

**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

	<b>2017</b>	<b>2016</b>
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

<b>Judgments</b>	6
<b>Bankruptcies</b>	3
<b>Foreclosures</b>	1
<b>Payments</b>	4
<b>Demand</b>	7

<b>Court</b>	1
<b>Delq. Paid</b>	\$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

### **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

January 25, 2017

7:00pm

In attendance was; Jeff Sowinski, Mark Spencer, Jenny Bolin, Alan VanDeusen, Nicole Bonds, Tim Kirkpatrick, Brian Williams and Brenda Miller. Absent Sharon McCann. Rachelle Vandiver was also in attendance.

#### WORK SESSION:

1. Bev Evans – Neighborhood Network Phone App – Bev Evans presented a phone app to integrate our website and their service. This would be free to us, but paid for by vendors they solicited. They would be in control of the app, where we would still be in control of the website.
2. Long term leases on boat slips – Tim Kirkpatrick presented options for long term boat slips, with discounts, to raise funds for special projects.
3. Draft Notice Land Letter – Alan VanDeusen presented a draft letter, which the board edited and then directed the office to publish in the March newsletter.
4. Draft Notice 2<sup>nd</sup> Special Assessment Conversation – Jeff Sowinski presented his draft letter for the newsletter. The board edited and requested that the office publish in the March newsletter.
5. Long Term Plan for future needs – Jeff Sowinski discussed what we had heard so far from residents regarding capital improvements. It was decided to hear from residents and then put a list together.

6. Certificates of Appreciation – Tim Kirkpatrick brought up the certificates of appreciation that are given to the board after they have served their term. It was requested that this be placed on the February Board Meeting agenda.
7. Appeals Committee Report – Tim Kirkpatrick brought up the percentage of appeals that were overturned, modified and sustained.
8. Ballot questions – There was a review of the previous ballot and reworded the voting of the boat and boat trailer to assist in clarification to the residents.
9. E-Shoreline – Jeff Sowinski brought up the discussion on whether we could have residents opt out of receiving a paper copy of the newsletter. Discussion revolved around the requirement of notification (in the mail) for new or edited rules.
10. 2016 Roll-over – The Board was informed that as of the new year the savings from 2016 which would be rolled over was \$41,580. Between this and delaying a siltation clean out project, the land would be purchased without any changes to budget.

Adjournment:

**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.

4. DETERMINE QUORUM & CALL MEETING TO ORDER
5. PLEDGE OF ALLEGIANCE
6. 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.*

- 5. 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***

6. 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.

9. BOARD ANNOUNCEMENTS

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

10. UNFINISHED BUSINESS

- B. Legal Report  
Judgments 7, Bankruptcies 4, Foreclosures 0, Payments 3, Demand letters 4, and Court 1. Delinquencies paid in January was \$5,990.36.
- C. Tract C Ingress/Egress  
**Mark moved to approve agreement for ingress/egress easement of necessity for the Potters land.**  
**Brenda second**  
**Unanimous**
- D. 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**
- E. 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**

11. NEW BUSINESS

- H. 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**

- I. 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**
- J. 1044-012017 Damage request. Requested to be moved to next meeting.  
Not present.
- K. 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**
- L. 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**
- M. Resident request for Clubhouse usage - No show
- N. 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**
- O. 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**



P. Creekside At Raintree - Rezoning

**Mark moved to support the rezoning for Creekside at Raintree from CP-2 to R-1.**

**Brian second**

**Unanimous**

#### 11. 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**

#### 12. ADJOURNMENT 10:00pm

EXEC SESSION: Appeals and Personnel

### **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

February 28, 2017

7:00pm

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

#### WORK SESSION:

1. Long Term Plan for future needs – A brief discussion regarding input we had received so far. Will wait for the March Shoreline to go out and see what the resident's feedback is.
2. Pool User Fees – It was requested from the last board meeting by a resident during open forum to have this item on the agenda. They were not in attendance. It was briefly discussed that the Finance Committee reviewed all

costs associated with boat permits, docks and the pool. It was determined that the actual cost of the boat permits are \$77 compared to the pool at \$17. At that time the Finance Committee recommended the \$50 boat permit fee and no user fee for the pool.

