and lose of permit.

- f. **Residents assume full responsibility of lake water conditions and will protect and hold harmless RLPOA, its Office staff, Officers and Board of Directors. It is the resident's sole responsibility to check RLPOA's web site to determine if the Lake is favorable for pumping.**

B. City Water Irrigation Systems

1. City drawn irrigation system may be connected to a Lake Irrigation System only if the installation meets City's Codes and is approval by RLPOA.
2. A City approved back flow preventer must be installed on all city drawn irrigation systems and must be inspected, per the City's Codes, each year and resident must receive a certificate of compliance. Lake Irrigation System Permits will not be issued without this back flow certificate. The Lake Irrigation System must also be isolated from the City Water by an approve isolation method per City Codes. The Lake Irrigation System must remain isolated from the City water system at all time during operations.
3. **Violations of any of the above rules may result in fines and revoke of Irrigation Permits.**

- i. How was the compliance to reduce last year?
 1. There were folks that continued to water although they were asked not to. They were able to get demands down to a preferred level after knocking on doors. Did not issue any citations. It was effective enough to get through the summer. Could have issued tickets, but chose not to at the time. A ticket would have been a Municipal violation. \$0 – \$500 fine and up to 30 days in jail. The judge would have determined the penalty.

For watering from the lake:

1. Tom Atkins 5119 Sandpiper. This argument cannot be based on emotion.

Against watering from the lake:

1. Rita Madison as head of the Common Ground Committee: Last year the Board asked for a recommendation from the Committee. The recommendation remains the same this year. The common ground does not wish to allow watering from the lake. This should be a community vote. This should be on the annual meeting ballot. She had several questions: 1. Permit cost if any? Not fair if not charged. 2. Allowing around ponds? Lower water level on ponds would be a big concern. 3. Should be a legal document.

Tim response: NO pumping if water level goes below 12" of normal pool.

2. Jan Diepenbrock 163rd Street. Provided a letter from Greg Berry, Real Estate Appraiser. Would like to put on the record. Jan read the letter as follows:

Hello Jan (and Board)

I wanted to write a quick note regarding the subject of lake-front watering.

I am a Raintree Lake resident (Lot 767 - 5111 SW Snowy Egret) and have been since 1994.

I am a State Certified Residential Real Estate Appraiser and have been since 1996. I have had my own appraisal practice since 1996 and I (or my company) has been directly involved with the production of more than 9,000 real estate appraisals.

I have spent some time considering the subject of the lake-front homes in Raintree Lake having access/ability to use the lake water for their sprinkler systems to water their personal lawns.

Lawn sprinkler systems do increase the value of a home, as they are considered to be part of the real estate. A lush-green lawn can also increase the presentation, attraction, and appeal of a home. This added desire often helps when marketing a home.

However, the added value of a well maintained lawn is extremely difficult to measure or prove in dollars. The added value of a sprinkler system is easily proven and justified when considering the value of a home and forming an opinion of value on that home.

When considering the effect of one site having a lush-green and watered yard - there is little confirmation or proof that the green yard increases the value of the neighboring property (or properties).

On a larger note - when considering 300 +/- lake-front homes with lawn sprinklers...I can find no evidence that suggests they enhance (or increase) the value of the neighboring homes.

Now, the homes with the sprinkler systems do have increased value as they have a real estate component (sprinkler system) that adds value. They also should have a lawn which is in superior condition to many of its neighbors (free water). This superior condition lawn should aid in marketing, etc. However, there is no evidence that suggests it increases the value of the neighboring homes.

I am not writing this note to state my opinion as being in favor (or not in favor) of this idea. I am simply writing a statement that I do not believe there is any evidence that suggests this idea will increase the value of any home. Now, there is a direct benefit of having access to free water due to their lake-front location. I firmly believe the homes located some distance from the lake-front will have no increased value from the watering of the lake-front homes.

I also would like to state that I do not believe another appraiser can site any case to support the argument (argument for an increase in value, etc).

Please let me know if you need anything additional or if I can be of further help on this subject.

Greg Berry

[Gregory L. Berry](#)

3. Bill Renfro, Raintree Villas. This proposition should be put to the vote of the people. This benefits only a few people. You need affirmation from 85% of the people in order to enact such a rule. Since this is preferential, this might cause a lot of problems.

Dick Brighthaupt: what about the people who are already doing this? We are not currently enforcing that.

Tim Kirkpatrick is guessing that 600 lots would have access to pump if they so chose.

4. Roland Thibault 865 Raintree Drive. We have discussed this time and time again. It wasn't too long ago supposedly we went out and asked/dismantled/put rocks over the pipes going into the lake. The Board is elected to represent the community. When you have something that is allowed only by a few individuals it needs to go before the entire association.

Question to Rachelle: what is the feasibility of this rule?

Rachelle response: I would want identifiers on this pipe. Currently there is no way to tell what pipe belongs to whom and what the pipe is. The previous general manager actively went out and asked people to cap off pipes. Everyone has access to the lake through common ground. Labor wise it will cost us in the beginning with identifying. When the association pumps water from the lake it benefits everyone. Don our auditor was asked about individuals on the board. They will be asked to state in writing whether they have benefitted financially from any Board matters. He will be sending it out to everybody this year. As a board member you are not supposed to profit from being on the Board.

Brenda Miller read an excerpt from *Robert's Rules of Orders*:

Under the rules in [RONR](#), no member can be compelled to refrain from voting simply because it is perceived that he or she may have some "conflict of interest" with respect to the motion under consideration. If a member has a direct personal or pecuniary (monetary) interest in a motion under consideration not common to other members, the rule in [RONR](#) is that he *should not* vote on such a motion, but even then he or she cannot be *compelled* to refrain from voting. [[RONR](#) (11th ed.), p. 407, ll. 21-31.]

Tabled until the next Board meeting.

3. Letter of request from Board (Boat Ramp)

We would like to place a gate across the boat ramp to prevent unauthorized vessels from launching during the off season. This would help to prevent the infestation of zebra mussels. In order to have the ability to put a gate across we need a letter requesting permission drafted to Mr. Roberts.

Rachelle was given a directive to draft a letter to Mr. Roberts.

4. Pool Repairs

Shirley Tarantino: Bid for repairs of \$14,130 was not placed in the budget for 2013. These repairs need to be done first thing in the spring. Tim Kirkpatrick will meet with the pool committee and go over the budget to see if there are funds that can be re-allocated to use for the repairs.

5. Annual Meeting Ballot Questions

Waive the rule for enforcing boats in the driveway that no longer reflects a reconsideration annually?

Irrigating from the lake?

Should a Board Member be able to serve on the board as a non-resident?

Term limits for Board members?

Defining commercial vehicles?

Board members were tasked with coming up with ballot questions for review at the next meeting.

6. 2012 Roll-over

Our budget was prepared a month before year end, so it was somewhat of an estimate. The only thing being rolled over is Raintree View's funds for the parking lot.

ADJOURNMENT:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 12, 2013
7:00 PM

EXEC SESSION: End of Meeting

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

- a. The meeting was called to order at 7:00 PM by Bruce Kusgen. Those in attendance were Tim Kirkpatrick, Brenda Miller, Tim Nydegger, David Parker, Susan Rusco and Jeanne Smith. Brad Oestreich was absent.

2. OPEN FORUM

- a. Jerry Romig 4641 SW Soldier Drive. Will we be able to make comments on the issue under old business of Irrigating from the Lake? If not will it be a closed session where we will be unable to make comments?

Bruce Kusgen response: We have had a lot of conversations on this topic. As far as this evening we will see what the Board wants to do when we get to that point in the agenda. I have been familiarizing myself with the way things should properly be done. Since it is the Boards agenda we will have the ability to see if that can be discussed. We would like the Board to discuss before the Board votes.

b. Bill Renfro 4132 SW Minnesota. I called one of the founding members and found that it was never a consideration of this lake. Never in the covenants or bylaws. It is probably going to have to be a 2/3 membership vote. "The association does not receive pecuniary benefit from working on the Board." I have identified 4 Board members who live on the lake. You are actually fiduciaries. You should table this motion as you have no right to do it. There has got to be a legal remedy to this.

c. John Smith 4494 SW Bowsprit I have never watered from the lake. About 15 years ago they were considering it so I did put the pipes in. My wife is Jeanne. We will not profit from this.

d. Frank Paulic 4647 SW Olympia Place. If people are allowed to use irrigation does that allow everybody to?

Bruce Kusgen response: The way I understand it we would not want to limit it to only people who lived directly on the waterfront. Although there are certain limitations to how far you can pump water. If the Board even went that way there is the possibility you could have more than waterfront, what you might call second tier. There are limitations to pumping water. Only so much water can be pumped such a distance. Most of our water goes right down to Lake Winnebago. What is feasible for so many homes I cannot say. Rather or not a Board member should be able to vote they cannot be compelled by law to not vote according to Roberts Rules of Order. It is not accurate to say only lakefront property owners. Lakewood has a whole different bit of issues. They have a dam that is leaking. Knowing that they are down 6' are they going to stop pumping water? The answer was no. The residents did not want to stop watering from the lake

e. Mike Scott 4821 SW Soldier Drive. Will there be some kind of study done prior to a final decision? Who will foot the bill for this study?

Bruce Kusgen response: There was a study done years ago. I have not seen it myself. The study said that there is more water that is evaporated each day than watering from the lake.

f. Rich Bird 717 SW Admiral Byrd Drive. Why are we having this discussion? This is a no brainer. I am on the Common Ground Committee. We were asked about this and gave an opinion. Apparently this was not taken into consideration at all. Why are we even talking about this? Everybody can't do this. It will only be a few. The rest of us will suffer the consequences.

g. Todd Hinken 4912 SW Raintree Court. Thank you to the Board Members who volunteer here to have what we have today. I am for watering from the lake. We have it, we should use it. Everybody in this room benefits from watering for common ground. We have an issue and everybody comes out of the woodwork to get involved. That is what being a community is all about. Raises property values. It all looks good because it is watered from the lake.

Bruce Kusgen response: It is actually in the rules we have talked about if the water level dropped below 12" we would ask that all pumping stop. People can not have irrigation systems that can be hooked up to city and lake water. The water dept does not want to see that. We would not allow a dual system. Therefore there would be no possibility of contamination of our city water.

h. Donna Kenney 4210 SW Homestead Drive. Limited income. I am concerned with the fact that if you approve this it will benefit a very select few. Will we be able to pump from the duck pond so we could benefit too?

Bruce Kusgen response: Yes, those around the Duck Pond would be able to pump from the pond. Keep in mind that there is green area around the lake. I personally decided not to put a fence up. I like being able to see the lake. I am trying to be as courteous as I can. I personally pay to have all the grass fertilized. I personally go out and trim the trees, weed around the swim dock. If this were to go through in the future one of the things we had talked about is that we would keep the green areas around our homes looking nice. I probably won't still put a system in. I had a brown yard last year. I am not a rich man. I cannot afford it.

Are you going to put this issue to a vote for everyone in the area?

Bruce Kusgen response: The board makes the decisions for the entire community.

Tim Kirkpatrick: I thought everybody was here for the Wal-Mart issue. I hope everyone knows about it. The way it stands – the decision got delayed to maybe Feb 21st. Encourage everyone to attend the meeting rather you are for it or against it.

3. CONSENT AGENDA

- a. APPROVAL OF JANUARY MINUTES
- b. APPROVAL OF PAYMENT OF BILLS

Tim Kirkpatrick made a motion to approve the consent agenda including the January minutes and payment of bills. Seconded by Susan Rusco. All in Favor. Motion Passed.

4. TREASURER'S FINANCIAL REPORT

- a. Tim Nydegger read the Financial Statement

FINANCIAL STATEMENT JANUARY 2013

Budget Analysis

Income:

Dues	\$88,766.77
Other Income	\$22,439.46
Total	\$111,206.23

Expenses for January 47,556.78

Bank Account Balances as of January 31, 2013 \$334,630.63
Cash Subtotal Bank of Lee's Summit

Reserves 2013	Operations	\$70,000
	Dock Self Insurance	36,500
	Siltation	11,000
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747

Capital Asset	27,000
Siltation Loan	(\$45,000)

Outstanding Dues/Fines a/o 1/31/13:	\$96,279.53	Total Amount
Balance Due Liens Filed: (47)	\$61,028.03	
1 st Letter (141)	15,171.14	
2 nd Letter (67)	16,078.55	
3 rd Letter (11)	4,001.81	

5. BOARD ANNOUNCEMENTS

- a. Board Nominee Form deadline February 15th for printing & publication
- b. Annual Meeting will be held on March 28, 2013, 7:00 PM at the clubhouse

6. OLD BUSINESS

- a. Legal Report
 - i. Bruce Kusgen read the legal report:
Legal Report for February 12, 2013

1 case is still pending being served. Update resident finally served at work.

1 Judgment has wages being garnished.

Current Status:

7 demand letters to go out this month.

Judgments 10

Bankruptcies 3

Foreclosures 3

County Auction 1

Making payments 10

Tim Kirkpatrick would like to place this on the work session for discussion.

- b. Irrigating from the lake
 - i. **Tim Nydegger made a motion to table the issue. Seconded by Jeanne Smith. All in favor. Motion passed.**
- c. Pool Repairs
 - i. **Tim Kirkpatrick made a motion to move \$14,130 from account #8005 to #8006-100 for repairs to open the pool. Seconded by Susan Rusco. All in Favor. Motion Passed.**
- d. Jeanne wanted to know if everyone had seen the duck pond building.
- e. Amending 2013 Budget
 - i. **Tim Nydegger moved to accept the amended 2013 budget. Seconded by Susan Rusco. All in favor. Motion Passed.**

7. NEW BUSINESS

- a. Electronic Voting budgeted up to \$5,000
 - i. Joe Walter 428 SW Seagull. There is no provision for write in voting. Must walk it in or mail it in. Can be nominated from the floor at the annual meeting.

- ii. **Tim Kirkpatrick made a motion to approve up to \$5000 for the electronic voting. Seconded by David Parker. All in favor. Motion passed.**
- b. Additional Cameras budgeted up to \$2,000
 - i. **Jeanne Smith made a motion to approve 4 security cameras from Safeguard Alarms up to \$2000. It is to come out of the facilities budget. Seconded by Tim Nydegger. All in favor. Motion passed.**
 - 1. Jim Metzger 4077 SW Camelot. Concerning cameras. Should we have cameras put on the duck pond building?
 - a. Jeanne Smith response: We need a facility committee for the duck pond building. They would be the ones to decide that.
- c. Vinyl wrap contractor budgeted up to \$5,640
 - i. **Jeanne Smith made a motion to pay up to \$4691.00 to Matt Ranville from the facilities budget to vinyl wrap the soffit and fascia. Tim Nydegger seconded. All in favor. Motion passed.**
- d. Appreciation Dinner budgeted up to \$7,000
 - i. How many people participate in this dinner? Could we have it here and have our people prepare and present the meal?

Rachelle Vandiver response: About 125 invitations go out. We have about 85-90 people show up.

Brenda Miller made a motion to approve up to \$7000 for the Appreciation Dinner. Susan Rusco seconded. David Parker, Brenda Miller, Susan Rusco & Tim Nydegger were in favor. Tim Kirkpatrick and Jeanne Smith opposed. Motion Passed.

- e. Ballot questions for Annual Meeting
 - i. Lack of enforcement of covenant for boats in the driveway.
 - ii. Ballot questions get people interested in the election.
 - iii. Tim Kirkpatrick asked about the rule in driveway
 - iv. Brenda wanted a ballot question to see if the membership wanted to allow irrigation from the lake.
 - v. Susan Rusco wanted to see if we could change the boat in the driveway rule to April through October.
 - vi. **Susan Rusco made a motion to change the proposal on the ballot to waive the boats in the driveway rule from April 1 to October 30, 2013. Seconded by Tim Nydegger.**
 - a. Tim Kirkpatrick thought that was too long. They would have a complete month to keep their boat in the driveway.
 - b. **Tim Kirkpatrick amended the motion to May 1st to Sept 30th. Brenda Miller seconded. Tim Kirkpatrick, Jeanne Smith & Brenda Miller approved. David Parker, Tim Nydegger & Susan Rusco Opposed. Bruce opposed. Amendment failed.**

Tim Nydegger, Susan Rusco, David Parker & Jeanne Smith approved. Tim Kirkpatrick & Brenda Miller Opposed. Motion passes.

8. ADJOURNMENT

- a. **Tim Kirkpatrick made a motion to adjourn to executive session at 8:31PM. Seconded by Tim Nydegger. All in favor. Motion Passed.**
- b. **Jeanne Smith made a motion to adjourn at 9:08 PM. Seconded by Brenda Miller. All in favor. Motion passed.**

MEETING
February 20, 2013
6:00 PM

A meeting was requested for the Board of Directors and persons involved in the draft of Rules and Regulations for Irrigating from the Lake. Art Spencer, a resident who wanted to share his thoughts with the Board had requested the private meeting.

Those in attendance at this 6:00 meeting were: Tim Kirkpatrick, Brenda Miller, Tim Nydegger, Brad Oestreich, Susan Rusco & Jeanne Smith.

Art Spencer, a Raintree resident and retired Mechanical Engineer, offered his assistance in technical support to put together material that would indicate the effects of allowing irrigation from the lake on the lake itself. He asked questions regarding the size of our lake and watershed including what portion of our watershed was paved.

After Mr. Spencer left members discussed the pros and cons of irrigation. It was the general consensus that an Irrigation Committee should be formed to work with Mr. Spencer to obtain information that could be shared with residents.

The meeting was dismissed at 7:40 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
March 12, 2013
7:00 PM

EXEC SESSION: End of Meeting

AGENDA

9. DETERMINE QUORUM & CALL MEETING TO ORDER
 - a. The meeting was called to order at 7:05 PM by Bruce Kusgen. Those in attendance were Tim Kirkpatrick, Tim Nydegger, Brad Oestreich David Parker, Susan Rusco and Jeanne Smith. Brenda Miller was absent.

10. OPEN FORUM

- a) **Carole Owsley 4101 SW James Younger Drive**– Questions watering from the lake. How many board members water from the lake? (Show of hands) Carole’s personal opinion is that all residents should be able to vote on this.
- b) **Carol Pijanowski 3923 SW Ward Road**- Wants the board to be more vocal on the 150 highway project and Ward Road.
- c) **Brian Ratigan 3911 SW Hidden Cove Circle**- Common Ground Trenches. Concerns common grounds and water lines coming from the lake. What hydra-logical studies have been done? Asked to table the issue of watering from the lake.
- d) **Bill Renfro 4132 SW Minnesota**- Section 4 Page 76. Questions for the Board on Political issues. Bill states “Mr. Kirkpatrick cannot be political” and he asked for him to resign from the board tonight.
- e) **Nancy Renetzky 4000 SW Homestead** – Had a question on the ballot about boats in driveways.
- f) **Mark Spencer 512 SW Raintree Drive** – Think of the future. What effects will watering from the lake have on the weather and the Greenhouse Effect?
- g) **David Mitchell 4651 SW Olympia Place** – Question on detached structure for pumps. (Being rocks or sheds). Tim Nydegger answered that they would be put on the owner’s property out of sight.
- h) **Amber Hodgson 5036 SW Widgeon Way** – Has the board checked with other lakes on questions and concerns?

Bruce moved to close open forum and move to consent agenda.

11. CONSENT AGENDA

- a. APPROVAL OF FEBRUARY MINUTES
- b. APPROVAL OF PAYMENT OF BILLS

Jeanne made a motion to approve the consent agenda including the February minutes and payment of bills. Seconded by Tim Nydegger. All in Favor. Motion Passed.

12. TREASURER’S FINANCIAL REPORT

- a. Tim Nydegger read the Financial Statement

FINANCIAL STATEMENT FEBRUARY 2013

Budget Analysis

Income:

Dues	\$52,175.39
Other Income	\$22,113.26
Total	\$74,288.65

Expenses for February \$56,190.62

Bank Account Balances as of February 28, 2013 \$371,986.83
Cash Subtotal Bank of Lee’s Summit

Reserves 2013	Operations	\$70,000
	Dock Self Insurance	36,500
	Siltation	11,000
	Insurance Reserve	5,000

Loan Payment (Annually)	72,747
Capital Asset	27,000
Siltation Loan	(\$45,000)

Outstanding Dues/Fines a/o 2/28/13:	\$81,191.75 Total Amounts
Balance Due Liens Filed: (44)	\$55,931.06
1 st Letter (114)	11,582.85
2 nd Letter (43)	10,220.84
3 rd Letter (10)	3,457.00

13. BOARD ANNOUNCEMENTS

- a. Annual Meeting will be held on March 28, 2013, 7:00 PM at the clubhouse
- b. Adults Only Pizza Party Friday, March 22, 2013
- c. Easter Egg Hunt Saturday, March 23, 2013

14. PRESENTATION – “No Tax Increase” General Obligation Bond presented by Dena Mezger with the City of Lee’s Summit.

Carol Pijanowski asked what year will they (Ward Road) be improved? Answer, it is a 10 year tax for Right of Way issue on Ward Road.

Rita Madison asked about the Historical Society moving from the train station to the old post office.

15. OLD BUSINESS

- a. Legal Report
 - i. Bruce Kusgen read the legal report:

Legal Report for March 12, 2013

3 cases have been turned over to our attorneys to file a Petition for Money Due. 4 demand letters mailed out giving them 30 days or be turned over for Judgment.

Current Status:

Judgments 12

Bankruptcies 3

Making payments 10

Court Pending 1

- b. Raintree Reserve Common Ground – Bob Diehl
 - i. **Bob Diehl was not present moved to April Board Meeting.**
- c. Pizza Party budgeted up to \$2,000
 - i. **Tim Nydegger made a motion to approve up to \$2,000 for Pizza Party. Seconded by Susan Rusco. All in Favor. Motion Passed.**

16. NEW BUSINESS

- a. Raintree Community Church Fun Run 5K
 - i. Requested that they check out the route planned for any trip and fall hazards.
- b. Raintree Rays Swim Team requests for budgeted sponsor funds of \$700 and to close the pool for their meets along with their banquet.

- i. **Tim Nydegger made a motion to approve the \$700 budgeted funds for the swim team. Seconded by Tim Kirkpatrick. All in favor. Motion passed.**
 - ii. **Brad moved to approve the practice and meet dates, including rain-out dates. Seconded by Sue Rusco. All in favor. Motion passed.**
- c. Duck Pond Activity Center Rental Contract
 - i. **Jeanne Smith made a motion to approve the rental contract, with the inclusion of 10:00pm and occupancy of 60 persons. Tim Nydegger seconded. All in favor. Motion passed.**
- d. Irrigation from a Water Tributary
 - i. This item was taken off of the agenda.
- e. Tim Kirkpatrick did a video presentation by “Citizens for a responsible development” on Walmart.

17. ADJOURNMENT

- a. **Tim Kirkpatrick made a motion to adjourn the Board Meeting. Seconded by Tim Nydegger. All in favor. Motion Passed.**

Moved to Work Session.

Work Session began at 9:20pm

1. Anchoring Watercraft-Suggestions on parking watercraft. Decided that maybe something could be included giving the Lake Patrol authority to move anchored watercraft. Rachelle asked to put something in the rules regarding Zebra Mussels so that it could be included on future tests.
2. Trash Providers-It was discussed regarding the three providers in the neighborhood. At this time the Board does not see that they can dictate what day resident’s trash is picked up.
3. Security/Police Directive-Brad stepped forward to chair a sub-committee to review companies, procedures and directives. David Mitchell and Carole Owsley also volunteered to join the sub-committee.
4. Billing Assessments Procedures-Tim Kirkpatrick wanted to review options to pay dues. Coupon books, annual assessments, etc. Will check with TOPS for options on non-statements. Nothing was determined.
5. Resident Concern on common ground- Carol Pijanowski has complained on condition of common ground behind their homes on Ward Road due to sewer line upgrade. She is requesting a fix for the electrical to their boat dock. Rachelle was given direction on calling to get bids on landscaping (seed and dirt) and electrical. Requested copy of easements with the City on project.
6. Rules & Regulations for Irrigating from Water Tributary-Went through draft irrigation rules & regulations. Talked about change from 3 G to 80 CPVC schedule piping.

Brad made a motion to go in to Exec. Session. Sue seconded. All in favor.

Brad motioned to adjourn Exec. Session. Sue seconded. All in favor. Meeting adjourned at 12:00am.

UNAPPROVED

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION 2013 ANNUAL MEETING MARCH 28, 2013 7:00pm

1. Determine quorum & call meeting to order
 - A. Bruce Kusgen called the meeting to order at 7:00 PM. Those in attendance were Tim Kirkpatrick, Brenda Miller, Tim Nydegger, Brad Oestreich, Susan Rusco and Jeanne Smith. Also in attendance was General Manager Rachelle Vandiver. Brad Oestreich left the meeting at 7:25 PM. David Parker arrived at 7:26 PM.
 - B. It was determined that a quorum of both class A and B residents were represented either by being present in person or by proxy.

2. Election Process – Introduction of Candidates – David Elliott

- A. David Elliott indicated that approximately 24% of Class A and 19% of Class B had already voted. He then introduced the candidates and each had an opportunity to speak.

Class A:

David Parker (not present)

Tim Kirkpatrick

Tim Nydegger

Amber Hodgson

Brenda Miller

Brian West

Class B:

David Oestreich

- B. David Elliott asked for nominations from the floor. No response. Nominations were closed at 7:23 PM. David asked if there was anyone present who wished to change his or her vote. No response.

3. Intermission for voting at 7:23PM

- A. Votes were cast by residents that were present that had not already voted via electronically or by mail in ballot.

4. Introduce Current Board Members at 7:35 PM

- A. Bruce Kusgen introduced the current Board Members.

5. Approve minutes of 2012 Annual meeting

- A. **Susan Rusco made a motion to approve the 2012 Annual meeting minutes as written. Seconded by Tim Nydegger. All in Favor. Motion Passed.**

6. Treasurer's Report

A. Tim Nydegger read the Financial Statement for 2012

FINANCIAL STATEMENT
Year End 2012

Budget Analysis

Year End Income:	\$1,028,194
Year End Expenses:	950,694

Bank Account Balances as of December 31, 2012

Cash Subtotal Bank of Lee's Summit	\$ 259,351
Long Term Debt	148,645
Notes Payable Loan Payment	70,238
Reserves 2012	
Operations	70,000
Dock Self Insurance	32,477
Siltation	11,000
Siltation Loan	(45,000)
Insurance (Deductible)	3,000
Capital Asset	20,000

Outstanding Dues/Fines a/ 12/31/12 \$74,193.47 Total

Balance Due on Liens Filed (44) 55,158.88

1st Letter (125) \$12,260.00

2nd Letter (16) \$ 3,543.31

3rd Letter (7) \$ 2,390.61

7. Lee's Summit Police Dept. – Major Mark Taylor

A. Major Mark Taylor announced that soon he would be relinquishing the duty of being the Raintree Lake liaison to Captain Brian Wilson, also a Raintree Lake resident. He indicated that our crime rate within Raintree has progressively gone down over the past few years and indicated that it was due to community involvement.

8. Legal Matters – Jim Ensz, Attorney

A. Jim Ensz spoke about his experience with his firm representing us over the past year. He indicated that he has appreciated that our General Manager has stayed on top of the issues and saves us money by working in a timely manner to collect past due assessments. 10 lawsuits were filed in the past year of which we have been fully collected on 7. He has also worked on interpretation of restrictions and issuing an opinion letter.

9. City Address – City Councilman District 2- Brian Whitley, District 1 – Rob Binney

A. Brian Whitley gave an overview of problems that had or were being addressed for Raintree for the past year. Rob Binney was introduced and indicated he had a sign up sheet for email addresses for a monthly business letter similar to the one Councilman Brian Whitley shares. Councilman Whitley went over the items on the April 2nd ballot.

10. State of Raintree Lake – Bruce Kusgen, President

- A. Bruce Kusgen informed the audience through a slide presentation of improvements that had been made within Raintree in 2012 including Shoreline clean-up crew for large items on the shorelines, Playground characters rejuvenated, installation of flag poles at the Duck Pond and Party Cove, landscaping at the Gull Point Circle, the Duck Pond facility, upgrading of the front fence and gate area of the pool, pool bathroom upgrade, pool deck expansion, Fireworks were brought back in 2012. He also touched on a few of the budgeted projects being worked on for 2013.

11. Introduction of General Manager & Staff

- A. Bruce Kusgen introduced the General Manager, Rachele Vandiver, and the office staff and thanked them for their efforts.

12. Committee Recognition

Activities Committee – Kelly Springett, Rose Marie Walter & Greer Cannady
Adopt-A-Shoreline – Joan Bruns
Appeals Committee – Bill Peck
Architectural Review Board – Penny Wilkinson
Clubhouse Facilities Committee – Jeanne Smith
Common Ground Committee – Rita Madison
Conservation Committee – San LaPoint
Duck Pond Committee – Tim Nydegger
Finance Committee – Tim Nydegger
Lake Committee – San LaPoint & Roland Thibault
Neighborhood Watch – David Mitchell
Nominating Committee – David Elliott
Pool Committee – Tim Kirkpatrick
Raintree View – Allan Dancy & Stan Spruill
Siltation Committee – Alan VanDeusen
Welcoming Committee – Rose Marie Walter

13. Announcements

A. Newly Elected Board Members

Class A results:

David Parker	310
Tim Kirkpatrick	157
Tim Nydegger	160
Mark Spencer	316
Amber Hodgson	139
Brenda Miller	253
Brian West	273

Class B results:

Brad Oestreich	41
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B. Proposal 2 – Boats in driveway enforcement

- a. For 249; Against 199; Abstain 34

C. Nominating Committee for 2014

- a. The nominating committee for 2014 is as follows: David Elliott, Jim Metzger, Hank Goldman, San LaPoint and Joe Walter.

14. Open Forum (Time Limit: 5 minutes per person)

- A. Jerry Romig expressed a desire to have a representative from the Fountains on the Board
- B. Rose Marie Walters indicated that the Activities Committee was always in need of new volunteers
- C. Sarah Knights questioned how loud the commercial area was allowed to be and at what hours. Brian Whitley responded with the information that they were controlled by a certain decibel level between certain hours.
- D. Kyle Haulotte asked questions regarding the watering of lawns from the lake issue. Bruce Kusgen responded with the statement that the topic had been tabled by the Board and that a committee had been formed to gather information on the issue.
- E. Robert Dye asked how irrigating from the lake could benefit everyone. Bruce Kusgen responded by saying the committee was tasked with this issue.

15. Adjournment

- A. **Susan Rusco made a motion to adjourn at 9:05 PM. Seconded by Brenda Miller. All in favor. Motion passed.**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 9, 2013

7:00pm

EXEC SESSION: 5:30pm & End of Meeting

AGENDA

5. DETERMINE QUORUM & CALL MEETING TO ORDER

Bruce Kusgen called the meeting to order at 7:00 PM. Those in attendance were Brenda Miller, Brad Oestreich, David Parker, Frank Paulic, Sue Rusco, Jeanne Smith, Mark Spencer and Brian West.

5. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Paul Landes: Single day trash pick up.

6. CONSENT AGENDA

APPROVAL OF MARCH MINUTES

APPROVAL OF PAYMENT OF BILLS

David Parker made a motion to approve the consent agenda of March minutes and payment of bills. Brad Oestreich seconded. All in Favor. Motion Passed.

7. TREASURER'S FINANCIAL REPORT

Bruce read the Financial Report:

FINANCIAL STATEMENT
MARCH 2013

Budget Analysis

Income:

Dues	\$ 92,789.86
Other Income	30,104.37
Total	\$122,894.23

Expenses for March \$ 64,976.65

Bank Account Balances as of March \$451,853.49
Cash Subtotal Bank of Lee's Summit

Reserves 2013	Operations	\$ 70,000
	Dock Self Insurance	36,500
	Siltation	11,000
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	27,000
	Siltation Loan	(45,000)

Outstanding Dues/Fines a/o 3/31/13:	\$70,964.99	Total Amount
Balance Due Liens Filed (43)	\$ 52,639.11	
1 st Letter (66)	\$ 6,972.80	
2 ND Letter (36)	\$ 8,612.47	
3 rd Letter (9)	\$ 2,740.61	

8. BOARD ANNOUNCEMENTS

- A. Introduction of New Board Members
- B. Cinco de Mayo Saturday, May 4 dinner 6-8 & band 7-11pm
- C. Spring Garage Sale May 9 thru 11
- D. Lake Clean-up Saturday, May 18, 9 – 12pm
- E. Street Dance & BBQ Contest Saturday, May 25
- F. Fishing Derby Monday (Memorial Day) May 27, 8:00am registration

9. OLD BUSINESS

G. Legal Report

Bruce Kusgen read the legal report:

- 4 Demand letters mailed out giving them 30 days. One paid in full the other 3 sent to attorney.
- One resident that was making payments came in and paid in full \$1,237.82

Current status:

- Judgments 14 with 2 making payments

- Bankruptcies 3
- Making payments 7
- Attorney with pending court cases 6

H. Raintree Reserve Common Ground – Bob Diehl

Bob Diehl, representing the Developer would like Board approval to turn common ground property over to RLPOA. The lots that are on the north of the pond will eventually be sold. Builders will have to be watched by us to make sure common ground is brought back to good condition. The “ruts” have not yet been fixed. Bob Diehl will have Rosehill give a bid for grading and seeding. They will be happy to resolve any issues now.

The Board was tasked with either individually or as a group taking a field trip to come up with requirements to be completed prior to turning over to the association.

I. Sunset Cove/Ward Common Ground & Dock Electrical Upgrade

Directive to Rachelle: Needs to get Cross Electric to break down their bid so that we can address the City and ask for some compensation for the corrections made to the electrical. New wiring and conduit from Ward Rd to the dock area is needed. We had a short discussion about checking all other dock electrical breakers around the lake.

J. Budget Issues and Re-appropriations

Tabled until we make sure what the expenses are for the Sunset Cove/Ward Common Ground & Dock Electrical Upgrade

K. Swim Team Request additional lanes May 28 – 31

Mark Spencer made a motion to allow the swim team to use 2 lanes from 5-7 PM May 28th thru 31st and June 3rd. Seconded by Frank Paulic. All in Favor Motion Passed.

L. Security Committee Update

Brad Oestreich: Reviewed items discussed in the Security Committee meeting. Board Directive for committee to go ahead with scheduling of security and to make sure that officers are enforcing the law.

M. Rules for “Boats in Driveway”

Bruce discussed the lack of enforcement of the Boat in the Driveway rule for April 1st through October 31st that was passed by the vote at the annual meeting.

Rachelle was given the directive to publish in the *Shoreline* and the website the new Rules for “Boats in Driveway” as follows:

Rules for “Boats in Driveway”

At the Annual Meeting, residents voted to allow watercraft and their boat trailers to be parked in the driveway during the boating season from April 1 to Oct. 31st. These will be voted on annually at our Annual Meeting. A few rules to follow: 1) watercraft has to be in **operable condition** 2) bearing a **current Raintree Sticker** and 3) resident must be in good standing. The Board wants you to be aware that you should **secure any items**

that may be stored in your watercraft. With the potential of theft, do not give them easy targets. Secure your valuables! Watercraft that are inoperable, not allowed on Raintree Lake, have no current sticker, are not “boat trailers” or being used for boats, the 72 hour rule will be enforced. If you have any questions, contact the office.

7. NEW BUSINESS

A. Charitable Event Request

The POW'S from WWII request for use of the Clubhouse was recommended by the Facilities Committee to be approved.

Frank Paulic made a motion for the POW's from WWII to be allowed use of the clubhouse in August date TBD. They will pay the cleaning fee and security deposit which will be refunded. Seconded by Brad Oestreich. All in Favor. Motion Passed.

B. Appeal Loss of Boat Slip 031813-204

Mark Spencer made a motion to waive the forfeiture of the Dock. Seconded by Brad Oestreich. In favor were Brad Oestreich, David Parker, Frank Paulic, Sue Rusco, Jeanne Smith, Mark Spencer and Brian West. Against was Brenda Miller. Motion Passed.

C. Appeal Loss of Boat Slip 032913-893

Requested continuance until the May meeting prior to this meeting.

D. Appeal Fine of Builders Contract 031513-155

Brenda Miller made a motion to uphold the fine of \$100.00. Susan Rusco seconded. All in Favor. Motion Passed.

E. Appointment of New ARB Member

a. ARB recommends appointment to the ARB of Richard Bird.

Brian West made a motion to approve the appointment of Richard Bird to the ARB. Seconded by David Parker. All in Favor. Motion Passed.

F. Approve Budgeted funds for Dock Maintenance \$24,000

David Parker made a motion to approve up to \$24,000 in budgeted funds for Dock Maintenance. Seconded by Sue Rusco. All in Favor. Motion Passed.

G. Approve Budgeted funds for Fishing Dock Reconstruction \$16,700

Jeanne Smith made a motion to approve up to \$16,700 for reconstruction of a handicapped Fishing dock at Normandy Cove. Seconded by Brian West. All in Favor. Motion passed.

H. Approve Budgeted funds for Cinco de Mayo \$4,100

Brenda Miller made a motion to approve up to \$4,100 for the Cinco de Mayo event by the Activities Committee. Seconded by Sue Rusco. All in favor. Motion passed.

I. Voting of Officers for 2013-2014

Nominations were taken for the office of President. Brian West and Bruce Kusgen received nominations for the office of President. Both accepted the nominations. Brian West was voted President

Nominations were taken for Vice President. Brenda Miller was nominated and accepted the nomination. No other nominations were stated. Brenda Miller was appointed Vice President.

Nominations were taken for Secretary. David Parker was nominated and accepted the nomination. No other nominations were stated. David Parker was appointed Secretary.

Nominations were taken for Treasurer. Susan Rusco was nominated and accepted the nomination. No other nominations were stated. Susan Rusco was appointed Treasurer.

Rita Madison complimented Bruce on conducting his last two meetings.

Charley Sandman asked about the amount of and topics of executive sessions we have. He would like the discussion topic to be stated when listed on the agenda.

10. ADJOURNMENT

Mark Spencer made a motion at 9:10 PM to move to Executive Session. Seconded by Brad Oestreich. All in favor. Motion Passed.

Brad Oestreich made a motion to adjourn from regular session at 10:06 PM. David Parker seconded. All in favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
April 23, 2013
7:00 PM

Brenda Miller called the meeting to order at 7:00 PM. Those in attendance were: Brad Oestreich, Bruce Kusgen, Mark Spencer, Frank Paulic, David Parker, Susan Rusco and Jeanne Smith. Also in attendance was Rachelle Vandiver, General Manager. Brian West was absent.

EXEC SESSION: None

SPECIAL MEETING:

5. Insurance Review & Approval

Bruce Kusgen made a motion for Bid A (Twin Lakes Insurance). Brad Oestreich seconded. Motion passed. 6-0-1 Jeanne Smith abstained.

6. Security budget funds up to \$5000.00

Brad Oestreich presented Raintree security booklet and updated the Board.

Frank Paulic made a motion to contract with the Lee's Summit police department for the purpose of initially providing a patrol officer to perform patrols in the general Raintree area from 9:00 pm to 1:00 am starting May 16th, 2013 and continuing through August 11th, 2013 for an initial amount not to exceed \$5,000 per budget line item 4014, to be paid on a per hour basis, and to enforce the Lee's Summit city and state laws and ordinances. Jeanne Smith seconded. Motion passed 7-0.

Frank made a motion to approve the “Raintree Lake Security” notebook as dated on April 19, 2013 as written with the exception of identification (ID) markers on the lake shoreline for the purpose of identifying positions (locations) on the lake relative to the shoreline, the enhancement (improved readability) of the dock slip identification (ID) markers, and the above noted identification markers applied to a Raintree patrol area map for the patrol officers. Motion passed. 7-0

7. Electrical Dock repair on Sunset Cove

Bruce Kusgen made a motion for Cross Electric bid of \$5,100.00. Funds to come from dock repair acct. 6001. Jeanne Smith seconded motion. Motion passed. 6-1-1 Brenda Miller against and Mark Spencer abstained.

8. Special Use Permit Application Fee

Bruce Kusgen makes a motion for the amount of \$1,230.00 for a special use permit for the maintenance building to come from Acct. 5026. Mark Spencer seconded. Motion passed. 8-0

Bruce Kusgen made a motion to adjourn from special session. Seconded by Mark Spencer. All in favor. Motion passed.

WORK SESSION:

7. Lake Patrol Authority for Moving Anchored Watercraft.

- a. It was established that Lake Patrol has the authority to ask anchored watercraft to move (in a polite way).

8. Boat Ramp Gate Design

- a. Sue Rusco suggests spending the funds for the gate to go to education on Zebra Mussels.
- b. Brian Kusgen goes on record against the gate.
- c. Rachelle Vandiver was asked to draft letter for a direct mailer to residents with watercraft educating them on Zebra Mussels.

9. Recording Minutes

Open Board discussion. Determined that motion are the only thing that goes in minutes versus discussion.

10. Committee Chair’s / Board Members

Open Board Discussion. Discussed roles of chairs for committees with Board Members as liaisons to committees.

11. Existing Irrigation Lines

Tasked Irrigation Committee on irrigation lines that are currently existing.
Directive from the board to remove irrigation rules and regulations draft from the website.

12. Training/Parliamentary/Accounting/Legal

Consensus was for Rachelle Vandiver to see/set up training classes/session's.

13. Pictures of Raintree Reserve

Board directive to add trash, debris and install rip rap to letter. Rachelle to draft letter and send out to Board for approval prior to mailing.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 14, 2013

7:00pm

EXEC SESSION: End of meeting for appeal

AGENDA

6. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:02 PM. Those in attendance were: Brenda Miller, Brad Oestreich, Frank Paulic, Susan Rusco, Mark Spencer and Jeanne Smith. Bruce Kusgen arrived at 7:07 PM. Absent was David Parker.

6. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Tony Jose: 4945 SW Gull Point: Irrigation Committee has been meeting for the last several weeks.

7. CONSENT AGENDA

APPROVAL OF APRIL MINUTES

APPROVAL OF PAYMENT OF BILLS

Brad Oestreich made a motion to approve the consent agenda seconded by Bruce Kusgen. All in favor. Motion Passed.

8. TREASURER'S FINANCIAL REPORT

Sue Rusco read the Financial Statement:

Budget Analysis

Income:

Dues	\$80,136.34
Other Income	6,872.58
Total	\$87,008.92

Expenses for April	\$145,498.04
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Bank Account Balances as of April 414,549.07
Cash Subtotal Bank of Lee's Summit

Notes Payable 270,140.97

Reserves 2013	Operations	70,000
	Dock Self Insurance	36,500
	Siltation	11,000
	Insurance Reserve	5,000
	Loan payment (annually)	72,747
	Capital Asset	27,000
	Siltation Loan	(45,000)

Outstanding Dues/Fines a/o 4/30/13	\$65,568.46 Total
Balance Dues Liens Filed: (41)	48,979.01
1 st Letter (59)	6,212.64
2 nd Letter (35)	8,370.53
3 rd Letter (7)	2,006.28

11. BOARD ANNOUNCEMENTS

- A. Activity Center now open for rentals
- B. Lake Cleanup Saturday, May 18th 9:00am to 12:00pm
- C. 3rd Annual BBQ Contest & Street Dance Saturday, May 25th
- D. Fishing Derby Monday, May 27th 9:00am to 11:00am (registration begins at 8:00am)

12. OLD BUSINESS

N. Legal Report

Brian West read the Legal Report for May 14, 2013.

Current Status:

Judgments 12 with 1 making payments and 2 paid in full this month collecting \$3,115.84.

Bankruptcies 4

Making Payments 7

Attorney with 6 pending court cases (one paid in full prior to court)

O. Activity Center Contract

Sue Rusco made a motion to make the noted corrections to the Duck Pond Activity Center Rental Contract. Seconded by Bruce Kusgen. All in favor. Motion passed.

7. NEW BUSINESS

- J. Activities Request for Facebook Page

- a. Joan Bruns presented information on the current pilot of the Activities Facebook page.
- K. Appeal of Loss of Boat Slip 0318-893.
 - a. **Bruce Kusgen made a motion to deny the appeal of Slip #12-U. Seconded by Sue Rusco. In favor were Bruce Kusgen, Brenda Miller, Brad Oestreich, Frank Paulic, Sue Rusco and Jeanne Smith. Abstaining was Mark Spencer. Motion passed.**
- L. Clubhouse East Approach Repair (Acct. # 4005)
 - a. **Sue Rusco made a motion to repair the east approach to the clubhouse spending \$3,616.75 to be taken from Account #4005. Seconded by Bruce Kusgen. All in Favor. Motion passed.**
- M. Raintree Parkway Repairs to Causeway (Unbudgeted)
 - a. Tabled to Executive Session.
- N. Duck Pond Activity Center Irrigation (Acct # 4063)
 - a. **Bruce made a motion to approve Colonial in the amount of \$3,975.00 from the Duck Pond Irrigation proposal. Seconded by Sue Rusco. During discussion the motion and second were rescinded. Frank Paulic made a motion to accept A1 Hydroflo proposal as long as a minimum of 35 heads were installed and taken from Account #4063. Seconded by Mark Spencer. All in favor. Motion passed.**
- O. Duck Pond Activity Center Landscaping & Sod (Acct # 4070)
 - a. **Brad Oestreich made a motion to approve the proposal by Helt's Sod Farm and Colonial Nursery in the amount of \$5,221.00 taken from Account #4070. Bruce Kusgen seconded. All in favor. Motion passed.**
- P. Memorandum of Understanding
 - a. The 2013 Memorandum of Understanding was explained to Board Members and passed for their signatures.
- Q. Special Use Permit Representation
 - a. Rachele will keep us informed as to the date of the City Council meeting for this topic and those Board Members that can attend will do so.
- R. Fox Problem
 - a. Rachele was directed to insert into the *Shorelines* regarding the fox issue on resident's private property as not being a RLPOA issue. The information would include options for residents to control the wildlife.

