

RLPOA BOARD OF DIRECTORS MEETING MINUTES

August 8, 2017

7:00pm

In Attendance: Jeff Sowinski, Cindy Lyon, Brian Williams, and Jess Hartter, Mark Spencer and Alan VanDeusen. Absent: Sharon McCann and Matthew Marshall. Rachelle Vandiver was also in attendance.

1. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.

Al Hutchins 5016 SW Raintree Cr. – Consider not sending out threatening letters for violations

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

Alan made motion to approve payment of bills and approve July minutes. Jess seconds. FOR: Unanimous

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

JULY 2017

Budget
Analysis

Income:

Dues	\$86,011.49
Other Income	\$9,331.32
Total	\$95,342.81

Expenses for July

\$ 108,691.33

Bank Account Balances as of July		312,857.38
Cash Subtotal Security Bank		
Reserves 2017	Capital Assets Reserve	\$205,355
Future Projects	Facilities	\$7,500
	Raintree View	\$16,550
	Walking Trails	\$5,406
	Siltation Loan	(\$45,000)

	2017	2016
Total Outstanding Dues/Fines a/o 7/31/17:	\$65,936.99	\$73,060.45
Balance Due Liens Filed: (25)	\$50,959.49	\$53,810.68 (22)
1st Letter (76)	\$ 8,409.40	\$11,031.98 (98)
2nd Letter (16)	\$ 6,181.05	\$ 5,467.96 (16)
3rd Letter (1)	\$ 387.05	\$ 2,749.83 (7)

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

6. Legal Report
Judgments 5, Bankruptcies 2, Foreclosures 0, Payments 3, Demand 5, Court 7, Delinquent paid in July \$2,445.29

7. UNFINISHED BUSINESS

8. NEW BUSINESS

A. Ward Road Easement/Right-of-Way requests

-Community Development Committee has a list of recommendations for improvement before the board signs off on easements.

- Decorative walls/fencing
- Guard rail
- Lighting plan
- Curb Cuts
- Monuments

-Board is going to let the Community Development Committee work with the city to work out the issues. Paul Landes to get back with the city.

B. Appointment of new ARB member(s)

-ARB recommends appointment of Karline Williams as a new member on their board.

-Mark moves to appoint Karline Williams to the ARB. Cindy seconds. For: 5
 Abstain: 1

C. Board Member Nominees

- 3 Nominees present
- Silent ballot – Randy Kidd has been appointed
- D. Backhoe Repair on injector and hydraulics
 - Needed immediately for shoreline repair.
 - Mark moves to move up to \$8,600 from account 2004-000 to 7002-200 for repair of the backhoe. Alan Seconds. For: Unanimous
- E. Enforcement of Covenants Parking Motor Vehicles, Trucks, Boats and Trailers
 - Obtain more information on the semi – try to approach in person or call
 - Send a notice to remove the truck that is inoperable due to Rule D of the Enforcement Rules.

9. ANNOUNCEMENTS

- A. Family Swim Saturday, August 12th
- B. Movie Night Saturday, August 26th Horton Hears A Who
- C. Pool back to school hours begin Monday, Aug 14 (Monday-Friday 4pm-8pm)
- D. Family Swim Saturday, 6-10pm August 12th
- E. Lee's Summit R-7 August 16th Back to School
- F. Teen Swim Thursday, 7-10PM August 17th
- G. Ray-Pec August 23rd Back to School
- H. Budget Time! residentinput@rlpoa.com
- I. Thank you Cindy for her hard work with the luau and cleaning up the mess due to the broken water heater. Thanks to Josh and Gary for repairing the leak.

10. Round Table

Everyone – Budget Time -Discussion on how to get the real numbers (dollars) per staff, per acre/amenity for running the association to the members of the community.

Alan – Siltation committee is looking into the turbidity barriers, currently recommend not replacing the barrier in hidden Cove or Effertz Cove. Until more information can be obtained. Staff to get a bid for the Hidden Cove concrete slurry project for budget.

Cindy – Luau was a huge success – DJ was a hit. BBQ contest is in the making. Two people have signed up for the BBQ contest so far. A table will be set up to promote Adopt-a-Shoreline with forms available to help keep Raintree Lake beautiful. A lady from St. Charles took notes on ponds and is going to give us a bid on managing our ponds.

Jess – Lake Committee is investigating using the old beach area (west of the clubhouse) as a kayak launch zone. Also working on budget and dock inspections. "O" dock buoys to remain 50' off shoreline.

Mark – Resident complaint about lights out. Request ARB approvals and denials to be copied to the Board of Directors. Please put the agenda with approvals/denials in board packets. Follow up with the woman who is supposed to move her fence – Alan will ask her

Jeff – Shrubs to be investigated.

11. ADJOURNMENT

*Mark moves adjourns to executive session. Alan seconds FOR:
Unanimous*

EXEC SESSION: Personnel