Adjournment:

## **RLPOA BOARD OF DIRECTORS MEETING**

March 14, 2017

7:00pm

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

7. DETERMINE QUORUM & CALL MEETING TO ORDER
8. PLEDGE OF ALLEGIANCE
9. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking.  
Resident stated that there has been someone arrested for indecent exposure in Villas. 11:00 – 11:30 pm
6. CONSENT AGENDA  
APPROVAL OF JANUARY WORK SESSION MINUTES  
APPROVAL OF FEBRUARY MINUTES  
APPROVAL OF PAYMENT OF BILLS  
**Mark makes motion to approve January work session minutes, February minutes and payment of bills. Brian second. FOR: Jeff, Jenifer, Brenda, Brian, Nicole, Mark. OBSTAIN: Sharon.**
7. TREASURER'S FINANCIAL REPORT  
Sharon read financial report:

### **FINANCIAL STATEMENT FEBRUARY 2017**

Budget Analysis

Income:

	Dues	\$51,124.44
	Other Income	\$28,803.47
	Total	\$79,927.91
Expenses for February		\$ 77,999.15
Bank Account Balances as of February		347,431.84
	Cash Subtotal Bank of Lee's Summit	
Notes Payable		\$ 22,932.58
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)

	<b>2017</b>	<b>2016</b>
Total Outstanding Dues/Fines a/o 2/28/17:	\$62,846.21	\$77,207.83
Balance Due Liens Filed: (21)	\$46,421.39	\$58,155.69 (32)
1st Letter (54)	\$ 5,039.76	\$10,545.16 (87)
2nd Letter (36)	\$ 8,576.56	\$8,506.98 (35)
3rd Letter (7)	\$ 2,808.50	\$0.00 (0)

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

## 12. BOARD ANNOUNCEMENTS

G. Annual Meeting Thursday, March 30

H. No Work Session in March

## 13. PRESENTATION – City of Lee’s Summit

George Binger – Presentation on behalf of city for Capital Improvements Sales Tax. Continue ½ cent tax for 15 years.

Ron Williams – City charter changes.

Brad Cox – Advocate for tax and charter changes as citizen.

## 14. UNFINISHED BUSINESS

F. Legal Report:  
Judgments 8, Bankruptcies 4, Making Payments 6, Demand letters 7 & Court 3.  
Delinquency paid in February \$10,664.25.

15. NEW BUSINESS

Q. 1044-012017 Damage request

Presented pontoon damage from boat dock.

**Sharon made motion to pay \$305 to share in liability. Alan second.  
FOR: Unanimous.**

R. Nominating Committee New Members

**Nicole made motion to approve list of nominating committee members:  
Members are David Elliott, Jim Metzger, San LaPoint, Joe Walter, Joan  
Bruns, Sue Rusco and Joe Willerth. Sharon seconds the motion. FOR:  
Unanimous**

S. Raintree Wine Club

Officially recognize wine club.

**Nicole made a motion to approve wine club as an official club.  
Seconded by Sharon. FOR: Jeff, Jenifer, Brian, Sharon, Nicole, Mark  
AGAINST: Alan, Brenda PASS**

T. Linda Manasa, 3944 Linden Lane: The Board directed Rachelle to have legal  
send a letter stating common area needs to be cleaned up and everyone has  
the right to walk on common ground.

U. Rain Garden budgeted up to \$7,590 (acct# 2006)

**Sharon made motion to move \$7,590 from account #2006 to pay for rain  
garden. Second Brian: FOR: Unanimous.**

V. Policy of releasing minutes from executive session on contracts after they are  
complete. Brought up by Brian. No determination made.

W. Facebook Live.

**Sharon made a motion to broadcast the annual meeting on FaceBook  
live. Jenny second. FOR: Unanimous.**

10. ROUNDTABLE

Rachelle – Deck supports still ongoing. Report supplied.

Mark Spencer – Policy on mailing out the shorelines. You have to according to  
the covenants and bylaws. Note that the budgets are online and available in  
the office for pickup.

Nicole – Wants to put mailing of shorelines up for vote.

Jenny – Minutes take a month to be approved.

Jeff – Leave cell phones at the door. No phones during meetings. Future  
discussion.