A 10 minute break was scheduled at 8:20 PM to allow time for Tim Kirkpatrick to arrive to discuss an agenda item in New Business.

8:34 PM the meeting reconvened.

- S. Pool deck chairs/shade structure (Acct # 8005)
 - a. **Bruce Kusgen made a motion to order a shade structure from Solar Shade USA in the amount of \$10,360.00 and taken out of**

Account 8005. Seconded by Brad Oestreich. Bruce Kusgen, Brad Oestreich, Frank Paulic, Mark Spencer and Jeanne Smith were in favor. Opposed Brenda Miller and Susan Rusco. Motion passed.

8. ROUND TABLE

Brad Oestreich: The Security patrol representing RLPOA will begin this Thursday.

Jeanne Smith: 1) We need to develop rules for Commercial Development. Possible Committee established to develop some rules. 2) Still need to address mud in the streets.

Rachelle Vandiver: 1) Mr. Melborn's commented that he did not want a light on Sunset Cove swim dock. 2) Possible need for ½ day rental for Activity Center. 3) Bob Diehl will be coming to next meeting with updates to Raintree Reserve. 4) Will need Special Meeting at next work Session

Jeanne Smith suggested an orientation of new Board Members should include a field trip around the property.

9. ADJOURNMENT

At 9:04 PM Bruce Kusgen made a motion to adjourn to Executive Session. Seconded by Sue Rusco. All in favor. Motion Passed.

At 9:33 PM Bruce made a motion to adjourn. Seconded by Sue Rusco. All in favor. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

May 28, 2013

7:00 PM

Brian West called the meeting to order at 7:00 PM. Those in attendance were: Bruce Kusgen, Brenda Miller, David Parker, Susan Rusco, Frank Paulic, Mark Spencer and Jeanne Smith. Also in attendance was Rachelle Vandiver. Brad Oestreich was absent.

EXEC SESSION: End of meeting

PRESENTATION:

Training on financial statements – Don Blythe

Don Blythe Discusses:

- A. Balance Sheet
- B. Income Statements

C. Reserve Accounts

Brenda Miller makes a motion to move to special meeting. Seconded by Susan Rusco

SPECIAL MEETING:

9. Request to cross common ground for drain pipe - 1237

10. Request to cross common ground for drain pipe – 1236

Bruce Kusgen makes a motion for both 1236 and 1237 that the pipe be installed by a contractor and common ground be repaired. Seconded by Mark Spencer. All in favor. Motion passed.

11. Duck pond activity center half day rentals :

Bruce Kusgen makes a motion for \$35.00 for half day rentals with \$75.00 cleaning fee, including deposit. Seconded by Brenda Miller. All in favor. Motion passed.

12. Pool shade structure:

Direction was given from board to get answers on timing and delivery.

13. Fireworks budgeted \$8500.00

Bruce Kusgen makes a motion for \$8500.00 for fireworks to come from account 1015. Seconded by Susan Rusco. All in favor. Motion passed.

14. Summerfest budgeted \$11,000.00 :

Susan Rusco makes a motion to spend up to \$11,000.00 for Summerfest, the date of June 29th, 2013 to come from account 1004. Seconded by Bruce Kusgen. All in favor. Motion passed.

Brenda Miller made a motion to adjourn to work session. Seconded by Susan Rusco. All in favor. Motion passed.

WORK SESSION:

14. Marline/Pendant/Royal Common Ground :

Discussion on water drainage and Smart Ditch Drain system

15. Commercial Guidelines for ARB and Fine Structure:

Discussion for the ARB AND board to work together to come up with a solution for Commercial Guidelines.

16. Committee Project Form/Checklist :

Review and Discussion on/and input from board on form.

Bruce Kusgen makes a motion to adjourn. Seconded By Susan Rusco

ADJOURNMENT:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

June 11, 2013

7:00 pm

Brian West called the meeting to order at 7:02 pm. Those in attendance were: Jeanne Smith, David Parker, Brad Oestreich, Frank Paulic, Mark Spencer, Susan Rusco and Brenda Miller. Also in attendance was Rachelle Vandiver. Bruce Kusgen was absent.

EXEC SESSION: End of meeting.

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. OPEN FORUM

A. Alan VanDuesen – Top of the list was Bowsprit and would like to try to get done this year as soon as possible.

B. Carol Pijanowski – Complaint about last rain event that left trash and debris. They mowed over trash and are stuck into the ground. Want's someone to rectify.

C. Jim Taaffe – Member of Pool Committee wants to use leftover or use budgeted money for pool chairs. Would there be any additional moneys for more chairs? Budget allows for 18, would like enough for 36.

D. Carol Pijanowksi – No one has trimmed behind her house around electrical and shoreline.

E. Tim Kirkpatrick – Question on shade structure approval.

3. CONSENT AGENDA

A. Approval of May minutes – Sue recommends putting vendors name in where C is.

Motion of May minutes as amended and payment of bills –

1st – Sue Rusco, 2nd – Mark Spencer. Motion passes.

4. TREASURERS REPORT

Sue Rusco read the Financial Statement for May 2013:

Budget Analysis

Income:

Dues	\$71,917.33
Other Income	\$12,524.42
Total	\$84,441.75

Expenses for May \$119,115.73

Bank Account Balances as of May \$333,619.27

Cash Subtotal Bank of Lee's Summit

Notes Payable	\$316,698.49
Reserves 2013 Operations	\$70,000
Dock Self Insurance	\$36,500
Siltation	\$11,000
Insurance Reserve	\$ 5,000
Loan payment (annually)	\$72,747
Capital Asset	\$27,000
Siltation Loan	(\$45,000)
Outstanding Dues/Fines a/o 5/31/13	\$73,480.50 Total
Balance Dues Liens Filed: (43)	\$52,937.81
1 st Letter (65)	\$ 8,409.99
2 nd Letter (26)	\$ 6,350.33
3 rd Letter (16)	\$ 5,782.37

5. BOARD ANNOUNCEMENTS

- A. Pizza Party Friday, June 14, 2013 starting at 6:00pm.
- B. Teen Swim Thursday, June 20, 2013 starting at 7:00pm.
- C. Planning Commission Meeting Tuesday, June 25, 2013 at 5:00pm for renewal of Special Use Permit for maintenance building.
- D. Summerfest Parade, carnival and block party Saturday, June 29, 2013.

6. OLD BUSINESS

- A. Legal Report – Judgments 12 with 1 being discharged in bankruptcy
Bankruptcies 4
Making Payments 7
Attorney with 4 pending court cases. Currently 2 have still not been served.
18 properties paid back dues totaling \$9,419.98 in May.
7 Demand letters mailed out June 6, 2013.

BEFORE NEW BUSINESS

Discuss pool chairs and shade structure. Propose to put 50% down on shade structure for next year (locks in pricing) and 50% for 54 chairs now out of the \$10,000 budgeted.

Brenda asked which vendor on chairs.

Jeanne – question on installation, can be installed by staff but just needs permit (8005)

Frank had a question on the steel shade structure.

Discussion on shade structure had.

Brad makes motion to rescind, Frank seconds the motion. Motion passes 7-0.

Brad approval for down payment of \$10,360 for shade structure for delivery in March out of 8005 account. Jeanne seconded. 3 – for (Brad, Dave, Jeanne), 4 against (Mark, Brenda, Frank, Sue). Motion fails.

Brenda makes a motion to approve up to \$6,000 out of account 8005 for chaise style chairs. Frank seconds the motion. All in favor. Motion passes.

Move pool shade structure to work session and add to agenda for July Board Meeting.

7. NEW BUSINESS

A. Pizza Party budget – 1018 account.

Mark makes motion to approve up to \$2,000 to come from Acct. 1018.

Brenda makes second. 5 for (Dave, Mark, Frank, Brenda, Sue) 2 against (Brad, Jeanne) Motion passes.

B. Girl Scouts request usage of the Duck Pond Activity Center.

Frank makes motion for Girl Scouts to utilize for their meetings at the Duck Pond Activity Center two times a month to be coordinated with Rachelle.

Brad seconds. Motion passes unanimously.

C. ARB decision on soccer goal.

Frank makes motion to notify homeowners we are go to contact adjacent homeowners on concessions. Brad seconds. Motion passed unanimously.

D. Raintree Point – Bob White speaks on Raintree Point. Bob gives proposal. Requests sewer easement. Would like a motion. No motion made.

E. Charitable event: Move to July Board Meeting.

F. Appeal boat length – 052113-1196. Boat is 21'4"

No on appeal. 6-1 All no except Mark.

8. ROUND TABLE

Brad spoke with Captain Wilson. All days filled minus 2 days. We will have a monthly report submitted.

Mark – question on having an emergency alert committee.

Jeanne – Question to San on Zebra Mussels and introduction of Red Eared Sunfish with discussions.

Brenda motion to move to Exec. Session. Sue seconds. Motion passes unanimously.

9. Adjournment: *Brad moves to adjourn, Sue seconds, motion passed unanimously.*

**Raintree Lake Property Owners Association
Work Session
June 25, 2013**

7:00 pm

Brian West Called meeting to order at 7:01pm

Brenda Miller, Bruce Kusgen, Brad Oestreich, Jeanne Smith, Mark Spencer, Susan Rusco, Dave Parker, Frank Paulic were in attendance. Rachelle Vandiver was also in attendance.

Presentation:

1. Training/discussion legal - Jim Ensz

Discussed the authority of the board and the protection as a board member.

Work Session:

1. **Shade Structure for pool:**

No new info. Put on July's agenda.

2. **Designated Reserves:**

A. Discussion of setting up separate accounts for designated committees and projects.

B. Discussion on designated reserves.

3. **Commercial Guidelines for ARB & Fine Structure:**

Jeanne Smith and Bruce Kusgen volunteered to start looking for people to head up committee.

Rich Bird volunteered. David Parker to follow up with two local residents in commercial field.

4. **Website Process, Privacy and Look:**

Raintree Website was discussed. Rachelle Vandiver provided pictures of example Websites.

5. **Zebra Mussels:**

Discussion on Zebra Mussel concern. Discussion on the Red Eared Perch. Board ask lake committee

to find more info on Red Eared Perch. Lake committee asked to get cost for getting lake shocked.

Round Table:

A. Next work session with Mrs. Bean (Parliamentary) set for 23rd of July.

B. Frank Paulic discusses door to door scam.

C. City Council Meeting July 25th.

Move to Exec. Session:

Adjournment

**Raintree Lake Property Owners Association
Board of Directors Meeting
July 9, 2013**

1. Determine Quorum and Call Meeting to Order:

Brian West called meeting to order at 7:00pm. In attendance were: Brenda Miller, Susan Rusco, Mark Spencer, Brad Oestreich, Jeanne Smith and Dave Parker. Bruce Kusgen and Frank Paulic were absent. Also in attendance was Rachele Vandiver.

2. Open Forum:

- A. Tim Kirkpatrick address's adult swim.
- B. Rich Bird brings up concerns of young kids swimming across cove.
- C. Jeanne Smith request meeting for new committee on Sept. 4 on creating commercial rules.
- D. Jeanne Smith thanks firework's committee.

3. Consent Agenda:

Approval of June minutes and payment of bills. First by Brenda Miller and seconded by Susan Rusco. Motion passes 6-0.

4. Treasure's Report:

Income:

Dues	\$98,355.00
Other Income	\$8,577.11
Total	\$106,932.11

Expenses for June \$ 142,725.61

Bank Account Balances as of June 295,225.79

Cash Subtotal Bank of Lee's Summit

Notes

Payable \$ 315,078.58

Reserves

2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

Total Outstanding Dues/Fines a/o 6/30/13: \$61,894.40

Balance Due Liens Filed: (39) \$49,974.80

1st Letter (24) \$ 3,530.77

2nd Letter (25) \$ 5,811.84

3rd Letter (7)

\$ 2,576.99

Filed for Audit

5. Board Announcements:

A. Aggressive Solicitors:

Discussion and warning about aggressive sales people in neighborhood.

B. Activities meeting July 11th cancelled.

C. Teen Swim Thursday July 18th at 7:00pm.

D. Parliamentary Procedures (Teresa Dean)

E. City Council meeting for Renewal of Special Use Permit for Storage Building

F. Adult Pizza Party Friday August 2nd at 6:00pm

G. Family Swim Saturday August 10th

6. Old Business:

A. Legal Report:

Discussion of work session notes and questions taken by board to Jim Ensz.

Per Jim Ensz regarding Article X, Section 4.

The affairs of the association are managed by the Board (Article V of the By-Laws). The only specific actions the membership takes are as stated in the Declaration of Covenants which actions are limited to voting or signing to approve certain designated matters proposed by the Board. Article X, Section 4 of the By-Laws simply states the quorum of members that must be present at meetings to pass or affect the measures proposed by the Board. It gives the members no authority to initiate any action.

Current status:

Judgments 11

Bankruptcies 5

Making payments 7

Attorney with 5 pending court cases.

7 Demand letters mailed out June 6, 2013 – 2 have currently paid and 5 will be turned over to attorney for legal proceedings. Potential of 36 demand letters going out this month.

Delinquent dues paid in the month of June \$10,121.42.

B. Shade Structure for Pool (#8005):

No news at this time.

C. Duck Pond Activity Center: The Duck Pond Committee recommendation of a yearly deposit of \$250.00 for Girl Scouts. A new contract for free usage of Duck Pond was presented for the first time.

D. Contract with website provider:

Contract was sent to Attorney. Attorney had some issues with contract. Board discussion.

E. M-150 Corridor Overlay:

Brian brought up that he was notified of the upcoming Planning Commission meeting July 23 at 5:00pm and City Council August 15 at 6:15pm regarding the rezoning of the M-150 corridor.

7. New Business:

A. Acoustical diagnostic for clubhouse:

Bill Renfro discussed ideas and proposal for acoustical solution. Brent Marina from Harvest Productions presents proposal for clubhouse.

Jeanne Smith makes a motion for the acoustical diagnostic in the sum of \$3500.00 to come from Account (4007). Susan Rusco seconded. Motion Passes 6-0.

B. Adult Pizza Party budgeted up to \$2000.00 Acct. (1018)

Susan Rusco makes a motion to approve up to \$2000.00 from account (1018) for adult pizza party. Jeanne Smith seconded. Motion Passes 6-0.

8. Round Table:

Brenda Miller addresses outstanding dues from year to year and questions publishing past due resident's names in newsletter.

Jeanne Smith discusses kids swimming on docks and if they are residents.

Mark Spencer discusses adult swim hours. Questions security officer's direction. Received a question from resident about boat in driveway. Questions if landlord is behind on dues but renter is not should renter be able to use amenities.

Brian West discusses different activities and companies using the Duck Pond Building.

Brad Oestreich wants to add Mark Spencer's security questions to work session.

Move from round table to Exec. Session. Brad Oestreich makes motion to adjourn to Exec. Session. Mark Spencer second's. Motion passes 6-0.

Motion out of exec. session by Brad Oestreich. Susan Rusco second's. Susan Rusco move to adjourn. Brad Oestreich Second's. Motion passes 6-0.

Raintree Lake Property Owners Association
Work Session
July 23, 2013

Brian West called the meeting to order at 7:00pm. Bruce Kusgen, Jeanne Smith, Susan Rusco, Dave Parker, Mark Spencer were in attendance. Brenda Miller, Brad Oestreich and Frank Paulic were absent. Rachelle Vandiver was also in attendance.

Exec. Session: End of meeting

Presentation:

1. Training Parliamentary Procedures - Teresa Dean

Teresa Dean gave presentation on Roberts Rules of Order. Thanks to Teresa Dean very informative.

Work Session:

1. Adult Swim:

Board recommendation for pool committee to check into the cost from pool management company to open earlier for an adult swim time.

2. Shade Structure for Pool:

No further information at this time.

3. Swimming in ponds:

Recommendation by board to put warnings of swimming in ponds in Shoreline and on website.

4. Zebra Mussels:

Discussion. Mark Spencer goes on record to thank San and Lake Committee. Jeanne Smith goes on record that the board did its due diligence on the Zebra Mussel issue.

5. Usage Agreement for Duck Pond Activity Center:

Board discussed the contract that was proposed at the Board Meeting. Sent back to committee as they have not reviewed and at that time make a recommendation to the Board.

Items 6-10 will be moved to next work session.

Round Table:

Bruce Kusgen discusses people parking in the street and cul-de-sac's.

Rachelle reminded everyone that Thursday is City Council Meeting on special Use Permit for maintenance building.

Adjournment to Exec. Session:

Adjournment

**Raintree Lake Property Owners Association
Board of Directors Meeting
August 13, 2013**

1. Determine Quorum and Call Meeting to Order:

Brian West calls meeting to order at 7:00 pm. In attendance were Brenda Miller, Mark Spencer, Susan Rusco, Frank Paulic, Dave Parker, and Jeanne Smith. Brad Oestreich and Bruce Kusgen were absent. Rachelle Vandiver was also in attendance.

2. Open Forum:

A. Paul Landes would like courtesy dock on southwest side to be put in budget. He thanked Jeanne Smith for changing to Monday trash pick up.

- B. Robert Dye offers services for ARB and Commercial Properties Rules & Guidelines Committee.
- C. Jason Wellner would like an exception for staying on boat slip wait list while building or moving into another residence at Raintree Lake.
- D. Jeanne Smith complements and comments on handicap fishing dock. Also mentions Commercial Rules meeting to be held at the Duck Pond Activity Center on Sept. 4th.
- C. Brian West would like ARB look into fences and maintaining fence rows.

3. Consent Agenda:

Approval of July minutes and payment of bills. First by Jeanne Smith and seconded by Susan Rusco. Motion passes 6-0.

4. Treasure's Report:

Income:

Dues	\$89,413.44
Other Income	\$6,527.98
Total	\$95,941.42

Expenses for July \$121,394.94

Bank Account Balances as of July \$236,678.48
 Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 310,505.67

Reserves		
2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 7/31/13:	\$68,592.53	\$69,783.39
Balance Due Liens Filed: (38)	\$49,054.90	\$52,990.48
1st Letter (84)	\$ 9,524.13	\$ 8,045.16
2nd Letter (15)	\$ 4,389.96	\$ 2,447.06
3rd Letter (16)	\$ 5,623.54	\$ 6,300.69

Filed for Audit

5. Board Announcements:

- A. Reminder to committee's to have money for 2014 budgets in by Sept. 30.
- B. Directory review due by Oct. 31
- C. Photo contest for directory cover due by Oct. 1st.

6. Old Business:

A. Legal Report

Current status:

Judgments 8 (one paid from sale of home)

Bankruptcies 4

Making payments 6

Attorney with 8 pending court cases.

13 Demand letters will be mailed out August 14, 2013

Delinquent dues paid in the month of July \$10,233.96.

7. New Business:

A. Oktoberfest budgeted \$3,600 (acct# 1009)

Susan Rusco makes a motion to approve \$3,600.00 from acct. 1009 for Oktoberfest. Brenda Miller 2nd's. Passes 6-0

B. Pizza party budgeted \$2,000 (acct# 1018)

Susan Rusco makes motion to approve up to \$2,000.00 from acct. 1018 for pizza party. Brenda Miller 2nds. Passes 6-0

C. Appeal ARB disapproval of 080113-881 Discussion

Mark Spencer makes a motion to approve structure for 080113-881 and to be the exact color as picture presented and signed by resident. Frank Paulic 2nds. Passes 6-0

D. Free usage agreement for Duck Pond Activity Center

Jeanne Smith presents and request approvals of usage agreements for 2013 and 2014.

Jeanne Smith makes a motion to approve agreements for free usage of Duck Pond Activity Center. Including a resident to be responsible and attending the event. Frank Paulic 2nds. Passes 6-0

8. Round Table:

Brenda Miller requested that a prepared motion be written up for review regarding the transfer of Raintree Reserve Common Areas with legal descriptions and recording of documents.

Jeanne Smith brought up mud in streets where residents are parking two wheels on common ground and where the trucks are "mudding" rutting the city right-of-way.

Sue Rusco brought up the City Council meeting scheduled for Thursday August 15th. The Garden Club submitted the Duck Pond garden and it took first place again for subdivision entrance.

Jeanne Smith complimented maintenance on the children (statues) at the pool.

9. Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session
August 27, 2013
7:00pm

EXEC SESSION: End of meeting

Brian West called the meeting to order at 7:01 PM. Those in attendance were Brenda Miller, Brad Oestreich, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Bruce Kusgen and David Parker were absent. Also in attendance was Rachelle Vandiver.

WORK SESSION:

1. Rob Binney, City Councilman, spoke regarding the overlay of 163rd Street. The City is working on a written agreement with Cass County for the overlay of the street for summer of 2014.

Brian asked Rob to check into what could be done by the City regarding mud in the streets. "Muddin" trucks are parking and or running through city right of way in places where there are no curbs.

Brian asked Rob to check into the erosion of the causeway across the spillway. The under decking is eroding with exposure of rebar.

2. Lake Patrol Swim Dock Procedure

Rachelle outlined the general procedure for Lake Patrol with persons without ID.

3. Residents renting buildings for commercial activities

The Duck Pond is relatively inexpensive to rent. We need to watch for repetitive commercial use. Staff & Duck Pond Facilities Committee need to work together to determine if/when there is a problem.

4. Publishing names with liens and/or Judgments

Move to Board meeting agenda for possible Board motion.

5. Parking in a "No Parking" Zone

This is "complaint driven". Call non-emergency LS number.

6. Mud in streets.

Brian addressed with Rob Binney at beginning of meeting.

7. Inoperable lifts/maintaining lifts

Lake Committee to take new wording into consideration for maintaining lifts.

8. ARB change for above ground pools

The ARB presented a proposal to end approval of above ground pools. Rachelle was directed to get info from City on ordinances regarding above ground pools to give to ARB. ARB is to recommend a size or size to lot ratio and perhaps a survey to surrounding neighbors.

ROUND TABLE:

Mark: Doesn't like new *Shoreline* on line.

Committees need to do more of the ground work with issues.

Frank: The pool is currently closed until 4:00 PM. Can it be worked out where adults go in unsupervised? This was determined to create a liability with no one to check the entrance for valid ID and there would be no life guard on duty.

Sue: Would like to see Summerfest on the actual date of July 4th.

Jeanne: Do we have current enforcement for fences in disrepair? Brian: City will enforce if falling down.

Adjournment to Executive Session at 8:30 PM

**Raintree Lake Property Owners Association
Board of Directors Meeting
Sept. 10, 2013**

1. Determine Quorum and Call Meeting to Order:

Brian West calls meeting to order at 7:01pm. Those in attendance Brenda Miller , Susan Rusco, Frank Paulic, Mark Spenser, David Parker, Jeanne Smith, Brue Kusgen and Brad Oestriech. Rachelle Vandiver was also in attendance.

2. Open Forum:

A. Carol Pijanowski Gives thanks for trimming weeds and addressing weeds in water.

B. Velarie Payne had questions on above ground pool rules.

3. Consent Agenda:

Approval of August Bills

Approval of Payment of the Bills

Bruce makes a motion to approve the August minutes and payment of the bills. Sue 2nds motion passes.

4. Treasure's Report:

Income:

Dues	\$56,141.17
Other Income	\$5,182.53
Total	\$61,323.70

Expenses for August \$79,864.82

Bank Account Balances as of August \$191,355.54

Cash Subtotal Bank of Lee's Summit

Notes

Payable \$ 304,648.98

Reserves

2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 8/30/13:	\$62,726.54	\$62,317.28
Balance Due Liens Filed: (44)	\$51,297.72	\$52,280.48
1st Letter (52)	\$ 6,213.16	\$ 5,374.04
2nd Letter (8)	\$ 2,565.24	\$ 2,018.16
3rd Letter (8)	\$ 2,650.42	\$ 2,644.60

Filed for Audit

5. Board Announcements:

- A. Committee Budgets for 2014 need to be in by Sept. 30
- B. Directory Review deadline by Oct. 31
- C. Photo Contest for directory cover deadline is Oct.1. Board will pick winner at Oct.8th Meeting.
- D. Winter office hours begin Sept.30. 9:00am to 4:00pm M-F, Sat. 9:00am to 12:00am.
- F. Adult Pizza Party Oct.18

6. Old Business:

A. Legal Report

Current status:

Judgments 8

Bankruptcies 4

Making payments 6

Attorney with 8 pending court cases.

10 Demand letters will be mailed out September 16, 2013

Delinquent dues paid in the month of August \$11,203.26

7. New Business:

A. Common Grounds planting invoice budgeted funds (2002)

Brenda makes a motion to approve bid A for common ground for the sum of \$2188.00 with the bid date of 8-26-2013 to come out of account #2002. Bruce 2nds, motion passes.

B. Publishing names with Liens and/or Judgments

Brenda read draft letter. Brad asked to change wording from privileges to amenities. Jan.1st would be the first date for publication.

Frank makes a motion to move forward with the letter of unpaid dues and to change the word privileges to amenities to be published starting Jan. 1st. Mark 2nds, motion passes.

C. Request for club "Raintree Anglers"

Craig Eaton discusses wanting to create a new club/committee. (Raintree Anglers Club)

Board recommends Craig to get with the Lake Committee and Facilities Committee.

8. Round Table

Frank mentions walking with Carol to point out her exact concerns.

Rachelle discusses work done at Raintree View regarding the rain garden.

Rachelle will be attending court Sept. 25th regarding trespassing charges we filed.

Bruce makes a motion to adjourn to Exec. Session.

Exec.Session:

9. Adjournment

Raintree Lake Property Owners Assoc.

Special Meeting / Work Session

September 24, 2013

7:00 pm

Brian West calls meeting to order at 7:00pm. David Parker, Susan Rusco, Mark Spencer Brad Oestrich, Jeanne Smith and Frank Paulic were in attendance. Brenda Miller and Bruce Kusgen were absent. Also in attendance Rachelle Vandiver.

Special Meeting:

1. Pool Liner Repairs

Sue makes a motion to approve the repairs to the pool liner in the amount of \$9,750.00. \$8,118.74 to be transferred from account 8005 (Deck Supplies/Equipment) to account 8006-100 (Repairs/Pool) Brad 2nds. Motion passes.

2. Gel Coat of repaired liner

Sue makes a motion to approve gel coating the repaired liner in the amount of \$7,500.00 with remaining funds of \$1,625.15 in account 8006-100 to be used as a deposit for work performed and remaining balance paid out by January 15, 2014 out of the 2014 budget. Frank 2nds. Motion Passes

3. Re-grout racing lanes with budgeted funds (8006-100)

Sue makes a motion to approve the re-grouting of the race lanes once repairs on liner have been made. This is a budgeted repair of \$1780.00 from account 8006-100. David 2nds. Motion passes

4. Insurance Review/Recommendation Transfer of funds

Account 5022 (office equipment repair) to 5003-200 (Property Insurance)

Mark makes motion to move to work session. Jeanne 2nds.

Work Session:

1. Duck Pond Usage

Sue discusses the Villas concerns on the Duck Pond Facilities Committee usage form that could affect all sub-associations usage.

Jan presents the Duck Pond Activity Center Facility Committee recommendation to the RLPOA Board of Directors as dated September 24, 2013. Jeanne responds to Jan's recommendation and recommends Duck Pond Activity Center and Facilities Committees work together with sub-associations.

2. November Work Session (Tuesday the 19th instead of 26th)

Board decides to move work session to November 19th.

Round Table:

- A. Jeanne discusses to committees needing signs.
- B. Sue talks about some committees not having designated meeting dates.
- C. Mark would like to see Committee dates in Shoreline.
- D. Brian would like to see the board think about all discussions before voting.
- F. Rachelle had conversation with Christi Development and asked if someone from the board /ARB would be available for a meeting with Christi Development Thurs. at 3:00pm in office.
- G. Brian presents example Activities Committee usage form.
- H. Adopt-A-Stream (City of Lee's Summit) request from Cub Scouts to adopt Sunset Cove. Permission needed. Board saw no problem.

Jeanne moves to adjourn. Brad 2nds.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 8, 2013

7:00pm

EXEC SESSION: End of meeting

AGENDA

7. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:00 PM. Those in attendance were Brenda Miller, Brad Oestrich, Frank Paulic, Sue Rusco, Jeanne Smith and Mark Spencer. Bruce Kusgen and David Parker were absent. Also in attendance was Rachelle Vandiver, General Manager.

7. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Velari Payne requested a sidewalk be installed along Sunset Cove.

Rich Bryd on the ARB requested the Board change rules on above ground pools.

Brian Whitley likes the new look of the *Shorelines*.

8. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Frank Paulic made a motion to approve the September Minutes and payment of Bills. Seconded by Brad Oestrich. Motion Passes. Sue Rusco mentioned that we did not receive a copy of the Executive Session minutes from the September meeting. Those will be provided and voted for approval at the November meeting.

9. TREASURER'S FINANCIAL REPORT

Sue Rusco, Treasurer read the Treasurer's report:

FINANCIAL STATEMENT SEPTEMBER 2013

Budget Analysis

Income:

Dues	\$87,082.76
Other Income	3,467.90
Total	\$90,550.66

Expenses for September	\$76,947.36
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Bank Account Balances as of September	\$184,208.50
Cash Subtotal Bank of Lee's Summit	
Notes Payable	\$298,456.23

Reserves 2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$ 5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 9/30/2013	\$60,608.37	\$60,528.79
Balance Due Liens Filed: (44)	\$50,827.77	\$51,660.94
1 st Letter (41)	\$ 4,809.92	\$ 4,375.91
2 nd Letter (7)	\$ 2,320.26	\$ 2,018.16
3 rd Letter (8)	\$ 2,650.42	\$ 2,473.78

13. BOARD ANNOUNCEMENTS

- A. Photo Contest Vote/Results
- B. Directory Review deadline by Oct. 31
- C. Boats/Trailers Enforcement begins November 1

6. PRESENTATION

A. Raintree Rays

- a. Melissa Lucas, president of the Raintree Rays Swim Team presented RLPOA with the Spirit Award, which was awarded to the team for the 2013 season.

B. Christie Development Associates

- a. Dave Christie owner of Christie Development Associates along with Matt Pennington, Director of Leasing and Dave Olson over Construction gave a presentation on their proposal for building a Casey's on Lots 4&5 at Raintree Lake Village. Residents in attendance asked questions and gave comments. Also available for comments were Rob Binney and Kathy Hofmann, City Council representatives for District 1.

Directive: Sarah Knights (SC-44) volunteered to get a list of questions for the developer to have answered by either the developer or Casey's.

7. OLD BUSINESS

P. Legal Report

Brian West read the Legal Report:

Legal Report for October 8, 2013

Current status:

Judgments 11

Bankruptcies 6

Making payments 5

Attorney with 2 pending court cases

8 Demand letters were mailed out September 21, 2013

Delinquent dues paid in the month of September \$2,866.20

8. NEW BUSINESS

A. ARB Recommended Changes to Rules

- a. This was moved to the Work Session/Special Meeting scheduled for October 22, 2013 in order to give Board Members time to review the recommendations.

B. Resident request 091613-11

- a. Resident requesting the Board to waive the future slip fees on slip #2-W on Sunset Cove. Resident not in attendance, submitted written request.

C. Bradford Pears proposal account # 2001-000

- a. **Jeanne Smith made the motion to approve the "All About Trees" proposal for spending up to \$1450.00 to trim the Bradford Pear trees along the Regatta Islands with funding to come from Account #2001-000. Seconded by Sue Rusco. Motion Passes.**

9. ROUND TABLE

10. ADJOURNMENT

Raintree Lake Property Owners Association
Special Meeting/Work Session
October 22, 2013
7:00pm

Brian West calls meeting to order at 7:00pm. Brenda Miller, Bruce Kusgen, Susan Rusco, Jeanne Smith, Frank Paulic, Mark Spencer, Brad Oestreich and Dave Parker were present. Rachelle Vandiver was also in attendance.

SPECIAL MEETING:

1. **ARB Commercial Signs**

Not voted on.

2. **ARB Changes to Above Ground Swimming Pools**

More discussion from the board needed.

3. ARB Changes to Fence Guidelines

Brad makes a motion to approve the ARB 3rd line under fences (applicant shall agree to maintain fencing structure and appearance) Sue 2nds motion passes.

4. ARB Changes to Pools, Hot Tubs & Jacuzzis

No Changes

5. ARB Changes to Garages

No vote

6. ARB Commercial Rules & Guidelines

Jeanne makes a motion to change name from CRC to ARB. Brad 2nds motion passes.

7. Colonial Proposal for Green Giants on Raintree View (Acct#2020)

Brenda makes a motion to approve bid from Colonial Nursery in the amount of \$5,440.00 out of account #2020. Sue 2nds motion passes.

8. Appeal ARB Disapproval 100313-60

Move to Exec. Session for discussion. Found Missouri Statute states that HOA's can not deny request, but can place specifications.

Bruce makes motion to move out of special session to work session. Sue 2nds.

WORK SESSION:

Finance Committee Recommendations regarding 2014 Budget.

Each committee representative presents their committee requests for 2014 budget.

- A. Activities
- B. Common Ground
- C. Duck Pond Activity Center
- D. Facilities
- E. Irrigation
- F. Lake
- G. Pool
- H. Raintree View
- I. Security
- J. Siltation
- K. Siltation
- L. Operational

Move from work session back to exec. session.

9. ROUND TABLE:

10. Adjournment

**Raintree Lake Property Owners Association
Board of Directors Meeting
November 12, 2013
7:00pm**

Determine Quorum & Call Meeting to Order:

Brian West calls meeting to order at 7:00pm. In attendance Jeanne Smith, Bruce Kusgen, Dave Parker, Brenda Miller, Sue Rusco, Mark Spencer and Frank Paulic. Also in attendance was Rachelle Vandiver. Brad Oestreich was absent.

Open Forum:

A. Rita Madison questions about the proposal for \$1,500.00 to trim the Bradford pear tree on Regatta Island. Also who ordered it and how it was paid for. Rachelle responds with the money came out of common ground account. Brian asked Rachelle to get bids and get it taken care of.

B. Jeanne Smith thanks the veterans

C. Jeanne stated a directive was given to the Activities and Duck Pond Committees to have a list of times for free activities.

D. Jeanne requests from the Lake Committee changes in the rules for damaged lifts and fees associated with non-compliance by Dec. Board Meeting.

Consent Agenda:

Approval of October minutes

Approval of Payment of Bills

Bruce makes a motion to approve the minutes and payment of bills for October. Brenda 2nds. Motion passes

Treasurer's Financial Report

Sue Rusco, Treasurer reads the Treasurer's report:

FINANCIAL STATEMENT
OCTOBER 2013

Budget Analysis

Income:

Dues

\$86,161.90

Other Income

4,693.51

Total		\$90,855.41
Expenses for October		\$86,955.78
Bank Account Balances as of October		\$212,553.19
Cash Subtotal Bank of Lee's Summit		
Notes Payable		\$292,346.80
Reserves 2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$ 5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 10/31/2013	\$82,599.39	\$83,685.52
Balance Due Liens Filed: (43)	\$53,780.92	\$57,662.98
1 st Letter (148)	\$17,220.75	\$18,559.79
2 nd Letter (21)	\$ 5,246.26	\$ 4,708.09
3 rd Letter (14)	\$ 6,351.46	\$ 2,754.66

Board Announcements:

- A. Work session changed to Nov.19, 2013
- B. Story Time with Santa date changed to Sat. Dec.14th

Old Business:

A. Legal Report

B. Irrigation Committee Report:

Report to be ready by next meeting.

C. ARB Commercial Rules & Guidelines

Brenda would like to see Commercial Rules & Guidelines struck from Commercial definitions. Also the word Commercial struck between the words enhancing and property. Commercial dues section strike out "which covers the bases". *Jeanne makes a motion to approve the ARB Commercial Guidelines with the changes as amended. Sue 2nds. Motion passes 7-0*

D. Raintree Anglers Club:

Craig Eaton presents the club rules and guidelines. Brian notes two things, Traffic pattern and rules of fish length and amount of fish according to MO. Conservation Dept. that needs changed in our Lake Rules. *Bruce makes a motion to approve the RAC club. Jeanne 2nds, motion passes 7-0*

New Business:

A. Raintree View Rules & Regulations added to Common Ground

Brenda presents rules and regulations that were suggested by Raintree View Committee. Discussion regarding adding to the existing Common Ground Rules. Would like to see a rule for no hard ball activities in the common ground rules.

B. Replacement ID Card printer budgeted up to \$1,800.00 (Acct# 5020-000)

Rachelle says wait till the budget priority list is done.

C. 2014 Assessments

Finance committee recommends a 1.76% increase in dues. *Sue makes a motion to increase dues 1.76%. Frank 2nds. 6-1 Motion passes with one No from Bruce.*

D. 2014 Boat Slip Yearly Lease

Finance committee had no recommendations at this time. *Mark makes a motion to keep everything the same as last year. Motion Fails. Bruce makes a motion to leave at \$250.00 for boat slip and \$50.00 on the maintenance fee. Mark 2nds, motion passes. 7-0*

E. 2014 Motorized Boat Stickers

Frank makes a motion to keep motorized boat stickers at \$25.00. Mark 2nds. Motion passes. 7-0

F. 2014 Non-Motorized Boat Stickers

Bruce makes a motion to keep non-motorized boat stickers free. Frank 2nds. Motion passes 7-0

G. 2014 Clubhouse Rental Fee and/or Deposit (Full and/or Half)

Jeanne makes a motion to approve Clubhouse rental fee and deposit (Full and/or Half) to remain the same. Mark 2nds. Motion passes 7-0

H. 2014 Duck Pond Activity Center Rental Fee and/or Deposit (Full and/or Half)

Bruce makes a motion to approve the Duck Pond activity center rental fee and deposit to remain the same. Frank 2nds. Motion passes 7-0

I. 2014 Shoreline Advertising Rates

Bruce makes a motion to leave the rates for the Shoreline the same. .Mark 2nds. Motion passes. 7-0

J. 2014 Pontoon Rental Fees (Full-Half-Early Bird)

Moved to December meeting

Round Table:

Rachelle talks about Raintree Reserve property turn over (not being ready)

Mention of add in Shoreline for committee volunteers.

Mark questions if he can get a bid & design for pool shade structure.

Jeanne questions why Regatta Monument could not be under capital improvements rather being on the priority list.

Adjournment

Raintree Lake Property Owners Association
Work Session
November 19, 2013
7:00 pm

Brian West calls meeting to order at 7:00pm. In attendance were Brenda Miller, Susan Rusco, Frank Paulic, Mark Spencer, David Parker and Brad Oestrich. Bruce Kusgen and Jeanne Smith were absent. Also in attendance Rachelle Vandiver.

Work Session:

1. Irrigation Committee Report:

Not Ready at this time.

2. 2014 Budget:

Rachelle reviews preliminary budget. Brian asked Rachelle to insert boat ramp gate on line item 10.

To be Boat Ramp Repair/ Maintenance/ Gate/ \$4,500.00

Board reduced facilities under 4010 - Utilities:

4010 - 100 Electricity from \$14,000.00 to \$12,000.00

4010 - 400 Gas from \$2,300.00 to \$2,000.00

Adjourn to Exec. Session

**Raintree Lake Property Owners Assoc.
Board of Directors Meeting
December 10, 2013
7:00 PM**

Brian West calls meeting to order at 7:00pm. In attendance Brenda Miller, Susan Rusco, Frank Paulic, Mark Spencer, Jeanne Smith, Bruce Kusgen and Dave Parker. Also in attendance was Rachelle Vandiver. Brad Oestrich was absent.

Open Forum:

No Comments

Consent Agenda:

Brenda makes motion to approve November minutes and payment of the bills. Frank 2nds. Motion passes.

Treasurer's Financial Report

Sue Rusco, Treasurer reads the Treasurer's report:

**FINANCIAL STATEMENT
NOVEMBER 2013**

Budget Analysis

Income:

Dues	\$48,582.43
Other Income	\$2,817.69

Total		\$51,400.12
Expenses for November		\$44,055.71
Bank Account Balances as of November		\$216,230.84
Cash Subtotal Bank of Lee's Summit		
Notes Payable		\$286,258.93
Reserves 2013	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$11,000
	Insurance Reserve	\$ 5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Siltation Loan	(\$45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 11/30/2013	\$72,680.08	\$78,285.36
Balance Due Liens Filed: (40)	\$51,217.75	\$57,637.98
1 st Letter (109)	\$12,931.12	\$14,203.23
2 nd Letter (18)	\$ 2,417.23	\$ 4,053.54
3 rd Letter (15)	\$ 6,113.98	\$ 2,390.61

Board Announcements:

- A. Story Time with Santa date changed to Sat. Dec.14th at the Duck Pond Activity Center from 1:30 to 4:00pm
- B. New Year's Eve Party Tuesday, December 31st from 7:30pm to 12:30am at the clubhouse.
- C. Chipping for Charity Saturday, January 4th 8:00am to dark at the clubhouse parking lot.

Old Business:

A. **Legal Report** - Brian reads legal report.

B. Irrigation Committee Report:

Tom Atkins stated there was no official report yet, but that there is nothing in the bylaws that says you cannot water from the lake. Says he will email Rachelle and then to board with information for a work session.

C. Delinquent letter changes:

Rachelle reports that the lawyer recommends not publishing any dollar amounts, just name, address and lot number. *Frank makes a motion to go with the changes the lawyer recommended. Sue 2nds. Brenda and Bruce wanted lot numbers only, they voted No. Motion passes. 5-2*

D. Replacement ID Card Printer budgeted up to \$1,800 (acct# 5020-000):

Bruce makes a motion to approve funds of up to \$1,800.00 for printer and supplies, out of account 5020-000. Sue 2nds. Motion passes. 7-0

E. 2014 Pontoon Rental Fees (Full-Half-Early Bird):

Brenda makes a motion to leave 2014 Pontoon rental rates to remain the same as 2013. Mark 2nds. Motion passes. 7-0

F. 2014 Budget:

Sue makes a motion to approve the 2014 budget. Frank 2nds. Bruce No. Motion passes. 6-1

New Business:

A. Common Ground Rules & Regulations:

Common ground rules to remain as written.

B. Inoperative Boat Lift Guidelines:

Questions on if it was legal for RLPOA to salvage (trash) inoperative boat lifts. Moves to legal. Brenda would like to see in the RLPOA inoperative boat lift guidelines added to the lift guidelines. Moved to Special meeting the 17th of December 2013.

C. Lake Rules and Regulations:

Moves to December 17th 2013.

D. Duck Pond Activity Center Rules and Procedures:

Bruce makes a motion to approve. Sue 2nds. Motion passes. 7-0

E. ARB Rules & Regulations (inclusion of Supplemental Covenants for Estates):

Frank makes a motion to approve as written. Mark 2nds. Motion passes. 7-0

F. December Work Session:

Date to be December 17, 2013

Round Table:

Bruce's wishes everyone Merry Christmas. Rachelle reports LaFuentes has fabric for overhang and soon to be installed. Rachelle also reminds board that she will be on vacation the week of 16th thru 20th of December 2013.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
December 17, 2013
7:00 PM

Brian West called the meeting to order at 7:00 PM. Those in attendance were Bruce Kusgen, Brenda Miller, Brad Oestreich, Frank Paulic, Sue Rusco and Mark Spencer.

1. Inoperative Boat Lift Guidelines.

The RLPOA INOPERATIVE BOAT LIFT GUIDELINES were discussed and two items were changed:

#5. After 30 days from the Letter of Notification Date, if not appealed or a waiver has not been granted, the RLPOA will begin the impoundment process. The cost to remove the lift, salvage the lift and repair the Dock will also be added to the above fine.

#7. If there has been no positive action to complete repairs or correct the issue to the satisfaction of RLPOA then RLPOA will terminate the lease agreement.

Voting on the RLPOA INOPERATIVE BOAT LIFT GUIDELINES was tabled until the January meeting when Directors could view a revised copy of the Guidelines.

2. Lake Rules & Regulations.

The LAKE RULES AND REGULATIONS were reviewed and changes noted on the document.

Frank Paulic made a motion to accept the Lake Rules and Regulations as amended. Seconded by Bruce Kusgen. All in Favor. Motion Passed.

3. A bid for Defibtech Lifeline equipment was reviewed and the Duck Pond Committee recommended no management program for the device.

Bruce Kusgen made a motion to allow up to \$1258.00 for the purchase of the equipment from Allied 100 for the Duck Pond coming out of Account #4063. Seconded by Sue Rusco. All in Favor. Motion Passed.

Brian West adjourned the meeting at 9:10 PM.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 14, 2014

7:00pm

EXEC SESSION: End of meeting

AGENDA

8. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:00 PM. Those in attendance were: Bruce Kusgen, Brenda Miller, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Also in attendance was Rachelle Vandiver, General Manager. David Parker and Brad Oestreich were absent.

8. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.
No comments from the floor.

