

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 10, 2017

7:00pm

Members in attendance: Mark Spencer, Alan VanDeusen, Sharon McCann, Jeff Sowinski, Brenda Miller, Brian Williams, and Tim Kirkpatrick. Nicole Bonds and Jenny Bolin were absent. Also in attendance was Rachelle Vandiver, General Manager.

AGENDA

1. DETERMINE QUORUM & CALL MEETING TO ORDER
2. PLEDGE OF ALLEGIANCE
3. OPEN FORUM - none
4. CONSENT AGENDA
Sharon McCann moved to approve December minutes and payment of bills. Mark Spencer seconded.
Yay: Mark Spencer, Alan VanDeusen, Sharon McCann, Jeff Sowinski
Nay: None
Abstain: Brian Williams, Brenda Miller
Motion passes, unanimous.
5. TREASURER'S FINANCIAL REPORT
Sharon McCann read the financial report

FINANCIAL STATEMENT DECEMBER 2016

Budget Analysis

Income:

Dues	\$95,017.75
Other Income	\$5,572.99
Total	\$100,590.74

Expenses for December		\$	37,533.74
Bank Account Balances as of December			311,770.44
Cash Subtotal Bank of Lee's Summit			
Notes Payable		\$	37,528.73
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 12/31/16:		\$58,250.60	\$64,889.27
Balance Due Liens Filed: (22)		\$44,754.62	\$53,246.74
1st Letter (92)		\$10,960.65	\$8,488.28
2nd Letter (10)		\$ 2,535.33	\$3,154.25
3rd Letter (0)		\$ -	\$0.00

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

6. BOARD ANNOUNCEMENTS

A. Meet the Candidate Night for Board Nominations 2017-2020

7. UNFINISHED BUSINESS

A. Legal Report

Jeff Sowinski read the legal report for Dec. 2016

Judgments	6
Bankruptcies	3
Foreclosures	1
Payments	4
Demand	7
Court	1

Delq. Paid	\$7,523.17

8. NEW BUSINESS

- A. Summerfest budgeted up to \$7,800 (acct# 1004)
Mark Spencer moved to approve the Summerfest budgeted up to \$7,800.00 from account #1004. Sharon McCann seconded.
Unanimous, motion passed.
- B. Appreciation Dinner budgeted up to \$7,500 (acct# 5035)
Discussion over whether the appreciation dinner should continue. Further discussion over the cost of the dinner and alternative methods to show appreciation for volunteers. Sharon McCann moved to approve Appreciation Dinner budgeted up to \$7,500.00 from account #5035. Mark Spencer seconded. Yay: Mark Spencer, Alan VanDeusen, Sharon McCann, Jeff Sowinski, and Brenda Miller. Nay: Tim Kirkpatrick and Brian Williams. Abstain: none.
Motion passed 5-2
- C. Deck/seawall repair budgeted up to \$25,000 (acct# 4004)
Alan VanDeusen moved to approve the deck/seawall repair budget for up to \$25,000.00 from account #4004. Mark Spencer seconded.
Unanimous, motion passed.
- D. New Dock "I" budgeted up to \$48,000 (acct# 6001-100)
Mark makes motion to approve New Dock "I" budgeted up to \$48,000.00 from account #6001-100. Sharon McCann seconded.
Unanimous, motion passed.
- E. Dock repairs/conversion budgeted up to \$45,000 (acct# 6001)
Sharon McCann moved to approve the dock repairs/conversion budgeted up to \$45,000.00 from account #6001. Alan VanDeusen seconded. Unanimous, motion passed.
- F. Equipment purchase of edger, power vac, de-thatcher & lawn aerator budgeted up to \$11,900 (acct # 7002-100)
Mark moves to approve the equipment purchase of an edger, power vac, de-thatcher, and lawn aerator budgeted up to \$11,900.00 from account #7002-100. Brenda Miller seconded.
Unanimous, motion passed.
- G. Mushroom motor converted to 3-phase budgeted up to \$3,500 (acct# 8005)
Tim moved to approve the purchase of the 3-phase motor for the Mushroom budgeted up to \$3,500.00 from account #8005. Alan VanDeusen expressed concern about using a 3-phase motor off of existing converter. Alan VanDeusen moved to amend the motion to withhold the phrase "3-phase". Sharon McCann seconded.
Unanimous, amended motion passed.

9. ROUNDTABLE

Mark Spencer – Nothing

Alan VanDeusen – Nothing

Sharon McCann – Will not be able to attend January work session

Tim Kirkpatrick – Would like to discuss the clubhouse or pontoon rental certificate given to board members at the January work session. Would also like a report on the 2016 fines and appeals committee decisions.

Brian Williams – Nothing

Brenda Miller – Nothing

Jeff Sowinski – Nothing

10. ADJOURNMENT

Alan VanDeusen moved to adjourn. Sharon McCann seconded.

Unanimous, motion passed. Meeting adjourned at 7:49pm

EXEC SESSION: None