11. ADJOURNMENT

Sharon moved to adjourn to executive session. Brenda second: FOR: Unanimous

**MINUTES RLPOA BOARD OF DIRECTORS MEETING**

April 11, 2017

7:00pm

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

AGENDA

10. DETERMINE QUORUM & CALL MEETING TO ORDER

11. PLEDGE OF ALLEGIANCE

12. OPEN FORUM

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

None

7. CONSENT AGENDA

APPROVAL OF MARCH MINUTES

APPROVAL OF PAYMENT OF BILLS

*Mark made motion to approve payment of bills and approve minutes. Brian seconds. FOR: Unanimous*

8. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT**

**MARCH 2017**

Budget Analysis

Income:

Dues	\$114,570.78
Other Income	\$56,402.64
Total	\$170,973.42

Expenses for March \$ 79,721.55

Bank Account Balances as of March 434,438.58  
Cash Subtotal Security Bank

Notes Payable \$ 15,584.56

Reserves 2017 Capital Assets Reserve \$205,355

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

	<b>2017</b>	<b>2016</b>
Total Outstanding Dues/Fines a/o 3/31/17:	\$56,977.75	\$66,140.26
Balance Due Liens Filed: (25)	\$46,379.90	\$54,505.83 (27)
1st Letter (36)	\$ 3,156.43	\$6,705.84 (57)
2nd Letter (23)	\$ 5,720.12	\$4,928.59 (20)
3rd Letter (5)	\$ 1,721.30	\$0.00 (0)

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

## 16. BOARD ANNOUNCEMENTS

- A. Introduction of New Board Members & Terms
- B. Easter Egg Hunt Saturday, April 15 10:00am sharp
- C. Boat Slip Trade Day Saturday, April 22 9:00am sharp
- D. 2017 Boat Stickers on by May 1

## 17. OLD BUSINESS

### G. Legal Report:

Judgments 8, Bankruptcies 3, Foreclosures 0, Payments 3, Demand Letters 4, Court pending 2. Delinquent paid in March \$18,955.04.

### H. Rules for "Boats in Driveway"

*Mark made a motion to approve rule for boats to be allowed in the driveway. Brian seconds. FOR: Unanimous.*

### I. Tract C Utility Easement

*Brian makes motion to approve utility easement between RLPOA and the Potters. Mark second. FOR: Unanimous*

## 18. NEW BUSINESS

A. Pool Rules Change. Remove from agenda. Not ready yet.

B. DPAC Sign budgeted up to \$2,500

Duck pond sign options presented. 8' and 10' are both the same price.

*Mark made motion to approve up to \$2,700 from account 4047 for duck pond activity center sign. Cindy second. FOR: Unanimous*

C. Fireworks budgeted up to \$8,500

*Mark made motion to approve up to \$8,500 from account 1015 for fireworks. Cindy second. FOR: Unanimous*

D. Insurance Renewals for 2017-2018 budgeted up to \$59,600

*Mark made motion to approve up to \$59,600 from account 5003 for insurance renewal. Brian second. FOR: Unanimous*

E. Common Ground New Plantings-Flower Beds budgeted up to \$6,000

*Alan made motion to approve up to \$6,000 from account 2002-100 for new plantings - flower beds. Mark second. FOR: Unanimous*

F. Appoint Class B position

*Mark made a motion to appoint Matthew Marshall to a one year class B term. Brian second. FOR: Brian, Jeff, Cindy, Mark, Alan. ABSTAIN: Matthew*

G. Term limits for Class A/Class B

Brian, Cindy and Mark have 3 year terms for Class A. Jess Hartter will have 1 year term for class A. Later appointed to a 2 year term, with Craig Eaton appointed as a director and serving the 1 year term.

H. Voting of Officers for 2017-2018

Jeff voted President

Mark voted VP

Jess for Secretary

Sharon for Treasurer

## 9. ROUNDTABLE

Mark. Boats in parking area or driveways must have a sticker. Discuss in work session.  
Cindy. General questions regarding new board member notebook. We will add to work session.

Judy. Parade help.

Nicole Bonds resignation today.

Alan moved to adjourn to exec session for personnel. Mark second. FOR: Unanimous.

## 10. ADJOURNMENT

EXEC SESSION: Personnel

# **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

4/25/2017

7:00pm

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

## WORK SESSION:

### 1. Bev Evans-Neighborhood Network App

#### A. Mobile app -

- a) includes everything we have on the website in an app
- b) can send out special alerts to residents
- c) calendar
- d) shoreline
- e) Consensus of the board is we have enough avenues to communicate and do not need another.