9. CONSENT AGENDA

APPROVAL OF DECEMBER MINUTES
APPROVAL OF PAYMENT OF BILLS

Frank Paulic made a motion to approve the December Minutes and

Payment of Bills. Seconded by Mark Spencer. All in favor. Motion Passed.

10. TREASURER'S FINANCIAL REPORT

Brian West read the Treasurer's report:
Financial Statement
December 2013

Budget Analysis

Income:

Dues	\$96,903.97
Other Income	4,322.49
Total	\$101,236.46
Expenses for December	\$30,797.50

**Approx \$ due to begin of audit & reversal of capital assets

Bank Account Balances as of December	\$216,157.74
Cash Subtotal Bank of Lee's Summit	
Notes Payable	\$279,997.06

Reserves 2013	Operations	\$70,000
	Dock Self Insurance	36,500
	Siltation	11,000
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	27,000
	Siltation Loan	(45,000)

	2013	2012
Total Outstanding Dues/Fines a/o 12/31/2013	\$59,888.52	\$74,193.47
Balance Due Liens Filed (34)	44,987.17	55,999.55
1 st Letter (66)	7,481.90	12,260.00
2 nd Letter (12)	1,674.96	3,543.31
3 rd Letter (14)	5,744.49	2,390.61

14. BOARD ANNOUNCEMENTS

A. Interested Board Candidates:

1/15/14 deadline to be included in the February Shoreline

2/15/14 deadline to be included on the Proxy Ballot

B. Winter Warm-Up Friday, February 7, 2014

Begins at 6:00 PM

8. OLD BUSINESS

Q. Legal Report

The legal report was read by Brian West for January 14, 2014.

Current status:

Judgments 8

Bankruptcies 6

Making payments 5

Attorney has 8 pending court cases. 1 can not be located out of state.

4 more demand letters to go out this month.

Delinquent dues paid in the month of December: \$14,370.21

R. Boat Inoperative Lift Guidelines

Brenda Miller made a motion to approve the RLPOA Inoperative Boat Lift Guidelines as presented. Seconded by Mark Spencer. All in favor. Motion Passed.

Directive to staff: The RLPOA Inoperative Boat Lift Guidelines is to be printed and mailed to residents with current slips with lifts. This also needs to be handed out to new lessees and sub-lessees along with attaching to the Lift Application.

7. NEW BUSINESS

D. Winter Warm-Up budgeted up to \$2,800

Brenda Miller made a motion to approve up to \$2800 in funds for the Winter Warm-Up. Seconded by Bruce Kusgen. All in favor. Motion Passed.

E. Resident complaint on fireworks – discussion only.

F. Draft Proxy Ballot - discussion only.

G. Snow & Ice Removal – discussion only.

8. ROUND TABLE

9. ADJOURNMENT

Bruce Kusgen made a motion at 8:25 PM to adjourn. Mark Spencer seconded. All in favor. Motion Passed.

Raintree Lake Property Owners Association

Work Session

January 28, 2014

7:00 pm

Brian West calls meeting to order at 7:00pm. In attendance were Brenda Miller, Susan Rusco, Frank Paulic, Mark Spencer, David Parker and Bruce Kusgen. Brad Oestriech and Jeanne Smith were absent. Also in attendance Rachelle Vandiver.

Work Session:

1. Club(s) procedures for requesting common ground, buildings and tournaments

Rachelle asked for clarity on dates and times for committees. Clubs to submit dates for meetings to Rachelle for the next year at budget time. Swim meets and tournaments to be approved through the Board.

2. BBQ Contest

Office to contact coordinator. Contest date can not be held unless approved through the Board.

3. Irrigation Committee Report

Board agrees to put summary and findings from the irrigation committee in the shoreline and on the website to assist in educating residents for answering proxy ballot question.

4. Proxy Ballot Question(s)

Change proposal 3. To allow pumping from the lake to (Raintree Lake Proper) by any lake front property owner. Have a clear definition of Lake front and Raintree Lake Proper. Take proposal 4 off the ballot. Bruce would like to see term limits for board members be put on ballot. Terms to be decided if passed by the residents. To be put on ballot.

5. Snow and Ice Removal

Directive was given to Rachelle to get three bids for plowing and salting of the clubhouse and duck pond buildings.

6. Pool shade structure.

Directive was given to pool committee to get 3 bids all with labor and permits included in their bids. Directive was given to Rachelle to contact the committee chair with the Board requirements.

7. 2014 Budget/Rollover

Rachelle recaps 2013 rollover funds. The Board to consider what they would like to elect to do with them or to hold funds for future needs.

8. Enforcement of trucks, boats and trailers

Agreed to change wording in paragraph C to change 5days to 10days. Lake Committee will review and make recommendation to the Board.

Adjourn to Exec. Session

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 11, 2014

7:00pm

AGENDA

9. DETERMINE QUORUM & CALL MEETING TO ORDER

Brian West called the meeting to order at 7:00 PM. Those in attendance

were: Brenda Miller, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Also in attendance was Rachelle Vandiver, General Manager. Bruce Kusgen arrived at 7:04PM. Brad Oestreich and David Parker were absent.

9. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

10. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Frank Paulic made a motion to approve the January minutes and payment of bills. Seconded by Mark Spencer. All in Favor. Motion Passed.

11. TREASURER’S FINANCIAL REPORT

Susan Rusco read the Treasurer’s Financial Report:

FINANCIAL STATEMENT
JANUARY 2014

Budget Analysis

Income:

Dues	\$66,593.40
Other Income	27,877.33
Total	\$94,470.73

Expenses for January \$40,001.96

Bank Account Balances as of January \$302,110.54
Cash Subtotal Bank of Lee’s Summit

Notes Payable \$273,930.79

Reserves 2014	Operations	70,000
	Dock Self Insurance	36,500
	Siltation	2,500
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	27,000
	Monument	5,000
	Raintree View	7,000
	Siltation Loan	(45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 1/31/14	\$84,356.11	\$96,279.53
Balance Due Liens Filed: (38)	50,232.72	61,028.03
1 st Letter (122)	13,177.86	15,171.14

2 nd Letter (52)	12,782.98	16,078.55
3 rd Letter (18)	8,162.55	4,001.81

15. BOARD ANNOUNCEMENTS

- A. Interested Board Candidates
- B. Winter Warm-Up rescheduled to Friday, Feb 21 at 6:00 PM
- B. Annual Meeting March 27, 2014

6. PRESENTATION

Major Scott Lyons – Interim Police Chief

7. OLD BUSINESS

S. Legal Report

Brian West read the Legal Report for February 11, 2014

Current status:

Judgments 7

Bankruptcies 7

Making payments 6

Attorney has 4 pending court cases. Located the out of state homeowner.

5 lots brought dues up to current.

13 more demand letters to go out this month.

Delinquent dues paid in the month of January \$9,567.87

T. Proxy Ballot

Brenda Miller made a motion to accept the Drafts of the Official Proxy and to accept the amended Draft of the Official Proxy Voting Information. Seconded by Frank Paulic. Those in favor were Brenda Miller, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Opposed was Bruce Kusgen. Motion Passed.

8. NEW BUSINESS

H. Appreciation Dinner budgeted up to \$7,000 (acct# 5035)

Frank Paulic made a motion to allow up to \$7000 for the Appreciation Dinner from account #5035. Seconded by Susan Rusco. Those in favor were Brenda Miller, Frank Paulic, Susan Rusco, Mark Spencer. Opposed was Jeanne Smith. Abstaining was Bruce Kusgen.

I. Electronic Voting for Annual Meeting budgeted up to \$5,500 (acct#5021-100)

Susan Rusco made a motion to allow up to \$5,500 for the Electronic Voting for Annual Meeting from account #5021-100. Seconded by Bruce Kusgen. All in favor. Motion Passed.

J. Adult Pizza Party budgeted up to \$2,000 (acct#1018)

Brenda Miller made a motion to allow up to \$2000 for the Adult Pizza Party from account #1018. Seconded by Susan Rusco. Those in favor were Brenda Miller, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Abstaining was Bruce Kusgen. Motion Passed.

K. Pool Contract budgeted up to \$84,750 (acct#8001)

Susan Rusco made a motion to allow up to \$84,750 for the pool contract with Aquaticare. Seconded by Frank Paulic. All in favor. Motion Passed.

L. BBQ Contest request

Bruce Kusgen made a motion to allow the facility parking lot for a BBQ Contest. Jeanne Smith seconded. Those in favor were Bruce Kusgen, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Opposed was Brenda Miller. Motion Passed.

M. Snow Removal Bids

Frank Paulic made a motion to accept the Reisner bid for snow removal. Seconded by Sue Rusco. Those in favor were Bruce Kusgen, Frank Paulic, Susan Rusco, Jeanne Smith and Mark Spencer. Abstaining was Brenda Miller. Motion Passed.

N. Pool Vacuum budgeted up to \$3,975 (acct#8005)

Susan Rusco made a motion to allow the purchase of the Dolphin Wave 100 pool vacuum of up to \$3,975 from account #8005. Seconded by Bruce Kusgen. All in favor. Motion Passes.

O. Pool Lights budgeted up to \$2,130 (acct#8006-100)

Frank Paulic made a motion to allow the purchase of pool lighting for up to \$2,130 from account #8006-100. Seconded by Bruce Kusgen. All in favor. Motion Passed.

P. Slide Repair & Deck Caulking Proposals budgeted up to \$3,430 (acct#8006-200)

Bruce Kusgen made a motion to approve as proposed the Slide Repair & Deck Caulking Proposals up to \$3,430 from account #8006-200. Seconded by Susan Rusco. All in favor. Motion Passed.

Q. Pool Pump/filter/repairs budgeted up to \$5,750 (acct#8006-300)

Bruce Kusgen made a motion to approve up to \$5,750 for the Pool Pump/filter/repairs from account #8006-300. Seconded by Susan Rusco. All in favor. Motion Passed.

9. ROUND TABLE

10. ADJOURNMENT

Bruce Kusgen made a motion to adjourn to Executive Session at 9:17 PM

EXEC SESSION: End of meeting

Raintree Lake Property Owners Association
Work Session
February 25, 2014
7:00pm

Brenda Miller called meeting to order at 7:00pm. Those in attendance: Susan Rusco, Bruce Kusgen, Frank Paulic, Mark Spencer and David Parker. Absent were Brain West, Brad Oestreich and Jeanne Smith. Also in attendance was Rachelle Vandiver.

1. 2014 Budget/Roll-over

Discussion on using 2013 Roll-over funds / Available Discretionary Funds towards items on the 2014 Committee's Request/Priority List. Bruce proposed applying half the funds towards priority list and other half be held for future siltation.

2. Summerfest Parade Questions/Guidance

Jenny Bolin brought suggestions to the board on increasing parade participation. Thoughts from Jenny were local school bands, ROTC, groups and clubs to participate in our parade.

3. Swim Team Practice Questions

Missy Lucas presents the hour and lane options that the Raintree Rays Swim Team would like to have for practice. Missy also asked the board to increase sponsorship from \$700.00 to \$900.00.

Round Table: Discussion on Safehouse. Per conversation with David Mitchell it was not advised. Thought was to have a presentation on Safehouse/Safety at annual board meeting. Rachelle was to check into publisher software cost.

Adjournment

**Raintree Lake Property Owners Association
Board of Directors Meeting
March 11, 2014**

1. Brenda Miller calls meeting to order at 7:00pm. Bruce Kusgen, Jeanne Smith, Brad Oestreich, Frank Paulic, Mark Spencer, David Parker and Susan Rusco were in attendance. Rachelle Vandiver was also in attendance. Brian West was absent.
2. **Open Forum:**
 - A. Question about irrigation packets that are being distributed.
 - B. Rita Madison- Thanked Office & Board members for the Committee Appreciation dinner. Also had questions about the letter/packet being distributed. She questioned whether a committee chair can solicit the community on a vote.
 - C. San- Lake Committee was to have Cribs and other company check the docks.

- D. Tim Nydegger- States fliers were only sent out for education purposes.
 E. Rita Madison for the record says the letter being sent out has a title on it.

3. Consent Agenda:

Frank makes a motion to approve the February minutes and payment of the bills.
 Sue 2nds. Motion Passes.

4. Sue reads the Treasurer's Financial Report

FINANCIAL STATEMENT
 FEBRUARY 2014

Budget Analysis

Income:

Dues	\$72,471.24
Other Income	23,329.23
Total	\$95,800.47

Expenses for February \$45,600.47

Bank Account Balances as of February \$357,254.79
 Cash Subtotal Bank of Lee's Summit

Notes Payable \$267,738.90

Reserves 2014	Operations	70,000
	Dock Self Insurance	36,500
	Siltation	2,500
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	27,000
	Monument	5,000
	Raintree View	7,000
	Siltation Loan	(45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 2/28/14	\$72,626.74	\$81,191.75
Balance Due Liens Filed: (39)	47,461.04	55,931.06
1 st Letter (84)	8,983.16	11,582.85
2 nd Letter (44)	10,866.72	10,220.84
3 rd Letter (13)	5,315.82	3,457.00

5. Board Announcements:

- A. Boat slip renewal deadline March 15, 2014
 B. Annual Meeting Thursday March 27, 2014

C. Adult Pizza Party Friday March 21, 2014

6. Old Business:

A. Brenda reads the legal report.

B. Raintree Rays Swim Team Practice & Dates

Brad makes a motion to allow the swim team practice times and dates. Bruce seconded. Motion unanimously passes.

C. Swim Team requested budgeted funds of \$700 from acct. #8007.

Bruce makes a motion to approve budgeted fund of \$700 from acct. #8007. Jeanne 2nds. Motion Passes.

D. Solar light for fishing dock transfer from roll-over to acct#6047and award contractor. Tabled for now.

E. March work session cancelled.

7. New Business:

A. Friends of Lee's Summit - Bond Issue: Tony Jose brings question to board about a mailing list for bond issue. Declined.

B. Anglers Club Tournament Dates: Craig Eaton presents. *Frank makes a motion to approve the Raintree Anglers scheduled times and dates. Mark 2nds. Motion passes.*

C. Repairs to North Walking Trail budgeted up to \$10,000 (acct#2007). *David makes a motion to approve the North walking trail repairs budgeted up to \$10,000 from acct. #2007. Bruce 2nds. Motion Passes.*

D. Turbidity Barriers Budgeted up to \$3,000 (acct# 6093). *Bruce makes a motion to approve the Turbidity Barriers budgeted up to \$3,000 out of account #6093. Frank 2nds . Motion Passes.*

E. Regatta Monument budgeted up to \$34,500 (acct#2010) and award contractor. *Frank makes a motion to approve the Regatta monument budgeted up to \$34,500 out of acct# 2010. And be awarded to Vendor A Signcraft. Mark 2nds. Motion Passes.*

F. Adopt -A-Tree program along with replacement trees budgeted up to \$8,000 (acct#2002). *Brad makes a motion to approve the adopt a tree program along with the replacement trees budgeted up to \$8,000 out of acct# 2002. Bruce 2nds. Motion Passes.*

G. Boat ramp seal and stripe budgeted up to \$3,500 (acct#6070). *Bruce makes a motion to approve Vendor B Williams for the boat ramp seal and stripe budgeted up to \$3,500 out of acct.# 6070. Frank 2nds. Motion Passes.*

H. Boat ramp gate design: San presented some pictures and had open discussion. Will discuss at the April work session.

8. Round Table - none

9. Adjournment

Exec. Session - none

**Raintree Lake Property Owners Association
2014 Annual Meeting
March 27, 2014 7:00pm**

1. Brenda Miller called the meeting to order at 7:00pm. Bruce Kusgen, David Parker, Mark Spencer, Susan Rusco, Frank Paulic and Brad Oestreich were in attendance. Absent were Jeanne Smith and Brian West. Also in attendance were General Manager Rachelle Vandiver and Shirley Tarantino.
2. **Election Process- Introduction of Candidates- Class A and Class B** – David Elliott announced we had a quorum to proceed with the election. He read the candidates' names and then asked for nominations from the floor for Class A. No response. He then introduced the candidates and each had an opportunity to speak.

A. Class A:

1. Frank Paulic
2. Sharon McCann (not present)
3. Bruce Kusgen
4. Craig Eaton (not present but had a video)
5. Tim Kirkpatrick
6. Paul Landes

David asked for nominations from the floor for Class B. No response. Susan then spoke.

B. Class B:

1. Susan Rusco

Nominations were closed at 7:20pm.

3. **Intermission for voting at 7:20pm**
4. **Brenda Miller introduced the current Board Members.**
5. **David Parker read the 2013 Annual Meeting Minutes.** Bruce Kusgen made a motion to approve the 2013 Annual Meeting Minutes. Susan Rusco 2nds. Motion passes.
6. **Susan Rusco reads the Treasurer's Report.**
7. **Lee's Summit Police Dept. Major Scott Lyons and Captain Brian Wilson.** They discussed crime being down and current Nerf war games being played out around town. Brian Wilson will be the liaison for Raintree Lake.
8. **Legal - Jim Ensz**
Most all of legal funds used were for delinquent dues. Some discussion from resident was on if rules were made by the ARB.

9. City Address: City Councilman District 2- Brian Whitley, District 1 Rob Binney.

City projects planned for Raintree Lake for this year. Crack & seal sidewalks and new signs. Road closure announcements. Road projects and development projects (Walmart & Caseys). Frank Paulic questioned synchronizing of lights on 291 N. Also a question on 150hwy & 291 (east bound turning north bound) timing on lights. Question on looking at what can be done for the east side sidewalk in front of clubhouse by swim dock from being under water when it rains. Asked when will Ward Road be finished? Status report on capital improvements, Sales Tax and GEO Bond usages. Question on the debt of Lee's Summit (can be found at City's Website).

10. State of Raintree Lake: Brenda Miller

Brenda shows some of the 2013 projects that were completed along with current projects for 2014.

11. Introduction of General Manager and Staff

12. Committee Recognition

13. Announcements: David Elliot presents the voting results.

- A. Class B - Sue Rusco with 46 votes
- B. Class A - Sharon McCann with 307 votes
Paul Landes with 307 votes

Frank Paulic with 289 votes

Tim Kirkpatrick with 235 votes

Craig Eaton with 204 votes

Bruce Kusgen with 166 votes

Congratulations to the new Board Members!

- C. To waive the "Boat in Driveway" rule from the period of April 1st -October 31st

For: 323

Against: 287

Abstain: 93

- D. To allow pumping from Raintree Lake "Proper"

For: 196

Against: 494

Abstain: 16

- E. To establish term limits for the Board of Directors

For: 492

Against: 149

Abstain: 63

F. Nominating Committee for 2015 remains the same as the 2014.

14. Open Forum: Bruce Kusgen thanks everyone for allowing him to serve the past 4 years. Dianne Forte speaks about running for District 1 Candidate. Robert Dye also mentions he is running for District 1 Candidate.

15. Adjournment.

**Raintree Lake Owners Association
Board of Directors Meeting
April 8, 2014
7:00 PM**

1. Brian West called meeting to order at 7:00pm. All were present. Rachelle Vandiver was also in attendance.
2. **Open Forum:**
 - A. Jennifer Bowlin reports on Parade attendees. She questioned parking for the July 5th parade.
 - B. Valerie Payne questioned what will be done with current residences watering from the lake.
 - C. Jan Diepenbrock questioned how officers can get elected without campaigning.
 - D. Sarah Knight discusses her concerns with noise from neighboring business.
3. **Consent Agenda:** March Minutes and Payment of Bills
Sue makes a motion to approve March Minutes and Approval of Bills. Brad 2nds. Motion passes
4. Sue reads Treasurers Financial report:

Budget Analysis

Income:

Dues	\$99,973.85
Other Income	\$27,279.87
Total	\$127,253.72

Expenses for March \$ 75,760.88

Bank Account Balances as of March 396,254.07

Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 261,384.56

Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$2,500

Insurance Reserve	\$5,000
Loan Payment (Annually)	\$72,747
Capital Asset	\$27,000
Monument	\$5,000
Raintree View	\$7,000
Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 3/31/14:	\$64,344.45	\$70,964.99
Balance Due Liens Filed: (51)	\$49,879.75	\$52,639.11
1st Letter (56)	\$ 5,609.71	\$6,972.80
2nd Letter (27)	\$ 6,691.25	\$8,612.47
3rd Letter (4)	\$ 2,163.74	\$2,740.61

5. Board Announcements:

A. Introduction of new board members.

Susan Rusco

Frank Paulic

Sharon McCann

Paul Landes

B. Easter Egg Hunt Saturday, April 19th

C. Cinco de Mayo Saturday, May 3rd

D. Spring Garage Sale May 8th thru May 10th

E. Lake Clean-Up Saturday, May 17th

F. BBQ Contest Saturday, May 24th

G. Fishing Derby Monday, May 26th

6. Old Business:

A. Legal Report: Judgments 6, Bankruptcies 7, Making payments 5, Pending court cases 3, Demand letters 3 and lien letters 2. Delinquent dues paid in the month of March \$9,905.71.

B. Rules for boats in driveways from April 1 to October 31. *Frank makes a motion for the above and Sue 2nds. Motion passes*

7. New Business:

A. Appeal of 32614-HC41. Keith and Kelly O'Brien. *The board sustained the loss of boat slip for failure to pay on time.*

B. Appeal of 33114-581. Judith Casady said she was out of country and just 2days late. *The board sustained the loss of boat slip for failure to pay on time.*

C. Challenge to Class B voting Process: Tom Atkins questioned why 64 votes were thrown out of election. Brian explains the process.

D. Charitable Event for Ex-POW waiving rental fee for clubhouse. *Mark makes a motion to approve. Frank 2nds. Motion passes.*

E. Approve budgeted funds for boat dock maintenance \$15,000. *Mark makes a motion to approve the budgeted funds for boat dock maintenance of \$15,000 out of account #6001. Paul 2nds. Motion Passes*

F. Approve budgeted funds for swim docks maintenance \$3,000. *Sue makes a motion to approve the budgeted funds for the swim docks maintenance of \$3,000 out of account #6045. Sharon 2nds. Motion Passes.*

G. Approve budgeted funds for courtesy docks maintenance \$3,000. *Sue makes a motion to approve the budgeted funds for the courtesy dock maintenance of \$3,000 out of account #6044. Frank 2nds. Motion passes.*

H. Approve budgeted funds for Easter egg hunt of \$1,200. *Brenda makes a motion to approve budgeted funds for the Easter Egg Hunt of \$1,200 out of account #1001. Sharon 2nds. Motion Passes.*

I. Approve budgeted funds for Cinco de Mayo \$4,100. *Mark makes a motion to approve the budgeted funds for Cinco de Mayo in the amount of \$4,100 out of account #1011. David 2nds. Motion passes.*

J. Sue Rusco was nominated for Treasurer

Paul Landes for Secretary

Brian West for Vice President

Brenda Miller for President

8. Round table:

Paul discusses bringing courtesy dock on SW side of Lake.

Brenda Miller brings up an Ethic's & Conduct Policy and asks the Board would they like to review.

Mark requests that we research flag stands to start our meetings more professionally.

Work Session to be a Special Meeting/Work Session in order to approve the insurance renewals and purchase of pool chairs.

9. Adjournment

**Raintree Lake Property Owners Association
Special Board Meeting/Work Session
April 22, 2014
7:00pm**

Please find below the Board of Directors revised agenda for tonight's meeting at 7:00pm.

Quorum: Brenda Miller, Sue Rusco, Frank Paulic, Mark Spencer, Brad Oestreich, Sharon McCann, Paul Landes.

Absent: Brian West and David Parker

Attendance: Rachelle Vandiver, General Manager

SPECIAL MEETING:

1. Pool Deck Supplies budgeted up to \$7,800 (acct# 8005) (chairs, telescopic poles, rescue tubes & covers etc.)

Motion: Sue Rusco, 2nd; Frank Paulic, No Discussion, Passed, Unanimous

Insurance Package: Items 2 through 9

Motion: Sue Rusco, 2nd Brad Oestreich, \$67,399.25 total, respective to internal account numbers. Vendor: Twin Lakes Insurance,

Discussion: Rachele Vandiver Insurance is shopped every 3 years, Brenda Miller; this is the renewal package recommended by Finance Committee, Sharon McCann reviewed coverage and deductible, New for this year is Employee Practices Liability.

Passed: Unanimous

2. Workers Comp \$10,933 (acct# 5003-100)
3. Property \$8,845 (acct# 5003-200)
4. Umbrella Liability \$8,138.55 (acct# 5003-300)
5. Auto \$1,861 (acct# 5003-400)
6. Inland Marine \$1,318 (acct# 5003-500)
7. General Liability \$26,810.70 (acct# 5003-600)
8. Directors & Officers \$7,163 (acct# 5003-700)
9. Employee Liability \$2,330 (acct# 5003-800)

Adjournment: 7:42 PM moved to Work Session

WORK SESSION:

1. Audit & Financial Reports Review with Auditor – Don Blythe

Balance Sheet of 3/31/14 off by \$24,984.79 Total assets of \$1,840,402.70 should match Total Liabilities + Equity of \$1,865,387.49. **Must be corrected.**

Brenda Miller asked about the return of timely information for Audit process. Don Blythe replied that an additional Related Party Transaction search process would have been done if information continued to be tardy. Would have cost and an additional \$250 in Auditing fees.

2. Regatta Monument Presentation of Design (\$34,500 Budgeted)

Reviewed 3 Designs, Round table; Unanimous for Design #1, Proceed to permitting. Excess reserved for unforeseen costs.

1. Original design \$28,000
 - A. Single detached column design \$31, 875
 - B. Two column curved design \$37,940

3. Commercial Noise Ordinance

6 Windjammer residents in attendance. Very high emotions from neighbors as frustrations mount.

Safety and Noise issues are intolerable behind Raintree Lake Village commercial area. In winter there are snow plows at 4:00 AM. Bar employees hang out behind building are loud and exhibit lewd behavior and language. Increasing noise until 1:30 am. Bar employees emptying trash in loud rolling carts at 10:30- 12: and 1:30. Excessive walking traffic though common ground, at all hours using as a short cut to Walgreens. Patronizing language and communication from Westside managers. Police called a 1:02 am, employees returned to alley immediately after the Police departure and yelled explicatives at houses. Departed at 1:30 revving trucks and peeling out. Employees park in back of building.

List of requests:

1. Follow Raintree noise ordinance and enforce fines
2. File formal complaint on behalf of Windjammer neighbors
3. Meet with business owners
4. 10 pm Noise curfew
5. Take trash out once
6. Change employee parking area
7. Can't hear the patrons but can hear employees at the rear of building
8. Pick up your trash in common area
9. No Loitering behind building
10. Refrain from door slamming and locking out employees forcing them to knock on service door
11. Turn the music down
12. Litigation will be pending if demands are not met
13. Employees watch their mouths
14. Want a stone wall behind houses
15. Survey of property lines and common area.
16. Want to use decibel meter to document noise level
17. Refrain from Trash pick-up at 5:30 AM
18. Remove and replace dead tree.
19. Pick up trash before mowing.

Brenda Miller asked that the neighbors continue to call the police and document noise disturbance

Brad Oestreich added that they can rotate security into target area during the summer.

Mark Spencer added to review commercial rules

Rachelle Vandiver suggested Adopt a tree funds still available.

Common Ground committee suggested to allow additional evergreen trees in this area to increase density. Plant densely at corner to cut off traffic

4. Rental Pontoon Condition

Low End remodel with volunteer labor would be \$10, 000. New Pontoon would be \$15,000 to \$25,000 depending on what we can get in trade-in for existing. Existing pontoon has a good 60HP motor but is underpowered for even low speed tubing / towing. 75HP to 90HP recommended. 115Hp not recommended due to rental pontoon will be used by novice boaters. Vinyl flooring discussed as an option on new or remodel. Existing pontoon is 24 feet, recommend 20 to 22 foot replacement size depending on layout.

Round Table: Lake Committee tasked with spec'ing and pricing New Replacement Pontoon.

5. Website Proposal

Reviewed proposed vendors for Website build and management. Round table preference is Teresa Glidwell. \$950.00 cost does not need directive from board to contract.

6. Update on dock repairs (\$21,000 budgeted for Swim, Courtesy, Fishing and Boat Docks)

Swim Docks, Courtesy Docks are under budget.

Estimated repairs to Boat Docks is \$42,000, well outside \$15,000 budgeted amount. 1219 Boards, mud poles, and dock sections.

Lake Committee to mark dock boards for replacement. Budget savings from Swim and Courtesy docks will be reserved for additional repairs within budgeted amounts. Brad Williams local contractor to attack repairs with 8 to 10 people, making for faster repairs.

7. Boat Ramp Gate Design

Discussion; Won't stop Zebra Mussels, but will stop non-Raintree boats. Recommend that only boat owners of stickered boats need lock combination to ramp gate. Need to check with North Shore regarding design and color of ramp gate.

8. Solar Light for Fishing Dock (Budgeted \$7500)

Discussion from Landes questioning need for a 24" x 48" design. Lake Committee concurred that there was plenty of ambient lighting on Fishing Dock to accommodate night fishing. No Light required. Proposal withdrawn and funds returned to budgeting process.

9. Flag Stand Options

Discussed approximate \$200 cost of single US flag in stand. Recommend that we get "Silver" headpiece and stand to match existing hardware trim in clubhouse. No directive needed.

10. Ethics Policy:

Should be added to bylaws if Board members are required to sign. Review in Executive Session for specific changes.

11. Gator muffler noise level

Some complaints from Fountains residents regarding noise from gators on Raintree Drive. Directive to Rachelle to check gator noise with Decibel meter to get some data.

EXEC SESSION: End of meeting

Exec Session adjourned at 11:20pm

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
May 13, 2014
7:00pm**

PLEDGE OF ALLEGIANCE

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Attendance: Brenda Miller, Brian West, Sue Rusco, Frank Paulic, Brad Oestreich, Sharon McCann, Paul Landes, and Mark Spencer.

General Manager: Rachelle Vandiver

Absent: Dave Parker

2. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Vince Ellebracht--Lot 878, 5100 SW Surf Scooter – inquired about buying a 26' pontoon boat with a slide that extends 6' from the end for a total of 32'. He is in slip U1 which is the 24' end unit. RLPOA will take up the question in Exec Session.

Bill Barber--Lot 310, 4064 SW Royale Court—Upset about how collection of past due assessments are handled, disagrees with publishing names in the Shoreline, Would like an envelope included with billing to make it more convenient to pay assessments.

Judith Casady—Lot 581—329 SW Marsh Wren—asked board to reconsider Loss of Slip for non-payment, several deaths in the family and was out of town in March and February 2014.

3. CONSENT AGENDA

APPROVAL OF APRIL MINUTES--Passed 8-0

APPROVAL OF PAYMENT OF BILLS—Passed 8-0

4. TREASURER'S FINANCIAL REPORT---Landes commented on Balance Sheet correction.

Budget Analysis

Income:

Dues	\$73,808.39
Other Income	\$7,714.45
Total	\$81,522.84

Expenses for April		\$ 129,209.79
Bank Account Balances as of April		430,073.03
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$ 255,130.67
Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$7,000
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 4/30/14:	\$ 91,279.31	\$ 65,568.46
Balance Due Liens Filed: (66)	\$ 69,083.64	\$ 48,979.01
1st Letter (126)	\$ 13,769.87	\$ 6,212.64
2nd Letter (27)	\$ 6,459.55	\$ 8,370.53
3rd Letter (3)	\$ 1,966.25	\$ 2,006.28

5. BOARD ANNOUNCEMENTS

A. Lake Clean-up Saturday, May 17th 9–12pm

B. Pool Opens Monday, May 19th at 4:00pm. School hours apply.

C. BBQ Contest Saturday, May 24th---Tim Nydegger asked for funds for a DJ during the BBQ contest, because Street Dance was no longer on the same day. Vandiver responded that the Activities Committee had scheduled them separately due to the number of adults drinking during the day and continuing into the evening. A fund was not budgeted and was not taken up by the board.

D. Fishing Derby Monday (Memorial Day) May 26th 8:00am registration at the Duck Pond

6. OLD BUSINESS

A. Legal Report:

9 Judgments, 7 Bankruptcies, 4 making payments, 2 pending court cases with 22 lien

letters that went out on 5-12-14. Delinquent dues paid in the month of April \$6,302.84.

7. NEW BUSINESS

A. Appeal of ARB Disapproval 042214-909—Homeowner spoke, Home abuts Raintree Parkway, Board will vote in Exec Session. **Consensus and precedent to approve the 6' fence all the way around the backyard for safety, aesthetics and privacy if on arterial and have pool. Must be picket style. Passes 8-0**

Shadowbox type not approved all the way around the property by 5-3 vote (62.5%). (2/3--67% vote required to Approve). Shadowbox can be used on Arterial side of property only by Rule.

B. Appeal of ARB Disapproval 042714-DP16—Homeowner spoke, Home abuts Cole Younger Drive, Existing 6' fence. Board will vote in Exec Session. **Consensus and precedent to approve the 6' fence all the way around the backyard for safety, aesthetics and privacy if on arterial and have pool. Must be picket style. Passes 8-0**

Shadowbox type not approved all the way around the property by 5-3 vote (62.5%). (2/3--67% vote required to Approve). Shadowbox can be used on Arterial side of property only by Rule.

C. Dissolution of the Irrigation Committee—Motion Frank Paulic, 2nd Sue Rusco, No Discussion. **Frank moved to dissolve the irrigation committee, that was formed March 2013, having completed its charter to review options for pumping from the main Raintree Lake and all other Raintree water sheds for the purpose of irrigating private property, with the expressed thanks from the Board of Directors to those who participated on the committee and those residents who provided feedback to the committee. Passed 8-0**

D. Resolution for Residential Irrigation from the Lake—Motion Frank Paulic, 2nd Sue Rusco, Passed 8-0, **Frank moved to enact rules and regulations that prohibit any current or future resident from pumping from the main Raintree Lake and all other Raintree water sheds for the purpose of irrigating private property based on the results of the vote of the Raintree residents at the March 27th 2014 general election. Further rules and regulations will be developed by the board to address existing hardware and equipment that crosses Raintree common grounds and or entering Raintree Lake for the purpose of pumping water for private irrigation.** Discussion: Question from Norris Greer Lot 1176, wanted to know if the RLPOA attorney had been asked to render an opinion on the issue and could he obtain a copy. Brenda Miller responded that the board had consulted our attorney and it was a closed record. **Passed 8-0.**

E. Pool/Facilities Landscaping—Toni Travalent spoke on behalf of Facilities committee, proposed \$2,500 for landscaping of Pool House area using staff labor. Brian West to donate Drawing and Design. Rachele commented that it would be Mid-July time for scheduling staff

labor. **Motion Mark Spencer, 2nd Sharon McCann to move \$3,000 in rollover funds to internal account #4012, no subsequent discussion, passed 8-0**

F. **Approval of funds for June Adult Pizza Party budgeted up to \$2,000 Acct#1018—Motion Brian West, 2nd Sue Rusco, No discussion, Passed 8-0**

G. **Approval of funds for Fireworks budgeted up to \$8,500 Acct#1015—Motion Brian West, 2nd Frank Paulic, Discussion Fireworks are scheduled for July 4th, Passed 8-0**

H. **Approval of funds for Summerfest budgeted up to \$10,500 Acct#1004—Motion Brian West, 2nd Sue Rusco, Discussion: Summerfest is during the day on July 5th, Passed 8-0**

I. **Approval of funds for Family Block Party budgeted up to \$2,750 Acct#1016---Motion Brian West, 2nd Sue Rusco, Discussion: Family Block Party is Family oriented function and is on July 5th in the evening. Passed 8-0**

J. **Approval of funds for Boat Dock Electrical Repairs budgeted up to \$5,000 Account# 6005—Motion Frank Paulic, 2nd Sue Rusco, Discussion: this item includes an electrical GFCI function test and replacement of electrical boxes and components if required. Passed 8-0**

K. Rental Pontoon Condition—San LaPoint has 2 bids, 2 additional bids are inbound, topic moved to Special Meeting 5-27-14

L. Transfer of Roll-over funds to accounts---Available Discretionary Funds rollover from 2013 was \$41,349.

Motion Sue Rusco, 2nd Sharon McCann --Move \$20,000 to Siltation Reserve Acct#2006, Move \$3000 to Facilities Misc Acct#4012, discussion: Solar Light for fishing dock was not approved and therefore not funded. Passed 8-0

\$18,349 remains in Rollover unbudgeted

M. Adoption of Ethics Policy for RLPOA Board Members & Committees—**Motion Sharon McCann, 2nd Mark Spencer, to adopt the Ethics Policy for RLPOA Board Members and Committees.** Discussion: Directive to Rachelle Vandiver to publish in the Shoreline. From the floor, Tim Kirkpatrick asked about what was happening on Term Limits for Board members. Brenda Miller responded that the Nomination Committees was tasked with readying the language for the Annual Meeting and vote to change RLPOA By-Laws. **Passed 8-0**

8. ROUND TABLE

Brad Oestreich—Discussed Security for summer and incident reports from Lee's Summit Police Department. May want to summarize the reports in the Shoreline if space permits.

Brian West—Discussed conditions of backyards and asked if Codes enforcement could check for violations.

Sue Rusco—Commented on format of Electronic Voting notice. PIN# is too small, hard to see. There are 3 options of how to vote, Internet, Mail-in and Walk-in.

San LaPoint—Commented on the 26' boat with 6' slide extension. Lake Committee recommends not to approve. The only other boat with a slide is 24' and the slide exits to the port side.

Brenda Miller---Commented that the General Manager should have a key to the Activities Storage room, all agreed by acclamation

9. ADJOURNMENT—8:40 PM,

EXEC SESSION: End of meeting

**Raintree Lake Property Owners Association
Special Meeting/Work Session
May 27, 2014
7:00pm**

Brenda called the meeting to order at 7:05pm. Members in attendance were: Brenda Miller, Sue Rusco, David Parker, Mark Spencer, Sharon McCann, Brad Oestreich and Frank Paulic. Paul Landes and Brian West absent. Rachelle Vandiver was also in attendance.

Special Meeting:

1. Rental Pontoon Purchase - No new info. Moved to June.
2. Approval of budgeted funds of \$6,000.00 for lake treatment (acct# 6055)
Brad makes a motion to approve \$6,000.00 for lake treatment out of account # 6055. Sue 2nds. Motion passes.

Work Session:

1. Preservation of Property
Pictures were passed around for a visual of preservation of homeowner property that codes has currently submitted to resident.
2. ARB request to change guidelines for above ground pool
Discussion. Task was given to ARB to come up with rules and guidelines for above ground pools.
3. ARB request to interpret detached and attached pergolas.
Discussion and Review of attached and detached structures/pergolas.

Approved to go with new pergolas guidelines. Will be on the June agenda.

4. Activities Storage Room

It was decided that the office will have a key to the storage room.

Moved to Exec. Session

Adjournment

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
June 10, 2014
7:00pm**

PLEDGE OF ALLEGIANCE

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Attendance: Brenda Miller, Brian West, Sue Rusco, Sharon McCann, Mark Spencer and David Parker.

General Manager: Rachelle Vandiver

Absent: Brad Oestreich, Paul Landes and Frank Paulic.

2. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Greathouse questions; rocks on shoreline, geese control and common ground upkeep.

3. CONSENT AGENDA

APPROVAL OF MAY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon makes a motion to approve the consent agenda of May minutes, as corrected and payment of bills. Brian seconds. Passed 6-0.

4. TREASURER'S FINANCIAL REPORT--

Budget Analysis

Income:

Dues	\$82,114.84
Other Income	\$13,830.05
Total	\$95,944.89

Expenses for May \$ 97,841.39

Bank Account Balances as of May		\$381,665.55
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$ 248,811.08
Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$7,000
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 5/31/14:	\$ 63,349.93	\$ 73,480.50
Balance Due Liens Filed: (32)	\$ 43,203.34	\$ 52,937.81
1st Letter (57)	\$ 6,204.03	\$ 8,409.99
2nd Letter (6)	\$ 1,361.42	\$ 6,350.33
3rd Letter (22)	\$ 12,581.14	\$ 5,782.37

5. BOARD ANNOUNCEMENTS

- A. Adult Pizza Party Friday, June 13th
- B. Happy Fathers Day Sunday, June 15th
- C. Drama Troupe Practice Begins, June 16th to July 2nd
- D. Teen Swim Thursday, June 19th at 7:00pm
- E. Fireworks Friday, July 4th
- F. Summerfest, Parade, Carnival & Street Dance Saturday, July 5th
- G. Bowsprit Clean-Out scheduled to begin July 7th (weather permitting)

6. OLD BUSINESS

A. Legal Report:

8 Judgments, 7 Bankruptcies, 1 foreclosure, 3 making payments, 1 pending court cases with 22 lien letters that went out on 5-12-14. 12 have paid and 10 to be filed. Delinquent dues paid in the month of May \$20,497.08.

B. New Rental Pontoon – ***Sue made a motion to purchase the new pontoon from vendor***

1 (Midwest Marine) up to \$30,000 with \$12,000 out of account #8005 and \$18,000 from undesignated funds (roll-over) to be transferred and paid out of #6032. Seconded by Sharon. Motion passed 6-0

7. NEW BUSINESS

A. ARB Regulation on Pergolas – New rule – ARB has discretion to approve pergolas on decks or patios if not attached but close to home structure. Review of applications to be on a case by case basis. **Sharon made a motion to accept the new ARB guideline for Pergolas. Sue seconded. Motion passed 6-0.**

B. Siltation Project budgeted up to \$30,000. **Brian made a motion to approve the budgeted funds for the siltation project up to \$30,000 out of account #6090. Sue seconded. Motion passed 6-0.**

C. Rules & Regulations for existing hardware and equipment for private irrigation. Item moved to work session for additional discussion.

D. Engineering Plans for replacing boat docks — San LaPoint, Lake Committee Chair explained to the Board how they planned to contact all companies that make docks for presentation to the committee. More information to come.

E. ARB Regulations for Above Ground Swimming Pools – ARB presented a new guideline for above ground pools. Sides of pool must be totally enclosed and concealed with approved material of solid wood or picket type material with no spacing and landscaped with ARB approval. Enclosure could also be approved masonry product. Pool height cannot exceed 48 inches. Pool and surrounding enclosure must be subdued neutral earth tone colors and in harmony with surrounding homes. Decking may surround pool with ARB approval. **Sharon made a motion to accept the new guidelines as outlined by the ARB. Sue seconded. Motion passed 5-0-1. Mark abstained.**

8. ROUND TABLE

Mark discussed his observations of the Raintree Lake Village.

Discussion regarding what to do with the old work pontoon.

Discussion regarding derogatory remark made on a Raintree Facebook page.

Boat ramp gate to be placed on the agenda for the work session.

Enforcement of parking at the boat ramp parking lot for non-trailer vehicles.

9. ADJOURNMENT

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Work Session
June 24, 2014
7:00pm

Attendance: Rachelle Vandiver –General Manager, Paul Landes, Sharon McCann, Brenda Miller, Brian West, Sue Rusco, Frank Paulic, and Mark Spencer.

Absent: David Parker and Brad Oestreich

WORK SESSION:

1. Rules & Regulations for existing hardware and equipment for private irrigation

Rachelle Vandiver reviewed current rules for Common Ground violations.

Frank Paulic offered following wording. (grammar corrected after plenty of discussion by all)

“No water may be drawn from Raintree Lake or ponds for irrigation or any other use by residential or commercial property owners.”

Proposed fines offered by Brian West and Frank Paulic after discussion by all.

1st Violation \$500 fine, removal of equipment on common ground “Cut and Cap feed lines, Lot owner responsible for pump damage

2nd Violation \$750 fine

3rd Violation and any subsequent violation will result in a \$1,000 fine,

Rule and fine structure to be published on Website, Shoreline newsletter and RLPOA quarterly statements. Pending outcome of vote

2. Boat Ramp Gate Design

Reviewed design submitted by Lake Committee. Powder coat black, reflective markings to be determined. 30” tall x 24’ hinged on left when looking to south with ramp and water beyond. Sent over to NSPOA for approval. Need to add post to Lock Closed, and post to Lock Open, Lock Open post will be on the east side of ramp toward dam and Raintree Parkway. Lock with Combination for all boat owners to be published by private email to each. Lake Patrol to lock gate open when on duty.

3. Enforcement of boat ramp parking on weekends

Discussion ensued and deemed “not enforceable”. Might be able to issue Courtesy Ticket to offending vehicles. Lake Committee proposed using some large rock from Raintree Reserve to “discourage” parking on the dam (Brian West shared photo).

4. Budget timeline

Sue Rusco and Rachelle Vandiver shared Budget Timeline Process and Framework for committees along with planning form. Excellent work! Only one suggestion to add the actual dates that board meetings and work sessions for 2014 budgeting process.

5. Priority Ranking-

Discussed old priority list from 2011, completed items and budget items from 2014. Homework for board was assigned to current board members to add to list for further discussion and ranking. To be completed by 7-3-14.

Adjournment 8:40 pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 8, 2014

7:00pm

PLEDGE OF ALLEGIANCE

AGENDA

10. DETERMINE QUORUM & CALL MEETING TO ORDER

All Board Members in attendance

10. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Greathouse- Concerned that there is no plan for geese mitigation. Red tractor needs turf tires. It is tearing up common ground with ruts.

Rick Reaka 336 SW Seaside Sparrow, Lot 608 Has boat at Widgeon Way slip. Fireworks damaged boat for second straight year. Burns occurred on 3rd of July at 9-9:30. Oestreich commented signage is in place. West commented we need to be proactive with Shoreline warning. Miller commented we would try to address with Security and Police.

