

RLPOA Board Meeting Minutes

BOARD OF DIRECTORS MEETING

February 16, 2017

7:00pm

In attendance: Jeff Sowinski, Jenny Bolin, Brenda Miller, Brian Williams, Sharon McCann, Nicole Bonds, Alan VanDeusen and Mark Spencer. Rachelle Vandiver, General Manager was also in attendance.

1. DETERMINE QUORUM & CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. OPEN FORUM

Charley Sandman

Sidewalk across from Party Cove has goose stuff all over it. Is there a way to clear it off with some form of brush attachment for equipment?

Cindy Lyon

Can she post a request for donations on Facebook for pizza party?

Board says yes.

4. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon moves to approve Board Meeting minutes and payment of bills.

Mark Seconds

Passed Unanimous

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT JANUARY 2017

Budget
Analysis

Income:

Dues

\$90,005.18

Other Income	\$28,530.59
Total	\$118,535.77

Expenses for January \$ 127,699.86

Bank Account Balances as of January 379,931.20
 Cash Subtotal Bank of Lee's Summit

Notes Payable \$ 30,243.59

Reserves 2017 Capital Assets Reserve \$234,000

Future Projects	Facilities	\$7,500
	Raintree View	\$16,550
	Walking Trails	\$5,406
	Loan Payment (Annually)	\$38,000
	Siltation Loan	(\$45,000)
	2016 Rollover	\$41,580

	2017	2016	
Total Outstanding Dues/Fines a/o 1/31/17:	\$73,833.37	\$87,641.76	
Balance Due Liens Filed: (22)	\$47,502.99	\$60,501.09	(38)
1st Letter (90)	\$ 9,417.43	\$13,505.81	(114)
2nd Letter (56)	\$13,521.18	\$13,634.86	(55)
3rd Letter (8)	\$ 3,391.77	\$0.00	(0)

Liens/Judgments plus an additional four properties that are in bankruptcy.

6. BOARD ANNOUNCEMENTS

- A. Board Nominations for 2017-2020
- B. Tract B land purchase – east side, below dam
- C. Director Kirkpatrick has resigned from the Board of Directors
- D. Meet the Candidate night Thursday, March 9th at the Clubhouse
- E. Annual Meeting scheduled for Thursday, March 30th at the Clubhouse

7. UNFINISHED BUSINESS

- A. Legal Report
 Judgments 7, Bankruptcies 4, Foreclosures 0, Payments 3, Demand letters 4, and Court 1.
 Delinquencies paid in January was \$5,990.36.

- B. Tract C Ingress/Egress
Mark moved to approve agreement for ingress/egress easement of necessity for the Potters land.
Brenda second
Unanimous
- C. Discontinue Certificates of Appreciation
Brian moved to discontinue certificate of appreciation Sharon second:
Brian amended motion to “Discontinue certificate of appreciation with monetary value”
Nicole second
For- Alan, Brian, Jenny, Nicole & Brenda
Against- Mark
Abstain- Jeff & Sharon
- D. Proxy Ballot Addition - Article V Board of Directors Term of Office
Sharon moves that we add the proposed amendment to By-Laws Article V to ballot.
Mark second
For: Jeff, Jenny, Brenda, Brian, Sharon, Alan and Mark
Against: Nicole
8. NEW BUSINESS
- A. Pool Heater budgeted up to \$25,000 (acct# 8006-300)
Paul presented options
Mark moved to approve bid from “L” company to incorporate heater, wall rebuild, roof repair and ventilation for \$30,500 from account 8006-300 and 8002-300.
Jenny second
Passed Unanimous
- B. Raintree Rays Swim Team Practice/Meet Dates/Sponsor
Nikki Weatherby: Presented Times and Dates for practices, meets and requested sponsorship.
Nicole moved to accept home meet dates and sponsorship of \$700 from budget.
Jenny second
Passed Unanimous
- C. 1044-012017 Damage request. Requested to be moved to next meeting. Not present.
- D. Appeal violation 110416-1004 John Finnigan – Out of town for 6 weeks. 11/4 – Thanksgiving.
Nicole moved to modify fine for boat in the driveway to \$200.
Brian Second
In favor: Jeff, Jenny, Brenda, Brian, Sharon, Nicole and Alan
Opposed: Mark
- E. Appeal violation 020117-1281 Al Hutchins. Want permanent relief for Kayaks.
Sharon moved to allow 90 days to work with ARB to find storage solution for kayaks.

Brian Second
Unanimous

- F. Resident request for Clubhouse usage - No show
- G. Pool Contract budgeted up to \$91,000 (acct# 8001)
Nicole suggested that we get 3 bids. Not necessary we shop every 3 years.
Sharon moved to approve up to \$91,000 for pool contract.
Nicole second
Unanimous
- H. Repair and seal boat parking area (acct# 6070)
Lake Committee to recommend width of parking spots.
Sharon moved to approve funds up to \$5000 for boat parking area reseal and striping.
Mark second
Unanimous
- I. Creekside At Raintree - Rezoning
Mark moved to support the rezoning for Creekside at Raintree from CP-2 to R-1.
Brian second
Unanimous

9. ROUNDTABLE

Sharon: Any progress on determining mushroom pump motor? No

Nothing: Alan, Jeff, Jenny, Brenda, Brian, Nicole and Mark

Rachelle:

1. Cass County denied sidewalk on west side of Ward Road.
2. Fire dept. and police dept. will be approaching City Council for additional charges for parade and fireworks to recoup cost for labor.
3. Piers for deck posts at clubhouse to begin Monday.
4. Constable is up to 25% of neighborhood. Will be sending out notices of change in pick up to Fridays, from Tuesdays, beginning in 30 days.

Jenny moved to move to exec session for appeals and personnel.

Sharon second

Unanimous

10. ADJOURNMENT 10:00pm

EXEC SESSION: Appeals and Personnel