### 2. Social Media Committee

#### A. \$108.00 request to get microphones, tripod and wide angle lens for Facebook live.

- a) consider just the board meeting, skip the open forum
- b) It's an open forum
- c) Red flags
  - i. Concern about residents talking at the meeting being made widely available
  - ii. Re-recording potential
  - iii. Non-Resident access
  - iv. Tough Meetings
  - v. Out of context
  - vi. Keyboard warriors
  - vii. Discussion of contracts
- d) Jeff what do we need to do to get a trial run
- e) Rachelle will research legal issues with FB Live
- f) Non Residents will be cleaned up on page

#### B. Matthew, resident vendor list is information provided by the residents. Not maintained by the office. When the office recommends a vendor they should recommend three contractors or none at all.

### 3. Boat trailer sticker requirement for parking

#### A. Table need lake committee minutes

### 4. Adult Activities

#### A. Cindy – budget was for 4 adult pizza parties



- a) Last year numbers 200, 250, decreasing
- b) April was only 138 – 140
- c) Can she change from Pizza Parties - Yes
- d) Wants to do a BBQ cook off with DJ, but not a competition
  - i. Street Dance
  - ii. Needs to be moved away from the pool possibly (if during pool season) needs porta potties
  - iii. Potties and wash stands \$75 each
- e) Boat Pizza Party in June will stay
- f) Sticking with Luau
- g) Oktoberfest was a dud
- h) American Royal BBQ contest is labor day

#### 5.Pool Rules

- A. Change to “incontinent swimmers” should wear a swim diaper from “children”.
- B. Pool committee to bring recommendation
- C. Vote at next board meeting.

#### 6.Rule for throwing rocks into lake

- A. Jess – Need some PSA about throwing rocks into lake
- B. Sharon – sound off about throwing rocks into the lake
- C. Rachelle – add something to the front page.
- D. Megan – will post on Facebook
- E. Jeff – Have employees keep an eye out and educate

#### 7.Boat Parking lot proposal review

- A. Concern by resident that the vendor should not be paid
- B. Alan – rope it off longer
- C. Jeff – Contact vendor to patch one area
- D. Pay them
- E. In the future follow directions

#### 8.Courtesy Dock/Swim Dock move

- A. Move the courtesy dock deeper in the cove to other side of the rock slide. Directed staff to move.
- B. Swim dock swap will not happen assuming scheduled replacement in 2 years

#### 9.ARB Roof Application

- A. Vote next board meeting
- B. Member requesting needs to be present

#### 10.Notebook information review

- A. Rachelle Reviewed the Notebook given to new board members

- B. Recreation and utility vehicle ordinance – City Lees Summit altered law that is different than RLPOA covenants
  - a) Resident was cited for recent change to violation requiring offshoot or 3<sup>rd</sup> car garage
- C. County owns bridge over spillway on Raintree Pkwy
  - a) Bridge will need to be replaced soon
- D. Cheddington
  - a) Dry basin – storm drains collect and overflow runs down our common ground and causes erosion
  - b) City will take it over if its underground and built to their standard
    - i. Requesting city do engineering to their standard
    - ii. Budgeted for engineering not for install
  - c) Development on 150 corridor
    - i. Future developments must meet sustainability points.
    - ii. Development by Aldersgate didn't properly request rezoning.
    - iii. Christie Development/Casey Site – we have \$7,500 for monument and siltation
      - 1. 5,000 Monument reserve
      - 2. 2,500 Siltation reserve
      - 3. Corner of Regatta and 150
  - d) Siltation Loan
    - i. easement to maintain silt basin that's not our property
    - ii. Kept as insurance on what they owe if we're asked to maintain
  - e) Rachelle keeps legal opinions we've paid for in case we're faced with a decision we can review prior opinions first

Adjournment: Sharon made a motion to adjourn, seconded by Jess. Unanimous.  
9:19pm

## **MINUTES RLPOA BOARD OF DIRECTORS MEETING**

May 9, 2017

7:00pm

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

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.  
*None*
4. CONSENT AGENDA  
APPROVAL OF APRIL MINUTES  
APPROVAL OF PAYMENT OF BILLS

*Sharon made motion to approve payment of bills and approve minutes as corrected. Cindy seconds. FOR: Unanimous*