11. CONSENT AGENDA

APPROVAL OF JUNE MINUTES--Motion to Approve by Oestreich, 2nd by Rusco, no discussion, approved 9-0

APPROVAL OF PAYMENT OF BILLS— Motion to Approve by Oestreich, 2nd by Rusco, no discussion, approved 9-0

12. TREASURER'S FINANCIAL REPORT— Budget Analysis

Income:

Dues	\$94,187.92
Other Income	\$ 7,469.40
Total	\$101,657.32

Expenses for June \$ 147,578.30

Bank Account Balances as of June \$290,852.00

Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 242,502.15

Reserves 2014 Operations \$70,000

Dock Self Insurance \$36,500

Siltation \$22,500

Insurance Reserve \$5,000

Loan Payment (Annually)	\$72,747
Capital Asset	\$27,000
Monument	\$5,000
Raintree View	\$7,000
Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 6/30/14:	\$ 57,197.24	\$ 61,894.40
Balance Due Liens Filed: (34)	\$ 43,863.93	\$ 49,974.80
1st Letter (26)	\$ 2,661.28	\$ 3,530.77
2nd Letter (4)	\$ 1,077.32	\$ 5,811.84
3rd Letter (15)	\$ 9,594.71	\$ 2,576.99

16. BOARD ANNOUNCEMENTS

A. Bowsprit Clean-out Scheduled to Begin July 7th (weather permitting)—Docks moved, equipment is being set.

B. 2nd Teen Swim Thursday, July 17th

C. Adult Pizza Party Friday, August 1st

SummerFest and Parade were awesome. Very well attended. Largest Parade that anyone can remember.

17. OLD BUSINESS

A. Legal Report - Brenda Miller read the legal report.

Judgments 8

Bankruptcies 6

Foreclosure 1

Making payments 2

Attorney has 2 pending court cases.

6 lien letters to go out on 7-7-14. 11 demand letters to go out on 7-7-14.

Delinquent dues paid in the month of June \$9,533.88.

B. Common Ground Rules & Regulations

New Irrigation rule read by Miller.

Common Ground Rules & Regulations

*Drain/water pipes crossing Common Ground must be approved by the RLPOA Board of Directors or the Board may delegate the responsibility to a committee. The RLPOA is not responsible for damage to pipes put in by residents on common ground. **No water may be drawn from Raintree's lake or ponds for irrigating or any other uses by residential or commercial property owners.** Approved June 8, 2004. Amended by the Board on February 8, 2005. Amended July 8, 2014.*

Motion to Approve by West, 2nd by Rusco, No Discussion, Passed 9-0

C. Common Ground Enforcement/Fees/Fines

Fine Structure read by Miller.

ENFORCEMENT / FEES / FINES

In order to enforce compliance of no pumping from the lake or ponds the fee structure below has been established.

1st Violation will result in a \$500 fine.

2nd Violation will result in a \$750 fine.

3rd Violation and any subsequent violation will result in a \$1,000 fine.

Motion to Approve by McCann, 2nd by West, No Discussion, Passed 9-0

D. Raintree Reserve Common Ground Transfer—Jeff Meyers Raintree LLC.

Transfer for tracts A, B & C Raintree Reserve.

Motion to Approve by Spencer, 2nd by Paulic. Discussion about how whether the developer had finished all items on task list. Need turbidity barriers in budget for 2015. Passed 9-0.

E. Raintree Pointe- Presentation by JP Roberts.

Need easement for sewer line that is south of existing spillway on backside of Dam. Concerns about blasting and drilling in relation to our Class1 Dam.

Would have sub-association or additional restrictions. Lots would be \$150K to \$255K. Monument to match existing theme to be approved by Board. (should go to main board, cite Fountains brick monument and wood sign at Sunset Cove)

Developer might consider sidewalk easement around point.

Concerns about bottom of foundation at 962 ele. Current highest elevation is 965 ele. RLPOA Board would like to see fully developed plan before granting easement. Developer would like some agreement that an easement would be granted before going to the engineering expense.

7. NEW BUSINESS

T. Appeal ARB decision for 042214-365- appeal and presentation by homeowner. *Appeal on the color denied 9-0, and sent back to homeowner to paint which will require ARB approval*

U. Request to cross common ground for drain pipe 061814-706- *Approved, 9-0. Check exit to Riprap.*

V. Request to cross common ground for drain pipe 062514-1228- *Approved 9-0*

W. Approve budgeted funds up to \$2,000 for Adult Pizza Party
Motion to approve funds from internal Account 1018 by Rusco, 2nd by Parker, No Discussion, Passed 9-0

X. Rental Pontoon Policy Changes-

Rental Prices are set yearly by the RLPOA Board of Directors. Inquire at RLPOA Office for Current Prices.

A full tank of gas is provided. Deposit of \$250.00 and rental fee must be paid in cash or check within seven (7) calendar days after making reservation. Payment must be made during normal business hours. Deposit will be refunded only if the pontoon is returned on time and undamaged. A rain check will be given for inclement weather (heavy to moderate rain, thunder, lightning, etc.) or the deposit will be refunded. Raintree will furnish life jackets and anchor. Occupancy for the pontoon is **eleven (11)** people. The pontoon is to be docked at the clubhouse boat dock. Pontoon is to be picked up and returned to the clubhouse boat dock. The pontoon will be checked in and checked out by an approved RLPOA attendant. Rental contract must be signed by a member, in good standing, of Raintree Lake. No rental will be made to dependents or guests. **Towables are not allowed.** *(Approved 3/2000) (Amended 8/16/05) December 2013*

Discussion led by Spencer regarding capacity. Now 11, Towables not allowed. No change in rental rate. Moved to July work session.

18. ROUND TABLE

Spencer-Liked the participation by Swim Team at SummerFest. Would like to see more from other community groups.

Raintree Rays will have 200 kids on Wed July 9th. Biggest meet of the year.

Paulic—can private fireworks be eliminated by city?

Landes—noted complaints and comments about Trash service the last 2 months. Since we don't have rules for haulers they do whatever they want.

9. ADJOURNMENT

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

July 22, 2014

7:00pm

Absent: Brenda Miller

WORK SESSION:

1. Pontoon Rental Information—Capacity adjusted to 11 persons. To be approved at August Board meeting.
2. Priority Ranking—Homework assigned to Board to rank 33 priority items.
3. Guidelines for monument placement—Dover Grey Stone theme on-going. No ARB guideline, but Rachelle has something written.

Landes likes stone and does not want to see mismatched monuments in Raintree (example: wood sign at Sunset Cove and stone and brick sign at Fountains)

Landes would like to see Pylon style in more places. Fairly inexpensive, no electricity with bronze plaque Raintree “leaf” with est 1973.

Rusco discussed having to landscape around each monument. Landes countered that they would not need to be landscaped. Landes thinks they add value. Likes stone.

Landes discussed removing guard rail at Duck Pond. Vandiver added that it functions as protection but not required. Rusco added that the guard rail is functional. Landes offered that we could paint it black and add Stone pylons at the ends and middle to dress it up a bit.

Oestreich discussed marking Entrances rather than Neighborhoods. No need for Sunset Cove sign to be replaced. All agreed by acclamation that this is good plan and could be good incremental projects when funds allow.

Unmarked entrances and possible locations include:

Ward and 163rd street

Ward and Raintree Parkway

(Raintree Parkway south of dam is possibility)

Ward and Raintree Drive (but Fountains has a monument there)

Ward and County Line Road

(Estates would like monuments and has room, but is a neighborhood, we could contact developer for participation. Estates drive at Raintree Drive)

Ward Road and Georgetown

Ward Road at Drake

Ward Road at Lemans (Raintree Village)

Harbor Cove at 150 Hwy

Clubhouse

Discussed adding a bronze dedication plaque for Architect Warren Oblinger. He made a great effort in designing the monuments before he passed. Rachele to check cost.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 12, 2014

7:00pm

PLEDGE OF ALLEGIANCE

AGENDA

11. DETERMINE QUORUM & CALL MEETING TO ORDER
Present Rusco, West, Miller, Oestreich, McCann, Landes

Absent: Frank Paulic, David Parker and Mark Spencer.

11. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Charlie Sandman, 5012 SW Raintree Circle, Lot 1252 ---Everyone should have a Raintree sticker on your car.

Robert Dye, 5173 SW Raintree Parkway, Lot 952 --Suggested we gauge interest in a putting green and Chess Club. Keep fish size records for the lake for bragging rights. Possibly tag and release fish for prize. Use of Raintree Reserve.

12. CONSENT AGENDA

APPROVAL OF JUNE MINUTES

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

Motion: Rusco, 2nd West, no discussion approved 5-0 (Oestreich delayed)

13. TREASURER'S FINANCIAL REPORT

Budget Analysis

Income:

Dues	\$89,110.81
Other Income	\$ 6,891.62
Total	\$96,002.43

Expenses for July \$ 117,666.39

Bank Account Balances as of July		\$300,150.04
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$235,964.74
Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$7,000
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 7/31/14:	\$ 71,661.88	\$ 68,592.53
Balance Due Liens Filed: (34)	\$ 47,513.40	\$ 49,054.90
1st Letter (85)	\$ 9,086.29	\$ 9,524.13
2nd Letter (14)	\$ 3,439.63	\$ 4,389.96
3rd Letter (16)	\$ 11,622.56	\$ 5,623.54

19. BOARD ANNOUNCEMENTS

- A. New rental pontoon is here and is Awesome. Same fee structure.
- B. New Website is up and running.

- C. Bowsprit cleanout is complete docks to be moved soon.
- D. School Hours begin for pool August 20th
- E. Pool Closes Sunday Sept. 7th

20. OLD BUSINESS

- U. Legal Report:
Judgments 9

Bankruptcies 7

Foreclosure 2

Making payments 8

6 demand letters went out July 24th.

Delinquent dues paid in the month of July \$2,766.48.

- V. Raintree Pointe—JP Roberts in attendance, motions for easement are not ready to be voted on. Miller more comfortable with full board, Landes had full slate of comments for the developer to address.

- W. Rental Pontoon Policy Changes to existing rental policy. Changed Occupancy to 11 and added No Towables policy for new Pontoon. *Motion McCann, 2nd Rusco, no discussion, Passed 6-0* (Oestreich in attendance)

7. NEW BUSINESS

- Y. Monumentation Guidelines- Rachele Vandiver presented Monument guidelines. Dover grey hand tooled stone, Fonts and lighting. Landes likes stone. All monumentation has to be approved by ARB and RLPOA Board of director. 2 step process.

- Z. Beaching SW side of lake.

Landes made motion to allow 5 minute beaching on SW side of lake due to zero boat to shore access. No courtesy dock, no rental slips. There is no legal way to pick up passengers from that side of the lake. This forces residents to have to drive family, guests and equipment to clubhouse or boat ramp to load. No bathroom available after hours forcing a reverse commute etc.

Miller said it sets a dangerous precedent,

West agreed that we need to do something courtesy docks.

Discussion tabled without vote.

8. ROUND TABLE
Rachelle Vandiver on vacation 8/29 through 9/7. Have a good time.

9. ADJOURNMENT

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

August 26, 2014

7:00pm

Present: Spencer, Paulic, Rusco, Miller, Parker Oestreich, McCann, Landes

Absent: West

SPECIAL MEETING:

1. Raintree Point Letter of Intent—Developer JP Roberts in attendance. Letter of intent is too detailed for some to vague for others. Board still not ready to vote. Mr. Roberts asked for a single point of contact with which to work. Landes nominated by acclamation.

WORK SESSION:

1. Dock Engineering Proposal—Lake committee submitted proposal from 3 companies to specify dock plans. They had solicited 26 companies. Landes had reservations about paying for plans that were specific to a single company. Lake Committee wants a very strong dock, 12" truss structure with concrete decking. Very expensive. Tiger Dock selected to do initial plans, under \$1000 so Vandiver can contract directly.

Lake Committee to look into goose round-up for 2015. Conservation permits required.

New Fine Structure for off season violations of Boats in Driveway Rules \$500, \$750,

\$1000. Add to agenda for regular meeting.

2. Monumentation Guidelines—look good, add to agenda for regular meeting
3. SW Side of Lake Courtesy Dock—open discussion about placement of a future Courtesy Dock on SW side. Possible in Effertz Cove or on Champagne Glass point. Possible re-use of a swim dock. Lake Committee asked to recommend a location due to their unique knowledge of the lake.
4. Bowsprit Swim Dock Location—Survey in April of 2007 had 17 residents asking to keep it along Bowsprit shoreline. The Lake Committee surveys the local lot holders before placing permanent shoreline improvements. Currently 3 resident object to the Bowsprit location and want it to remain at its temporary location or have it removed altogether. Ray Dreth, 4484 Raintree Shore Drive Spoke in favor of removal or leave on point due to teens language an activity. Point location is considered more exposed and less likely to be used by non-residents.
5. Flu Clinic—Walgreens would like to host a Flu shot clinic. Possibly 2 event times at DPAC. Spencer commented they should remove their own medical waste. Paulic question liability. Rachelle Vandiver to schedule.
6. Scuba Diving Rule change- Scuba Diving rule change to accommodate underwater repair or stump removal. Add to agenda for next regular meeting
7. Harassment and Discrimination Policies for employees- Samples reviewed some discussion. Rachelle to review and propose.
8. Code of Ethics discussed with general audience. Rusco questioned whether committees understand the policy as not all have signed. All members should be ethical in their dealings on behalf of RLPOA. Board of Directors has signed. Miller explained the policy with examples. Oestreich asked “why would you not sign?” Rusco explained Recusal process when voting or conflict of interest.

Councilman Rob Binney in attendance. Spoke to updates on City of Lee’s Summit projects.

163rd street-Chip & seal completed with cooperation from Cass County.

Hook Road rebuild underway

Summit Ridge stormwater retention being built with City funds. Landes quizzed Binney at length about the stormwater drainage issue from Cheddington are clearly off site but are eroding silt severely into the Duck Pond and undercutting the bank. Our GM has been in contact several times with the City and staff in regards to this. Had City Staff on site and told it was an "RLPOA problem". Yet Mr. Binney says a retention basin is being built on Ward road with City funds.

Pryor Road rebuild underway

Bailey Road Bridge paused due to unmarked utility easements

291/Jefferson Diverging Diamond Bridge slowly moving forward. Project added back to MO-DOT master plan MARC earmarked matching funds.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 9, 2014

7:00pm

PLEDGE OF ALLEGIANCE

Attendance: Spencer, Paulic, Rusco, West, Miller, Parker, Oestreich, McCann, Landes

Absent: None ☺

AGENDA

12. DETERMINE QUORUM & CALL MEETING TO ORDER

12. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Jan Diepenbrock—Duck Pond Activity Center Committee- implored the board to spend \$26,220 for entrance overhangs and cupola. New Chairs and Tables also needed. Board asked her to include estimates in DPAC budget request.

Michael Mihalevich, 4482 Bowsprit Drive shared pictures of Weeds (asked him to call city), Dredging and Riprap question addressed by Alan VanDeusen.

13. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES Motion: Rusco 2nd by McCann, corrected previous pontoon vote to pass 5-0, motion to approve corrected minutes passed 9-0

APPROVAL OF PAYMENT OF BILLS Motion: Rusco, 2nd McCann No Discussion passed 9-0

14. TREASURER'S FINANCIAL REPORT

15. Budget Analysis

Income:

Dues	\$50,528.68
Other Income	\$ 4,717.93
Total	\$55,246.61

Expenses for August \$ 126,991.09

Bank Account Balances as of August \$213,643.32

Cash Subtotal Bank of Lee's Summit

Notes Payable \$229,741.76

Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$7,000
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 8/31/14:	\$ 55,771.10	\$ 62,726.54
Balance Due Liens Filed: (33)	\$ 45,546.00	\$ 51,297.72
1st Letter (55)	\$ 5,742.03	\$ 6,213.16
2nd Letter (6)	\$ 1,503.80	\$ 2,565.24
3rd Letter (2)	\$ 2,979.27	\$ 2,650.42

Liens/Judgments plus an additional six properties that are in bankruptcy.

21. BOARD ANNOUNCEMENTS

A. Oktoberfest Sept. 20th

22. OLD BUSINESS

X. Legal Report—

Judgments 8 with 1 satisfied

Bankruptcies 5

Foreclosure 1

Making payments 2

2 demand letters sent 8 cases turned over to attorney.

Delinquent dues paid in the month of August \$8,677.99.

Y. Commercial/Developer Monumentation Guidelines-- COMMERCIAL AND/OR DEVELOPER MONUMENTATION

Pylons and wall made of:

Hand tooled limestone – color matched square cut, color Dover gray

Footings – 3000 lb. test concrete with #4 steel reinforcing 12” on center

Fabricated sheet metal roof cap – standing seam metal canopy, 24 ga. Paintgrip, painted satin black automotive grade acrylic polyurethane. (Canopy to have removable top for electrical access & service).

50 watt down light fixture – recessed 50 watt White LED down light. (If determined to be needed)

Cast bronze plaque (Final artwork & design to be determined). Smooth reverse with satin face, recessed single line border, pebble finished background painted black baked enamel with U.V. clear lifetime finish. (Guaranteed not to tarnish, fade, or discolor).

12” reverse halo channel LED letters, mounted on wall, UL approved. All backlit LED sign letters will be UL listed and individually labeled per the city of Lee’s Summits’ electrical requirements. All letters welded .063” and .080” aluminum construction, painted satin black auto grade acrylic polyurethane, internally illuminated using White LEDs, U.L. Listed. (If determined to be needed)

Design of font style and plaque to be approved by the ARB and the Board of Directors.

Approve guidelines as written- Motion: McCann, 2nd Rusco No Discussion, approved 9-0

Z. Scuba Diving Rule change—approve guidelines as amended. Scuba Diving: No

person shall participate in SCUBA diving at Raintree Lake unless person is taking part in a training/rescue effort by City or State Officials. The only exception to this is for underwater inspection/repair. This may include dock bracing and/or framework, underwater stump removal or maintenance of underwater piping or valves. If underwater inspection/repair is desired all safety precautions required for SCUBA diving is mandatory. Divers must be certified. Written permission must be obtained from the Raintree Lake Manager or their designee. The equipment being inspected/repared shall be quarantined such that no access to the equipment is permitted. Additionally, a safety observer shall be stationed to restrict access. The Water Patrol shall be stationed in proximity to restrict any water traffic from accessing the area.

Motion: Parker, 2nd McCann, Discussion about using insured vendors for repairs, Passed 9-0

AA.Procedure for Enforcement of Covenants Parking Trucks, Boats & Trailers approve guidelines as amended change inoperable vehicles and off season boat storage fines to \$500, \$750 and \$1000. Section C: If violation is not corrected, property owner and/or lessee shall be notified of suspension of membership rights for thirty (30) days. And a five hundred dollars (\$500) fine shall be imposed for the first violation. Thereafter, each five day period of disregard the fine shall be seven hundred and fifty (\$750) dollars.

Miller read rule aloud.

Motion: Parker, 2nd McCann, Discussion to allow General Manager some latitude up to 30 days, Passed 9-0

23. NEW BUSINESS

AA. Bowsprit Swim Dock – change of location discussed, Survey of neighbors showed no clear direction, 21 responses, 9 to keep on point, 10 back to original position, 2 to remove completely, discussed shade and the requirement of moving the weights, discussed how buoyed swim area could interfere with navigation in and out of the cove, lake committee was 7-0 to move it back to shaded bank area. No motion required to move back to shaded bank area, no motion was offered.

BB. Oktoberfest budgeted up to \$3,600 (acct #1009) Motion: Rusco, 2nd McCann Discussion: Oestreich commented the budget item was fairly high, Do we need bids? Multiple vendor all within guidelines band, tent food, Landes reviewed budgets for past 3 years and was within a couple of hundred dollars of what was previously spent. Passed 9-0

CC. Raintree View concrete sealer (\$5500, reserve to acct. #2026) Motion: Rusco 2nd, West. Landes commented that it did not include sealing DPAC parking lot. Miller commented that RV had good foresight. Passed 9-0. Vandiver to get bids.

DD. Failure to sign Ethic's Policy- Motion McCann 2nd Paulic. Motion to accept

resignation of committee members and chairs who do not sign Ethics policy by Sept 12th. Passed 9-0

EE. Lot # 1072 appeal of violation dated August 25, 2014- resident explained that irrigation system was unhooked about 10 years ago, due to letter from RLPOA and issues with the pump. Gave consent to cut and cap the line. Motion to waive fine due to home owner unhooking system 10 years ago. Motion Oestreich, 2nd Parker, Passed 9-0

24. ROUND TABLE-

Landes

Pontoon Boat Storage—in caves behind Lakewood, consider InnerSpace due to mildew

Sidewalk at Raintree View to be repaired concurrent to Bowsprit sidewalk

Reviewed workboat remodel budget and (old) workboat options to remodel after results.

McCann enjoyed the new Pontoon Rental over Labor Day. Everyone agrees that it is super.

West revisited codes enforcement of backyard weed and appearance, especially bad on North side.

Paulic revisited that residents should pick up their pet waste.

9. ADJOURNMENT 8:02

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

Sept. 23, 2014

7:00pm

WORK SESSION:

1. Dock Engineering Proposal – RFP Craig Eaton in attendance from Lake Committee and review Dock specifications. Is confident they can get 3 bids. Landes had questions about bolt up strength and location for lifts. The board of directors sincerely thanked Craig for all his hard work so far on this project.
2. Work boat Remodel was reviewed by Landes with examples. Budget believed to

be around \$3,000. Funds available from various Lake operations accounts. (old) Work boat may be more valuable to us than selling and could be used for dock storage or remodel. Landes encouraged board to wait to see (new) Work Boat remodel complete before making decision to sell (old) work boat. All un-budgeted funds could be allocated before end of year for simplicity in accounting. Landes to volunteer to QB remodel with staff labor. Transfer of funds to account next meeting.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 14, 2014

7:00pm

AGENDA

13. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Paulic, Rusco, West, Miller, McCann, Landes

Absent: Parker, Oestreich

13. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Charley Sandman, 501 SW Raintree Circle.

Raintree is a special place, he is concerned about the Covenants and restriction not being enforced, particularly Commercial vehicles, Trash, Businesses operated from home and Kids playground equipment. Request board to open a committee to review what CC&R are going to enforce.

14. CONSENT AGENDA Motion to Accept by West, 2nd by Paulic Passed 7-0

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

16. TREASURER'S FINANCIAL REPORT—

17. Budget

Analysis

Income:

Dues	\$92,439.21
Other Income	\$ 5,845.35

	Total	\$98,284.56
Expenses for September		\$ 102,070.14
Bank Account Balances as of September		\$210,536.64
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$223,327.38
Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$7,000
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 9/30/14:	\$ 50,498.06	\$ 60,608.37
Balance Due Liens Filed: (31)	\$ 43,857.40	\$ 50,827.77
1st Letter (29)	\$ 3,397.45	\$ 4,809.92
2nd Letter (5)	\$ 1,254.68	\$ 2,320.26
3rd Letter (1)	\$ 1,988.53	\$ 2,650.42

Liens/Judgments plus an additional six properties that are in bankruptcy.

Landes noted \$7000 shown in reserve for Raintree View had been moved to another account for use to seal the parking lot.

25. BOARD ANNOUNCEMENTS

- A. Flu Shot Clinics Wed., Oct. 15 10-12pm & Thurs., Oct 16 5-7pm
- B. Adult Pizza Party Friday, Oct. 24
- C. Nov 1 ends Boat in driveway non-enforcement period. New fines are in place to prevent off season storage.
- D. NSPOA and RLPOA now Concurrent terms. Boat Ramp is now common ground.

6. PRESENTATION

Truly 150 Sesquicentennial Celebration – City of Lee's Summit

7. OLD BUSINESS

BB. Legal Report—

Legal Report for October 14, 2014

Current status:

Judgments 8

Bankruptcies 6

Foreclosure 1

Making payments 3

1 demand letter to be mailed out.

4 cases pending court in November. 2 paid up prior to court date.

Delinquent dues paid in the month of September \$6,176.56.

CC. Pizza Party budgeted up to \$2,000: Motion West, 2nd Paulic, Discussion: last Pizza party had 235 in attendance. Passed 7-0

DD. Fund transfer for work pontoon conversion: Motion to transfer \$3000 from Acct 6017 and Account 6050 to Account 6013 for the purpose of remodeling the Work Pontoon boat Motion Rusco, 2nd McCann passed 7-0

EE. Fund transfer for boat ramp gate: Motion to transfer \$2000 from Account 6074 to Account 6070 for a total budget of \$6500 to seal the boat Ramp pad and build the Ramp Gate. Motion Rusco, 2nd Landes, passed 7-0

8. NEW BUSINESS

A. Cheddington Commons Application to City—New application in preparation to build Crowley Furniture store. Water would drain into existing detention.

B. Finance Committee Recommendations on revenue-- Finance committee presentation on cost of Lake and Pool operations as apportioned to each boat and each Slip. Finance committee recommends the following fees for 2015.

Stickers; Motorized \$50.00, Non-Motorized, \$15.00

Boat Slips: \$350

Pool Guests Passes: 10 Guest passes, 10 Roll-over passes.

Assessment CPI is 1.95%

Landes reviewed the history of Dock capitalization by Slip Lessees and that the slips have never, ever been capitalized in this fashion.

9. ROUND TABLE- None

10. ADJOURNMENT 8:13pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session
October 28, 2014
7:00pm

Present were Sharon McCann, Brenda Miller, Brad Oestreich, Dave Parker, Frank Paulic, Sue Rusco, Mark Spencer and General Manager Rachelle Vandiver and Maintenance Supervisor Marco Cusumano. Absent was Paul Landes and Brian West.

WORK SESSION:

2. Committee Presentations on 2014 Budget Requests
Finance Committee Recommendations
Committees presented their recommendations for budgets for 2015.
 - A. Adult Activities
 - B. Family Activities
 - C. Common Ground
 - D. Duck Pond Activity Center
 - E. Facilities
 - F. Lake
 - G. Lake Patrol
 - H. Maintenance
 - I. Pool
 - J. Raintree View
 - K. Security
 - L. Siltation

3. Term limits
 - a. A discussion was held regarding the ballot item for the 2015 annual meeting establishing term limits for Board members. The possibility was also brought up for 3 year terms making a change in 3 members to the Board annually.

ROUND TABLE:

The November work session was moved to November 18th. The December work session was cancelled.

It was asked that the Board look at the Appeals Committee and their duties. Would it be possible for the ARB to waive fines when an application has been approved when a previous citation was issued for neglecting to submit an application. This is only if the application was approved.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

November 11, 2014
7:00pm

PLEDGE OF ALLEGIANCE

AGENDA

14. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Paulic, Rusco, Miller, McCann, Landes
Absent: West, Parker, Oestreich

14. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Carol Owsley- Question about North Shore common ground.

Monica Weaver- Mom's Club organizer request use of clubhouse for cookie decorating event for kids, referred to Facilities Committee for approval.

Rich Byrd, -Complemented Staff and Common Ground Committee for the great job they did taking care of common ground in 2014. Gull Point Circle looks especially good.

15. CONSENT AGENDA

APPROVAL OF OCTOBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Motion to approve by Paulic, 2nd McCann, no discussion, Passed 6-0

18. TREASURER'S FINANCIAL REPORT

Budget Analysis

Income:

Dues	\$81,668.32
Other Income	\$ 4,631.91
Total	\$86,300.23

Expenses for October \$ 45,969.13

Bank Account Balances as of October \$219,070.34

Cash Subtotal Bank of Lee's Summit

Notes Payable \$216,931.30

Reserves 2014 Operations \$70,000

Dock Self Insurance \$36,500

Siltation \$22,500

Insurance Reserve	\$5,000
Loan Payment (Annually)	\$72,747
Capital Asset	\$27,000
Monument	\$5,000
Raintree View	\$1,500
Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 10/31/14:	\$ 72,442.43	\$ 82,599.39
Balance Due Liens Filed: (30)	\$ 46,235.53	\$ 53,780.92
1st Letter (173)	\$ 18,998.68	\$ 17,220.75
2nd Letter (15)	\$ 3,946.30	\$ 5,246.26
3rd Letter (4)	\$ 3,261.92	\$ 6,351.46

Liens/Judgments plus an additional six properties that are in bankruptcy.

26. BOARD ANNOUNCEMENTS

- A. Veterans Day—Miller asked for recognition of Veteran's in attendance.
- B. Visit with Santa Saturday, December 13th 9:30am-Noon

6. OLD BUSINESS

FF. Legal Report:

Current status:

Judgments 8 with one receiving notice of default from attorney

Bankruptcies 6

Foreclosure 1

Making payments 3

5 demand letters to be mailed out.

3 cases pending court in November/December.

Delinquent dues paid in the month of October \$5,281.76.

GG. Stout appeal of ARB play set. Jack Stout in attendance. Landes asked Mr. Stout if he would consider changing the color of his unapproved purple play set. Mr. Stout replied that he did not want to paint the play set and was tiring of the ARB approval process. He also mentioned that the appeals committee lifted the fine so there was no motivation to make the color change.

Directive to Vandiver to refer matter to attorney

HH. Finance Committee Recommendations on revenue

- i. Assessments-Finance Committee recommendation to raise dues 1.95% vs Consumer Price Index of 1.99%
 - Class A increase \$9.72/year
 - Class B increase \$6.48/year
 - Class C increase \$8.64/year
 Motion to approve Rusco, 2nd Landes, Passed 5-0, 1 Spencer Abstain
- ii. Boat Slips- Vandiver reviewed Finance Committee's cost analysis of lake

operations as apportioned per Boat Slip as presented in October Work Session.

Finance Committee estimate cost to Lake Operations is \$438/year per Boat Slip.
Finance Committee recommend Boat Slip lease to be raised to \$350.00/ year

Landes did some alternate research and presented at length the history of dock capitalization, use and survey of area lakes. This information was presented by email to the board as well. Excerpt below.

“To my knowledge EVERY dock at Raintree Lake was capitalized by the lessees for a 10 year period. Everyone paid upfront for a 10 year lease. A 12 slip dock cost \$24,000 then we (10 of us) would pay \$2,400 each and the association got the other 2 docks for year to year leases and used that money for maintenance.

In 1997 the slip fee was \$250.00. Also in the summer of 1998 we (I-Dock lessees) added Electricity to the dock and ran it up to a neighbor’s house on Lafayette. We each paid about \$400.00 to make that happen. We all gave the neighbor \$20/year and a case of beer to pay for the electricity.

Around 2003 the Board of directors briefly discussed lowering the slip fee to \$150 but decide to put in encapsulated foam and dock lights instead.

Slip Fee is still \$250.00, 16 years later, adjusting for inflation it would be \$370.76 using the Bureau of Labor inflation calculator.

If a new dock is built for \$40,750 and capitalized for 10 years and divided by 12 slips it would be \$339.00 /year per slip

If you had to borrow money from Lees Summit bank, the interest is 5.75% on our current note. Spending money on a \$40k dock is an opportunity cost of not paying down this note.

\$40,750 at 5.75% for 10 years has a total cost of \$53,640 divided by 10 years divided by 12 slips is \$447.00 / year per slip

Lakewood charges \$700/year for an open slip. \$900/year for covered slip. They also hit up each boat owner for a \$100 maintenance fee this year. If a boat had 2 co-owners then BOTH owners had to pay the \$100 maintenance fee.

Longview Lake Charges \$1,280/year for an open slip.

Blue Springs Lake Charge \$1,360/year for an open slip.

Lake Jacomo charges \$520 / for 6 months April 1st to Nov 25th. You have to pull the boat out of the lake Nov 25th.

Lake Quivera, Lotawana and Winnebago all have private docks. My brother-in-law has his dock for sale at Winnebago, you can buy it for \$67,000. It has 3 slips.”

Rusco Motion to Approve \$350 Boat Slip Lease for 2015, 2nd Landes, passed 5-1,
Spencer dissenting.

- iii. Motorized Boat Permits-Finance Committee recommend \$50 / boat for motorized boats. Additional motorized \$50
Motion to approve: McCann, 2nd Paulic Passed 4-2, Landes and Spencer dissenting
- iv. Non-Motorized Boat Permits- Finance Committee recommended \$15 / boat for Non- Motorized boats. Motion to approve McCann, 2nd Paulic, Passed 4-2, Landes and Spencer dissenting.
- v. Pool Guest Passes, 10 Rollover passes 10 guest passes, \$20/ additional 10 pool passes. Motion to approve Paulic, 2nd McCann, passed 6-0
- vi. Clubhouse,
Motion from Spencer to lower Clubhouse rental to \$300 with \$300 deposit. DPAC rental of \$125 fee and \$250 deposit, 2nd by Rusco, discussion ensued and Spencer amended his motion for Clubhouse rental to \$400 with \$300 deposit. DPAC rental of \$125 fee and \$250 deposit, amendment 2nd by Rusco, passed 6-0

Advertising, no change in rate, no motion offered.

Pontoon Rental- rate discussion ensued, no rate change, no motion offered.

8. NEW BUSINESS -None

9. ROUND TABLE

Landes asked if Trash survey questions could be asked on March ballot because it is the largest sample size to gain direction. Board asked Landes to present questions at December board meeting.

Rusco asked if we could engage committees earlier in the year to gain better agreement and vision with board priority list

10. ADJOURNMENT

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 18th, 2014

7:00pm

Attendance:

Present: Spencer, Paulic, Rusco, West, Miller, Oestreich, McCann, Landes

Absent: Parker

WORK SESSION:

1. 2015 Budget Discussion—Line by line discussion of budget, priority list and reserves.

Action Items: Engage city on Cheddington Drainage
Review Bank Loan interest of 5.75%

ROUND TABLE:

1. **Directive** to Vandiver to move Security to operational budget for yearly approval
2. Landes disagrees with Facilities committee denial of use of clubhouse for making cookies by Mom's Club. Board vote: 5 yes, 2 no, 1 abstain to allow function. Vandiver to schedule.
3. Brian West concerned about residents blowing leaves into street. This is dumping by city ordinance.
4. Need to engage committees early in the year to frame long term budget process.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 9, 2014

7:00pm

PLEDGE OF ALLEGIANCE

MINUTES

15. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Rusco, West, Miller, McCann, Oestreich, Landes
Absent: Parker, Paulic

15. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Moody- Raised question about Slip fees and Sticker fees. This will be addressed in New Business below. Already on Agenda 8.B-2015 Revenue Recommendation Breakdown.

16. CONSENT AGENDA

APPROVAL OF NOVEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Motion to Approve; Rusco, 2nd West, No Discussion, Passed 7-0

19. TREASURER'S FINANCIAL REPORT-

FINANCIAL STATEMENT
November 2014

Budget
Analysis
Income:

Dues	\$52,179.74
Other Income	\$4,712.56
Total	\$56,892.30

Expenses for December \$ 47,143.82

Bank Account Balances as of November
Cash Subtotal Bank of Lee's Summit 217,556.28

Notes Payable \$ 210,394.02

Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation (Added from roll-over)	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$1,500
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 11/30/14:	\$ 65,168.51	\$72,680.08
Balance Due Liens Filed: (30)	\$ 46,654.13	\$51,217.75
1st Letter (123)	\$ 13,288.28	\$12,931.12
2nd Letter (15)	\$ 4,465.38	\$2,417.23
3rd Letter (2)	\$ 760.72	\$6,113.98

Liens/Judgments plus an additional six properties that are in bankruptcy.

27. BOARD ANNOUNCEMENTS

- A. Visit with Santa Saturday, December 13th 9:30am-Noon
- B. Mayors Breakfast Thursday, January 22nd, RLPOA is sponsoring a table, Board, Staff and Committee members to attend. Held at John Knox Pavilion. In conjunction with LS Cares that promotes healthy Character traits.
- C. Work Session Cancelled for December

7. OLD BUSINESS

A. Legal Report- **Current status:**

Judgments 11 with one receiving notice of default from attorney Bankruptcies

Foreclosure 2

Making payments 2

6 demand letters to be mailed out.

2 cases pending court in December/January.

Delinquent dues paid in the month of November \$7,302.48.

B. 2015 Budget-Motion to Approve 2015 Budget; Landes, 2nd West, No Discussion, Passed 7-0

Secretary's note: 2015 Budget was discussed at length (4 hours) during Nov. 18 Work Session as is customary time frame each year.

8. NEW BUSINESS

C. Google Fiber—Kevin Neuer presented the facts regarding Google Fiber's plans to NOT install fiber optic backbone in The Fountains at Raintree. 194 homes are carved out of the Google Fiber map, 10% of Raintree homes. City of Lee's Summit is taking a hands off approach. Mr. Neuer asked to have RLPOA Board to muster help from the city and contact Google Fiber to see if they could correct this obvious oversight. Craig Eaton volunteered from the floor to contact Google and see if he could get clarification of their plans.

Subsequently Google Fiber through Craig corrected its map and now plans to install the fiber backbone, but each residence of Raintree wanting Google Fiber will have to sign up when offered. If there is not enough interest then Google may withdraw.

D. 2015 Revenue Recommendation Breakdown—Addressing Ron Moody's question from Open Forum above. Ron had checked the minutes on the RLPOA website to gain some insight to the process finding none as the November Minutes had not been posted yet. (Minutes are approved at next regular meeting then posted in a reasonable time frame).

Rusco and Vandiver explained the rigorous process of the Finance Committee as they under took the task of trying to apportion the cost of Lake Operations, pool and aesthetic value for lake and common ground to each Member, Boat and Slip Lessee.

Rusco made note that the committee included 6 RLPOA members 3 of which were past Treasurers of RLPOA. 3 of which are current slip lessees.

Much discussion and question from the floor as the perception is the Slip fees and sticker fees increases are excessive.

Landes explained at very long length that the slip fees had not been raised in

17 Years and the approved 2015 Fee was still below the rate of inflation. Sticker Fees were increased as well but not beyond the pre-2008 recession level as they had been lowered to zero in response. Landes also noted that 2015 will be the first year of a planned 20 year schedule of Boat Slip replacement. It was explained that not all Slip Lessees had the same motivation to replace their slip when deemed by the RLPOA. As an example Landes explained that MP dock is considered for replacement is the 4th newest Dock on the lake. But due to its position on the channel and light duty construction has deteriorated faster than older docks.

Ron Moody thanked the board for their explanation and asked that a notice and brief explanation be added to the next Shoreline. (Completed)

Excerpt from RLPOA Minutes 11-11-14, Approved 12-9-14

- “Finance Committee Recommendations on revenue*
- vii. Assessments-Finance Committee recommendation to raise dues 1.95% vs Consumer Price Index of 1.99%*
 - Class A increase \$9.72/year*
 - Class B increase \$6.48/year*
 - Class C increase \$8.64/year*
 - Motion to approve Rusco, 2nd Landes, Passed 5-0, 1 Abstain (Spencer)*
 - viii. Boat Slips- Vandiver reviewed Finance Committee’s cost analysis of lake operations as apportioned per Boat Slip as presented in October Work Session.*

*Finance Committee estimate cost to Lake Operations is \$438/year per Boat Slip.
Finance Committee recommend Boat Slip lease to be raised to \$350.00/ year*

*Landes did some alternate research and presented at length the history of dock capitalization, use and survey of area lakes. This information was presented by email to the board as well. **Excerpt below.***

“To my knowledge EVERY dock at Raintree Lake was capitalized by the lessees for a 10 year period. Everyone paid upfront for a 10 year lease. A 12 slip dock cost \$24,000 then we (10 of us) would pay \$2,400 each and the association got the other 2 docks for year to year leases and used that money for maintenance.

In 1997 the slip fee was \$250.00. Also in the summer of 1998 we (I-Dock lessees) added Electricity to the dock and ran it up to a neighbor’s house on Lafayette. We each paid about \$400.00 to make that happen. We all gave the neighbor \$20/year and a case of beer to pay for the electricity.

Around 2003 the Board of directors briefly discussed lowering the slip fee to \$150 but decide to put in encapsulated foam and dock lights instead.

Slip Fee is still \$250.00, 16 years later, adjusting for inflation it would be \$370.76 using the Bureau of Labor inflation calculator.

If a new dock is built for \$40,750 and capitalized for 10 years and divided by 12 slips it would be \$339.00 /year per slip

If you had to borrow money from Lees Summit bank, the interest is 5.75% on our current note. Spending money on a \$40k dock is an opportunity cost of not paying down this note.

\$40,750 at 5.75% for 10 years has a total cost of \$53,640 divided by 10 years divided by 12 slips is \$447.00 / year per slip

Lakewood charges \$700/year for an open slip. \$900/year for covered slip. They also hit up each boat owner for a \$100 maintenance fee this year. If a boat had 2 co-owners then BOTH owners had to pay the \$100 maintenance fee.

Longview Lake Charges \$1,280/ year for an open slip.

Blue Springs Lake Charge \$1,360/ year for an open slip.

Lake Jacomo charges \$520 / for 6 months April 1st to Nov 25th. You have to pull the boat out of the lake Nov 25th.

Lake Quivera, Lotawana and Winnebago all have private docks. My brother-in-law has his dock for sale at Winnebago, you can buy it for \$67,000. It has 3 slips."

Rusco Motion to Approve \$350 Boat Slip Lease for 2015, 2nd Landes, passed 5-1, Spencer dissenting.

- ix. Motorized Boat Permits-Finance Committee recommends \$50 / boat for motorized boats. Additional motorized \$50
Motion to approve: McCann, 2nd Paulic Passed 4-2, Landes and Spencer dissenting*
- x. Non-Motorized Boat Permits- Finance Committee recommended \$15 / boat for Non- Motorized boats. Motion to approve McCann, 2nd Paulic, Passed 4-2, Landes and Spencer dissenting.*
- xi. Pool Guest Passes, 10 Rollover passes 10 guest passes, \$20/ additional 10 pool passes. Motion to approve Paulic, 2nd McCann, passed 6-0"*

- E. Proposed Trash Survey Questions for 2015—Landes presented proposed questions for the March computer ballot survey. It is the largest sample size for feedback from residents. It is proposed to ask residents their thought regarding single day pick-up, day of week, preferred rates, etc.

Offered from the floor, the survey might ask about other service issues as well, including Recycling, Bulk Items, Year-round Yard waste and Carts.

- F. 2014 Area Lake Association Meeting to be held at Lake Tapawingo December 10th. 15 Private Lake communities will be in attendance. Missouri Dept. of conservation to present on several topics

9. ROUND TABLE- Vandiver on vacation next week.

10. ADJOURNMENT

EXEC SESSION – End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 13, 2015

7:00pm

PLEDGE OF ALLEGIANCE

MINUTES

16. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Brenda Miller, Sue Rusco, Frank Paulic, Mark Spencer, David Parker and Sharon McCann.

Absent: Brian West, Brad Oestreich and Paul Landes

16. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Moody addressed the Board regarding some questions that were raised in the Lake Committee meeting. First they wanted to know if RLPOA was in ownership of the boat parking lot and ramp. Which we are. And second they asked if it could be striped with spaces. It was determined to develop a plan to see how many spaces could be achieved and then stripe early spring.

17. CONSENT AGENDA

APPROVAL OF DECEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Frank made a motion to approve the consent agenda. Seconded by Sharon. Unanimous 6-0.

20. TREASURER'S FINANCIAL REPORT

21. FINANCIAL STATEMENT
December 2014

Budget
Analysis
Income:

Dues	\$97,400.47
Other Income	\$5,265.51
Total	\$102,665.98

Expenses for December \$ 47,345.08

Bank Account Balances as of December

Cash Subtotal Bank of Lee's Summit 252,960.00

Notes Payable \$ 203,857.63

Reserves 2014	Operations	\$70,000
	Dock Self Insurance	\$36,500
	Siltation (Added from roll-over)	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$27,000
	Monument	\$5,000
	Raintree View	\$1,500
	Siltation Loan	(\$45,000)

	2014	2013
Total Outstanding Dues/Fines a/o 12/31/14:	\$ 59,501.18	\$59,888.52
Balance Due Liens Filed: (29)	\$ 45,751.27	\$44,987.17
1st Letter (81)	\$ 9,103.69	\$7,481.90
2nd Letter (11)	\$ 4,269.63	\$1,674.96
3rd Letter (1)	\$ 376.59	\$5,744.49

Liens/Judgments plus an additional six properties that are in bankruptcy.

28. BOARD ANNOUNCEMENTS

A. Mayor's Character Breakfast, January 22, 2015 at 7:30am to 9:00am. John Knox Pavilion

- B. Work Session Committee Chair(s) meeting
- C. Board Candidate Nominations (5) for 2015-2017

6. OLD BUSINESS

A. Legal Report

	Dec. 2014	Jan. 2015
Judgments	11	9
Bankruptcies	6	6
Foreclosures	2	1
Payments	2	2
Demand	6	3
Court	2	4
Delq. Paid	\$7,302.48	\$12,599.32

B. Award contract to dock company

Frank moved to award the contract to Tiger Docks per our specifications. David seconded. Unanimous 6-0.

C. Approve budgeted funds for dock construction \$41,000

Sue moved to approve the budgeted funds for the dock construction up to \$41,000 out of account 6004. Sharon seconded. Unanimous 6-0.

D. Convert old dock to courtesy dock and location

It was briefly discussed regarding scrapping or converting the dock that will be replaced this spring. Lake Committee's consensus is that reusing the dock defeats the purpose of the dock replacement, but could save usable parts (encapsulated foam) that could be utilized for dock maintenance.

