

# RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

December 12, 2017

7:00 PM

### 1. OPEN FORUM

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

1. San Lapoint, 5035 Kingfisher Drive; Would like the Board to define yard art.
2. Donna Stanfield, 3716 Middle Creek; Questioning the quality of exterior Christmas décor. \*\*Sharon will present to Common Ground Committee.
3. Megan Gentile, 275 SW Point Shore Dr; (reference from Facebook) James Whim would like to suggest landscaping with shrubs instead of perennials to save money in budget.

### AGENDA

#### 2. DETERMINE QUORUM & CALL MEETING TO ORDER

Jeff Sowinski read the video disclaimer and called the meeting to order at 7:13 PM. Directors in attendance were: Randy Kidd, Cindy Lyon, Sharon McCann, Jeff Sowinski, Brenda Miller and Alan VanDeusen. Also in attendance were Rachelle Vandiver and Josh Cresswell. Mark Spencer and Brian Williams were absent.

#### 3. PLEDGE OF ALLEGIANCE

#### 4. CONSENT AGENDA

**Sharon McCann moved to approve the minutes for the October work session and the November 14<sup>th</sup> Board and Executive Session minutes as corrected and the payment of bills. The Executive Session minutes for October 24<sup>th</sup> will be approved at a later date. Seconded by Cindy Lyon. Unanimous.**

#### 5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the November Financial Statement.

##### FINANCIAL STATEMENT

NOVEMBER 2017

##### Budget Analysis

##### Income:

Dues	\$77,692.47
Other Income	\$5,874.01
Total	\$83,566.48

Expenses for November \$90,874.05

Bank Account Balances as of November \$288,622.93

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 11/30/17:		\$64,132.97	\$62,576.30
Balance Due Liens Filed: (22)		\$46,552.29	\$43,618.43 (18)
1 <sup>st</sup> Letter (92)		\$10,860.02	\$13,267.74 (111)
2 <sup>nd</sup> Letter (13)		\$ 3,551.15	\$ 3,489.63 (17)
3 <sup>rd</sup> Letter (3)		\$ 3,169.51	\$ 2,200.50 (6)

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

6. LEGAL REPORT

Jeff Sowinski read the legal report.

November 2017

6 Judgments

3 Bankruptcies

1 Foreclosure

3 Payments

8 Demand

3 Court

\$18,078.56 Delq. Paid

7. UNFINISHED BUSINESS

a. Approve Capital Improvement project of deck piers.

**Cindy Lyon moved to approve the Capital Improvement project for deck piers in the amount of \$68,576.08 out of account #4004-000.**

**Seconded by Sharon McCann. Unanimous.**

b. Cabana Rules & Regulations Draft

Discussion regarding draft submitted. Rules were too general and more definitions were needed. Will continue to work on.

8. NEW BUSINESS

A. Request to cross common ground #120517-SC19

**Sharon McCann moved to approve the plan to cross common ground with drainage pipes into Sunset Cove. Seconded by Alan VanDeusen. Unanimous.**

B. 2018 Budget

**Sharon McCann moved to approve the budget as written. Seconded by Cindy Lyon. Unanimous.**

- C. Boat Slip Lease, Addendum and Policy Change  
**Sharon McCann moved to accept the changes to the Addendum to Lease of Boat Slip, Lease of Boat Slip and the Raintree Lake Boat Slip Policy changing the word “certified” to “licensed” electrician. Seconded by Cindy Lyon. Unanimous.**

## 9. ANNOUNCEMENTS

- a. Announcement of Photo Contest Winner:
  - 1<sup>st</sup>: Kevin Smith
  - 2<sup>nd</sup>: David Elliott
  - 3<sup>rd</sup>: David Elliott
  - 3<sup>rd</sup>: Ken Schuster
- b. Announcement Name Tract B Winner:  
“Eagles Landing” submitted by Tim Miller
- c. Merry Christmas & Happy New Year!
- d. No Work Session in December.
- e. A moment of silence in memory of John Hustad, Chairman of the Pond Committee who passed away December 7, 2017.

END OF BUSINESS AT 7:55 pm

## 10. OPEN FORUM

- a. None

## 11. ROUND TABLE

Alan VanDeusen: Congrats! Boat slip has had lights continually for a month.

Cindy Lyon: Suggested a memorial plaque at bench near Beaver Pond in memory of John Hustad.

Brenda Miller: Could we contact the Lee’s Summit regarding street entrances to sidewalk. Appears ADA compatibility was never completed? Will confirm with Rachelle but thinks it is at Widgeon and Piping Plover. Very rough street to sidewalk transitions.

Randy Kidd: Update from Special Assessment Committee: No chairperson was elected. Needs guidance from BOD on how to move forward.

Rachelle Vandiver: On a week vacation starting tomorrow.

## 12. ADJOURNMENT

Exec Session: Contract