5. TREASURER’S FINANCIAL REPORT

**FINANCIAL STATEMENT**

**APRIL 2017**

Budget Analysis

Income:

Dues	\$83,188.16
Other Income	\$14,991.44
Total	\$98,179.60

Expenses for April \$ 167,169.71

Bank Account Balances as of April 388,516.97  
Cash Subtotal Security Bank

Notes Payable \$ 8,215.55

Reserves 2017 Capital Assets Reserve \$205,355

Future Projects Facilities \$7,500  
Raintree View \$16,550  
Walking Trails \$5,406

Loan Payment (Annually)	\$38,000
Siltation Loan	(\$45,000)

	2017	2016
Total Outstanding Dues/Fines a/o 4/30/17:	\$77,643.82	\$85,936.90
Balance Due Liens Filed: (25)	\$51,652.53	\$62,611.78 (38)
1st Letter (139)	\$16,241.71	\$14,029.38 (111)
2nd Letter (12)	\$ 2,943.10	\$9,295.74 (31)
3rd Letter (19)	\$ 6,806.48	\$0.00 (0)

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

6. BOARD ANNOUNCEMENTS

- A. Spring Garage Sale May 11-13
- B. Mother's Day Sunday, May 14
- C. Lake Cleanup Day Saturday, May 20 9am -12pm
- D. Pool Opens (School hours apply) Monday, May 22-26 at 4pm to 8pm
- E. Parliamentary Procedure Training Work Session, Tuesday, May 23
- F. Fishing Derby Memorial Day, May 29 Registration begins at 8am

7. UNFINISHED BUSINESS

- A. Legal Report  
*Judgments 9, Bankruptcies 4, Foreclosures 0, Payments 3, Demand 20, Court 2, Delinquent paid in April \$4,556.10*

8. NEW BUSINESS

- A. Appeal ARB Roof Application – 042217-486  
*Alan made motion to approve. Sharon seconds. FOR: Unanimous*
- B. RF dock electrical issues  
*Electrical issues are being taken care of with the plan in place.*
- C. Pool Rules "Word" Change  
*Amend rule 17 "All incontinent swimmers must wear a swim diaper that will prevent leakage"*  
*Mark made motion to approve rule change. Sharon seconds. FOR: Unanimous*

9. ROUNDTABLE

- Alan – Siltation
- Sharon – working with CPI
- Cindy – Monitoring Admiral Byrd Pond level, John Hustad resigned as chairman of Pond Committee.
- Mark – Raintree Recommendation should be Constable Sanitation for Waste removal. Social Media Committee meetings need a published set day in the calendar as well as a mission statement, 5 year plan, budget. Raintree Rays Swim team needs to be moved to drop down menu for residents. CDC needs

mission statement and plan and in drop down for committee.  
Rachelle – Fixing deck piers is going to take a minimum of 1 week shutdown and earliest could be June  
*Sharon moved we put it off until September. Mark seconds For: Unanimous*

10. ADJOURNMENT

*Mark made motion to adjourn. Sharon seconds. FOR: Unanimous*

EXEC SESSION: none

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

5/23/2017

7:00pm

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

Work Session

1. Parliamentary Proceedings – Teresa Dean P.R.P.
  - A. Reviewed Parliamentary Proceedings regarding Robert's Rules of Order. Went over making motions, amendments and agenda structure.
  - B. Move open forum prior to call to order at board meetings.
2. Social Media – Facebook Live
  - A. Legal counsel suggests a survey to the residents
  - B. Brian to look into legal stipulation about reproduction or retransmission of recording
  - C. Consider other options for video hosting outside of using FaceBook live.
  - D. Rachelle to send survey to community
    1. Would you be in favor of a recorded video for board meetings being available online?
    2. Would you be in favor of a recorded video for work sessions being available online?
3. Special Assessment Sub-committee

A. Recommend current committees to nominate members for the sub-committee.

4. Adjournment

*Jeff Adjourns. No objections*

Adjournment: 9:39

**RLPOA BOARD OF DIRECTORS MEETING MINUTES**

June 13, 2017

7:00pm

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

1. OPEN FORUM

10 Minutes Total – Give your name and address before speaking.  
*Penny Wilkinson – a lot of calls about commercial trucks*