7. NEW BUSINESS

A. Charitable Event request for clubhouse – K. Grose

Frank moved to waive the clubhouse rental fee, hold a deposit check, but cleaning fee required for the Pathways Community Health charity event scheduled for April 18, 2015. Sharon seconded. Unanimous 6-0.

B. Pool Com presentation on shade structure(s)

Tim Lucas presented on behalf of the Pool Committee their draft presentation for shade structures and their vision.

C. Pool Com presentation on lighting

Tim Lucas presented an option to replace the existing overhead lights at the pool with LED light fixtures. Provided information regarding KCP&L rebate and cost savings.

D. Approve budgeted dock maintenance funds (swim, courtesy & boat) \$26,000

Frank moved to approve the budgeted dock maintenance funds for swim docks \$3,000 out of account 6045, \$3,000 for courtesy docks out of account 6044 and boat docks \$20,000 out of account 6001. David seconded. Unanimous 6-0.

E. Approve budgeted electronic voting funds \$5,500 (acct#5021-100)

Sharon moved to approve the budgeted funds for electronic voting of \$5,500 out of account 5021-100. Mark seconded. Unanimous 6-0.

F. Approve budgeted funds for Appreciation Dinner \$7,500 (acct#5035)

Mark moved to approve the budgeted funds for the Appreciation Dinner up to \$7,500 out of account 5035. Frank seconded. Unanimous 6-0.

G. Budgeted funds for new maintenance equipment. This item was added to the agenda per the Board. Since it is off season, pricing is half off from this fall.

Frank moved to approve the budgeted funds for new equipment purchases up to \$30,000 out of account 7002-100. Sharon seconded. Unanimous 6-0.

8. ROUND TABLE

Rachelle told the Board she will be taking a vacation day Monday, Jan. 19th. Brenda thanked Craig Eaton for his involvement with Google Fiber to re-draw their map to include the Fountains of Raintree. Brenda thanked Paul Landes and Sue Rusco for their meeting with the bank to reduce our interest rate on the loan, netting us a savings of about \$3,000. Brenda asked on behalf of the Adult Activities Committee the Board's direction for Cinco de Mayo and Oktoberfest. It was concluded that it would be discussed at the work session.

9. ADJOURNMENT

EXEC SESSION – End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

January 27, 2015

7:00pm

WORK SESSION:

Present: Spencer, Paulic, Rusco, West, Miller, McCann & Landes

Absent: Oestreich, Parker.

4. Committee Chair/Board direction-

All committee chairs in attendance, Board requested proactive approach to budget planning and 5 year plan. Reviewed Current plan for Pool Committee as an example to show how to break-up a plan into smaller chunks with final product in mind.

Discussion of 5-plan as guide for future boards, as the board turns over every other year and is often surprised by large unplanned budget requests. Many of those items are not on the official Priority list and may need to be included.

Additional discussion from the floor regarding typographical errors on 2015 budget and correction made to Activities Budget.

Multiple questions from the floor were addressed including the current 2015 budget plans for Activities, Common Ground, Yard of the Month program, Summerfest, Fireworks (both positive and negative commentary) and boat docks.

It is also noted that the board is somewhat locked into roughly \$90,000 /year Principal and Interest payment on remodel costs for Clubhouse and DPAC. Traditional long term mortgages are very difficult for RLPOA to get due to Covenant restrictions. Short term unsecured loans are easier to obtain but require quicker payback at higher interest rates. This drives many budget decisions.

Idea floated from floor to possibly break budget into % for each Committee.

Board concluded with comments about preservation of existing assets and Safety as the most import criteria in budgeting process.

5. Proxy Ballot Question(s)--Trash Survey questions floated for straw vote portion of ballot. Dave Elliott asked for attorney review.
6. By-Law Changes for Review. Dave Elliott of Nomination Committee spoke at length about proposed changes for by-laws that increase board member terms to 3 years and impose a Term Limit of 2 terms (6 years) followed by the requirement to sit out for at least 1 year. The proposed by-law changes also address numerous typographical errors and obsolete language.
7. 2015 Budget/Roll-over—2014 Budget Rollover to be approximately \$30,000. Landes commented that we would only spend about \$10,000 on Interest rather than the \$16,000 proposed on the budget line item due to the reduction of interest rate.
8. Boat Ramp Gate Procedures- Lake committee to review procedure for the Boat Ramp Gate installed by the board. They wrote a very good article for the Shoreline and will continue with a monthly message. Boat Ramp will be open during patrol hours. All boaters will have the combination to the lock for after-hours use.
9. PayLease (Credit Card) option—We are looking at PayLease option for online and in-person Credit Card processing. Reviewed Encryption, Website hosting,

3% transaction fee to be paid by user and in-person transactions. Could reduce check transaction labor and make it easy to pay security deposits for Clubhouse and Pontoon rentals.

10. "Gotcha" Board to consider program for gift card rewards for random acts of residents doing the right thing, Hilton calls there program "Catch me at my Best". Idea floated from floor for additional pool pass or ½ day pontoon rental as the reward.
11. Pool Light Sample-Landes showed sample of LED pool light and reviewed pool lighting strategy, savings on utilities and KCPL rebate program.
12. Summerfest now possibly being re-scheduled for July 11th do to general attendance and access to Volunteers. Cut in budget from \$10,500 to \$6,500. Tent usage. Board assumed it would be held on Saturday, July 4th, this would negate the need for the Street Dance portion of the day (and the budget) as it is assumed everyone would be watching or setting off fireworks. Summerfest was always on July 4th in the first 15 years or so. Only recently was it moved to and alternate day.
13. Organization Chart--Landes reviewed HR org chart and requested that "RLPOA President" be inserted between "Board of Directors" and General Manager. Since the President is the person that guides and controls the general manager directly not the Board.
14. Boat Ramp Striping-Striping reviewed for No Parking area to be striped to discourage cars from randomly parking at angles on the ramp apron blocking the trailer turn around area. Landes admitted he was of limited skills with towing the boat trailer and requested the change.

Adjournment

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 10, 2015

7:00pm

PLEDGE OF ALLEGIANCE

AGENDA

17. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Paulic, Rusco, West, Miller, McCann, Landes
Absent: Parker, Oestreich

17. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Moody proposed changing water quality testing to Bi-Weekly to save approximately \$2500 / year. No state minimum standards exist for lake testing, however public beaches in Missouri are tested weekly. Raintree also has done DNA test to determine the type of contamination.

Ski Club is looking into a “Learn to Ski, Wake, Surf” event.

18. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES
APPROVAL OF PAYMENT OF BILLS

Motion to Approve; West, 2nd Paulic, Discussion to reflect Tiger Docks as the winner of the bid to replace MP Dock. Passed 7-0.

22. TREASURER’S FINANCIAL REPORT

Budget Analysis

Income:

Dues	\$65,760.60
Other Income	\$28,625.14
Total	\$94,385.74

Expenses for January \$ 61,707.19

Bank Account Balances as of January 304,204.17
Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 197,321.27

Reserves 2015	Operations	\$59,500
	Dock Self Insurance	\$41,000
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment	
	(Annually)	\$72,747
	Capital Asset	\$10,500

Monument	\$5,000
Raintree View	\$9,000
Siltation Loan	(\$45,000)

	2015	2014
Total Outstanding Dues/Fines a/o 1/31/15:	\$88,893.33	\$84,356.11
Balance Due Liens Filed: (28)	\$49,094.10	\$50,232.72
1st Letter (144)	\$18,465.97	\$13,177.86
2nd Letter (60)	\$15,221.61	\$12,782.98
3rd Letter (9)	\$ 6,111.65	\$8,162.55

Liens/Judgments plus an additional six properties that are in bankruptcy.

--Landes had a question about Asset reserve accounts.

29. BOARD ANNOUNCEMENTS

A. Deadline for nominations (on paper) is February 15th

B. Annual Meeting March 26, 2015

6. OLD BUSINESS

B. Legal Report

	Dec. 2014	Jan. 2015	Feb. 2015
Judgments	11	9	11
Bankruptcies	6	6	6
Foreclosures	2	1	0
Payments	2	2	2
Demand	6	3	12
Court	2	4	2
Delq. Paid	\$7,302.48	\$12,599.32	\$4,631.74

C. Approval of Annual Meeting Ballot with Survey- Ballot question 3 clarified

with additional language to explain the question amending the by-laws for term, term limit and ethics. Pass 7-0

Trash Survey language reduced from 4 questions to 1 to save space on ballot. Passed 6-1 (Landes)

D. Pool Com shade structure(s) Pool Committee will have proposal for board at March Meeting. Commercial Umbrellas are the current direction that the Pool Committee is pursuing.

E. Pool Com Lighting. Pool Committee will have proposal for board in March. Large rebate available from KCP&L to change lights to LED, 2 year payback on electricity savings.

F. Budget Adjustments: (acct#1004 Summerfest \$10,700 to \$6,500), (acct#1005 Teen Swim \$1,400 to \$1,200), (acct# 1005-300 Family Swim \$1,200 to \$1,100) Motion to Approve West, 2nd Rusco, no discussion passed 7-0

G. PayLease- Contract to handle Credit Card processing on website and counter transaction at the RLPOA office.

Motion to approve; West, 2nd McCann, No Discussion Passed 7-0

7. NEW BUSINESS

H. Swim team requests - Swim team request adjustment to practice schedule in May due to School District calendars. Practice to start in Evening May 18th, Team Banquet July 15th.

I. Appeal to ARB paint application 011915-NS48, Home owner nor builder present. Appeal denied.

J. Approval of Pool Contract with Aquaticare for 2015 season—Motion to approve: Rusco, 2nd Paulic. Discussion regarding the number of extra days, rate of increase, Manager on duty being an adult, cleaning and rainy day duties. Passed 6-1 (Spencer)

8. ROUND TABLE

Rusco-- Family Activities on July 4th, boat regatta.

West-encourage continued enforcement of irrigation rules during upcoming season

Vandiver—Vacation. Do we need March Work Session? Appreciation Dinner 3/14/15

HR Handbook coming together.

9. ADJOURNMENT 9:15

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

February 24, 2015

7:00pm

WORK SESSION:

Present: Spencer, Paulic, Rusco, West, Miller, McCann, Landes

Absent: Parker, Oestreich

1. Google Fiber- Presentation by Google Fiber rollout team. Many questions from floor. March begins sign up for the service, Installation thought the summer. Great attention needs to be paid to siltation control and restoration of common ground. Jake Underwood is manager 913-725-8299. Informational meeting at Longview Mansion March 12th 6-8pm.
2. March Work Session (do we need)? No work session for March as the Annual meeting is the same week.
3. Grandfathered Slip rights—Discussion of Grandfather Slips rights and the ability of those lease owners to transfer their rights at any time. The lease allows for a one time transfer. That transfer does not have to necessarily be at the time of sale of the home. This may encourage some lessees to transfer (sell) their rights because they are no longer boating. Discussion about non-use of Slips in regards to sub-leases. 48 slips empty last year in which the lessee did not register a boat (no Sticker) and did not sub-lease to another member. Discussion to find ways to encourage those types of lessees to sub lease their slip. Referred question to Lake Committee to figure out some kind of non-use rules. Landes commented in 2011 there were 72 empty slips on a Tuesday in July at 10pm.
4. Annual Meeting agenda- Eliminate agenda items 7 Police, 8 Legal, and 9 City. Item 14 will be open discussion, 30 seconds per person to state an area of concern to be added to the Board Agenda for regular meeting. No more than 15 minutes total.
5. Lake Patrol jet ski—Allow Cresswell to pull the trigger on any used Jet Ski up to \$6k including tax. Target a unit below 50 hours. Cresswell and Vandiver have discretion to purchase with an assist from Landes.

6. 2014 Roll-over- Operational budget reduced to \$59,500 in current budget. June, July, Aug., looks to be tight. Discussion to move \$10,500 from rollover funds to operation reserve (\$70,000).
7. Employee Handbook- First look at HR handbook. Looks good, project going well.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 10, 2015

7:00pm

PLEDGE OF ALLEGIANCE

AGENDA

18. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Paulic, Rusco, Miller, Parker, McCann, Landes

Absent: Oestreich, West

18. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

None

19. CONSENT AGENDA

APPROVAL OF FEBRUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Motion to Approve, Paulic, 2nd Rusco, Passed 7-0

23. TREASURER'S FINANCIAL REPORT:

Budget Analysis

Income:

Dues	\$65,854.30
Other Income	\$36,060.47
Total	\$101,914.77

Expenses for February \$ 48,700.88

Bank Account Balances as of February 337,634.48
Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 190,655.61

Reserves 2015	Operations	\$59,500
	Dock Self Insurance	\$41,000
	Siltation	\$22,500
	Insurance Reserve	\$5,000
	Loan Payment	
	(Annually)	\$72,747
	Capital Asset	\$10,500
	Monument	\$5,000
	Raintree View	\$9,000
	Siltation Loan	(\$45,000)
	2014 Roll-over	\$30,249

	2015	2014
Total Outstanding Dues/Fines a/o 2/28/15:	\$81,600.44	\$72,626.74
Balance Due Liens Filed: (28)	\$49,044.10	\$47,461.04
1st Letter (115)	\$15,778.05	\$8,983.16
2nd Letter (46)	\$11,796.63	\$10,866.72
3rd Letter (6)	\$4,981.66	\$5,315.82

Liens/Judgments plus an additional six properties that are in bankruptcy.

30. BOARD ANNOUNCEMENTS

A. Annual Meeting March 26, 2015

B. Cancellation of March Work Session

C. Google Fiber Open House March 12, 2015 6:00pm – 8:00pm Longview Mansion

D. Adult Pizza Party 3/27/15

E Boat Slip Renewal Deadline Sunday 3/15/15. Landes volunteered to make reminder calls to those who have not yet renewed.

6. OLD BUSINESS

H. Legal Report: 12 Judgments, 6 Bankruptcies, 1 Foreclosure, 1 making payments, 8 Demand Letters, 1 Court Pending. Delinquent amount paid in

March \$13,710.25

- I. Pool Deck Supplies/Equipment budgeted up to \$25,200 (acct# 8005)
Amended to \$16,000 to purchase Deck Chair, Large Shade Umbrellas and Deck Supplies. Move to Approve: Rusco, 2nd McCann, Passed 7-0
- J. Lake Patrol PWC budgeted up to \$6,000 (acct# 6013) Moved to Approve Rusco, 2nd Paulic, Discussion to approve funds for the Lake Patrol to have immediate access to funds to purchase a used PWC for patrol use. Limit \$6,000 including tax, PWC should have less than 50 hours and have reverse. Vandiver and Landes to assist with purchase. Passed 7-0
- K. 2014 Roll-over Transfers in Budget (move \$10,500 to Operational Reserve)
Move to Approve McCann, 2nd Parker, Discussion to beef up operating reserve \$70,000 due to cash flow needs through spring and summer. Passed 7-0

7. NEW BUSINESS

- A. Employee Handbook: Motion to Approve Paulic, 2nd Spencer, No Discussion, edits from 3-10-2015 essentially puts all employee policies in a single location, nice job by committee and staff. Passed 7-0
- B. Asphalt Overlay Budgeted up to \$41,000 (acct# 4004) Discussion table for rebid due to price of oil being very low and commonality of bids.
 - Contractor A \$35,455
 - Contractor B \$41,857
 - Contractor C \$53,295
- C. Maint. Building Garage Door Openers (acct# 7002-100) Move to approve: Spencer, 2nd Paulic, Company B \$4,765.00 approved due to local service and reputation. Overhead Door Company.
- D. Adult Pizza Party budgeted funds up to \$1750 (acct# 1018) Motion to approve, Paulic, 2nd McCann, No discussion, Passed 7-0
- E. Website- Directive to Vandiver to add Sub Association (North Shore, Cobblestone, Villas and Fountains) Covenants, Articles and Bylaws to RLPOA website. Passed 7-0, price and account to be determined.

8. ROUND TABLE

Spencer- Trash, City of LS considers Flow Control collection.

Miller- Concerned about throwing of Riprap rock into the lake

Rusco- Concerned about overflow of pet waste in trash cans along lake and Resident's personal use of the receptacles.

Vandiver- Sled at own risk sign for dam, parking on dam.

9. ADJOURNMENT

EXEC SESSION – End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 14, 2015

7:00pm

AGENDA

19. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Spencer, Paulic, Rusco, Bolin, Miller, Landes, VanDeusen, McCann, Eaton

20. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

None

20. CONSENT AGENDA

APPROVAL OF MARCH MINUTES

APPROVAL OF PAYMENT OF BILLS

Motion to approve, McCann, 2nd by Paulic, Discussion by Miller...typo, Passed 9-0

24. TREASURER'S FINANCIAL REPORT

Budget Analysis

Income:

Dues	\$85,798.97
Other Income	\$36,391.29
Total	\$122,190.26

Expenses for March

\$ 93,876.62

Bank Account Balances as of March

428,130.06

Cash Subtotal Bank of Lee's Summit

Notes Payable

\$ 183,925.32

Reserves 2015

Operations	\$70,000
Dock Self Insurance	\$41,000

Siltation	\$22,500
Insurance Reserve	\$5,000
Loan Payment (Annually)	\$72,747
Capital Asset Monument	\$10,500
Raintree View	\$5,000
Siltation Loan	\$9,000
2014 Roll-over	(\$45,000)
	\$19,749

	2015	2014
Total Outstanding Dues/Fines a/o 3/31/15:	\$62,004.07	\$64,344.45
Balance Due Liens Filed: (27)	\$47,633.50	\$49,879.75
1st Letter (116)	\$ 7,521.24	\$5,609.71
2nd Letter (31)	\$ 6,468.30	\$6,691.25
3rd Letter (22)	\$ 381.03	\$2,163.74

Liens/Judgments plus an additional six properties that are in bankruptcy.

Discussion of Judgments vs Liens in respect to bankruptcy and foreclosure.

31. BOARD ANNOUNCEMENTS

- A. Introduction of New Board Members, Jenny Bolin, Craig Eaton, Alan VanDeusen
- B. Cinco de Mayo Saturday, May 2nd dinner 6-8 & band 7-11pm
- C. Spring Garage Sale May 7th thru 9th
- D. Lake Clean-up Saturday, May 16th 9–12pm
- E. Fishing Derby Monday (Memorial Day) May 25th 8:00am registration at the Duck Pond

32. OLD BUSINESS

II. Legal Report:

11 Judgments, 6 Bankruptcies, 1 Foreclosure, 2 making payments, 3 demand letters to go out. Delinquent amount paid in March was \$14,523.16.

JJ. Rules for “Boats in Driveway” Rules for Boats in Driveway April 1st to October 31st— Watercraft must be in operable condition, bearing a current Raintree Sticker and resident must be in good standing. Remember to secure any items that may be stored in your watercraft. Don’t become an easy target.

Motion to approve as read Landes, 2nd McCann, Passed 9-0

KK.Asphalt Overlay--tabled until special work session 4/28, due to bid clarification.

33. NEW BUSINESS

FF.Spring Cleaning Dumpster Day - Pfeifer (Kaleb Drinkgern) Pfeifer/King wants to sponsor dumpster day May 9th, No cost to residents, 3 to 4 hours, Location at Gull Point Court. Motion to approve, Landes, 2nd McCann, Passed 8-0-1(Spencer)

GG. Common Ground & Garden Club Presentation –Garden club wants to install water feature near Duck Pond. No cost to Raintree except hooking to existing irrigation. Garden Club to get their contractor to coordinate with Marco and Frank Paulic. Motion to approve contingent upon an irrigation zone available for the filler. Rusco, 2nd Paulic, Passed 9-0

HH. DPAC exterior light project (acct# 4070 & 4063) Marilyn Burasco present on behalf of DPAC. Landes had concerns the lighting was not durable and just decorative. Marilyn was asked to do some more investigation. Board feels this is a safety issue and would like better and safer. Tabled until 4/28 work session.

II. Approve Budgeted funds for 2015 Adopt-A-Tree \$7,000 (acct#2002) Motion to approve release of budgeted funds McCann, 2nd Paulic, Discussion: reviewed tree list. Passed 9-0.

JJ. Approve Budgeted funds for Sunset Cove flag poles \$6,000 (acct#2006) Motion to approve release of budgeted funds for Ward Road Flag Poles near the Raintree Reserve \$6,400 with transfer of \$400 from acct# 2002 (Adopt-A-Tree) to acct #2006 Passed 6-1-2 (against Paulic), (abstain Spencer, Eaton).

KK. Approve Budgeted funds for Cinco De Mayo \$4,000 (acct#1011) Motion to approve release of budgeted funds Rusco, 2nd Paulic passed 9-0

LL. RLPOA e-mail accounts: Discussion to provide email accounts though Raintree Server for all board email correspondence, another step towards a more professional board.

MM. Voting of Officers for 2015-2016

Secretary: Brenda Miller volunteered, 2nd Bolin Passed 9-0

Treasurer: Sharon McCann volunteered, 2nd Landes, Passed 9-0

Vice President; Paul Landes volunteered, 2nd by Paulic, Passed 9-0

President: Mark Spencer volunteered, 2nd Landes Passed 9-0

NN. Work Session as Special Meeting for insurance approvals-Special Meeting will be held 4/28 for additional budget approvals as this is a busy time of year.

9. ROUNDTABLE

Landes: Lake repairs, which dock is to be replaced in 2016.

Vandiver-Pizza Cash

Rusco: Common Ground Plans for 2015 & Finance Committee Meetings on Thursdays

Paulic: Villa and Fountains volunteering the labor for Pizza parties, how about some other clubs

Spencer: Insurance, Trash PUD

McCann: reviewed policy of Committee Chairs not being a Board Member, Landes reminded that it is not an actual rule.

10. ADJOURNMENT

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/
Work Session
April 28, 2015
7:00pm

The meeting was called to order by Mark Spencer at 7:00 PM

Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco and Mark Spencer. Also in attendance was General Manager, Rachelle Vandiver. Alan VanDeusen was absent.

SPECIAL MEETING:

1. Insurance (accts# 5003-100 through 5003-800)

MOTION: Sue Rusco moved to accept ASI for insurance agent for all policies including an increase in the umbrella to \$2,000,000 for D&O from accounts #5003-100 through 5003-800.

2nd by Sharon McCann

Paul amends that ASI becomes the agent of record and that they rebid the work comp section and the D&O. The amendment was unanimous.

Vote unanimous

2. Common Ground new plantings for flower beds request (acct# 2002-100)

Marsha Hosick presented the Common Ground Budget for replacement planting.

MOTION: Sharon McCann moved that we give the common ground an additional \$653 for additional plantings to come from acct 5031-000 to move to 2002-100 to pay for the plantings

2nd by Frank Paulic

Vote Unanimous

3. Asphalt Bids (acct# 4004)

MOTION: Frank Paulic moved to accept the proposal from Blacktop Paving Maintenance using option #2 along with an updated insurance certificate.

2nd by Paul Landes

Vote Unanimous

3. DPAC Bollard Lights (acct# 4070 & 4063)

Direction to the DPAC committee to get two additional bids for parking lot lighting broken down with labor and materials separately with the 5000 K lights. Have Cross Electric rebid with 5000K lights.

4. Pool Lighting Project

Tim Lucas presented options for pool lighting.

MOTION: Paul Landes moved to purchase Western Extralite and use MC Power for labor to install lights in the pool area from account 8005 for \$10,795 with a rebate from KCP&L of \$5300.00

2nd by Frank Paulic

Vote Unanimous

MOTION: Paul Landes moved that we purchase lights from Western Extralite and use MC Power for labor to install 8 lights in the parking lot with new fixtures using account 4004 with a KCP&L rebate.

2nd Frank Paulic

Vote Unanimous

Special Meeting adjourned at 8:20 PM

WORK SESSION:

15. Presentation by Cory McDonald – Solar Energy – Possible Q&A on solar energy in the future for residents. Potential in September.

Green Energy Finance

1612 SW Jefferson, LS MO 64081

816-479-4060

16. Working Budget / Financial Reports – Don Blythe was in attendance to review and answer any questions regarding financial reports.

17. Reserve Study- presented a proposal for Raintree capital assets to be reviewed by a professional company. Reference check with Lakewood and put on May Board meeting agenda.

18. PWC update – Still researching for a used PWC. Might need to investigate a new PWC cost and compare for best value.

19. Trash Service Review Sub-Committee

Jenny Bolin and Paul Landes to work on a questionnaire for the next work session.

Needs to review the following criteria:

Equitable rate

Day of service

Yard waste year around

Adjournment: Meeting was adjourned at 10:15pm

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 12, 2015

7:00pm

AGENDA

21. DETERMINE QUORUM & CALL MEETING TO ORDER

The meeting was called to order by Mark Spencer at 7:04 PM

Directors in attendance were: Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco and Mark Spencer. Also in attendance was General Manager, Rachelle Vandiver. Absent were Jenny Bolin and Alan VanDeusen.

22. PLEDGE OF ALLEGIANCE

4. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Ron Moody 280 SW Point Shore Drive: Learn to WaterSports!

Ron noted that clubhouse space was not required for boats and parking would be limited as the event was going to be limited to the first 30 residents/participants. Board gave permission for him to go forward with the event.

21. CONSENT AGENDA

APPROVAL OF APRIL MINUTES

APPROVAL OF PAYMENT OF BILLS

MOTION: Paul Landes moved to approve the consent agenda. Seconded by Frank Paulic. Unanimous

25. TREASURER'S FINANCIAL REPORT

Sharon McCann read the financial report:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION FINANCIAL STATEMENT APRIL 2015

Budget Analysis

Income:

Dues	\$89,642.99
Other Income	12,204.92
Total	\$101,847.91

Expenses for April \$90,865.23

Bank Account Balances as of April \$388,813.25

Cash Subtotal Bank of Lee's Summit

Notes Payable		\$177,121.58
Reserves 2015	Operations	70,000.00
	Dock Self Insurance	41,000.00
	Siltation	22,500.00
	Insurance Reserve	5,000.00
	Loan Payment (Annually)	72,747.00
	Capital Asset	10,500.00
	Monument	5,000.00
	Raintree View	9,000.00
	Siltation Loan	(45,000.00)
	2014 Rollover	19,749.00

	2015	2014
Total Outstanding Dues/Fines a/o 4/30/15:	80,344.02	91,279.31
Balance Due Liens Filed: (27)	49,210.23	69,083.64
1 st Letter	12,735.66	13,769.87
2 nd Letter	10,015.56	6,459.55
3 rd Letter	8,382.57	1,966.25

##Liens/Judgments plus an additional six properties that are in bankruptcy

34. BOARD ANNOUNCEMENTS

A. Lake Clean-up Saturday, May 16th 9–12pm

B. Pool Opens Monday, May 18th at 4:00pm

Paul Landes gave an update on pool upgrades status

C. Fishing Derby Monday (Memorial Day) May 25th 8:00am registration at the Duck Pond.

35. OLD BUSINESS

LL. Legal Report:

Mark Spencer read the legal report

8 Judgments

6 Bankruptcies

1 Foreclosure

1 Making Payments

26 Demand Letters

0 Court cases

\$7,919.39 Delinquencies Paid

MM.DPAC Bollard Lights (acct# 4070)

MOTION: Paul Landes motioned that we purchase bollard lighting for the DPAC from Cross Electric in the amount of \$8800.00. Seconded by Frank Paulic.

Discussion: move \$7400 from account 5003.

Paul Landes amended the motion to include moving \$7400 from account #5003 to

account #4070. Frank Paulic seconded. Amendment was unanimous.

NN.Reserve Advisors – Capital Asset Reserve Study (acct# 5005-100)

Motion: Sharon McCann made the motion to move \$7590 from account #5003 to #5005-100 for the reserve study. Paul Landes seconded. Unanimous.

36. NEW BUSINESS

OO. Appeal ARB decision

Tabled for decision in exec session. **ARB appeal: Resident can build on their own property or build on the point beside the bench and trash can. Needs to be in subdued colors and in harmony with our neighborhood. Board prefers birdhouse or boat, no elephant. Resident to submit plans, colors and location for approval to the Board.**

PP. Requested information on 2014/2015 Adult Activities
Directive for Rachelle to allow information to resident.

QQ. Social Media/Upkeep

Complaints issued via social media (FaceBook) cannot be addressed by staff since they are not associated with the account.

RR. Summerfest Parade & Carnival budgeted up to \$6,500 (acct# 1004)

MOTION: Sue Rusco moves to release budgeted funds up to \$6500 from acct #1004 for the Summerfest and Carnival. Seconded by Frank Paulic. Unanimous.

SS. Summerfest 4th of July Fireworks budgeted up to \$8,500 (acct# 1015)

Rachelle has had approval from land owner below dam for temporary leasing.

MOTION: Sharon McCann moves to release \$8500 from acct #1015 for Summerfest fireworks. Seconded by Frank Paulic. Unanimous.

Directive to Rachelle to advertise in *Shorelines* for donations in addition to our current budgeted amount for businesses wishing to contribute to additional fireworks. Also to provide a follow up in the *Shorelines* thanking the additional sponsors if any.

TT.Lake treatments budgeted up to \$6,000 (acct# 6055)

MOTION: Sue Rusco moves to release the funds up to \$6000 from acct #6055 for lake treatments. Seconded by Frank Paulic. Unanimous

G. Pool Equipment Repair budgeted up to \$5400 (acct#8006-300)

MOTION: Sharon McCann moves to release \$5400 from acct #8006-300 to repair the pool. Seconded by Craig Eaton. Unanimous

H Review Priority Ranking List

Wish list items due to Rachelle by May 20th. Rachelle will then edit the list and provide to Board members for discussion at work session.

I June Adult Pizza Party June 12. (Acct # 1018)

MOTION: Sue Rusco moves to release funds for the adult pizza party in the amount of \$1750 from acct #1018. Seconded by Frank Paulic. Unanimous.

ROUNDTABLE

a. Paul Landes: PWC update. Second option in St. Joe listed for \$6900. 2012 model. Josh C. is going to look at it tomorrow. Thinks he could get it for \$6500. Currently have approval for up to \$6000. Acct 6013

MOTION: Sharon MCCann moves that we transfer \$1100 additional into acct #6013 for purchase of PWC from 2014 rollover. Seconded by Frank Paulic. Unanimous.

- b. Rachelle: Raintree village has sold and is now owned by Compton Holdings LLC. First Management Company will now be maintaining.
- c. Rachelle: May 20th meeting with City Councilmen Rob Binney and Diane Forte at 4:00pm. Jenny Bolin and Alan VanDeusen have volunteered to attend. Will be discussing issues such as no curbs, missing sidewalk stubs, Raintree Parkway bridge, Cheddington and storm culverts

11. ADJOURNMENT

Mark Spencer adjourned the meeting at 8:45PM

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

May 26, 2015

7:00pm

Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Brenda Miller, Susan Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver. Absent were Sharon McCann and Frank Paulic.

The meeting was called to order by Mark Spencer at 7:00 PM.

WORK SESSION:

1. Little Free Library – Application 041515-324
Rachelle has not received an update from the resident.

2. Priority Ranking for 2015-2016
Ranking items submitted prior to the meeting and those from previous years were discussed. Board members must have all items prioritized and turned back into Rachelle by June 4th. They will then be looked over at the June work session.

3. Fireworks on common ground
Rachelle has placed a note in the June issue of the Shorelines that fireworks on common ground are prohibited.

Additional discussion:

- 4. Tim Lucas gave an update on the new pool lights. We are waiting on KCP&L for approval. Should be about 2 weeks.
- 5. Rachelle, after reviewing tapes of Board meetings wants to emphasize that the microphones need to be used in order to hear everyone speaking on the

recordings.

6. Recap of meeting with City Councilmen was given to each Board member. The City has until the first week of July for a response to us. Deterioration of Raintree Parkway bridge needs to be addressed as a serious concern.
7. Vehicle accident at 291 entrance to Raintree. Rachelle is gathering info for costs to repair landscaping and irrigation system.

ROUND TABLE:

Paul Landes: Old pontoon 1989. Sell, store, what does the Board want to do with it? If we sold the old trailer, furniture and old pontoon we could probably use the funds to purchase a new trailer. **Directive to Rachelle to get pictures for us to advertise.**

Rich Byrd: He has put a notice in the June Shoreline that encourages residents not to mow in such a manner as to throw grass clippings into the street.

Adjournment

EXEC SESSION: End of meeting if needed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 9, 2015

7:00pm

AGENDA

23. DETERMINE QUORUM & CALL MEETING TO ORDER

The meeting was called to order by Mark Spencer at 7:00 PM

Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

24. PLEDGE OF ALLEGIANCE

5. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Jessica Hoots, 3909 Linden Lane requesting permission for a fishing derby at the duck pond for Pack 54. They are expecting about 60 participants for June 20th 10 – noon and from noon – 1 lunch. Donations from Price Chopper and Papa Johns. The boys have a policy of “leave no trace”. The boys are very respectable and responsible. Craig Eaton – Anglers club to help sponsor event and to assist. Possible ratio of

80/20% residents. Pack meets at Holy Spirit Catholic Church. The fishing will be for catch and release.

Jessica to call Rachelle for approval/denial on Wednesday

Ron Moody from Lake Committee meeting needed clarification on rather
 A water toy required a sticker. Inflatable raft that was intended for use close
 to shoreline. Used to play on. Discussion moved to New Business.

22. CONSENT AGENDA
 APPROVAL OF APRIL BOARD MEETING MINUTES
 APPROVAL OF MAY MINUTES
 APPROVAL OF PAYMENT OF BILLS

MOTION: Sharon McCann made a motion to approve April Board and May minutes and payment of bills. Seconded by Paul Landes. All for with Alan VanDeusen abstaining.

26. TREASURER'S FINANCIAL REPORT

Sharon McCann read the financial report:

FINANCIAL STATEMENT
 MAY 2015

Budget Analysis

Income:

Dues	\$73,811.19
Other Income	21,204.09
Total	\$101,847.91

Expenses for May (Insurance, Asphalt, Dock repairs)	\$218,447.42
Bank Account Balances as of May	\$337,532.95
Cash Subtotal Bank of Lee's Summit	
Notes Payable	170,506.79

Reserves 2015	Operations	70,000
	Dock Self Insurance	41,000
	Siltation	22,500
	Insurance Reserve	5,000
	Loan Payment (annually)	72,747
	Capital Asset	10,500
	Monument	5,000
	Raintree View	9,000
	Siltation Loan	(45,000)
	2014 Rollover	\$18,649

	2015	2014
Total Outstanding Dues/Fines a/o 5/31/15	\$65,938.77	\$63,349.93
Balance Due Liens Filed: (27)	49,202.56	43,203.34 (32)

First Letter (57)	6,484.89	6,204.03 (57)
2 nd Letter (16)	3,796.34	1,361.42 (6)
3 rd Letter (16)	6,454.98	12,581.14 (22)

##Liens/Judgments plus an additional six properties that are in bankruptcy.

37. BOARD ANNOUNCEMENTS

- A. Teen Swim Thursday, June 11th at 7:00pm.
- B. Adult's Only Pizza Party Friday, June 12, 2015 (Doors open at 5:30pm, pizza to be served starting at 6:00pm)
- C. Learn Water Sports Saturday, June 20th 9 AM to 12 PM
- D. Father's Day Sunday, June 21st
- E. Drama Troupe begins June 17th through July 22nd
- F. Fireworks Saturday, July 4th
- G. Summerfest Parade & Carnival Saturday, July 4th
- H. Office closed Saturday, July 4th

38. OLD BUSINESS

OO.Legal Report

- Mark Spencer read the legal report
- 8 Judgments (2 moved, judgments still in place)
- 5 Bankruptcies
- 0 Foreclosures
- 1 Payment
- 19 Demand letters
- 0 Court Cases
- Delinquencies paid \$10,971.72

PP.Motion to Accept Assignment of Rights and Duties for NSPOA members.

Paul Landes moved to accept the assignment of the rights and duties of the North Shore Property Owners Association (NSPOA) Board of Directors to the Raintree Lake Property Owners Association Board of Directors also known as the Successor Entity pursuant to Section 12 ASSIGNABILITY of the NSPOA Declaration of Covenants, Conditions and Restrictions as detailed below.

Section 12 ASSIGNABILITY "The Declarant or Board shall be empowered to assign its rights, or any part thereof, to any successor public body, authority, agency, district or not-for-profit corporation or association (hereinafter referred to as the "Successor Entity"), and upon such assignment the Successor Entity shall have those rights and be subject to those duties assigned thereby and shall be deemed to have agreed to be bound by the appropriate provision hereof to the same extent as if the Successor Entity had been an original party to the Declaration. Any such assignment shall be accepted by the Successor Entity under a written agreement pursuant to which the Successor Entity expressly assumes the duties and obligations thereby assigned.

Assignment is effective until 12/31/15 and is renewable by a simple majority of home owners in attendance in person or by proxy at the NSPOA Annual Meeting to be held in December, 2015. Renewal would be for an additional 3 year term. In the case of non-renewal the NSPOA members in good standing shall choose a new 3 person Board of Directors from the nominated candidates.

Seconded by Sharon McCann. Unanimous.

39. NEW BUSINESS

UU. Appeal Common Ground Committee decision

The Board voted to uphold the Common Ground decision.

Sharon McCann moves to uphold the Common ground committee's decision to have the 8 newly planted pine trees removed by June 23rd. Seconded by Paul Landes. 8 in favor Frank Paulic against.

VV. DPAC request for budgeted funds for stone on columns \$1,590
(acct# 4063)

Tabled for work session when a member of the Duck Pond Activity Center committee can answer questions.

C. Water float.

Direction to the Lake Committee to develop guidelines for sizable non navigable water floating devices.

D. Cub Scouts Pack 54 request for fishing derby

Paul Landes moves to allow Pack 54 to use the Duck Pond for a fishing derby under the supervision of the Anglers Club for June 20th. Seconded by Sue Rusco. Unanimous.

10. ROUNDTABLE

Alan VanDeusen. Scott Critchfield looked at possible projects for the year. The east end of the Duck Pond is their top priority job, but not a very big job. Priority number 2 is Turtle Pond. While he is out here he could do both projects. Approximately \$3000 per day for his equipment.

Craig Eaton. Stump off Gull Point needs marked with a danger buoy. Lake Committee wants to address a no wake zone buoy at the boat ramp. Directive to Rachelle to move forward to do that if we have the buoys available.

Paul Landes. Pool umbrellas are not doing well. Need instructions on how to open them up. Pool staff will be instructed to close with high winds.

Thanks for all the minutes from committees and activity events.

Sue Rusco. Do we have plans to send the priority list to the different committees?

Rachelle wants to have a work session to review it before it is sent off to committees. Sue would like the Board liaisons to discuss with the committees the priority list.

Rachelle Vandiver. The Reserve advisor is to be out in a few weeks. Usually a 16 week project starting from the May date. Security police to be out 2 random nights per week for patrol.

12. ADJOURNMENT

Mark Spencer adjourned the meeting at 8:11 PM

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

June 23, 2015

7:00pm

The meeting was called to order by Mark Spencer at 7:00 PM.

Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco and Mark Spencer. Also in attendance was General Manager, Rachelle Vandiver. Absent was Alan VanDeusen.

WORK SESSION:

1. Siltation Projects

Carole Owsley lead the discussion regarding the Siltation Committees recommendation to work on the east end of the Duck Pond then move to Turtle Pond. \$15,000 is currently in the budget plus \$22,500 in the reserve fund. Critchfield has given an estimate of about \$40,000 with another estimated \$3,000 in expenses for us. The Board requests that the siltation committee explore other pricing on draining both ponds and then removing silt.

2. Rip Rap needs

Staff has estimated about 6,308 lineal feet of rip rap needed for areas around the lake. That would be about \$24,000 needed in funds. Current funds are at \$5000 and Rachelle is going to need that for use after the siltation projects for this year. She is giving a heads up that additional funding may be needed for this year. Additional funds will need to be approved at the July meeting. Rachelle is recommending use of rollover funds to enhance the rip rap funding.

3. Formation of Pond Committee

John Hustad who lives near Beaver Pond, has a number of people interested in helping with maintaining the ponds. Need volunteers for each pond to walk around and pick up trash. Keep algae down. The Board agreed that a Pond Committee should be formed. John will get with Rachelle to get instructions as to how to proceed.

4. Trash Service Survey

Paul is asking if our E News can provide through Survey Monkey a survey for trash information from the residents. Board members are to send via email to Paul suggested questions for the survey. Jen and Paul are going to get together and write up possible questions and send out to the Board members.

5. Priority Ranking

No discussion

6. DPAC Stonework on Columns

No representative from the DPAC was available for discussion. As a side note there will be no funds for additional chairs until there is a plan for a different type of chairs that are more suitable for commercial use.

7. Clubhouse Rental Fee

No representative from the Facilities Committee was available for discussion.

8. Clubhouse Requests to Waive Fees

The Board will now accept requests for waiving of the clubhouse rental fees during regularly scheduled Board Meetings.

9. NS emergency easement

There is 37' from the road to the parking lot to provide a second access point from NS to the Raintree Parkway sidewalk.

Round Table

Mark: Both pontoons need to be secured in the slips in a manner that does not have them scraping the front of the dock.

Mark: Remove the old barge from behind the gated area and replace with the newer work boat.

Paul: Fuel needs to be stored in the correct type of container.

Rachelle: Saturday night Crestliner patrol boat steering cable broke. Sent staff member flying off the boat and he also lost a shoe. It appears there were no injuries.

Paul: Lake patrol needs to get all keys identified.

Paul: Pool update: Water guns have been banned at the pool. Lightening detector is not working. Broken umbrella parts are covered under warranty. One complete umbrella is being replaced under warranty. KCP&L approved lighting request for rebate.

Sue: Lakewood post regarding solar panel ARB guidelines. Our ARB needs to work on suggested guidelines.

Rachelle: As of yesterday pine trees were not removed from common ground. If they are still there tomorrow staff will be removing.

Adjournment

The meeting was adjourned at 9:47 PM

EXEC SESSION: End of meeting

**RAINTREE LAKE & NORTH SHORE PROPERTY OWNERS
ASSOCIATION**

BOARD OF DIRECTORS MEETING MINUTES

July 14, 2015

6:30pm

North Shore

In attendance were Jenny Bolin, Sue Rusco, Alan VanDeusen, Craig Eaton, Frank Paulic, Mark Spencer, Paul Landes and Sharon McCann. Also in attendance was Rachelle Vandiver. Brenda Miller was absent.

AGENDA - NSPOA

25. DETERMINE QUORUM & CALL MEETING TO ORDER

The meeting was called to order by Mark Spencer at 6:30 PM

26. PLEDGE OF ALLEGIANCE

6. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

None

4. NORTH SHORE POA BUSINESS

Paul Landes moved to approve the minutes and to approve the payment of bills. Seconded by Frank Paulic. Unanimous.

Paul Landes opened a discussion of repairing the sidewalks on the common ground and access to the lake.

Paul Landes opened a discussion about the irrigation bid of \$11,000 to get lake water to the common ground vs. \$4,000 for city water. We could build up a reserve fund for a future irrigation project. Mark Spencer proposed that we table it until the Budget Meeting for next year.

Sharon McCann read the financial statement for North Shore June 2015.

Income \$910.00, Expenses \$79.67 with a bank account balance of \$8,727.62. Total outstanding dues/fines as of 6/30/15 \$1,780.00. Current Reserve \$2,053.00

5. BREAK

6. **RLPOA Business**

The meeting was called back to order by Mark Spencer at 7:00 PM

7. Open Forum

Carolyn Viermann 4608 SW Admiral Byrd: Concerns about horseplay at the pool, and poles for life saving accessible for the lifeguards. She also questions the training of the lifeguards and if they have actually passed the final test.

Mark Spencer will add this to the Executive Meeting Agenda

Ms. Viermann also noted that she and her son were disappointed that the budget had been cut in half for Summerfest; rides and that a game booth was missing this year.

Derek Beasley 4524 SW Admiral Byrd: He would like guidance on pursuing an agreement between Shamrock Hills and RLPOA. He was advised to get a proposal together and submit it in a work session.

David Wade 4216 Duck Pond Dr: Wants to know if the blue green algae is being addressed and if this is a common occurrence. It was explained that staff has been treating it. He is also concerned about speeding on the Raintree Drive entrance by the Duck Pond. He was advised to call the Lee's Summit traffic department and to call often.

Judy Taylor 917 SW Raintree Dr: Wants to get better acquainted with the board and board meetings because of unkind comments made on Facebook.

Mark Spencer noted that more than the allotted 10 minutes for open forum had been used.

23. CONSENT AGENDA
APPROVAL OF JUNE MINUTES
APPROVAL OF PAYMENT OF BILLS

Sharon McCann moved to approve the June minutes and pay the bills. Paul Landes seconded. Unanimous approval by the board.

27. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Treasurer's Financial Report.

FINANCIAL STATEMENT
JUNE 2015

Budget Analysis

Income:

Dues	\$108,188.26
Other Income	\$ 9,896.29
Total	\$118,084.55

Expenses for June \$104,788.68

Bank Account Balances as of June \$306,778.20

Cash Subtotal Bank of Lee's Summit

Notes Payable \$163,771.46

Reserves 2015 Operations 70,000

Dock Self Insurance 41,000

Siltation 22,500

Insurance Reserve	5,000
Loan Payment (annually)	72,747
Capital Asset	10,500
Monument	5,000
Raintree View	9,000
Siltation Loan	(45,000)
2014 Rollover	\$18,649

	2015	2014
Total Outstanding Dues/Fines a/o 6/30/15	\$54,910.87	\$57,197.24
Balance Due Liens Filed: (26)	47,579.54	43,863.93 (34)
First Letter (34)	3,718.16	2,661.28 (26)
2 nd Letter (6)	1,343.27	1,077.32 (4)
3 rd Letter (5)	2,269.90	9,594.71 (15)

##Liens/Judgments plus an additional six properties that are in bankruptcy.

Request for an aging delinquency report.

40. BOARD ANNOUNCEMENTS

A. Teen Swim Thursday, July 16th at 7:00pm.

41. Presentation – Flow Control Ordinance – George Constable

The Lee's Summit City Landfill will be closing in 2017-2018. The City wants to open a Flow Control station for all trash to go through before transporting to a landfill. The City is attempting to keep recyclable programs that will not be funded with the closure of the landfill and looking for areas to compensate the hazardous waste and electronic recycling programs. The residents of Raintree might consider going to City Council meetings to protest this plan. He believes it would be helpful if Raintree Board Member(s) could go and speak on behalf of Raintree.

There was a discussion of the current vs. proposed costs of trash removal and the costs of building the flow station.

42. OLD BUSINESS

QQ. Legal Report

Judgments – 8

Bankruptcies – 5

Foreclosures – 1

Making payments – 1

Demand letters – 7

Delinquent amount paid in June was \$14,213.04

RR. Siltation Project

Carol Owsley presented options for and cost of cleaning out two ends of the Duck Pond

and Turtle Pond. This can still be done in 2015 but we need to make a decision soon. Discussion on methods: Pump/siphon out or drag line crane.

Discussion on the source of the silt: Cheddington drainage has filled the larger end of the Duck Pond, and the smaller end was filled from Highway 291.

Discussion about available funds to pay for the cleanup, and the scope of the cleanup this year. We do not have the funds available to pay for all of it at once. It was noted that the Board already decided Turtle Pond is in really bad shape and is on the priority list.

Sue Rusco moved to transfer \$22,500 reserve funds to Siltation account # 6090 to clean as much of the Duck Pond Turtle Pond as is possible. Alan VanDeusen seconded the motion. Motion passed 7 for, 1 against. Paul Landes voted no.

SS. Additional Funds for Rip Rap \$5,000 (2014 Roll-over to acct# 6091)

Paul Landes moved to transfer \$5,000 from the rollover account to account #6091 to use as necessary for the cleanup. Discussion: the Board can make a decision on the transfer by written communication to the Manager without having a meeting. Sue Rusco seconded the motion. Unanimous.

43. NEW BUSINESS

WW. Pool Toys – John McEntee 4120 SW James Younger.

There was an incident at the pool where some young boys were throwing toys and John was hit. He is concerned that without a rule regulating the throwing of toys we could be open to legal action. He would like a rule prohibiting the overhand throwing of toys at the pool. This was referred to the Pool Committee for rule review.

XX. Clubhouse/Activity Center Usage – Laura Bullock
Laura Bullock did not attend and the issue was cancelled.

YY. Jerry & Sara Reynolds concerns re: erosion in maintenance access point.
1. The concrete has broken and allowed the spillway by the drain container to sink on the side the equipment is driving out of. There is only a 2 inch rise from the lowest part of the drain to the edge going to the grassy area (Jerry worked in construction/heavy equipment industry throughout his life and used his grade checking equipment to verify the drop). Hence, with any rain at all, the amount going down the spillway exceeds 2 inches and runs out the back side onto our yard/common grounds grassy area.

2. There are significant ruts in the grassy area where the tractors are running over it. We verified with the grade checking equipment there is at least 3 inches of drop in that area. These ruts, combined with the water flowing out the backside of the spillway is causing flooding. Last week's rain was certainly exceptional but it left several inches of water standing in the grassy area. When equipment continues to travel over this path when it is soaked, it only makes the ruts worse. It doesn't take much rain to create 2 inches of water going down the spillway so the flooding is not an uncommon event.

3. Although a less serious problem, equipment travels over the same grass multiple times per week. This is killing the grass. We would certainly replant the grass and water it but it won't do any good if equipment runs over the newly planted grass seed.

7. There is an electrical box within a few feet of where the equipment is exiting on the grassy area. One side of that box has dropped 2 to 3 inches. We called KCP&L as we were concerned electrical lines under the box could be affected. They did come and check it and indicated it is ok for now but they will be keeping an eye on it. If a line is broken due to the stress, it could have disastrous results.

Resident reports that the city fixed the spillway 8-10 years ago but will not fix it now. Allegedly ownership transferred to us after the last repair. Mark Spencer advised the residents it would be discussed in the Executive Session.

The maintenance access point is not on private property and is there for the express purpose of allowing equipment access for mowing. Repairs are not necessary at this time.

ZZ.David & Cindy Wade 4216 Duck Pond Dr. Resident requests permission to install drainage system under the sidewalk between his back yard and the Duck Pond. Mark Spencer advised the resident that it would be discussed in the Executive Session.

Duck Pond drainage from resident's yards: residents may go under the sidewalk to install drainage with the provision that they take it all the way to the lake and into the rip rap.

AAA. Adult Pizza Party Budgeted up to \$1750.00 (acct# 1018) Paul Landes moved to release pizza party funds budgeted up to \$1,750 to account #1018. Sue Rusco seconded the motion. Unanimous.

14. ROUNDTABLE

Paul Landes: The Pool and Parking Lot lights will be installed in early August – one month before the deadline

Sharon McCann: When will the grate over the spillway at the Duck Pond be replaced?
Rachelle Vandiver: we are looking for someone to cut and re-weld the grate.

Frank Paulic: Someone on FaceBook posted they want to use the parking lot for a charity sale.

Sue Rusco: Residents adjoining common ground walking trails might want a water symbol allowing walkers to refill their water bottles during their walks. Some residents get irritated with people looking into their yards.

Alan VanDeusen: Is it OK to walk down the drains? Rachelle Vandiver: Those are mostly on personal property. The city is currently working on finding out who has ownership of these drains.

Rachelle Vandiver: This is the year to look at the directory if we want to make changes to the pool rules, etc. The deadline is December 31st.

Jenny Bolin: Would like a common ground map for those coming to watch the parade.

Paul Landes: We might consider changing the parade route.

Alan VanDeusen: The drain tile by the clubhouse under the sidewalk needs attention.

15. ADJOURNMENT: Mark Spencer adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

July 28, 2015

7:00pm

The meeting was called to order by Mark Spencer at 7:00 PM.

Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager Rachelle Vandiver. Absent were Frank Paulic and Sue Rusco.

WORK SESSION:

20. Shamrock Hills – Eric Reisner & Derek Beasley

Proposing several options for discussion:

- a. Shamrock could offer a discount to residents of Raintree for golf and cart rental. Possible exchange for a reduced rate or free advertising in the *Shorelines*. Currently Shamrock Hills has a couples league, ladies league, mens league, seniors league and a Raintree League with about 40 residents.
- b. Charge RLPOA an annual initiation fee and offer residents free green fees although they would charge cart fees.
- c. Golf tournament. Possibly for a fund raiser or strictly a community builder.

Eric has shareholders committed to investing in the business.

Current rates weekend \$42 per person with cart. Week rates \$33 per person with cart. Twilight \$29 per person. 9 holes \$23 each for 2 persons. Offers lessons with former PGA tour player as instructor.

21. Solar Panel Guidelines

The Board reviewed the suggested guidelines from the ARB for “Guidelines For Green Energy Alternatives Projects”

- a. Ground level installation is preferred to be not allowed at all.
- b. Color should be addressed within the guidelines.

Suggested guidelines will be modified and submitted for approval at the August Board

meeting.

22. Duck Pond Grate

The current grate needs reinforced and the trim needs repaired. Needs welding and reinforcement. May fall within Rachelle's allowance for approval. Has 3 people looking at it and/or giving ideas on revising or repairing.

23. Dock Rules

The Lake Committee submitted additional Dock rules for non motorized watercraft entering swim dock areas.

Suggested guidelines will be submitted for approval at the August Board meeting.

24. Boat Lift Rules

Guidelines needed for used boat lifts coming from other bodies of water. Lake Committee recommends not allowing used lifts to be approved for installation on our lake. Lake Committee to write up regulations to be submitted at the August Board meeting.

25. Dead Tree (Raintree Drive)

City posted and since it is not our property we cannot do anything other than request from property owner status. We will wait until current mowing & baling is finished before asking status from owner.

26. Rental pontoon

Vendor volunteering detailing our rental pontoon with free advertising. Rachelle to contact to work out details.

27. Zebra Mussels/Watercraft requirements (video)

Watched the 6 minute AIS video. Suggestion to possibly include this in requirement for boat stickers. Audience was unimpressed with the production and wanted to see a better production for viewing. Tabled for future discussion.

ROUND TABLE:

Craig: New lights being installed at Duck Pond.

Jenny: Wanted an update on the microphones used during Board Meetings. Rachelle is doing research on finding the best one and perhaps purchasing a few more.

Juliana Litteken 4051 SW LaHarve Drive: New owner. Backs to Cheddington.

Drainage after July 1 storm was tremendous. Will be sending link to video to Rachelle.

Will be speaking with City Council regarding the amount of water discharged. Will be sending video she made of the event and after effects to Rob Binney and Diane Forte and providing a copy to Rachelle.

Paul: wants to insert info from Teen Swim into minutes.

Teen Swim #2

DJ	\$350.00
Lifeguards	120.00
Papa Johns	205.00
Sam's	75.73

Ice	25.19
Total	\$775.92
Total Budgeted	\$768.03
Total Left:	\$ (7.89)

#attend	109
\$/Attendee	\$ 7.12

Adjournment occurred at 8:51 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
 August 11, 2015

AGENDA

27. DETERMINE QUORUM & CALL MEETING TO ORDER

The meeting was called to order at 6:30 PM by Mark Spencer.

Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager Rachelle Vandiver.

28. PLEDGE OF ALLEGIANCE

29. 6:30pm NORTH SHORE POA BUSINESS

- Open Forum – 10 Minutes Total
- Megan Gentile 275 SW Point Shore Drive. Sidewalk to lake from North Shore is uneven and has created a trip hazard. Daughter has tripped but did not result in an injury. Rachelle Vandiver to have staff investigate.
- Approval of minutes & payment of bills

Sharon McCann moved to approve the July minutes and payment of bills. Seconded by Sue Rusco. All in favor. Motion passes.

- Treasurer's report

Sharon McCann read the Treasurer's report:

- NSPOA FINANCIAL STATEMENT JULY 2015

Budget Analysis:

Income:

Dues:	\$1,120.00
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Expenses for July:	\$ 59.68
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Bank Account Balances as of July:

Cash Subtotal Bank of LS	\$9,787.94
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Total Outstanding Dues/Fines a/o

7/31/15	\$1,780.00
Reserve	\$2,100.00
Transfer from 2/15 meeting	
For Board meeting sign	- 47.00
Current Reserve Total	\$2,053.00

- Old and/or New Business

Sue Rusco asked when the mowing bill would be paid. October.
Paul Landes commented on the water budget with irrigation.

30. BREAK 6:45 - 7:00pm

31. RLPOA BUSINESS

32. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Mark Spencer announced that due to the size of the audience Open Forum would be extended to 20 minutes.

Richard Harkins of 4629 Soldier Drive: Spoke in favor of the purple swing set.

Tina Morrison of 623 SW Lemans Lane: Spoke in favor of the purple swing set.

Michael Hodgson of 5036 SW Widgeon Way: Spoke in favor of the purple swing set.

Scott Chambers of 701 Estates Drive: Spoke in favor of the purple swing set.

Amber Hodgson of 5036 SW Widgeon Way: Spoke in favor of the purple swing set.

Ashley Korell of 4216 SW Leeward Drive: Spoke in favor of the purple swing set.

Nicole Bonds of 1100 SW Drake Circle: Spoke in favor of the purple swing set.

Dave Dawson of 4052 SW Clipper Lane: Spoke in favor of the purple swing set.

Michael Hodgson of 5036 SW Widgeon Way: Spoke in favor of the purple swing set.

Carolyn Viermann of 4608 SW Admiral Byrd Drive: Board needs to rethink amount of time that meeting minutes appear on website.

Dillon Steeby of 4057 SW Clipper Lane: Spoke in favor of the purple swing set.

Carole Owsley of 4101 SW James Younger Drive: Encouraged all who attended this meeting to volunteer on a committee or attend Board meetings whenever possible.

Robert Whitney of 5009 Raintree Circle: Spoke in favor of the purple swing set.

Mark Spencer announced the closing of Open Forum.

Marla Stout of 4055 SW Clipper Lane: Spoke in favor of the purple swing set.

24. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann made several corrections to the minutes.

Sue Rusco moved to approve the July minutes as amended. Seconded by Frank Paulic. All in favor. Motion passes.

Sue Rusco moved to approve the payment of bills with a second by Paul Landes.

All in favor. Motion passes.

28. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Treasurer's Report:
FINANCIAL STATEMENT JULY 2015

Budget Analysis

Income:

Dues:	\$83,615.92
Other Income	\$ 5,878.48
Total	\$89,494.40

Expenses for July: \$99,358.39

Bank Account Balances as of July \$281,312.81
Cash Subtotal Bank of Lee's Summit

Notes Payable \$156,983.01

Reserves 2015	Operations	\$ 70,000
	Dock Self Insurance	41,000
	Siltation	0
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	10,500
	Monument	5,000
	Raintree View	9,000
	Siltation Loan	(45,000)
	2014 Roll-over	13,649

	2015	2014
Total Outstanding Dues/Fines a/o 7/31/15:	\$67,673.97	\$71,661.88
Balance Due Liens Filed: (27)	53,087.03	47,513.40 (34)
1 st Letter (82)	8,983.34	9,086.29 (85)
2 nd Letter (17)	4,206.66	3,439.63 (14)
3 rd Letter (4)	1,396.94	11,622.56 (16)

##Liens/Judgments plus an additional six properties that are in bankruptcy.

44. BOARD ANNOUNCEMENTS

- B. Family Swim Saturday, August 15th 6-9pm
- C. School Pool Hours Begin Aug. 17th M-F
- D. Committee Budget Deadline Sept. 30th

Judy Taylor 917 SW Raintree Drive asked about charging lifeguards out of family swim budget when adults do not pay for lifeguards. Rachele Vandiver to look into the charges for both events.

45. OLD BUSINESS

TT.Legal Report

Mark Spencer read the legal report:

8 Judgments

6 Bankruptcies

1 Foreclosure

1 Payments

5 Demand

0 Court

Delinquencies Paid \$5,681.52

UU.Solar Panel Guidelines

Sharon McCann moved to accept the GUIDELINES FOR GREEN ENERGY ALTERNATIVES PROJECTS. Seconded by Sue Rusco.

Frank Paulic asked if we should have in the guidelines that it should be installed by a licensed inspector. Discussion involved the fact that we already were requiring the City to approve an application.

All in favor. Motion passes.

VV.Dock Rules

Frank Paulic moved to accept the amended DOCK RULES to include non-motorized watercraft. Seconded by Craig Eaton. All in favor. Motion passes.

WW.Boat Lift Rules

Paul Landes moves to suspend used boat lifts.

Paul Landes amends his motion to suspend the use of boat lifts coming from other lakes. Frank Paulic seconded.

Discussion

For: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Frank Paulic, Sue Rusco and Mark Spencer. Opposed Alan VanDeusen and Brenda Miller. Motion Fails.

46.NEW BUSINESS

BBB. RLPOA Purchasing Policy & Procedures

Frank Paulic moved to accept the amended RLPOA Purchasing Policy and Procedures as submitted by the Finance Committee. Seconded by Sharon McCann.

Discussion: could these office documents be made available on the website for members to review?

All in favor. Motion passes.

11.ROUNDTABLE

Paul Landes: Updated the Board on pool and parking lot lights. 3 of the pool lights were defective and sent back to the vendor. Have applied for an extension from KCPL

on the rebate. Will hold off on painting the poles until after pool closing. Frank Paulic was concerned with the color of the light as it has been changed from a warmer color to a cooler color. According to Paul Landes no other comments had been received.

Sharon McCann: Requested an update on the Duck Pond grate. Rachelle Vandiver: Current grate not fixable. Staff is getting info together for work session so approval can move forward in 2015.

12. ADJOURNMENT

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

August 25, 2015

7:00pm

Mark Spencer called the meeting to order at 7:00 PM.

Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

WORK SESSION:

1. North Shore walking trail options

- a. 128' x 5' x \$7.00 = \$4480.00 Was rough estimate from contractor. Marco and Rachelle determined that there was enough separation, cracking and lifting to recommend entire replacement. Directive to Rachelle to get 2 bids one to tear out and replace current sidewalk and one to build a new one between lots 10 and 11 and to tear out current sidewalk. Rachelle to contact lot owners directly effected to get their thoughts.

2. Stone for DPAC Columns

DPAC Committee submitted 2 bids for stone and caps to finish pillars. Committee members were not present to make recommendation. Item will be placed on agenda for September Board meeting to vote on approval.

3. Duck Pond Grate

Board determined no grate and a 3 sided fence to keep people off the over flow area. Rachelle to gather estimates on 4' fencing.

4. Tall weed complaints

Rachelle showed various photos of homes with weed issues, both around landscaping areas, under decks, within fencing, etc. There are no clear rules addressing these issues. Tabled for September work session.

5. Activity for lake – Mark Spencer.

Possibility for Activities Committee to have an Elvis impersonator on the deck.

6. Julianna Litteken: 4051 LaHarve. Cheddington drainage. Needs to be maintained by RLPOA.

7. Paul Landes. Replacement lights for the parking lot have been shipped. Should be installed within the next couple of weeks.

Adjournment was at 8:20

EXEC SESSION:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 8, 2015

AGENDA

33. DETERMINE QUORUM & CALL MEETING TO ORDER

Present: Mark Spencer, Sue Rusco, Jenny Bolin, Frank Paulic, Craig Eaton, Alan VanDeusen, Sharon McCann and Paul Landes

Absent: Brenda Miller

34. PLEDGE OF ALLEGIANCE

35. 6:30pm NORTH SHORE POA BUSINESS

- Open Forum – 10 Minutes Total, No one spoke in open forum.
- Approval of minutes & payment of bills. \$691.61 water and electricity, Motion to approve; Paulic, 2nd Rusco, passed 8-0
- Treasurer's report- For August 2015; Income \$350.00, Expenses \$691.61, Cash Subtotal Bank of Lee's Summit \$9,446.33, Outstanding Dues/Fines as of 8/31/15 \$1,920.00 and Reserve Total \$2,053.00.
- Old and/or New Business – NS Walking Trail—only one bid so far, tabled for Special Meeting at work session 9-22-15.

36. BREAK - 7:00pm RLPOA BUSINESS

37. OPEN FORUM

10 Minutes Total – No one spoke in open forum.

25. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES—Motion to approve VanDeusen; 2nd Rusco, Discussion Bolin & Landes, Passed 8-0

APPROVAL OF PAYMENT OF BILLS—Motion to Approve McCann; 2nd Paulic, No discussion, passed 8-0

29. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT
AUGUST 2015**

Budget
Analysis

Income:

Dues	\$63,570.88
Other Income	\$4,838.81
Total	\$ 68,409.69

Expenses for August \$ 119,562.80

Bank Account Balances as of August 244,878.49
Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 150,187.44

Reserves 2015	Operations	\$70,000
	Dock Self Insurance	\$41,000
	Siltation	\$0
	Insurance Reserve	\$5,000
	Loan Payment (Annually)	\$72,747
	Capital Asset	\$10,500
	Monument	\$5,000
	Raintree View	\$9,000
	Siltation Loan	(\$45,000)
	2014 Roll-over	\$13,649

2015

2014

Total Outstanding Dues/Fines a/o 8/31/15:	\$61,476.70	\$55,771.10
Balance Due Liens Filed: (30)	\$53,367.22	\$45,546.00
1st Letter (47)	\$ 5,151.01	\$5,742.03
2nd Letter (12)	\$ 2,958.47	\$1,503.80
3rd Letter (0)	\$ -	\$2,979.27

Liens/Judgments plus an additional six properties that are in bankruptcy.

47. BOARD ANNOUNCEMENTS

- E. Last day for pool is Sunday, Sept. 13
- F. Flu Shots available Wednesday, Sept. 16 at 10:00am – 12:00pm and Thursday, Sept. 17 at 5:00pm – 7:00pm at the Duck Pond Activity Center
- G. Adult Pizza Party Saturday, Sept. 19th
- H. Committee Budget Deadline Sept. 30th

48. OLD BUSINESS

XX. Legal Report—Judgments 8, Bankruptcies 6, Foreclosures 2, Making payments 1, Demand Letters 5, Court 0, and delinquent amounts paid in August \$8,903.91.
 YY. DPAC stone columns (acct# 4063) Vendor A was low bidder and had most complete bid with tax, delivery, clean up. Stone is exact match. Landes Motion to approve \$3431.21 with vendor A: 2nd Rusco, no further discussion, Passed 8-0, DPAC committee chair Marilyn Burasco asked for Board input on signage for 2016.
 ZZ. Duck Pond Grate/Fence- Currently thought to be around \$863. In Aluminum, Some design discussion regarding the ability to fish from the pad and install input from Marco Cusumano grounds manager. Tabled for requote in Iron.

49. NEW BUSINESS

- CCC. Social Media Q & A—Lively discussion among board members and the floor membership. Michael Hodgson asked “how do we ask a question directly to the Board” open forum or place on the agenda
 - 1) Fireworks—Amber Hodgson asked for clarification on what was spent for Fireworks. Sharon McCann explained the total spend was \$8,811.41 not all bills for this came in until August.
 - 2) IT Budget—Michael Hodgson requested an explanation of the IT budget. Landes explained breakdown includes

Annual Election \$5831.24
 Tops Software Support \$1,559.40
 Internet Service \$2,110.12
 Copier Lease and supplies \$4,220.00
 Alarm monitoring \$323.00
 Server Maintenance \$1,400.00
 Software for 3 new computers \$877.50

- 3) Common Ground Expenses—Michael Hodgson asked about line item expense for Seasonal Labor. Currently at \$83,333. Budgeted amount is \$125,000

DDD. Request for Records--Michael and Amber Hodgson reviewed their request for records. Open meeting discussion to clarify what the intended use and narrowing the request to what they were looking for. ***RLPOA response in bold italics***

1. A copy of the current By-Laws, Rules and Restrictions, and ARB Guidelines and all versions of the foregoing from January 1, 2005 to the present; ***RLPOA will produce.***
2. Copies of each and every records and retention policy maintained by the RLPOA from January 1, 2010 to the present. ***RLPOA does not have a time line for destruction of records. We try to keep most everything, especially equipment records.***
3. The Qualified Vendor List and Vendor File as maintained pursuant to the RLPOA Purchasing Policy and Procedure, dated 8/11/15; ***This is a new office policy started just 2 weeks ago to replace the informal word of mouth / business card files for vendors. The current list is blank the Hodgson's are welcome to review the business cards.***
4. A copy of the most current RLPOA Budget, including all adjustments that have been made by staff and/or the Committees, and/or Board of Directors: ***RLPOA will produce.***
5. A report and accounting for the Actual Expenditures for the following: ***The following items are detailed on Profit & Loss statement, RLPOA will produce.***
 - a. all items included in the "3007-SEASONAL LABOR" category
 - b. all items billed to 3051-MILEAGE
 - c. all items that fall in the 3055-EMPLOYEE MISC;
 - d. all trainings, seminars, and memberships that fall under 3052-TRAINING/SEMINAR/MEMBERSHIP
 - e. money spent for 4004-IMPROVEMENTS-CAPITAL—***2015 items, \$41,000 included new parking lot pavement and parking lot lights.***
6. The job description for the following: 3001-GENERAL MGR, 3005-CODES ADMINISTRATOR, 3006-MAINTENANCE SUPERVISOR, 3007-SEASONAL LABOR, 3002-ADMINISTRATIVE ASSIST-- ***RLPOA will produce.***
7. A list of all equipment purchased, repaired, and rented under 7002-EQUIPMENT, ***RLPOA will produce.***
8. A copy of the Policies and Procedures from 2010 to the present –Hodgson are looking specifically for purchasing policies and spending limits. ***Current policy was just updated in August 2015. Previous policy was from 2005. RLPOA will produce both versions.***
9. The Final Audit Report from 2012 to the present. ***RLPOA will produce. Final 2014 version is always available in the office. Hodgson's were given 2 copies of 2014 before leaving the meeting. RLPOA will produce the 2012 and 2013 final results.***

10. A copy any Ethics Agreements signed by Board Members and/or committee members. ***Ethics statements and policies were included in the 2015 Bylaw revision. All Board of Directors, Committee chairs and committee members are required to adhere to the Ethics policies. RLPOA will produce in item 1 of this request.***

11. A copy of all correspondence (including but not limited to hard written, and electronic (i.e. "e-mail correspondence," both internal and external) containing the name "Hodgson" (including but not limited to "Mike Hodgson" "Amber Hodgson" "Michael Hodgson" "Amber McMillin" or any variances in spelling), "5036 SW Widgeon Way", "5036 Widgeon", or "Lot 798" from 2010-present. E-mails should include all emails sent to or received from each and every email address owned or managed by the RLPOA, including all staff, including, but not limited to Rachelle Vandiver, Joshua Cresswell, as well as each and every Board Member through their RLPOA domain extension "@rlpoa.com." ***Landes asked the nature of the request due to email being protected. Had the Hodgson's been unfairly cited, targeted, harassed, denied access to amenities or ARB review? Michael Hodgson answered no. Landes asked if they had received any inappropriate emails from board member or staff? Michael Hodgson answered no. Several board members replied that their email only had this request with their name on it. Landes offered a copy of all items in their Lot file jacket. Michael Hodgson accepted. Subsequently the attorney added that they Hodgson's had rights to a copy of any email they are a party to. To, from, and regarding.***

13. ROUNDTABLE

VanDeusen--asked about drainage on sidewalk at Hidden Cove. Meeting with City of LS Oct 7th
McCann --comment Duck Pond siltation project is underway

14. ADJOURNMENT – Motion to adjourn McCann, 2nd Rusco passed 8-0

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

September 22, 2015

7:00pm

Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were Jenifer Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco and Mark Spencer. Absent was Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

SPECIAL MEETING:

1. North Shore Walking Trail Scope & Bids

Paul Landes made a motion to move \$5000 from 5003-600 and \$4000 from 5031-000 to the walking trail account and use Midwest Concrete, LLC to remove the existing walking trail and replace it with a new walking trail between lots 10 & 11.

Using Scope #1 and Scope #3 on the bid. Seconded by Frank Paulic. All in Favor. Motion Passed.

2. Duck Pond Overflow Fence

Paul Landes made a motion to move \$1000 from #5031-000 to #6080-000. Seconded by Frank Paulic. Sharon McCann abstained. All others in Favor. 7 in favor; 1 Abstention; Motion passed.

Directive to Rachelle to order locally the wrought iron fence to be installed per sketch B.

Paul Landes motioned to adjourn from the special meeting. Seconded by Sue Rusco. All in favor. Motion passed.

WORK SESSION:

28. Solar Energy Presentation Q & A by Cory McDonald & Mid-America Regional Council – Laura Machala

Laura presented information on installation and guidelines for rooftop solar panels.

29. Aging Infrastructure

Rachelle provided photos of poor conditions of swales and concrete culverts.

30. Rules & Regs Review for 2016 Directory

Board members to review and send any changes to Rachelle only via email. Also make notes on copy for November Board meeting on November 10th.

31. LS Police & Fire potential presentation

Invited for December 8th meeting. To be advertised to the membership as soon as possible.

32. North Shore annual meeting is December 1, 2015 at 7:00 PM. Letter needs to go out to NS residents in October billing announcing annual meeting and asking for nominations.

Adjournment at 8:56 PM Motion to do so from Paul Landes. Seconded by Sharon McCann. All in favor. Motion passed.

EXEC SESSION: End of meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 13, 2015

38. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 6:30 PM. Those in attendance were Sharon McCann, Brenda Miller, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

39. PLEDGE OF ALLEGIANCE

40. 6:30pm NORTH SHORE POA BUSINESS

- Open Forum – 10 Minutes Total
 - None
- Approval of minutes & payment of bills
 - **Sharon McCann made a motion for approval of payment of bills. Seconded by Sue Rusco. All in favor. Motion Passed.**
- Treasurer's report
 - Sharon McCann read the September Financial Statement.

NSPOA
FINANCIAL STATEMENT
SEPTEMBER 2015

Budget Analysis

Income:

Dues	\$1400.00
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Expenses for September	\$ 467.92
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Bank Account Balances as of September

Cash Subtotal Bank of Lee's Summit	\$10,378.41
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2015

Total Outstanding Dues/Fines a/o 9/30/15	\$2,270.00
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Reserve	\$2,100.00
---------	------------

Transfer from Feb. meeting for Board meeting sign	-47.00
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Current Reserve Total	\$2,053.00
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- Old and/or New Business
 - Midwest Concrete is set to tear out and install walking trail.
 - Transfer for RLPOA mowing to occur at the end of this month.
 - Winterization of irrigation system is completed.

41. BREAK - 7:00pm RLPOA BUSINESS

Mark Spencer called the meeting to order at 7:00 PM.

42. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Amber Hodgson, 5036 SW Widgeon Way; Request for information needs clarification. We are unable to review minutes from September Board meeting to release any further information. Work Session in October to be slated for a special meeting so that the Board can vote on the September 8th minutes.

David Dawson, 4052 SW Clipper Lane; Is there a total that was spent on the swing set legal issue? Are there current lawsuits out there? Why were the results not posted in the Shorelines?

No response on the total spent. No response on current lawsuits. We have never before printed results of litigation other than financial obligations.

Michael Hodgson, 5036 SW Widgeon Way; Is it not necessary to do a roll call vote and state the subject that we want to take into discussion for a closed meeting? Also can the agenda be sent to the membership prior to the day of the meeting?

Laura Dawson, 4052 SW Clipper Lane; Could Codes Enforcer have a magnetized sign on the side of his car?

Sonia Gunderson, 4101 SW Homestead; Codes Enforcer needs a specific identifier on their body and car.

26. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann moved to approve the SEPTEMBER 22, 2015 minutes. Sue Rusco seconded. 4 In favor; Alan VanDeusen abstained; Motion Passed.

Sharon McCann moved to approve the payment of bills. Sue Rusco seconded. All in favor. Motion passed.

30. TREASURER'S FINANCIAL REPORT

Sharon McCann read the financial statement;

FINANCIAL STATEMENT SEPTEMBER 2015

Budget Analysis

Income:

Dues	\$97,187.31
Other Income	\$ 4,857.40
Total	\$102,044.71

Expenses for September	\$67,372.12
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Bank Account Balances as of September

Cash Subtotal Bank of Lee's Summit	\$227,556.22
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Notes Payable \$148,380.88

Reserves 2015	Operations	\$ 70,000
	Dock Self Insurance	41,000
	Siltation	0
	Insurance Reserve	5,000
	Loan Payment (Annually)	72,747
	Capital Asset	10,500
	Monument	5,000
	Raintree View	9,000
	Siltation Loan	(45,000)
	2014 Roll-over	13,649

	2015	2014
Total Outstanding Dues/Fines a/o 9/30/15	\$56,325.58	\$50,498.06
Balance Due Liens Filed: (28)	51,303.90	43,857.40 (31)
1 st Letter (30)	3,497.41	3,397.45 (29)
2 nd Letter (6)	1,524.27	1,254.68 (5)
3 rd Letter (0)	-	1,988.53 (1)

##Liens/Judgments plus an additional six properties that are in bankruptcy

50. BOARD ANNOUNCEMENTS

- A. Committee Presentations on 2016 Budget Requests October 27th
- B. Daylight Savings Ends Sunday, November 1

51. OLD BUSINESS

AAA.Legal Report

Mark Spencer read the legal report:

Judgments 7
Bankruptcies 6
Foreclosures 2
Payments 1
Demand 5
Court 0
Delinq. Paid \$4,805.35

52. NEW BUSINESS

- A. ARB Codes letter
 - a. Directive to Rachele to make changes to the letter as noted.
- B. Holiday Hours for Office
 - a. Closed November 26, 27, 28
 - b. Closed December 24, 25, 26, 31 and January 1 and 2.
- C. Work Session changes for November/December

- a. November work session moved to November 17th.
- b. December work session cancelled.

15. ROUNDTABLE

- a. Rachelle: Duck Pond waterfall was worked on today. Leak in tank caused the issue. Assuming work was under warranty as it was taken care of by the Garden Club.
- b. Duck Pond and Turtle Pond desiltation has been completed.
- c. Causeway water has been an issue since google fiber was installed. City should be contacted again since we have not had rain for awhile and there is still a small puddle. Google Fiber should also be contacted.

16. ADJOURNMENT

- a. **Sharon McCann moved to adjourn to executive session. Seconded by Sue Rusco. Unanimous. Motion Passed.**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/Work Session
October 26, 2015
7:00 PM

Mark Spencer called the meeting to order at 7:08 PM. Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

SPECIAL MEETING

1. September Board Meeting Minutes

Sue Rusco moved to approve the September Board meeting minutes. Seconded by Paul Landes. 8 in favor with Brenda Miller abstaining. Motion Passes.

Paul Landes moved to adjourn from Special Meeting. Seconded by Sharon McCann. All in Favor. Motion Passes.

WORK SESSION:

1. Committee Presentations on 2016 Budget Requests
Finance Committee Recommendations
 - A. Raintree View
Stan Spruill and Allan Dancy
 - B. Adult Activities
Kelly Springett
 - C. Family Activities
Greer Cannady
 - D. Common Ground
Marsha Hosick
 - E. Duck Pond Activity Center

Donna Paulic

10 minute break at 8:20 PM

F. Facilities

Toni Travalent

G. Lake

Rachelle stood in for Lake Committee

H. Lake Patrol

Josh Cresswell

I. Maintenance

Marco Cusumano

J. Pond

John Hustad

K. Pool

Tim Lucas

L. Siltation

Carole Owsley

Break for 10 minutes at 9:41 PM

2. Code Enforcement visibility

a. Amber Hodgson: Background and experience? Does the board or staff have any intention of using the Historical Documentation for codes violation?

3. Closed versus Open meeting rules

a. Response for Michael Hodgson: New procedure will be implemented.

4. Profit & Loss statement regarding legal fees

a. Amber Hodgson: Profit and loss statement did not provide information that was requested.

Adjournment

Sue Rusco moved to adjourn at 11:25 into Executive Session to discuss Personnel issue. Seconded by Paul Landes. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
November 10, 2015

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 6:30 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was General Manager, Rachelle Vandiver.

2. PLEDGE OF ALLEGIANCE

3. Rachelle Vandiver celebrating 12 years of service.

4. Thank you to all our Veterans for your service.

5. 6:30 PM NORTH SHORE POA BUSINESS

a. Open Forum – 10 minutes total

1. Carol Mathis, 4505 SW Raintree Shore Drive: With a new board will they still have administrative support?

Scheduling and correspondence would be duties of the NSPOA Board. Sue Rusco will email Carol info on fees associated with a management company.

2. Marilyn Fitzgerl, 4484 SW Raintree Ridge Drive: How does creating a board happen?

Decisions need to be made by December 1st at their annual meeting.

3. Carol Mathis maintenance of common area. Would like discussion on common area that is near boat ramp and outside of fence area. Would like reconsideration on what RLPOA is paying for.

We differentiate between casual and destination common area. NSPOA is paying for the extras.

b. Approval of payment of bills & minutes

- 1. Sue Rusco made a motion to approve the October payment of bills and minutes. Seconded by Frank Paulic. All in favor. Motion passes.**

c. Treasurer's report

- i. Sharon McCann read the treasurer's report:

NSPOA
FINANCIAL STATEMENT
OCTOBER 2015

Budget Analysis

Income:

Dues \$910.00

Expenses for October: \$161.00

Bank Account Balances as of October

Cash Subtotal Bank of Lee's Summit \$11,127.41

2015

Total Outstanding Dues/Fines a/o 10/31/15 \$2,270.00

Reserve \$2,100.00

Transfer from Feb. meeting for Board Meeting Sign

Current Reserve Total -47.00
\$2,053.00

d. Old and/or New Business-

i. Annual Meeting 12/1/15 Election quorum requirements

Quorum of 50% by proxy or in person of lot owners.

ii. Delinquent Assessment Obligations Suspend Voting Rights

Paul Landes moved to suspend the voting rights of the following lots pursuant to Article 7b: NS02, NS04, NS22, NS24, NS29 and NS33. Seconded by Frank Paulic. All in favor.

Motion passed.

iii. Delinquent Assessment Obligations Suspend Directorship Eligibility

Paul moved to suspend the directorship eligibility of the following lots pursuant to Article 5 section 3: NS02, NS04, NS22, NS24, NS29 and NS33. Seconded by Sue Rusco. All in favor.

Motion passes.

1. Total voting lots at 44 with quorum at 22. If no quorum at that time 11 needed for quorum at second meeting.

iv. 2016 Projected Budget

Dues	\$11,012.00
Total Revenue	11,012.00
Licenses & Fees	12.00
Professional Services	1,200.00
Lien Filing Fees	300.00
Office Supplies	100.00
Postage	200.00
Electricity	650.00
Water	2,650.00
Lawn Maintenance	1,500.00
Fert/Seed/Mulch	1,000.00
Equipment Repairs	1,000.00
Equipment start/winter	300.00
New Plantings	500.00
Repairs & Maintenance	400.00
Reserve	1,200.00
Total Expenses	\$11,012.00
Total Revenue	\$11,012.00
Net Income/(Loss)	0.00

Paul Landes made a motion to adjourn at 7:05PM. Frank Paulic seconded. All in favor. Motion passes.

10 minute recess.

6. Break – 7:00 PM RLPOA BUSINESS

Mark Spencer called the meeting to order at 7:14 PM

7. OPEN FORUM

10 Minutes Total – Give your name and address before speaking

David Dawson, 4052 SW Clipper Lane: Do we have a total on number spent on law suit? Has spoken with Rachelle with complaints regarding properties around his. Does the \$2,000 maximum mean you can do anything you want after paying the \$2000 fine? We cannot comment on another lot file. The complaint has been documented. Currently the maximum fine for a single violation is \$2,000 and then could go to court.

Nicole Bonds, 1100 SW Drake Circle: Speeding problem on street. She has spoken with LS Police Department. Has petition and is contacting neighbors. Is there anything we can do as an HOA? Possible signage that we can do to discourage speeding?

NEW BUSINESS

A. Charitable Event request

Mary Barrera 4048 SW LaHarve Drive: Brownies are requesting use of the DPAC on the 3rd Thursday of December to have a party. Non profit organization requesting to waive rental fee and clean-up fee.

Frank Paulic made a motion to allow the Girl Scouts to hold their meeting free of charge. Seconded by Paul Landes. All in favor. Motion passes.

Representatives from the troop thanked us for the opportunity and time and lead us in the Pledge of Allegiance.

8. CONSENT AGENDA

a. APPROVAL OF OCTOBER MINUTES

Sue Rusco made a correction to the October 13th Minutes.

b. APPROVAL OF PAYMENT OF BILLS

Sue Rusco made a motion to approve the October minutes as amended and payment of bills. Seconded by Paul Landes. All in favor. Motion Passed.

9. TREASURER'S FINANCIAL REPORT

a. Sharon McCann read the Financial Report

FINANCIAL STATEMENT
OCTOBER 2015

Budget Analysis

Income:

Dues	\$60,349.48
Other Income	3,135.27
Total	\$63,484.75

Expenses for October \$102,669.98

Bank Account Balances as of October 154,650.62
 Cash Subtotal Bank of Lee's Summit

Notes Payable \$136,496.76

Reserves 2015

Operations	70,000
Dock Self Insurance	41,000
Siltation	0
Insurance Reserve	5,000
Loan Payment (Annually)	72,747
Capital Asset	10,500
Monument	5,000
Raintree View	9,000
Siltation Loan	(45,000)
2014 Roll-over	13,649

Total Outstanding Dues/Fines a/o 10/31/15

2015	2014
82,955.07	72,442.43

Balance Due Liens Filed: (32)	56,010.01	46,235.53 (30)
1 st Letter (183)	21,672.61	18,998.68 (173)
2 nd Letter (21)	5,272.45	3,946.30 (15)
3 rd Letter (0)	0	3,261.92 (4)

##Liens/Judgments plus an additional six properties that are in bankruptcy.

NOTE: Bank amounts are approximate, since Financial Report was produced before Bank Statement was received and reconciled.

10. BOARD ANNOUNCEMENTS

- Work Session changed to next Tuesday, November 17th.
- Office will be closed Thursday, November 26th – 29th.
- Meeting scheduled with City of Lee's Summit for Monday, December 7th.

11. OLD BUSINESS

- Legal Report
 - Mark Spencer read the legal report:
 Legal Report for 2015

Judgments	7
Bankruptcies	4
Foreclosures	1
Payments	1
Demand	5
Court	0
Delq Paid	\$2,758.30

12. NEW BUSINESS

- a. Charitable Usage Request moved to earlier in the meeting.
- b. Resident Communication Procedure
 - i. Paul Landes references Deer Mountain Home Owners Association Communication Procedure. Would like to be placed on the work session agenda for further discussion.
- c. Appeal Lake Violation 063015-SC46
 - i. Member not in attendance. No show. Sustained.
- d. Appeal Lake Violation 092515-SC17

Paul Landes made the following motion with Frank Paulic seconding:

\$50.00 fine sustained. Member can either:

A. Take boating test and pay \$50.00 for 2015 sticker by 12/1/15 and leave the vessel on the lake. OR

B. Remove vessel from the lake by 12/1/15.

If corrective action is not taken by 12/1/15 vessel will be impounded.

8 in favor with Mark Spencer abstaining. Motion passed.

- e. Pond Committee Request for Minnow Pond
 - i. John Hustad chairman of the Pond Committee. Committee is requesting the Board to spend \$1400 to repair the overflow box on Minnow Pond. Timing is better now than after the first of the year due to the outside temperature and level of the pond. Roger Sense of 4703 SW Gull Point Trail: Pond has diminished over the past 5 years and needs repaired.

Sharon McCann moved to take \$1400 out of 2014 rollover funds and move to #6080 Pond Account to repair Minnow Pond. Seconded by Sue Rusco. 8 in favor. Frank Paulic against. Motion passes.

- f. 2016 Class A & B assessments

Sharon McCann moved to raise 2016 class A assessments to \$508.80 annually, Class B to \$339.12 annually and Commercial to \$452.28 annually. Sue Rusco seconded. All in favor. Motion passes.

- g. 2016 Boat Slip Lease

Alan VanDeusen moved to leave boat slips at \$350.00 for 2016. Seconded by Paul Landes. All in favor. Motion passes.

- h. 2016 Boat Sticker Fees – Motorized

- i. 2016 Boat Sticker Fees – Non Motorized

Paul Landes moved to have motorized stickers remain at \$50 and non motorized stickers remain at \$15 for 2016. Seconded by Alan VanDeusen. All in favor. Motion passes.

- j. 2016 Clubhouse Rental Fees

Sharon McCann moved to have the clubhouse rental and cleaning fees to remain the same in 2016. Sue Rusco seconded. All in favor. Motion passes.

- k. 2016 Shoreline Advertising

Sue Rusco moved that the shoreline advertising fees remain the same in 2016. Jenny Bolin seconded. 8 for. Paul Landes against. Motion passes.

- l. 2016 Mowing Vacant Lot Fees

Alan VanDeusen moved to increase vacant mowing fees to \$360.00 for 2016. Seconded by Paul Landes. 8 in favor. Sharon McCann against. Motion passes.

m. 2016 Duck Pond Activity Center Rental Fees

Paul Landes moved to have rental fees remain the same for 2016. Seconded by Sue Rusco. All in favor. Motion passes.

n. 2016 Pontoon Rental

Paul Landes moved to have pontoon rental fees remain the same for weekdays and change to \$110 for weekend and evenings ½ day and \$185 for full day weekends and holidays. Sharon McCann seconded. All in favor. Motion passes.

13. ROUNDTABLE

- a. Rachele Vandiver: Today was the deadline for Directory reviews. Extend the deadline until next Tuesday the 17th at the work session.
- b. Brenda Miller: Raintree view committee chairmen have resigned.
- c. Craig Eaton: ARB meeting went well.
- d. Paul Landes: Staff finished painting pool lighting fixtures. Western came out and finished up the installation.
- e. Paul Landes: KCP&L gave final approval of \$9,500 in rebates for new lighting.
- f. Mark Spencer: white van turned around in his yard. Be watchful.

14. ADJOURNMENT

Paul Landes moved to adjourn to executive session for appeals at 9:19 PM. Seconded by Sharon McCann. All in favor. Motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 17, 2015

7:00 PM

The meeting was called to order at 7:00 PM by Mark Spencer. Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Susan Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was Rachele Vandiver, General Manager.

WORK SESSION:

1. Golf Operation

A committee was formed to begin work on a RLPOA Golf Tournament.

2. Resident Communication Procedure

Jenny to retype "HOA Board & Resident Communication Procedure" inserting "Rules of Engagement" into the area marked "Procedure". To be printed in RLPOA Directory and printed in Shorelines in January of 2016. Edited copy will be reviewed and voted on at December Board meeting.

3. Rules & Regulations
 - a. Postponing final edits for January 2016 meeting.
4. Committee Budget Ranking
5. 2016 Budget

ROUND TABLE

Paul Landes: Town & Country is cutting off the yard waste pick up on November 23rd. Recommends sending a letter from RLPOA to ask for year round pick up. Directive to Rachelle to draft a letter.

Mark Spencer: Is there validation on our website for validating email addresses? We need to capture real information. Rachelle to contact our web designer to see if this can be done.

Sharon McCann: Has member requesting documents ever picked up the documents that have been made available to them.

Paul Landes: Dissolution for North Shore. Can we request a legal opinion from Mr. Ensz. **Paul Landes moved to contact Jim Ensz regarding this matter. Seconded by Frank Paulic. All in favor. Motion passes.**

Adjournment:

Paul Landes moved to adjourn to exec session to discuss personnel issue. Seconded by Sue Rusco. All in favor. Motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING December 8, 2015

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 6:30 PM. Directors in attendance were: Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was Rachelle Vandiver, General Manager.

2. PLEDGE OF ALLEGIANCE

3. 6:30pm NORTH SHORE POA BUSINESS

- Open Forum – 10 Minutes Total
 - None

- Approval of minutes & payment of bills

Sharon McCann moved to approve the minutes as amended and payment of bills. Sue Rusco seconded. 8 For, (Frank stepped out of the room for a minute.)

Unanimous. Motion Passes.

- Treasurer's report
 - Sharon McCann read the Treasurer's report

NSPOA
FINANCIAL STATEMENT
NOVEMBER 2015

Budget Analysis

Income:

Dues	\$1,050.00
Expenses for November	\$2,431.56
Bank Account Balances as of November	
Cash Subtotal Bank of Lee's Summit	\$9,745.85
	2015
Total Outstanding Dues/Fines	
a/o 11/30/15	\$2,200.00

Reserve	\$2,100.00
Transfer from Feb meeting for	
Board Meeting Sign	-47.00
Current Reserve Total	\$2,053.00

- Old and/or New Business

Annual Meeting is rescheduled for January 26, 2016 unless dissolved before then.

Dissolution agreement submitted by resident.

- Cannot be "immediately following NSPOA Dissolution"
- There is no NSPOA Board
- Rachelle to draft a letter from the Board to the North Shore residents indicating if they choose to dissolve the NSPOA this is what will happen.

Paul Landes moved to approve the 2016 budget. Sharon McCann seconded. Unanimous. Motion passes.

4. BREAK - 7:00pm RLPOA BUSINESS

5. PRESENTATION – City of Lee's Summit Police & Fire Depts.
8:17 PM Break

6. OPEN FORUM 8:27 PM
10 Minutes Total – Give your name and address before speaking.

Tonya Gunderson 4101 SW Homestead Drive: Any further discussion on staff

identification?

\$2000 has been placed in the budget for 2016

27. CONSENT AGENDA

APPROVAL OF NOVEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann moved to approve the November minutes and payment of bills.

Frank Paulic seconded. Unanimous. Motion passes.

31. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Treasurer's report

FINANCIAL STATEMENT

NOVEMBER 2015

Budget Analysis

Income:

Dues	\$66,558.19
Other Income	2,302.50
Total	\$68,860.69

Expenses for November \$46,453.11

Bank Account Balances as of November \$194,030.70

Cash Subtotal Bank of Lee's Summit

Notes Payable \$129,621.33

Reserves 2015

Operations	70,000
Dock Self Insurance	41,000
Siltation	0
Insurance Reserve	5,000
Loan Payment (Annually)	72,747
Capital Asset	10,500
Monument	5,000
Raintree View	9,000
Siltation Loan	(45,000)
2014 Rollover	12,249

	2015	2014
Total Outstanding Dues/Fines		
a/o 11/30/15	70,370.22	\$65,168.51
Balance Due Liens filed (31)	55,240.58	46,654.13 (30)
1 st Letter (92)	11,227.31	13,288.28 (123)
2 nd Letter (16)	3,902.33	4,465.38 (15)
3 rd Letter (0)	-	760.72 (2)

##Liens/Judgments plus an additional six properties that are in bankruptcy

53. BOARD ANNOUNCEMENTS

I. Photo Contest Result

a. 1st place Christy Jones

- b. 2nd place Kylie Jones
- c. 3rd place Kylie Jones
- J. Work Session Canceled
- K. Merry Christmas – Holiday Office Hours

7. OLD BUSINESS

A. Legal Report

Mark Spencer read the legal report

Judgments 7
Bankruptcies 6
Foreclosures 1
Payments 1
Demand 3
Court 7
Delq Paid \$12,132.75

B. Lake Violation – 092515-SC17

Resident not in attendance

C. Board & Resident Communication Procedure

Jenny to edit further for voting at January Board meeting.

D. 2016 Budget

Paul Landes moved to approve the 2016 budget as written. Sharon McCann seconded. Unanimous. Motion passes.

E. Storm damage invoice

Paul Landes moved to transfer \$4,645.62 from accounts 2002-000, 2003-200 and 2005-100 to account 2001-000 for storm damage invoice totaling \$8,300.00.

Sue Rusco seconded. Unanimous. Motion passes.

8. NEW BUSINESS

9. ROUNDTABLE

Sue Rusco: phone call from resident concerning classified ad to rent a room.

Alan VanDeusen: fencing at Duck Pond looks really good.

Paul Landes: Pool meeting is next Monday night.

Sharon McCann: Common Ground meeting for next week is cancelled.

Rachelle Vandiver: Recap of meeting with Paul and Jenny with City of LS

10. ADJOURNMENT

Sharon McCann moved at 9:35 PM to adjourn to executive session for Personnel matters. Frank Paulic seconded. Unanimous. Motion passes.

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 12, 2016

AGENDA

43. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 6:30 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco and Mark Spencer. Alan VanDeusen was absent. Also in attendance was Rachelle Vandiver, General Manager.

44. PLEDGE OF ALLEGIANCE

45. 6:30pm NORTH SHORE POA BUSINESS

- Open Forum – 10 Minutes Total
None
- Approval of minutes & payment of bills
Sue Rusco moved to approve the minutes as corrected. Seconded by Frank Paulic. All in favor. Motion passes.

Sharon McCann moved to pay bills for North Shore. Seconded by Frank Paulic. All in favor. Motion passes.

- Treasurer's report
Sharon McCann read the Financial Statement:

NSPOA
FINANCIAL STATEMENT
December 2015

Budget Analysis

Income:

Dues \$1,050.00

Expenses for December \$ 296.44

Bank Account Balances as of December

Cash Subtotal Bank of Lee's Summit \$10,760.41

	2015
Total Outstanding Dues/Fines a/o 12/31/15	\$ 2,410.00
Reserve	2,100.00
Transfer from Feb meeting for Board meeting sign	- 47.00
Current Reserve Total	2,053.00

- Old and/or New Business
- 34 of 35 required votes to dissolve NSPOA

Annual meeting 1/26/16

Closed NSPOA meeting at 6:54 PM

46. BREAK - 7:00pm RLPOA BUSINESS

47. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

None

28. CONSENT AGENDA

APPROVAL OF DECEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann moved to approve the minutes and payment of bills for December. Seconded by Frank Paulic. All in favor. Motion passes.

32. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Statement:

FINANCIAL STATEMENT

December 2015

Budget Analysis

Income:

Dues	\$98,708.06
Other Income	13,915.39
Total	\$112,623.45

Expenses for December

\$43,618.07

Bank Account Balances as of December

Cash Subtotal Bank of Lee's Summit	\$191,590.48
------------------------------------	--------------

Notes Payable

\$122,699.70

Reserves 2015	Operations		\$ 70,000
	Dock Self Insurance		41,000
	Siltation		0
	Insurance Reserve		5,000
	Loan Payment (Annually)		72,747
	Capital Asset		10,500
	Monument		5,000
	Raintree View		9,000
	Siltation Loan	(45,000)	
	2014 Rollover		12,249
		2015	2014
Total Outstanding Dues/Fines a/o 12/31/15	\$64,889.27	59,501.18	
Balance Due Liens Filed: (27)		53,246.74	45,751.27 (29)
1 st Letter (69)		8,488.28	9,103.69 (81)
2 nd Letter (13)	3,154.25	4,269.63	(11)
3 rd Letter (0)		0	376.59 (1)

##Liens/Judgments plus an additional six properties that are in bankruptcy

54. BOARD ANNOUNCEMENTS

L. Board Nominations for 2016/2017

M. Public Works Mtg. 2/9/16 from 4:30-6:30pm topic of Ward Rd. Improvements.
Meeting at our clubhouse.

55. OLD BUSINESS

BBB.Legal Report

Mark read the legal report:

5 Judgments

5 Bankruptcies

2 Foreclosures

1 Making Payments

1 Demand Letter

4 Court

\$5,836.34 Delinquent Paid

CCC.RLPOA Board & Resident Communications Policy

Paul Landes moved to approve the RLPOA Board & Resident

Communications Policy as written. Sue Rusco seconded. 7 in favor;

Brenda Miller against. Motion Passes.

DDD. Conduct Rules for RLPOA Board of Directors Meetings

Paul Landes moved to approve the *Conduct Rules for RLPOA Board of Directors Meetings* as amended. Sue Rusco seconded. All in favor. Motion passes.

EEE. Cheddington Drainage Options

Option 1 approximately \$100,000 City will maintain.

Option 2 approximately \$100,000 City will maintain only the larger pipe.

Option 3 approximately \$100,000 City would not maintain.

56. NEW BUSINESS

A. Rubbermaid Outside Storage/Shed/Deck boxes

ARB to work on regulations regarding this type of outdoor storage.

B. Pool Fence Budgeted \$14,500 (acct#8006-200)

Sue Rusco moved to spend up to \$14,560 from account #8006-200 with Extreme Fence. Frank Paulic seconded. All in favor. Motion passes.

C. Draft Plan for Pool Concession

D. Microphones budgeted up to \$2,500 (acct#5020)

Sue Rusco moved to spend up to \$2,500 from account #5020 for microphones from G&H Audiophiles. Frank Paulic seconded. All in favor. Motion passed.

E. Turbidity Barriers (2015=\$3,000)(2016=\$3,500)= \$6,500 (acct#6092)

Sue Rusco moved to release funds from acct #6092 up to \$6,500 for WH Shurtleff & Co turbidity barriers. Seconded by Sharon McCann. All in favor. Motion passes.

F. Appreciation Dinner Budgeted \$7,500 (acct#5035)

Sue Rusco moved to release \$7,500 from acct #5035 for the Appreciation Dinner. Paul Landes seconded. All in favor. Motion passes.

Break 9:18 PM to 9:28PM

G. ARB Rules & Regulations Changes

Paul Landes moved to accept edits as documented in *RLPOA Architectural Review Board Guidelines for Architectural Control*. Seconded by Sharon McCann. 6 in favor; Frank Paulic against; Mark Spencer abstained. Motion passes.

H. Enforcement of Rules & Regs

Paul Landes moved to approve *Making and Enforcing Rules and Regulations* as amended. Seconded by Sharon McCann. All in favor. Motion passes.

I. Enforcement of ARB Violation Fines and Structure

Paul Landes moved to approve as amended *Enforcement of ARB Violation Fines and Structure*. Sue Rusco seconded. All in favor. Motion passes.

J. Procedure for Enforcement of Covenants Parking Trucks, Boats, and Trailers

Paul Landes moved to approve *Procedure for Enforcement of Covenants Parking Trucks, Boats and Trailers* as amended. Seconded by Sue Rusco. 7 in favor. Mark Spencer abstained. Motion passes.

K. DPAC Rules & Procedures

Paul Landes moved to approve as written *Duck Pond Activity Center Rules & Procedures*. Sue Rusco seconded. All in favor. Motion passes.

L. Clubhouse Rules & Procedures

Paul Landes moved to approve the *Clubhouse Rules & Procedures* as amended. Sharon McCann seconded. All in favor. Motion passes.

M.. Pool Rules

Paul Landes moved to approve *Raintree Lake Pool Rules* as amended. Sue Rusco seconded. All in favor. Motion passes.

N. Summerfest Parade

Jenny Bolin reported that there may or may not be a cost of up to \$1500 for the 4th of July Parade.

11. ROUNDTABLE

Rachelle: 53 acres being disturbed (rezoned) at Stoney Creek. LS planning & Rezoning Commission rescheduled for February 9.

Sue: Was going to work on rules for the Little Free Library. RLPOA would be responsible for maintenance. Feels guidelines would encourage, and perhaps it should be only on case by case basis for approval.

Brenda: Board members should be conscious of adding items to agenda for Board Meetings. Items should be ready to vote on. Items for discussion should be added to Work Session agenda.

Mark: Thank you to Jennifer for reminding Mark of letter to trash companies; Extra land could be used for dog park.

12. ADJOURNMENT

Sharon McCann moved to adjourn at 11:27 PM. Frank Paulic seconded. All in favor. Motion passes.

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Special Meeting/RLPOA Work Session
January 26, 2016
6:30 PM

Mark Spencer called the meeting to order at 6:30 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Paul Landes, Sharon McCann, Brenda Miller, Sue Rusco, Mark Spencer and Alan VanDeusen. Also in attendance was Rachelle Vandiver, General Manager. Frank Paulic was absent.

SPECIAL MEETING:

1. Accept and Certify Votes to Dissolve
2. NSPOA to Name Successor Organization
3. Transfer Ownership of all assets to Successor Organization
4. RLPOA to accept Successor Organization
5. Divide NSPOA assets

Recitals

Pursuant to Section 12A Assignability of the Covenants the North Shore Property Owners Association (NSPOA) assigned their rights duties and obligations naming the Raintree Lake Property Owners Association as the Successor Entity on June 9th, 2015. Pursuant to Section 12A Assignability of the NSPOA Covenants, the Raintree Lake Property Owners Association Board of Directors Accepted the Rights duties and obligations of the NSPOA as the Successor Entity on June 9th, 2015. Whereas 36 of the 50 lot owners have assented to the dissolution of the NSPOA:

Paul Landes made the following motion:

In accordance Article X Dissolution and Section 12 A of the North Shore Property Owners Association Covenants and Article of incorporation, I move to assign the assets including all Cash, Receivables, and outstanding Liens of the North Shore Property Owner Association to Raintree Lake Property Owners Association a Public Board to the effective 12/31/15.

Seconded by Sharon McCann. All in favor. Motion passed.

Paul Landes made the following motion:

Pursuant to Article X Dissolution of the North Shore Property Owners Association I move to certify the written and notarized vote for Dissolution. 36 of 50 votes for (72%), effective 12/31/15.

Seconded by Sharon McCann. All in favor. Motion passed.

The North Shore Property Owners association is Hereby Dissolved upon acceptance of the Secretary of State of Missouri.

Paul Landes made the following motion:

Whereas the proceeds from the Dissolution are expected to be less than 1 years total Assessment inclusive, I move to divide the cash assets as Assigned from the NSPOA by Lot Owner of Record 12/31/15 as calculated by the RLPOA 3rd Party Accountant as follows:

Lot Owners who paid 2015 NSPOA Assessment of \$280.00 in full will receive a full percentage share of the proceeds and will be credited to their RLPOA account.

Lot Owner who paid a portion of the 2015 NSPOA Assessment of \$280.00 will receive the appropriate partial share percentage of the proceeds and will be credited to their RLPOA Account.

Lot Owners who paid zero portions (\$0) of the 2015 NSPOA Assessment of 280.00 will receive zero share percentage (\$0).

The RLPOA will fully disburse all assigned NSPOA funds to the Lot Owner of record 12/31/15 via credit to their RLPOA account.

Seconded by Sharon McCann. All in favor. Motion passed.

Paul moved to adjourn from Special Meeting at 6:41 PM. Seconded by Alan VanDeusen. All in favor. Motion passed.

7:00 PM

WORK SESSION:

1. Rubbermaid Outside Storage/Shed/Deck Boxes
2. Exterior Permanent Fixtures
3. Enforcement of ARB Violation Fines and Structure
4. Annual Meeting Ballot Questions
5. New ownership transfer fee

Adjournment

Sharon McCann moved to adjourn to Executive Session to discuss real estate. Sue Rusco seconded. All in favor. Motion passed.

EXEC SESSION:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 9, 2016

AGENDA

48. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco,

Mark Spencer and Alan VanDeusen. Also in attendance was Rachelle Vandiver, General Manager. Paul Landes arrived at 7:06PM directly from the Lee's Summit Planning Commission meeting.

49. PLEDGE OF ALLEGIANCE

50. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Nancy Renetzky of 4000 Homestead Drive; Treasurer of the Villas HOA stated that the current Class B candidate, living in the Villas and running for the Raintree Lake annual election, has dues in delinquent status with the Villas.

29. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sue Rusco moved to approve the January minutes with corrections. Seconded by Sharon McCann. All in favor. Motion passes.

Sue Rusco moved to approve the payment of bills. Seconded by Sharon McCann. All in favor. Motion passes.

33. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Statement.

FINANCIAL STATEMENT

JANUARY 2016

Budget Analysis

Income:

Dues	\$71,710.39
Other Income	27,298.75

Total		\$99,009.14
Expenses for January		\$31,842.34
Bank Account Balances as of January		
Cash Subtotal Bank of Lee's Summit		\$298,561.63
Notes Payable		115,764.88
Reserves 2016		169,788.00
(Operations-Dock Self Insurance-Capital		
Asset Insurance Reserve-Siltation-Monument)		
Future Projects		
Facilities		\$ 7,500
Raintree View		\$ 16,000
Loan Payment (Annually)		72,747
Siltation Loan		(45,000)
2015 Rollover		9,616
Total Outstanding Dues/Fines a/o 1/31/16	2016	2015
	\$87,641.76	\$88,893.33
Balance Due Liens Filed: (38)	60,501.09	49,094.10 (28)
1 st letter (114)	13,505.81	18,465.97 (144)
2 nd letter (55)	13,634.86	15,221.61 (60)
3 rd letter (0)	-	6,111.65 (9)

##Liens/Judgments plus an additional six properties that are in bankruptcy.

**The Auditor must open Bank Statements, so the amounts are approximate.

57. BOARD ANNOUNCEMENTS

N. Board Nominations for 2016/2017

O. Happy Valentine's Day Sunday

P. Public Works Mtg. 2/23/16 from 4:30-6:30pm Ward Rd. Improvements at Raintree Clubhouse

58. OLD BUSINESS

FFF.Legal Report

Mark Spencer read the legal report:

Judgments 5

Bankruptcies 6

Foreclosures 3

Payments 1

Demand 11

Court 3

Delinquencies Paid \$3,388.66

GGG.ARB Rules & Regulations Storage Containers

HHH.ARB Rules & Regulations Play Equipment

III. ARB Rules & Regulations Trampolines

JJJ.ARB Rules & Regulations General Policy

SueRusco moved to accept items B, C D & E as amended. Sharon McCann seconded. All in favor. Motion passess.

KKK.Enforcement Of ARB Violation Fines and Structure

Sue Rusco moved to accept the Enforcement of ARB Violation Fines and Structure as amended. Seconded by Paul Landes. All in favor. Motion passes.

59. NEW BUSINESS

- A. Estates Monument – Kaleb Drinkgern
- B. Raintree Rays Swim Team Requests – Nikki Weatherby
Sue Rusco moved to approve the \$700 money request and the 2016 schedule for the Raintree Rays swim team. Seconded by Paul Landes. 8 in favor with Brenda Miller opposing. Motion passes.
- C. ARB Rules & Regulations Vinyl Siding
Paul Landes moved to approve the ARB Rules & Regulations Vinyl Siding. Sue Rusco seconded. All in favor. Motion passes.
- D. Electronic Voting/Direct Mail budgeted up to \$6000 (acct#5021-100)
Sharon McCann moved to move up to \$6000 from account # 5021-100 for Electronic Voting/Direct Mail. Sue Rusco seconded. All in favor. Motion passes.
- E. Equipment purchase budget up to \$34,000 (acct# 7002-100)
Sue Rusco moved to release up to \$34,000 from acct # 7002-100 for equipment purchase. Sharon McCann seconded. 7 in favor; Paul Landes and Mark Spencer opposed. Motion passes.
- F. Concession Stand budgeted up to \$13,000 (acct# 8006-200)
Sharon McCann moved to release up to \$13,000 for pool snack bar remodel. Sue Rusco seconded. All in favor. Motion passes.
- G. Pool Deck Supplies/Equipment budgeted up to \$5,000 (acct# 8005)
Sue Rusco moved to release up to \$5,000 from acct # 8005 for pool deck supplies. Seconded by Paul Landes. All in favor. Motion passes. Vendor – Doheny.
- H. Pool Management Contract budgeted up to \$87,700 (acct# 8001)
Sharon McCann moved to release up to \$87,700 from account # 8001 for the pool management contract. Sue Rusco seconded. All in favor. Motion passes.
- I. Aerator/Fountain Replacements budgeted up to \$5,500 (acct# 2003-100)
Paul Landes moved to allow the purchase of Aerator/Fountain replacements up to \$5,500 from acct# 2003-100. Sue Rusco seconded. All in favor. Motion passes.

9. ROUNDTABLE

Rachelle: Lake association meeting at Weatherby Lake. If we don't have a work session in March, Rachelle has intention of attending.

The city has covered the grate at Sandpiper.

Craig: Follow up meeting with the city regarding Cheddington. Nothing scheduled as of yet.

Paul: Planning commission meeting tonight regarding Stoney Creek west. They plan on extending Georgetown to the west. Meeting to be continued to February 23rd at 5:00 PM
Rachelle unable to attend.

Sue: Appreciation dinner is the first Saturday of March. Would like to remind the Board that we are hosting the event and our attendance would be appreciated.

Rachelle: Mel Proctor just lost his wife Ginny. Dick Greiner also was one that we just heard about passing.

Mark: 2 ponds fixed? One was completed last year and the other one they are working on options.

Update on Dog park or optional parking below dam?

Trash: No bids received from trash companies.

10. ADJOURNMENT

Alan VanDeusen moved to adjourn at 8:48 to exec session for review of attorney letter. Seconded by Paul Landes. All in favor. Motion passes.

EXEC SESSION:

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

February 23, 2016

7:00pm

Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Sharon McCann, Brenda Miller, Frank Paulic, Sue Rusco and Mark Spencer. Also in attendance was Rachelle Vandiver, General Manager. Absent were Craig Eaton, Paul Landes and Alan VanDeusen.

WORK SESSION:

1. New ownership transfer fee
2. Adult Activities Request – Cindy Lyon, Teresa Simpson & Patty Nutt
3. 2015 Roll-Over \$9,616
4. Annual Meeting Agenda
5. Round Table
 - a. Sue Rusco: The Board approved food donations at the office between Thanksgiving and Christmas. The Board needs to make a decision as to rather they want it to be there throughout the year.
 - b. Rachelle Vandiver: City is asking about the guard rail at Sunset Cove.

Adjournment

Sharon McCann moved to adjourn to executive session for legal matters. Seconded by Frank Paulic. All in favor. Motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 8, 2016

AGENDA

51. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Alan VanDeusen, Sharon McCann, Paul Landes, Frank Paulic, Sue Rusco and Mark Spencer. Brenda Miller was absent. Also in attendance was Rachelle Vandiver, General Manager.

52. PLEDGE OF ALLEGIANCE

53. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

None

30. CONSENT AGENDA

APPROVAL OF FEBRUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Paul Landes moved to approve the minutes and payment of bills for February. Seconded by Sue Rusco. All in favor. Motion passes.

34. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Statement:

**FINANCIAL STATEMENT
FEBRUARY 2016**

Budget Analysis

Income:

Dues	\$71,983.53
Other Income	\$35,214.31
Total	\$107,197.84

Expenses for February \$ 98,316.83

Bank Account Balances as of February 306,370.00
Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 108,798.73

Reserves 2016 (Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument) \$169,788

Future Projects Facilities \$7,500
Raintree View \$16,000

Loan Payment (Annually) \$72,747
Siltation Loan (\$45,000)
2015 Roll-over \$8,612

	2016	2015
Total Outstanding Dues/Fines a/o 02/29/16:	\$77,207.83	\$81,600.44
Balance Due Liens Filed: (32)	\$58,155.69	\$49,044.10 (28)
1st Letter (87)	\$10,545.16	\$15,778.05 (115)
2nd Letter (35)	\$ 8,506.98	\$11,796.63 (46)
3rd Letter (0)	\$ -	\$4,981.66 (6)

Liens/Judgments plus an additional six properties that are in bankruptcy.

****The Bank Statement has not been received a/o 3/3/16, so the amounts are approximate.**

60. BOARD ANNOUNCEMENTS

Q. Annual Meeting Thursday, March 31, 2016 at 7:00pm

R. Easter Egg Hunt Saturday, March 26, 2016 starting at 10:00am at the clubhouse

61. OLD BUSINESS

LLL.Legal Report

Mark Spencer read the legal report.

MMM.Raintree Point

Paul Landes reported on the preliminary development agreement which is now for seven (7), not eight (8) homes. They will be built starting in June. Paul Landes proposed an agreement for a Sewer Easement Agreement between Horizon Holdings, Inc. or Assigns and RLPOA.

NNN.Adult Activities Committee

Kelly Springett, Cindy Lyon & Patti Nutt requested an additional \$1,004 for their budget to completely fund the scheduled activities. Sharon McCann noted that there are rollover funds from our budget last year which would cover this. Paul Landes moved to transfer \$1,004 from account 2015 Roll-over to account # 1018. Sharon McCann seconded the motion. All in favor. Motion passes.

62. NEW BUSINESS

D. New Boat Docks replacing H & L budgeted up to \$95,000 (acct# 6004)

Paul Landes moved to approve the purchase of new boat docks for H & L from Tiger Docks, move 6 existing slips H1-H6 to Champagne Point (aka Gull Point Court) for use as (2) courtesy slips, (4) Rental slips (with no right to renew for 2017) with additional work at the Clubhouse service dock total budgeted funds up to \$98,014 using budgeted funds of \$95,000 from account #6004, and \$914 from account #6044 Courtesy Dock, and \$700 from account #6013 Boat maintenance and \$1,400 additional revenue. Sue Rusco seconded the motion.

Discussion: We have received the report from Williams on the docks though the Lake Committee has not had time to review it as a group, nor have they been able to do the Fall or Spring walk through. We need to replace "H" and "L" docks instead of the previously targeted ones. Tim Hamilton reported that the Lake Committee will have no problem with this change. Discussion: add courtesy docks to the South side of the lake and take a poll of South side property owners. Tim Hamilton would like to present this to the Lake Committee.

Alan VanDeusen amended the motion Sharon McCann seconded it. Amended motion: approve the purchase of new boat docks for H & L from Tiger Docks, move 6 existing slips H1-H6 to Champagne Point (aka Gull Point Court) temporarily, to allow the Lake Committee to recommend a permanent location and usage, with additional

work at the Clubhouse service dock total budgeted funds up to \$98,014 using budgeted funds of \$95,000 from account #6004, and \$914 from account #6044 Courtesy Dock, and \$700 from account #6013 Boat maintenance and \$1,400 additional revenue. All in favor. Motion passes as amended.

E. Boat Dock Repairs budgeted up to \$18,000 (acct# 6001)

Sue Rusco moved to release up to \$18,000 from account # 6001 to repair boat docks. Frank Paulic seconded. All in favor. Motion passes.

F. Swim Dock Repairs budgeted up to \$9,200 (acct# 6045)

Sharon McCann moved to release \$9,200 to account # 6045 for Swim Dock Repairs. Sue Rusco seconded the motion. All in favor. Motion passes.

G. Courtesy Dock Repairs budgeted up to \$2,000 (acct# 6044)

Sue Rusco moved to release up to \$1,056 from account #6044 for courtesy dock repairs. Sharon McCann seconded the motion. All in favor. Motion passes.

H. Pool Equipment Repairs (in-pool LED light fixtures) budgeted up to \$5,400 (acct#8006-300)

Sue Rusco moved to release budgeted funds up to \$5,400 from account #8006-300 for pool equipment repairs. Paul Landes seconded the motion. All in favor. Motion passes.

I. Transfer Fee for New Ownership Closings

Alan VanDeusen moved to start charging a transfer fee of \$100 to the new owners of property purchased within RLPOA as of April 1, 2016. Frank Paulic seconded the motion. All in favor. Motion passes.

J. Inoperable Vehicles

Discussion: "Inoperable vehicle" has always been defined by RLPOA as meaning able to legally operate the vehicle, as well as physically. Paul Landes moved to table item G. until the April 26th Work Session to give Rachelle a chance to research the issue. Sharon McCann seconded the motion. All in favor. Motion passes.

11. ROUNDTABLE

Craig Eaton: Thank You to Rachelle Vandiver for the work she did on the Appreciation dinner.

Paul Landes: He and Jenny Bolin attended the City Council meeting to speak on the Stony Creek West item on the agenda. Also, he will call the 46 members who have not renewed their boat slip leases.

Rachelle Vandiver: repairs have been made to the field drains along Cole Younger. They have been cleared and rip-rapped. The skimmer basket for Kensington Farms siltation basin has been pulled. Hopefully it is being repaired.

Paul Landes: Thank you to Sue Rusco and Frank Paulic for their service over the last several years.

12. ADJOURNMENT

Paul Landes moved to adjourn to Executive Session to discuss Real

Estate. Frank Paulic seconded the motion. All in favor. Motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

2016 ANNUAL MEETING

MARCH 31, 2016

7:00pm

16. Determine quorum & call meeting to order

Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were: Jenny Bolin, Craig Eaton, Sharon McCann, Brenda Miller, Frank Paulic, Mark Spencer and Alan VanDeusen. Absent was Paul Landes and Susan Rusco.

Quorum as determined by those present and electronic voting. Approximately 50 residents in attendance.

17. Pledge of Allegiance

18. Election Process – Introduction of Candidates – David Elliott

Class A

Paul Landes

Sharon McCann

Nicole Bonds

Tim Kirkpatrick

Class B

Tonya Gundersen

Jeff Sowinski

No nominations from the floor at 7:02 PM.

Miranda Finnerty, 4460 SW Raintree Shore Drive addressed questions to the candidates.

19. Intermission for voting at 7:12 PM – 7:43 PM

20. Introduce Current Board Members

Mark Spencer – President

Paul Landes – Vice President

Brenda Miller – Secretary

Sharon McCann – Treasurer

Jenny Bolin

Craig Eaton

Frank Paulic

Sue Rusco

Alan VanDeusen

21. Approve minutes of 2015 Annual meeting

Alan VanDeusen moved to approve the 2015 Annual Meeting minutes. Sharon McCann seconded. Unanimous. Motion Passed.

22. Treasurer's Report

Sharon McCann read the 2015 Year End Treasure report.

23. State of Raintree Lake – Mark Spencer, President

24. Introduction of General Manager & Staff

25. Committee Recognition for 2015

Activities Committee – Rose Marie Walter, Greer Cannady, Kelly Springett, Cindy Lyon & Patti Nutt

Appeals Committee – Erma Mallett & Roland Thibault

Architectural Review Board – Penny Wilkinson

Clubhouse Facilities Committee – Toni Travalent

Common Ground Committee – Kathy Goldman

Duck Pond Committee – Marilyn Burasco

Finance Committee – Sharon McCann

Lake Committee – Tim Hamilton & Bob Burasco

Nominating Committee – David Elliott

Pond Committee – John Hustad

Pool Committee – TBD

Raintree View – Allan Dancy & Stan Spruill

Siltation Committee – Carole Owsley

Welcoming Committee – Rose Marie Walter

26. Announcements

D. Proposal 1 - Newly Elected Board Members

Paul Landes – 342

Sharon McCann – 368

Nicole Bonds - 362

Tim Kirkpatrick – 344

Tonya Gundersen – 20

Jeff Sowinski - 33

- E. Proposal 2 – To waive the “Boats in driveway” enforcement
FOR: 333

AGAINST: 229

ABSTAIN: 27

- F. Nominating Committee for 2016-2017
David Elliott, Jim Metzger, Hank Goldman, Joe Walter, San LaPoint and Joan Bruns.

- 27. Open Forum (Time Limit: 15 minutes total) 8:11 PM
Cindy Lyon spoke regarding Activities for 2016

Adjournment

**Jenny Bolin moved to adjourn at 8:15 PM. Seconded by Sharon McCann.
Unanimous. Motion Passed.**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 12, 2016

7:00pm

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER
Mark Spencer called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Nicole Bond, Craig Eaton, Tim Kirkpatrick, Sharon McCann, Brenda Miller, Jeff Sowinski, Mark Spencer and Alan VanDeusen.
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM
10 Minutes Total – Give your name and address before speaking.

Tim Swan 4900 Raintree Court: Placement of courtesy dock.

4. CONSENT AGENDA

APPROVAL OF MARCH MINUTES
APPROVAL OF PAYMENT OF BILLS

**Sharon McCann moved to approve the March minutes and payment of bills.
Seconded by Craig Eaton. 8 For; 1 Abstained: Nicole Bonds. Motion passed.**

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the financial report

FINANCIAL STATEMENT
MARCH 2016

Budget Analysis

Income:

Dues		\$98,872.34
Other Income		47,555.37
Total		\$146,427.71
Expenses for March		111,624.40
Bank Account Balances as of March		397,898.82
Cash Subtotal Bank of Lee's Summit		
Notes Payable		101,784.20
Reserves 2016 (Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument)		169,788
Future Projects	Facilities	7,500
	Raintree View	16,000
	Loan Payment (Annually)	72,747
	Siltation Loan	(45,000)
	2015 Roll-over	8,612

	2016	2015
Total Outstanding Dues/Fines a/o 3/31/16	\$66,140.26	\$62,004.07
Balance Due Liens Filed: (27)	54,505.83	47,633.50 (27)
1 st Letter (57)	6,705.84	7,521.24 (116)
2 nd Letter (20)	4,928.59	6,468.30 (31)
3 rd Letter (0)	---	381.03 (2)

##Liens/Judgments plus an additional six properties that are in bankruptcy

6. BOARD ANNOUNCEMENTS

- S. Introduction of New Board Members & Terms
- T. Adult Pizza Party Saturday, April 16 at 6:00 PM
- U. 2017 Meet the Candidates Night
- V. 2016 Boat Stickers on by May 1

7. OLD BUSINESS

A. Legal Report

Mark Spencer read the legal report
6 Judgments
6 Bankruptcies
1 Foreclosure

1 Making Payments
3 Demand Letters
3 Court
\$15,530.88 Delinquencies Paid

- B. DPAC direction on signage
Tabled to work session to discuss
- C. Courtesy Dock Location & Usage for Estate Area
Alan VanDeusen moved to place the new available 6 slip dock at the current North boat ramp in place of the courtesy dock, to be used as a courtesy dock. Sharon McCann seconded. 7 for 2 abstained: Craig Eaton & Tim Kirkpatrick. Motion passes.
Alan VanDeusen moved to place the courtesy dock from the north boat ramp (CD1) at Champagne Point. Jeff Sowinski seconded. 5 for; 2 against: Sharon McCann & Tim Kirkpatrick; 2 abstained: Mark Spencer & Craig Eaton. Motion passed.
- D. Rules for "Boats in Driveway"
Sharon McCann moved to pass the rules as read. Seconded by Alan VanDeusen. Unanimous. Motion passes.

8. NEW BUSINESS

- A. Appeal ARB decision – 032316-199
Over turn appeal 7 for; Alan VanDeusen against; Tim Kirkpatrick abstain;
- B. Reserving Clubhouse for 2017 Event – 764
Alan VanDeusen moved to accept this reservation. Seconded by Sharon McCann. Unanimous. Motion passes.
- C. Request to Cross Common Ground – 1142
Alan VanDeusen moved to approve the request at 4549 SW Gull Point Drive. Seconded by Nicole Bonds. Unanimous. Motion passes.
- D. Renee Amey request for "Boat & Open House" Event
Alan VanDeusen moved to allow the Mastercraft to be parked on Champagne Point on May 15. Seconded by Nicole Bonds. Unanimous. Motion passes.
- E. Admiral Byrd Pond Repair
Sharon McCann moved to transfer \$950.00 from # 6080 pond and \$1000 from rollover funds from 2015 to fix Admiral Byrd Pond. Seconded by Tim Kirkpatrick. Unanimous. Motion passes.
Break at 9:10 PM resumed at 9:21 PM
- F. Pool Rules requirements for Jackson County
Tim Kirkpatrick made a motion to amend the pool rules as in red. Alan VanDeusen seconded. Unanimous. Motion passes.
- G. Boat Slip Trading Day
Tabled for work session
- H. Right-of-Way Deed for Ward Road Project
Tabled for work session within a Special Meeting portion of the meeting.

Directive to Rachelle to send the notes from our 4/4/16 meeting with the City and contractors to request an update on our request.

I. Insurance Renewals for 2016-2017

Sharon McCann moved that we accept the insurance quotes as presented and take the funds from #5003 for various insurance.

Seconded by Tim Kirkpatrick. Unanimous. Motion passes.

J. Mom's Night Out Request – Marla Stout to get with office and pick three dates for options. Would return back to Board.

K. Voting of Officers for 2015-2016

President: Craig Eaton

Vice President: Jeff Sowinski

Treasurer: Sharon McCann

Secretary: Jenny Bolin

13. ROUNDTABLE

Craig: where do we stand with the sanitation issue? Email received from Constable today.

Rachelle: 1) Election comments. Craig to work on and add to work session.

2) Lake association meeting. Notes are included in our packets.

3) Settlement with City for flag pole damage is in works.

4. Rachelle vacation starting Thursday at noon through Monday.

14. ADJOURNMENT

At 10:37 PM Sharon McCann motioned to adjourn to executive session to discuss legal matters. Jeff Sowinski seconded. Unanimous. Motion passed.

EXEC SESSION: Legal

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

April 26, 2016

7:00pm

Craig Eaton called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Craig Eaton, Sharon McCann, Brenda Miller, Jeff Sowinski, Mark Spencer and Alan VanDeusen. Also in attendance was Rachelle Vandiver, General Manager. Not in attendance was Tim Kirkpatrick. Nicole Bonds joined the meeting at 7:30.

SPECIAL MEETING:

1. Ward Road Right-of-Way – Curt Powelson, Mark Green, Tyler & Kristen

The board was told there is no need for a guard rail because of curbs, and the traffic study

shows it does not need it. There is a clear zone of 33 feet to culvert, only 18 feet are necessary; this is not an issue for discussion. All requests from RLPOA led to a 'no' from the City. This included "pinning" the monument locations for Drake, Lemans and Georgetown: If RLPOA refuses to sign the right of way no sidewalk will be installed. Requested a copy of plans – we should have plans to scale by tomorrow.

Requests made by RLPOA: storm water discharge to the west when possible; South side: that's the intent right now. North side will drain west. North of Georgetown and another will drain into the lake. The open drain will stay the same as it is now – above ground.

South side – still designing

Craig moved to close the special meeting and open the Work Session. Sharon seconded. All in favor. Motion passes.

WORK SESSION:

Craig opened the meeting at 7:35

1. Seawall objectives for engineers – Tony Meister & Jordan Ott
April 4th report of inspection report RLPOA discussed the deterioration of the seawall and possible / probable washing out of the ground under the Clubhouse. Craig will find out what the cost of soundings is and report back.
2. DPAC direction on signage - Marilyn Burasco was unable to attend. We agreed to ask Marilyn to get bids for the "Raintree Lake" type sign.
3. Trash Bids
No fines while problems occurring with Town & Country – now WCA. Discussed three (3) possible choices. RLPOA most likely recommend Constable. Craig will publish information about Constable as a preferred vendor. Mark will check with Constable about changing to a Monday pickup.
4. Definition of Inoperable Vehicles

Discussed meaning of "inoperable" vehicle; and whether we have the right to fine people for expired or missing plates / tags, etc. At the next Board meeting RLPOA will vote on clarification of definition of "inoperable". Some support the city's definition. Everyone should send an email to Craig letting him know what their own definition is. Accept City code 2.3360.as written. Rachele to write it up

5. Procedure for Enforcement of Parking Trucks, Boats & Trailers

Jeff will re-write the fine structure and send to board members for review.

6. Clubhouse/DPAC reservations

Discussed whether or not to allow weddings to book a year in advance, and if they should be allowed to override Activities Committee bookings.

7. Boat Slip Trading Day

Paul Landes will organize a boat trading day with office assistance.

8. Boat Ramp Gate

RLPOA will put up a sign telling users to lock and shut the gate after they leave.

Sharon McCann moved to adjourn to Executive session for Real Estate. Jeff seconded the motion. All in favor. Motion passed

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 10, 2016

7:00pm

Craig Eaton called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Nicole Bonds, Craig Eaton, Tim Kirkpatrick, Sharon McCann, Brenda Miller, Jeff Sowinski, Mark Spencer and Alan VanDeusen. Also in attendance was Rachelle Vandiver, General Manager.

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Roland Thibault – re: Movie Night. Likes the idea, do we have a license agreement to show movies? Need a license even if are not charging money to see it. It's a Federal Crime subject to \$150,000. He cited copyright law.

4. CONSENT AGENDA

APPROVAL OF APRIL MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann moved to approve the April minutes and the payment of bills. Mark Spencer seconded. Motion passed unanimously.

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Report.

**FINANCIAL STATEMENT
APRIL 2016**

Budget Analysis

Income:

Dues	\$89,515.39
Other Income	\$16,739.27
Total	\$106,254.66

Expenses for
April

\$ 211,210.92

Bank Account Balances as of April

246,143.56

Cash Subtotal Bank of Lee's Summit

Notes Payable

\$ 94,763.80

Reserves 2016

(Operations-Dock Self Insurance-Capital Asset
Insurance Reserve-Siltation-Monument)

\$169,788

Future Projects	Facilities	\$7,500
	Raintree View	\$16,000
	Loan Payment (Annually)	\$72,747
	Siltation Loan	(\$45,000)
	2015 Roll-over	\$7,612

	2016	2015	
Total Outstanding Dues/Fines a/o 04/30/16:	\$85,936.90	\$80,344.02	
Balance Due Liens Filed: (38)	\$62,611.78	\$49,210.23	(27)
1st Letter (111)	\$14,029.38	\$12,735.66	(116)
2nd Letter (38)	\$ 9,295.74	\$10,015.56	(31)
	\$		
3rd Letter (0)	-	\$8,382.57	(22)

Liens/Judgments plus an additional six properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

- A. Lake Clean-up Saturday, May 21: 9 AM-12 PM
- B. Pool Opens Monday, May 23 (school hours apply) 4-8 M-F,
- C. Fishing Derby Monday, May 30 (Memorial Day) 8 AM Registration, Starts at 9
- D. Boat Slip Trade Day Saturday, June 25th Lake Committee is taking control of that.
- E. Garage sales this week –watch your kids and your cars!

7. OLD BUSINESS

- A. Legal Report – read by Craig Eaton
- B. Procedure for Enforcement of Parking Trucks, Boats & Trailers –

Brenda moved to establish E3b of the proposed revised procedure for enforcement of covenants Parking vehicles, Trucks, Boats, and Trailers as the definition of “inoperable vehicle.” Sharon McCann seconded the motion. Discussion. 5 in favor. 4 against: Tim Kirkpatrick, Allen, VanDeusen, Nicole Bonds & Mark Spencer. Motion does not pass: not 2/3 of board members.

8. NEW BUSINESS

- A. Summerfest budgeted up to \$6,750 (acct# 1004)
Sharon McCann moved to authorize \$6,750 (acct# 1004) to be spent for Summerfest. Jeff seconded. 5 yes 1 abstain Nicole Bonds. Motion passed.
- B. Fireworks budgeted up to \$8,500 (acct# 1015)

Sharon McCann moved to transfer \$8,500 (acct# 1015) for fireworks. Alan seconded. Unanimous. Motion passed.

C. Adopt-A-Tree budgeted up to \$7,000 (acct# 2002)

Sharon McCann moved to transfer up to \$7,000 (acct# 2002). Brenda seconded. Unanimous. Motion passed

D. Flower bed plantings budgeted up to \$5,000 (acct# 2002-100)

Sharon McCann moved to release \$5,000 (acct# 2002-100) for flower bed plantings. Jeff seconded. Unanimous. Motion passed

E. Rain Garden budgeted up to \$7,590 (acct# 2006)

Sharon McCann moved to transfer \$7,590 (acct# 2006) for a Rain Garden to be planted in the Royale area. Brenda seconded. Unanimous. Motion passed.

F. Clubhouse & Duck Pond Activity Center Contract Review – no changes at this time.

G. Exec. Sessions – Tim Kirkpatrick brought up whether the Board has the authority to meet in exec session. Consensus, yes, the Board has the authority.

H. Trash Bids
Mark Spencer will put together a spread sheet comparing the different bids we have received. Allied Waste (used to be Republic) has placed a bid as well.

15. ROUNDTABLE

Nicole: Reserve denied speed bumps by City LS – Traffic Study.

Alan: City of LS water problem caused by Google fiber. No progress.

Sharon: Courtesy dock moved to Champagne Point and it is being used.

Jeff: Drainage problem and Right of Way to City of LS. Monday May 16TH 1:00 PM. City Councilmembers will be here to discuss this with us.

Jeff: Turbidity barriers.

Brenda: Rule sheet / agreement for Raintree groups wanting to use the clubhouses for free.

Rachelle: Do we have an interest in a directory app for phones? Would we like a presentation on it?

Craig: Pond repair did not work. It still leaks.

16. ADJOURNMENT

Sharon McCann moved to adjourn to to Executive Session for legal matters & Real Estate. Mark Spencer seconded. Motion passed unanimously

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 14, 2016

7:00pm

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER

Jeff Sowinski called the meeting to order at 7:00 PM. Directors in attendance were Tim Kirkpatrick, Sharon McCann, Brenda Miller, Jeff Sowinski, Mark Spencer and Alan VanDeusen. Absent was Jenny Bolin, Nicole Bonds and Craig Eaton. Also in attendance was Rachelle Vandiver, General Manager. Nicole Bonds arrived at 7:08 PM

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Charlie Sandman, 5012 Raintree Circle: Dead duck on rock bank at party cove. Please have staff dispose of it. Please clarify Rules for boats in the driveway.

Ed Gross, 4007 SW Reef Point Lane: New parking regulations for City of Lee's Summit. You cannot have a boat or utility trailer in your driveway if you have only a 2 car garage and no side pad. Would like to see this as an agenda item for future meeting.

Dave Dawson, 4052 SW Clipper Lane: Live electric wire on property near the Duck Pond activity center.

5. CONSENT AGENDA

APPROVAL OF MAY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon McCann Made the motion to approve the May minutes and payment of bills. Seconded by Mark Spencer. All in favor. Motion passed.

6. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Report:

FINANCIAL STATEMENT MAY 2016

Budget Analysis

Income:

Dues	\$81,538.02
Other Income	17,180.95
Total	98,718.97

Expenses for May	\$81,881.47
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Bank Account Balances as of May	\$286,301.65
Cash subtotal Bank of Lee's Summit	

Notes Payable		\$87,705.18
Reserves 2016 (Operations-Dock Self Insurance Capital Asset Insurance Reserve Siltation – Monument)		\$169,788
Future Projects	Facilities	7,500
	Raintree View	16,000
	Loan Payment (Annually)	72,747
	Siltation Loan	(45,000)
	2015 Roll-over	7,612
	2016	2015
Total Outstanding Dues/Fines a/o 5/31/16	\$69,380.19	\$65,938.77
Balance Due Liens Filed: (28)	57,746.20	49,202.56 (27)
1 st Letter (56)	7,731.37	6,484.89 (57)
2 nd Letter (17)	3,902.62	3,796.34 (16)
3 rd Letter (8)	6,623.07	6,454.98 (16)

##Liens/Judgments plus an additional six properties that are in bankruptcy

9. BOARD ANNOUNCEMENTS

- A. Fireworks are being worked on
- B. Father's Day Sunday, June 19th
- C. Boat Slip Trade Day Saturday, June 25th
- D. Pizza & Pontoon Saturday, June 25th
- C. Parade update – no cost this year. Start time at 9:30 AM

10. OLD BUSINESS

- A. Legal Report
Jeff Sowinski read the Legal Report
6 Judgments
6 Bankruptcies
0 Foreclosures
1 Payments
8 Demand
2 Court
\$16,897.56 Delinq. Paid
- B. Ward Road Right-of-Way
Alan VanDeusen moved to sign the Right of Way Agreement for Ward Road. Sharon McCann seconded. All in favor. Motion passed.

Alan VanDeusen moved to sign the Acquisition Agreement with the city of Lee's Summit indicating the fence becomes our property. Seconded by

Sharon McCann. All in favor. Motion passed.

11. NEW BUSINESS

- A. Appeal of Violation 042216-469
Resident asking for Board to remove fine.

Sharon McCann moved to uphold the fine. Seconded by Alan VanDeusen. All in favor. Tim Kirkpatrick abstained. Motion passed.

B. Trash Bids

Mark Spencer provided a spread sheet with trash bids from 4 vendors.
Sharon McCann made the motion to recommend Constable as the preferred trash vendor. Seconded by Mark Spencer. 4 in favor. 3 against: Nicole Bonds, Brenda Miller and Tim Kirkpatrick. Motion passed.

17. ROUNDTABLE

Rachelle – Utility trailer information from City of Lee’s Summit will be placed on work session.

Correction: August 11, 2015 motion made for boat lifts not being transferred. Should have passed.

Soundings on voids under patio. Can view in Rachelle’s office.

Admiral Byrd pond could not be accurately sounded. Will need to go with another plan.

Mark Spencer: Lake Clean-up, Movie night and Fishing Derby appeared to be well attended.

Nicole Bonds: Met with city regarding speeding on street. Seems to be better patrolled now.

Jeff Sowinski: Craig Eaton submitted his resignation to the Board. Board will appoint new Director to fill open position.

(Tonya Gundersen, 4101 SW Homestead Drive volunteered to fill position and also Paul Landes, 4079 SW Camelot Drive volunteered to fill position)

Alan VanDeusen: Do we have to have past year info on financial report?

Tim Kirkpatrick: Revisit fine structure on trailer stickers. Executive Session should be stated in agenda. President’s role should be defined. Rachelle:

President’s role is defined in our covenants and by-laws

18. ADJOURNMENT

Alan Van Deusen made the motion to adjourn to executive session to discuss the appeal, real estate and legal issues at 8:25 PM. Seconded by Mark Spencer. 6 in favor. Tim Kirkpatrick Against. Motion passed.

EXEC SESSION: End of meeting

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

June 28, 2016

7:00pm

Members in attendance: Mark Spencer, Alan VanDeusen, Sharon McCann, Jenny Bolin, Jeff Sowinski, Brenda Miller, Tim Kirkpatrick. Not in attendance: Nicole Bonds. Also in attendance was Rachelle Vandiver, General Manager

Jeff Sowinski called the meeting to order at 7:07 PM

ANNOUNCEMENT:

1. New Board Member – to be announced tomorrow, June 29, 2016

2. PRESENTATION

LS Parks & Rec Sales Tax Renewal: ($\frac{1}{4}$ cent) To help prevent our youth from becoming a burden on society, and provide services, classes, riding & walking trails. Please support and vote August 2nd.

WORK SESSION:

3. Seawall Deterioration & Admiral Byrd Pond GPS Sounding:

Working on identifying the pond leak

Deck: Need to re-establish the deck, making sure the deck has better footing, so not putting weight on the seawall. There may be options for a footing solution for \$20,000. Two contractors are working together to come up with a solution.

4. Enforcement of Parking Motor Vehicles, Trucks, Boats & Trailers:

Discussion: Is “inoperable” interpreted as including missing or expired plates? This should be a directive to staff from the Board. We will vote on this next meeting – ask codes to give us a count of tarp/covers on cars.

5. Utility Trailer UDO

City council passed a law that says we can't store a boat or trailer in the drive during the summer if you have two or less garages. It was never meant to do that. The City is working to fix this.

Directive to Rachelle to put into writing for the City the reason why Raintree suspends enforcement of boats in driveways rules during the summer, what our rules are, etc.

6. August 11, 2015 Minutes Correction:

Concerning used boat lifts being disallowed in Raintree. Directive to Rachelle to put it on the agenda for the next Board Meeting.

Adjournment

Jenny Bolin motioned to adjourn the meeting for Real Estate & Legal. Tim Kirkpatrick seconded. Unanimous, motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 12, 2016

7:00pm

Members in attendance: Mark Spencer, Sharon McCann, Jenny Bolin, Jeff Sowinski, Tim Kirkpatrick, Nicole Bonds. Not in attendance: Alan VanDeusen and Brenda Miller. Also in attendance was Rachelle Vandiver, General Manager.

Jeff Sowinski called the meeting to order at 7:00

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM
Penny Wilkinson: 501 SW Gull Point Ct
Please consider having a Code enforcer on Saturday and Sunday and once a month or so because of trash violations. Also, commercial vehicles parked in the neighborhood.
4. CONSENT AGENDA
APPROVAL OF APRIL MINUTES
APPROVAL OF PAYMENT OF BILLS
Sharon McCann moved to approve the June minutes and payment of bills. Mark Spencer seconded. Unanimous, motion passed
5. TREASURER'S FINANCIAL REPORT
Sharon McCann read the Financial Report

FINANCIAL STATEMENT

JUNE 2016

Budget
Analysis

Out-of-State Motor Vehicle Sales Tax August 2, 2016. It is not a new tax, but a continuation of the one in place. Please vote.

8. OLD BUSINESS

- A. Legal Report – read by Jeff Sowinski

- B. Enforcement of Parking Motor Vehicles, Trucks, Boats & Trailers
Discussion regarding revision of this rule in response to community feedback. Sharon McCann moved to accept the staff version of the changes, deleting Procedure D of E. 5. Mark Spencer seconded the motion. Unanimous. Motion passed

- C. Used boat lifts from other lakes (Aug. 11, 2015)
Mark Spencer moved to amend the minutes of August 11, 2015 to reflect that the motion on boat lifts passed rather than failed as currently reflected in the minutes.. Sharon McCann seconded the motion. Unanimous. Motion passed

- D. Cheddington Drainage
Nicole recommends we move this to work session

9. NEW BUSINESS

- A. Parcel Committee Craig Eaton
Nicole moved to establish the Parcel Committee and have Craig Eaton as chairperson Tim Kirkpatrick seconded the motion. Unanimous. Motion passed.

- B. Admiral Byrd Pond Overflow Box
John Hustaad reported the Pond Committee needs \$1,106 to repair the leak to the box in Admiral Byrd Pond. Mark Spencer moved to release the funds up to \$1,120 to the pond committee to fix the leak in Admiral Byrd. Tim Kirkpatrick seconded. Unanimous. Motion passed.

- C. Donations Sponsorships – Board directed Rachelle to request a procedure regarding these to the Finance Committee.

- D. Voting for Officer Position of Vice-President
Mark Spencer volunteers to fill the position.
Tim Kirkpatrick nominates Brian Williams.
Vote: Mark Spencer elected as Vice President

10. ROUNDTABLE

Mark Spencer – Transparency, how can we make this better? Also, concerns about security around Raintree. We do have LSPD security patrols in place. We should bring back the Security Committee and the Neighborhood Watch.
Sharon McCann - New 2016 Handbook available at office-

Tim Kirkpatrick: personnel issue for Exec session
Brian Williams – Excited to be on board
Jenny Bolin – none
Jeff Sowinski – Always available for discussion
Nicole Bonds – Emails and personnel

11. ADJOURNMENT

Sharon McCann moved to adjourn to executive session for Real estate, Legal & personnel. Mark Spencer seconded. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

July 26, 2016

7:00pm

Jeff Sowinski called the meeting to order at 7:00 PM. Directors in attendance were Jenny Bolin, Sharon McCann, Tim Kirkpatrick, Jeff Sowinski, Mark Spencer, Nicole Bonds and Alan VanDeusen. Not in attendance was Brian Williams and Brenda Miller. Also in attendance was Rachelle Vandiver, General Manager.

WORK SESSION:

1. Facilities Committee research on pavilions

Toni Travalent presented a synopsis of her research on the cost of a pavilion close to the pool area. Features: Timberline shingles to match the clubhouse, metal construction, tongue & groove ceiling to support shingles, solar power to avoid the expense of running electricity from the clubhouse, concrete pad, and picnic tables. These are kits. The committee wants to know if they should keep investigating, if the board is still interested. The Committee has \$7,500 in reserve for it. Bids are around \$85K

Robert Dye did research also and has information on types of materials, etc. bids ranged \$30- \$36 K. These unofficial bids allegedly the same sizes and materials as Toni cited, cut committee will review once presented to them.

2. North Shore hillside movement

Wesley Riggs lot 5 in North Shore, 4476 Raintree Shore Drive. – Needs a solution to the slope movement problem encompassing both his property and common ground. The solution will involve common ground and the shoreline. He wonders if de-silting added to or created the problem. Also, the North Shore area was probably built on silt deposited there prior to construction. A retaining wall may be the solution.

He wants to work with the board on a solution; would like to co-solve it with financial cooperation from the HOA. The Parcel committee will look into this and work with him.

3. Planning & Development for Raintree Pointe
City of LS Staff recommended approval for the final plat.
4. Boat Insurance/Title Requirements
Office wants clarification from the board: If a boat is Co-owned by a resident and a non-resident should we insist that the residents' name appear on both the title and the insurance certification before issuing a sticker?
The Board directed the office to require the residents name on both forms
5. "Hot Topics" section for Shoreline
Consider publishing in the Shoreline upcoming votes on rule changes, etc. for Work Sessions, and then follow up with actual changes in the next publication. This would allow interested residents to come to the meetings which interest them. The Board directed the office to publish this when known.
6. Social Media
Discussion on whether or not to have an official Raintree Facebook page. Megan Gentile volunteered to be the Social Media Chairperson and to bring a presentation to the work session next month.
7. Cheddington Drainage
Finance Committee needs guidance on Cheddington for the budget. Craig Eaton reported the Parcel Committee has been renamed to the Raintree Community Development Committee They will have a preliminary number and recommendations by next week. They will also be meeting with the City soon.

Tim Kirkpatrick moved to adjourn the Work Session to Executive Session for legal issues. Alan VanDeusen seconded, all in favor. Motion passed, session adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 9, 2016

7:00pm

Members in attendance: Alan VanDeusen, Mark Spencer, Sharon McCann, Jenny Bolin, Jeff Sowinski, Brian Williams, Brenda Miller and Tim Kirkpatrick, Not in attendance: Nicole Bonds. Also in attendance was Rachelle Vandiver, General Manager

Jeff Sowinski opened the meeting at 7:00 PM

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM

Linda Callaghan 322 SW Raintree concerning booking a wedding for next spring. She was told to wait until November to book the date and then found out the rules changed in May. Now the date they were looking for is gone.

4. CONSENT AGENDA
APPROVAL OF JULY MINUTES
APPROVAL OF PAYMENT OF BILLS
Brenda Miller moved to approve of July minutes and payment of bills with the correction of the spelling of Mark Spencer's name. Sharon McCann seconded. Unanimous. Motion passed

5. TREASURER'S FINANCIAL REPORT
Sharon McCann read the Treasurer's Report.

**FINANCIAL STATEMENT
JULY 2016**

Budget Analysis

Income:

Dues	\$108,180.88
Other Income	\$14,188.84
Total	\$122,369.72

Expenses for
July

\$
93,864.82

Bank Account Balances as of July

256,570.62

Cash Subtotal Bank of Lee's Summit

Notes Payable

\$
73,509.69

Reserves 2016	(Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument)	\$169,788
Future Projects	Facilities	\$7,500
	Raintree View	\$16,550
	Loan Payment (Annually)	\$72,747
	Siltation Loan	(\$45,000)
	2015 Roll-over	\$6,506

	2016	2015	
Total Outstanding Dues/Fines a/o 07/31/16:	\$73,060.45	\$67,673.97	
Balance Due Liens Filed: (22)	\$53,810.68	\$53,087.03	(27)
1st Letter (98)	\$11,031.98	\$8,983.34	(82)
2nd Letter (16)	\$ 5,467.96	\$4,206.66	(17)
3rd Letter (7)	\$ 2,749.83	\$1,396.94	(4)

Liens/Judgments plus an additional six properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

- W. Family Swim Saturday, August 13
- X. Back to School & Change to School Pool Hours
- Y. Loss of Tony Smith and Carol Jacobs
- Z. Pool concession is now open!

7. OLD BUSINESS

- A. Legal Report
Jeff Sowinski read the legal report.

8. NEW BUSINESS

- A. Appeal Lake Violation 051316-899. Matthew Moore requests to appeal the Appeals Committee decision and overturn the 30 day suspension and \$100 fine.

Craig Eaton spoke on Mr. Moore's behalf. Alan VanDeusen, Jenny Bolin, Tim Kirkpatrick, Brian Williams, Brenda Miller and Jeff Sowinski shared their opinions on the request.

Sharon McCann moved to uphold the Appeals Committee decision of \$100 fine and 30 day suspension from the lake. The date of the suspension will begin on August 15th. Alan VanDeusen seconded.

For 5 and Against 3 Tim Kirkpatrick, Alan VanDeusen and Brenda Miller.

B. Rachelle requested the Board Members give additions to priority list to her by Thursday August 18th.

12. ROUNDTABLE

Mark Spencer – would like a report or analysis of the number of residents in Raintree, and the areas of Raintree (Villas, etc.)

Alan VanDeusen – nothing

Sharon McCann– the Finance Committee is working on donation guidelines and should have information to present at the next work session. Also, we have received complaints from residents that some people are putting trash out ahead of time on the weekends and we might need a code enforcer on occasional weekends.

Tim Kirkpatrick - would like a report from the Appeals committee showing violations and their disposition.

Brian Williams - nothing

Jenny Bolin - nothing

Brenda Miller - nothing

Jeff Sowinski – has the Duck Pond Committee done anything for the monument – or will it be next year. Hot Topics for the Shoreline; budget, weekend codes, committee solicitation rules, Security Committee and Social Media Committee. The Board needs to work on the priority list for next work session.

Rachel Vandiver– Security Committee needs a different name – we aren't really getting security.

Tim Kirkpatrick – let the volunteers decide the name.

Mark Spencer – we are basically looking for someone to be the liaison between the police and Raintree.

13. ADJOURN to Executive session for Appeals

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

August 23, 2016

7:00pm

Members in attendance: Alan VanDeusen, Mark Spencer, Sharon McCann, Jenny Bolin, Jeff Sowinski, Brian Williams and Tim Kirkpatrick. Not in attendance: Brenda Miller and Nicole Bonds. Also in attendance was Rachelle Vandiver, General Manager.

WORK SESSION:

1. Committee Request for direction – No-one here for this

2. Solicitation Policy
Policy written by the Finance Committee. Guidelines were read by Sharon McCann.

GUIDELINES FOR COMMITTEES AND EVENTS REGARDING REQUESTS FOR DONATIONS

1. Committee events have a line item in the RLPOA budget. The committee planning the event needs to work within the budget amount provided by the RLPOA. This includes cost of any prizes/gifts given to winners at the event, cost of refreshments, and any other expenses.
2. Events/activities not included in the RLPOA budget such as the Ladies Christmas Luncheon and Golf Tournament, if they choose, can solicit donations to enhance the event.
3. A letter from RLPOA should be given to each business when the donation is solicited as well as a thank you letter stating the donated amount and item given. These letters will be provided by the office. You will need to provide the following information to the office within a week of the event; business name, address, zip, phone, contact name and donation with estimated value.
4. These guidelines must be followed strictly so as not to jeopardize RLPOAs not-for-profit status.
Rachelle directed to send an email to Committee Chairs for their feedback on this guideline.
3. Social Media – postponed to next work session – resident not here
4. Cass County Bridge Condition
The bridge belongs to Cass County, not Raintree or Lee's Summit. Rachelle would like us to write a letter to Cass Co. asking them to repair it. The bridge belongs to them, and half our neighborhood is in Cass Co. The Community Development Committee will draft the letter and send it to Rachelle.
5. North Shore Common Ground
Regarding a resident whose property is "slipping". He is not here, and the Community Development Committee is looking into it.
6. Capital Improvement Package
Different areas / projects in the community. What needs to be done, what do people want to be done, etc. A majority of the board is interested in pursuing this. Having an evening of Q & A about the different projects, their locations, cost, pro's / con's etc. We should advertise what we are doing. Alan volunteered to

come up with why we are considering a special assessment now.

7. Priority Ranking

Rachelle received very few additions to the list from the board members. Need to clean up the list – some items are the same, others almost the same. Board members to take more time to consider additions. Deadline: September 1st.

8. Mallard Landing Pond – Resident had sent an e-mail regarding algae bloom. Currently the pond has been treated and in good condition. Resident who requested this addition to the agenda is not here.

9. Weekend Codes

Some residents have requested a codes officer on Sunday to stop people putting their trash out too early. None of the board is in favor of pursuing this at this time.

10. Security Committee

Considering a beefed up Neighborhood Watch – type Committee. Not a replacement of the Codes guy, not a person to patrol the neighborhood, but a group to communicate to the residents, the police, etc. to get information to the residents.

Adjournment

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 12, 2016

7:00pm

Members in attendance: Alan VanDeusen, Mark Spencer, Sharon McCann, Jenny Bolin, Jeff Sowinski, Nicole Bonds, Brian Williams and Tim Kirkpatrick, Not in attendance: Brenda Miller. Also in attendance was Rachelle Vandiver, General Manager

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM

Marilyn Burasco, Chairman of Duck Pond Committee. They have \$2,000 in the budget for flower beds and a flag. They need \$3,000 to do the front and back and a larger edged circle. They would like the additional funds, and permission to put off the sign for next year. They are asking for \$1,100 more. Moved to New Business item "A" on the agenda.

4. CONSENT AGENDA

APPROVAL OF PAYMENT OF BILLS

Brian Williams noted that at the last executive session Brenda Miller was listed as being present, when she was not.

Sharon McCann moved to accept the minutes as amended – Mark Spencer seconded. Unanimous. Motion passes.

Sharon McCann moved to approve payment of bills for August. Brian Williams seconded. Unanimous. Motion passes.

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Report.

6. BOARD ANNOUNCEMENTS

A. Flu Shots available at the Clubhouse Wednesday, Sept. 14th from 10am to 12pm and Thursday, Sept. 15th from 5pm to 7pm.

B. Garden Club - Mum pick up will be Saturday, Sept. 17th at the pool from 9am to 1pm.

C. Congrats to Garden Club for winning First Place in the Lee's Summit Landscape 2016 Entrance Category.

7. PRESENTATION – Mid Continent Public Libraries – not here.

8. OLD BUSINESS

A. Legal Report

Jeff Sowinski read the legal report.

9. NEW BUSINESS

A. Duck Pond Committee request for funds – see above. Sharon McCann moved to transfer \$1,100 from the 2015 Rollover fund to the Duck Pond Capital account. Mark Spencer seconded. Unanimous. Motion passes.

B. Appeal Clubhouse Reservation – C5D

Linda Callahan previously inquired about renting the clubhouse for a wedding. She was told they could not schedule a date prior to the new calendar. The rules then were changed, and someone else booked that date. She believes the rule change was not in the minutes and was not published in the Shoreline. It has since come out in the September Shoreline.

Jeff Sowinski – It was not a rule in the handbook, or an office rule. The Board heard a request from a resident to make an exception to the rules, and then instructed Rachelle to book the date ahead of time. Ms. Callahan believes the rule should have been published. In order to mitigate the complication introduced by the exception, Nicole Bonds moved to guarantee the Friday June 17th, 2017 before the wedding, and the Saturday June 17th, for free with no charge – Ms. Callahan to pay only the security deposit and cleaning fee. Brian Williams seconded the motion. Unanimous. Motion passes.

C. Appeal Fence Placement – 061616-472

Linda Jordon stated that she put a fence in with approval from the ARB. She jumped through all the hoops in good faith to do it right, but then found out the fence was on common property after it was installed. Roy & Sons will charge her \$1,500 to fix it. She would like the Board to allow her to leave it where it is. Alan VanDeusen believes that what was submitted to the ARB was correct, but is not what Roy & Sons put in. Their estimate literally does not add up – one side adds up to 20 feet more than the other side. Alan volunteers to help her go back to the fence Co. and discuss it with them. Alan VanDeusen moved to extend the the violation until he can talk to the fence co. and hopefully straighten it out for Ms. Jordon. Nicole Bonds seconded the motion. Unanimous. Motion passes.

10. ROUNDTABLE

Mark Spencer – nothing

Alan VanDeusen- nothing

Nicole Bonds– nothing

Brian Williams– our communication policies need revamping as evidenced by the wedding booking problem.

Jeff Sowinski- social site discussion at the next meeting should help with the communication with our residents.

Jenny Bolin – nothing

Jeff Sowinski– Apartment “Residents of Echelon” issue behind Aldersgate. There was a meeting last night. Many residents were there.

Rachelle – on Sept. 27th the developer for the new apartments stated they are asking for the property to be rezoned. This may be a way to increase the number of units. There was a lot of communication regarding water drainage to Hidden Cove. Someone needs to be at the upcoming City’s Planning and Code meeting.

Paul Landes advised the Board that there will be no increase in velocity or amount of runoff if the apartments are built as planned. There are two access roads for the complex, not just one. There will be a small pool at the clubhouse.

Jeff Sowinski– if they can't rent the units they will probably drop the price and end up not having high end apartments as promised. Crime could go up, and people could start using our facilities for free.

Nicole Bonds– strongest position we can take is the water.

Alan VanDeusen – density problem is the one we have a chance with.

Rachelle – 150 Corridor we successfully fought to have a lower density – 16 units per acre. This apartment is rezoning so they can add the church to the acreage and have 20 per acre.

Paul Landes & Craig Eaton – The CDC committee will go to this meeting, representing the Board on the density issue and ask for the density to not be changed. Rachelle will send out an e-blast to notify the residents of the meeting.

11. ADJOURNMENT Tim Kirkpatrick moved to adjourn, Nicole Bonds seconded. Unanimous. Motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

September 27, 2016

7:00pm

In attendance were Nicole Bonds, Mark Spencer, Tim Kirkpatrick, Jenny Bolin, Brian Williams, and Jeff Sowinski. Sharon McCann, Brenda Miller and Alan VanDeusen were absent. Also in Attendance was Rachelle Vandiver, General Manager.

WORK SESSION:

1. Social Media

Facebook as well as email is a way to reach out to residents. Megan Gentile has volunteered to be the committee chairman for Social Media. She will come up with a plan and present it to the board. There was discussion about the ability of residents to post on the Facebook page.

There was a break to wait for residents attending the Planning & Zoning meeting regarding the Residences of Eschelon (located north of Aldersgate Church).

2. Updates for:

- a) Residences of Eschelon

Rachelle Vandiver: Developers are not following the overlay of the 150 corridor.

Paul Landes reported on the meeting tonight at City Hall concerning the

rezoning of 24 acres. Water concern questions were answered satisfactorily. He questioned rezoning to PMIX. Paul suggested a different zoning designation because of density. Actual buildings are 10 units per floor. Corridor allows for only 8 units per floor. There should be three styles, but they only have two. All eight buildings have the same footprint. Parking does not come with the unit. If the tenant does not want to rent a garage, they have to park on the surface, of which there is not enough. The developer scrambled. Paul believes we will get a delay. They changed the acreage in the rezoning package from 24 to 11.5 with an amendment to the motion. The acres have been rezoned to PMIX. Paul will go back to the next meeting. We should talk to our council members before the next meeting to let them know the problems we have with the development. City Staff and the developer are not following the rules of the 150 corridor agreement. Rachelle will set up a meeting with our Reps. Rachelle was directed to publicize Paul's presence at the meeting, and that it can be viewed on the city channel tomorrow 9/28, including a link to the channel.

b) Cheddington

The Community Development Committee (CDC) will be asking for the finance committee to budget for engineering in 2017.

c) Solicitation Policy

Policy accepted – directive to Rachelle to advise the Committees of the new policy.

d) Cass County Bridge on Raintree Parkway over spillway.

CDC: Craig Eaton has identified the person to contact on bridges. He will send a letter asking if they are aware that Cass County owns the bridge on Raintree Parkway and open a dialogue.

e) Capital Improvement Letter

Alan VanDeusen not here – postponed.

f) North Shore Common Ground – sliding ground

Wesley Riggs North Shore #5: There is one solid movement from the back of the house to the water. He needs two things: a survey and core samples. He is getting a bid to do these things and repair solutions.

3. Priority Ranking

Instructions to the board on how to rank the items. They should be returned to Rachelle by October 6th.

Due to Committee members' attendance at the Eschelon Meeting, The Work Session was adjourned to Executive Committee for Personnel at 7:30 PM

Jeff Sowinski re-opened the Work Session at 8:45 PM

Jeff Sowinski adjourned the Executive Session for the second time at 9:15 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
October 11, 2016
7:00 PM

Members in attendance: Mark Spencer, Alan VanDusen, Jenny Bolin, Jeff Sowinski, Brenda Miller, Tim Kirkpatrick, Brian Williams and Nicole Bonds. Sharon McCann was absent. Also in attendance was Rachelle Vandiver, General Manager.

Jeff Sowinski opened the meeting at 7:00 PM

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM - None

4. CONSENT AGENDA

Tim Kirkpatrick moved to approve minutes and pay bills. Mark Spencer seconded. 7 in favor
Brenda abstained. Motion passed

5. TREASURER'S FINANCIAL REPORT

Brenda Miller read the Financial Report.

**FINANCIAL STATEMENT
SEPTEMBER 2016**

Budget Analysis

Income:

Dues	\$80,473.28
Other Income	\$9,118.34
Total	\$89,591.62

Expenses for September	\$ 72,502.76
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Bank Account Balances as of September		240,167.25
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$ 59,209.46
Reserves 2016	(Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument)	\$169,788
Future Projects	Facilities	\$7,500
	Raintree View	\$16,550
	Loan Payment (Annually)	\$72,747
	Siltation Loan	(\$45,000)
	2015 Roll-over	\$5,406

	2016	2015
Total Outstanding Dues/Fines a/o 09/30/16:	\$54,045.35	\$56,325.58
Balance Due Liens Filed: (20)	\$47,776.73	\$51,303.90 (28)
1st Letter (42)	\$ 3,847.29	\$3,497.41 (30)
2nd Letter (10)	\$ 2,421.33	\$1,524.27 (6)
3rd Letter (0)	\$0.00	\$0.00 (0)

Liens/Judgments plus an additional six properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

Residences of Eschelon on City Council Agenda for 10/20/16

Committee Presentations on budget requests – Work Session 10/25/16

7. PRESENTATION – No Tax Increase for Public Safety Issues –
Police Chief Travis Forbes & Fire Chief Rick Poeschl presented information about these issues.
There is NO increase in taxes.

8. OLD BUSINESS

A. Legal Report

Jeff Sowinski read the legal report

B. Appeal Fence Placement – 061616-472

Discussion about the difficulties this resident is having with the fence company and correcting the problem. Nicole Bonds moved and amended, to give the resident 9 months to correct the placement of the fence. Tim Kirkpatrick seconded. 7 for and Mark abstained. Motion passes.

9. NEW BUSINESS

A. Voluntary Annexation of Ward Road right-of way in Cass County to City of Lee's Summit.

Tabled until the November Board meeting.

B. Repair/Reimbursement Request 072216-38

Directive to Rachelle Vandiver to inform the resident that the HOA is not liable for the damage to his boat.

C. Long term leases for Boat Slips

Short discussion regarding whether the Board wanted to consider offering long term leases to residents. Tabled to the January Work Session

10. ROUNDTABLE

Mark Spencer - nothing

Alan VanDusen - an issue he will hold to the next Board Meeting

Nicole Bonds - nothing

Tim Kirkpatrick - Would like to review the structure of the Appeals Committee's decision making process. 50% of fines are sustained.

Brian Williams - nothing

Brenda Miller - Public Service Announcement. Amendment 4 for the State of Missouri is meant to prevent future legislation from taxing a service. On the ballot vote Yes to disallow future taxes on services, vote No to allow future taxes on services.

Jenny Bolin - nothing

Rachelle VanDiver - there are 3 outstanding priority lists that still need to be turned in.

Jeff Sowinski - nothing

Reminder: Boats and boat trailers, that have Raintree stickers on them, are allowed in the driveway until October 31st!

ADJOURNMENT Jeff Sowinski moved to Adjourn to Executive Session for Real Estate and Personnel issues. Tim Kirkpatrick seconded. Unanimous. Motion passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
Work Session
October 25, 2016
7:00 PM

Jeff Sowinski called the meeting to order at 7:00 PM. Directors in attendance were Jenifer Bolin, Nicole Bonds, Sharon McCann, Brenda Miller, Mark Spencer, Jeff Sowinski, Alan VanDeusen, Brian Williams and Tim Kirkpatrick. Also in attendance was Rachelle Vandiver, General Manager.

WORK SESSION:

1. November Work Session week of Thanksgiving or Change – It was decided to change both the Board meeting date to Wednesday, November 9 at 7:00pm due to the national election and the work session to the Tuesday after Thanksgiving, November 29, 2016.
2. Committee Presentations on 2017 Budget Requests – Each committee explained

their requested budget items. Questions and answers were provided.

- A. Adult Activities
- B. Family Activities
- C. Common Ground
- D. Community Development
- E. Duck Pond Activity Center
- F. Facilities
- G. Lake
- H. Lake Patrol
- I. Maintenance
- J. Pond
- K. Pool
- L. Raintree View
- M. Siltation

Mark made a motion to adjourn, Sharon seconded. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 9, 2016

In attendance: Alan VanDeusen, Mark Spencer, Nicole Bonds, Sharon McCann, Jeff Sowinski, Jenny Bolin, Brenda Miller, Brian Williams, and Tim Kirkpatrick. Also in attendance: Rachelle Vandiver, General Manager

1. DETERMINE QUORUM & CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM

Cindy Lyon heard that the RLPOA had purchased land and it will be finalized soon. Is this true? Jeff Sowinski explained that yes it is true, but contracts are not discussed in open meetings until they are finalized. Discussion regarding transparency of large Real Estate transactions.

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER WORK SESSION MINUTES

Sharon McCann moved to approve the September Work Session Minutes with changes / amendments. Mark Spencer seconded the motion. Abstaining due to prior absence: Brenda Miller, Sharon McCann, and Alan VanDeusen. All others in favor. Motion passes

APPROVAL OF OCTOBER BOARD MEETING MINUTES

APPROVAL OF PAYMENT OF BILLS

Jenny Bolin moved to approve the October Board Meeting Minutes and the Payment of Bills. Alan VanDeusen seconded. Sharon McCann abstains, all other in favor. Motion passes.

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Statement

**FINANCIAL STATEMENT
OCTOBER 2016**

Budget Analysis

Income:

Dues	\$90,646.74
Other Income	\$5,345.50
Total	\$95,992.24

Expenses for October \$ 60,249.51

Bank Account Balances as of October 235,597.66

Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 52,010.10

Reserves 2016 (Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument) \$169,788

Future Projects Facilities \$7,500
Raintree View \$16,550

Loan Payment (Annually) \$72,747
Siltation Loan (\$45,000)
2015 Roll-over \$5,406

	2016	2015
Total Outstanding Dues/Fines a/o 10/31/16:	\$78,148.72	\$82,955.07
Balance Due Liens Filed: (26)	\$48,343.84	\$56,010.01 (32)

1st Letter (178)	\$20,574.72	\$21,672.61 (183)
2nd Letter (26)	\$ 6,497.39	\$5,272.45 (21)
3rd Letter (7)	\$ 2,732.77	\$0.00 (0)

Liens/Judgments plus an additional three properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

- A. Veteran's Day Friday, November 11, 2016
- B. Work Session Changed to Tuesday, November 29th
- C. Office will be closed November 24th – 27th

7. UNFINISHED BUSINESS

A. Legal Report

Jeff Sowinski read the Legal Report

B. Resident Request on Hillside Movement

Resident Wesley Riggs has no new information on this issue, and has nothing new from Craig Eaton. Alan VanDeusen informed Mr. Riggs that the Board's position is still the offer of use of common ground for remediation and permission to take a core sample. Discussion on liability: There is no engineering report identifying a cause, the shoreline has not moved since 2011 indicating the dirt was disturbed by construction, and not desilting of lake. Mr. Riggs believes the slope failure is due to siltation removal and is asking the Board to pay for the core sample on the common ground. Discussion on setting a precedent by paying for the core samples. Brian Williams moved to pay for two soil samples on common ground up to \$1,600 total. Tim Kirkpatrick seconded the motion. Discussion: A representative of the board should be on site when the sample is done with Alan VanDeusen talking to the engineer; we might want to discuss this with a lawyer before we agree to pay for the samples.

For: Sharon McCann, Tim Kirkpatrick and Brian Williams

Against: Brenda Miller, Jenny Bolin, Nicole Bonds and Alan VanDeusen.

Abstentions: Mark Spencer and Jeff Sowinski. Motion fails

Jeff Sowinski directs Rachelle to add this issue to the next work Session.

C. Censure Letter

Jeff Sowinski: A Board Member broke a rule twice. The Board took measures to develop an Ethics Committee which decided the Member watered from the lake in violation of the Ethics Policy. The Board has decided to censure Mr. Tim

Kirkpatrick for this. A letter will be in the Shoreline asking for feedback from residents and will add a recall to the annual ballot if advised to by the residents. Jeff Sowinski read the letter into the minutes.

A resident commented that he believed this was the wrong way to handle it.

8. NEW BUSINESS

A. Resident request for weather station on common ground

David Stover would like to put a weather station about four to five feet into common ground behind his house. The station cannot collect the information on his lot because of tree interference. He has been mowing and fertilizing this ground for 20+ years and will continue doing it, so it will not create extra work for our ground crew. He will share the information from the station with anyone. The information will be public through an app for which there will be no fees— it's free. The unit will not be in the way of pedestrian or resident traffic. The unit is worth about \$1,000. Tim Kirkpatrick moved to approve allowing David Stover to place his weather station on common ground. Nicole Bonds seconded the motion. Tim Kirkpatrick called the question. In favor: Brian Williams, Jenny Bolin, Nicole Bonds, Jeff Sowinski and Tim Kirkpatrick. Against: Sharon McCann, Alan VanDeusen, and Brenda Miller. Abstain: Mark Spencer. Motion passes

B. Equipment Repair Estimate / Invoice

Rachelle Vandiver: We have an estimated invoice to repair the case tractor. It turned out to be much more expensive than originally estimated. Marco has found money in his budget for the funds. Staff is asking to transfer \$7,304 from Seasonal Labor Account to the Equipment and Repair Account. Sharon McCann moved to transfer \$7,304 from account number 3007 Seasonal Labor Account to account number 7002-200 Equipment Repairs. Brian Williams seconded the motion. Unanimous, motion passes.

C. 2017 Class A, B & Commercial Assessments

The Consumer Price Index (CPI) is up by .0835%. This would be an increase of \$4.20 annually for Class A; an increase of \$2.76 annually for Class B; and an increase of \$3.72 annually for Commercial. Sharon McCann moved to increase 2017 assessments for a maximum increase of .00835% for Class A, B & Commercial. Alan VanDeusen seconded the motion. In favor: Alan VanDeusen, Mark Spencer, Nicole Bonds, Sharon McCann, Jeff Sowinski, Jenny Bolin, Brenda Miller, Brian Williams. Against: Tim Kirkpatrick. Motion passes.

Alan VanDeusen moved to keep the following fees the same until further notice for Items D through G. Sharon McCann seconded the motion. All in favor. Motion passes.

- D. 2017 Boat Slip Leases – see above
- E. 2017 Boat Permit Fees – Motorized – see above
- F. 2017 Boat Permit Fees – Non-motorized – see above
- G. 2017 Clubhouse Rental Fees – see above
- H. 2017 Shoreline Advertising

Sharon McCann moved to increase the 2017 shoreline business advertising rates to: Business cards \$45, Quarter page \$90, Half page \$180, Full Page \$360, Classified \$35, Color half page \$250 and 20% discount to residents to remain the same. Brenda Miller seconded the motion. All in favor, Motion passes.

Sharon McCann moved to keep the fees the same for the following items: I through K. Jenny Bolin seconded the motion. All in favor. Motion passes.

- I. 2017 Mowing Vacant Lot Fees – see above
- J. 2017 Duck Pond Activity Center Rental Fees – see above
- K. 2017 Pontoon Rental – see above

L. Babysitter / Caregiver Pass

Sharon McCann moved to increase 2017 Babysitter/Caregiver Passes to \$50 for the pool season, expiring on the Sunday after Labor Day. Jenny Bolin seconded the motion. Discussion. Tim Kirkpatrick amended the motion to change the passes to \$0. Brian Williams seconded the motion. Jenny Bolin called the question. In favor: Brian Williams, Tim Kirkpatrick. Against: Alan VanDeusen, Mark Spencer, Sharon McCann, Jeff Sowinski, Jenny Bolin, and Brenda Miller. Abstain: Nicole Bonds. Motion failed.

Vote on original motion: In favor: Mark Spencer, Alan VanDeusen, Sharon McCann, Jenny Bolin, Jeff Sowinski, and Brenda Miller. Against: Tim Kirkpatrick, Brian Williams and Nicole Bonds. Abstain: none. Motion passes

M. Guest Pass

Sharon McCann moved to set a rate for a 30 day pool guest pass for \$50. Pass to expire 30 days from date of purchase. Discussion will continue in January.

N. Lake Winnebago Expansion

Discussion: Since we cannot open the valve at the dam we need to update the emergency action plan and do an inundation study.

9. ROUNDTABLE

Rachelle Vandiver: Nov 18th is the deadline for Committee budget priority ranking.

Mark Spencer: A resident has a handicapped ramp on Linden which has not been used in the last 11 months. We are not just the Board, we are neighbors. Wants to direct Rachelle Vandiver to meet with the Nomination Committee and have a night for interviews and question. The Board is one entity - do not segregate yourselves from the rest.

Alan VanDeusen – nothing

Nicole Bonds – This is too late for a meeting to go on, we should be more efficient and use less time.

Sharon McCann – Ward Rd. looks good, she likes the fence

Tim Kirkpatrick: agrees with Nicole Bonds, we should be more efficient in our meetings.

Brian Williams: nothing

Brenda Miller: nothing

Jenny Bolin – nothing

Jeff Sowinski – nothing

10. ADJOURNMENT

Brian Williams moves to adjourn to Executive Session for contracts. Tim Kirkpatrick seconds the motion. All in favor. Motion passes.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 29, 2016

7:00 PM

Jeff Sowinski called the meeting to order at 7:05 PM. Directors in attendance were Nicole Bonds, Sharon McCann, Brenda Miller, Mark Spencer, Jeff Sowinski, Alan VanDeusen and Brian Williams. Tim Kirkpatrick arrived at 7:06 PM. Also in attendance was Rachelle Vandiver, General Manager. Absent was Director Jenifer Bolin.

WORK SESSION:

1. North Shore Slope
 - a. Further discussion regarding the issue with a consensus to wait and revisit at a future date if necessary.
2. 2017 Budget
 - a. Discussed prioritized committee requests with a determination of what discretionary funds were available to apply to the requests.

At 8:35 PM Sharon McCann made a motion to adjourn to Executive Session to discuss personnel and contract issues. Seconded by Tim Kirkpatrick. Unanimous. Motion Passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 13, 2016

In attendance: Mark Spencer, Sharon McCann, Jennifer Bolin, Jeff Sowinski, Alan VanDeusen, Tim Kirkpatrick (late). Also in attendance Rachelle Vandiver, General Manager.

Absent: Nicole Bonds, Brian Williams, Brenda Miller

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

Jeff Clary: Trash not picked up and got \$10 fine. Thought the codes were not being enforced. Communicate better with residents.

Directive to Rachelle: Put notice in Shorelines that trash rules are being enforced. Contact the office if you are having trouble getting trash picked up. Any present fines should go through the appeals committee.

4. CONSENT AGENDA

Sharon moved to approve October minutes as written, and November minutes as edited and the payment of bills.

Jennifer second

Unanimous: Motion passes

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the financial statements

FINANCIAL STATEMENT

NOVEMBER 2016

Budget Analysis

Income:

Dues

\$69,198.78

	Other Income		\$6,198.45
	Total		\$75,397.23
Expenses for November		\$	51,612.14
Bank Account Balances as of November			262,427.34
	Cash Subtotal Bank of Lee's Summit		
Notes Payable		\$	44,789.10
Reserves 2016	(Operations-Dock Self Insurance-Capital Asset Insurance Reserve-Siltation-Monument)		\$169,788
Future Projects	Facilities		\$7,500
	Raintree View		\$16,550
	Loan Payment (Annually)		\$72,747
	Siltation Loan		(\$45,000)
	2015 Roll-over		\$5,406
		2016	2015
Total Outstanding Dues/Fines a/o 11/30/16:		\$62,576.30	\$70,370.22
Balance Due Liens Filed: (18)		\$43,618.43	\$55,240.58 (31)
1st Letter (111)		\$13,267.74	\$11,227.31 (92)
2nd Letter (17)		\$ 3,489.63	\$3,902.33 (16)
3rd Letter (6)		\$ 2,200.50	\$0.00 (0)

Liens/Judgments plus an additional three properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

- A. Work Session Cancelled for December
- B. Office will be closed Saturday – Monday 12/24 – 12/26 & Saturday – Monday 12/31 – 1/2/17
- C. Merry Christmas and a Happy New Year

7. UNFINISHED BUSINESS

- A. Legal Report
 - Jeff read legal report
- B. 2017 RLPOA Budget
 - Sharon moved that we accept the 2017 budget as written. Mark second.

Unanimous: Motion passes

C. 2015 Roll-over funds to Walking Trail Reserve \$5,406

Sharon made a motion to move roll-over funds to a reserve account for walking trails in the amount of \$5,406. Mark second. Unanimous: Motion passes.

8. NEW BUSINESS

- A. Tract C: Chad Potter asked for access for driveway. RLPOA can't turn over land without 2/3 vote. We will have to let them improve the common ground and connect with their driveway. Discussed getting a more detailed drawing then running past legal. They will need about 20' by 20' pad on RLPOA common ground. This will technically belong to RLPOA.

9. ROUNDTABLE

Rachelle: Attended meeting at Jackson County Health. They will start inspecting pools, pre-opening inspection, staff size, will keep pool committee posted.

Tim, Jennifer, Jeff, Sharon, Alan and Mark - nothing

10. ADJOURNMENT

Sharon made motion to adjourn to exec session for contract and personnel, and seconded by Mark. Unanimous: Motion passes.