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF APRIL MINUTES  
APPROVAL OF PAYMENT OF BILLS

*Mark made motion to approve payment of bills and approve minutes as corrected. Matthew seconds.*

*Sharon amended motion to include approval of work session minutes as written.  
Mark Seconds. FOR: Unanimous*

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT**

**MAY 2017**

## Budget Analysis

### Income:

Dues	\$78,533.80
Other Income	\$27,076.86
Total	\$105,610.66

Expenses for May \$ 116,262.88

Bank Account Balances as of May 389,400.40  
Cash Subtotal Security Bank

Notes Payable \$ -

Reserves 2017 Capital Assets Reserve \$205,355

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

	<b>2017</b>	<b>2016</b>
Total Outstanding Dues/Fines a/o 5/31/17:	\$62,653.36	\$69,380.19
Balance Due Liens Filed: (22)	\$47,269.98	\$57,746.20 (28)
1st Letter (73)	\$ 8,804.31	\$7,731.37 (56)
2nd Letter (6)	\$ 1,624.94	\$3,902.62 (16)
3rd Letter (12)	\$ 4,954.13	\$6,623.07 (8)

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

### 6. Legal Report

*Judgments 6, Bankruptcies 5, Foreclosures 0, Payments 3, Demand 14, Court 2, Delinquent assessments paid in April \$24,758.38*

### 7. UNFINISHED BUSINESS

None

### 8. NEW BUSINESS

#### A. Mallard Landing Pond

-Concern over the algae and plant growth in the pond

- Concern over aerator placement in the pond – and decibel level
- The board recommends moving the aerator to the center of the pond
- We will need a 450 dollar cord to do this – will request from pond committee- Pond committee to look into treatment and possible plant options to keep plants back

B. Fountains at Raintree Silt basin

- Would like to use Mullendike land to deposit silt from basin
- This is the same land Raintree uses
- Fountains budget would cover this – not requesting funds
- Will start in September

*Sharon Moves that we allow the contractor on the siltation project at the Fountains pond up to 800 cubic yards in the Mullendike Area – Alan Seconds FOR: Unanimous*

C. Shoreline error regarding Babysitter/Caregiver passes

*-Brian moves to amend the 2017 caregiver pass to 20 dollars. Cindy Seconds Matthew moves to amend motion to say “babysitter nonresident” pass in place of caregiver. Brian seconds. Amendment fails. Motion Fails*

*-Matthew moves to amend the Pool Rules to not list prices. Alan Seconds FOR Unanimous*

D. Appeal Pool Suspension 060917-RLV49A

-will take into executive session.

*Motion to suspend Tonya Gunderson for 90 days from the pool effective June 9, 2017 and fine her 100 dollars, and suspend Doug Gunderson for 30 days from the pool effective June 9, 2017. – 2<sup>nd</sup>. FOR: Unanimous*

9. ANNOUNCEMENTS

- A. Swim Meets Wednesday June 7 & June 21 (pool closes at 4pm)
- B. Anglers Tournament Wednesday, June 7 6pm-9pm
- C. Teen Swim Thursday, June 15, 7pm-10pm (pool closes at 6pm)
- D. Father’s Day Sunday, June 18
- E. Family Movie Night Saturday, June 24 – Dr. Doolittle
- F. Tour de Lakes Saturday, June 24
- G. Summerfest parade, carnival & Fireworks on July 4<sup>th</sup>

10. Round Table

Cindy – adult pizza party and pontoon rides was a success – Admiral Byrd pond is still losing water.

Alan – Has the rental pontoon damage been taken care of by the renters? Yes.

Brian – Social media poll in July shoreline - 20<sup>th</sup> of July responses due.

Mark – Behind Westside, area is a mess.

Rachelle – JP Roberts wants to dump silt on Mullendike or tract B? Decision is to allow trucks to cross tract B, but to dump on his own property, tract A.

Jeff – Future Resident wants know about a wooden swing will refer to ARB.

11. ADJOURNMENT

*Mark made motion to adjourn to executive session. Alan seconds. FOR: Unanimous*



## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

6/27/2017

7:00pm

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

### Work Session

#### 1. Pond Committee Request

##### A. Fountain at Mallard Landing Pond

1. Cost to purchase 200' cable to move fountain to center of Mallard Landing Pond. - \$800.00
2. 7 of the 12 property owners were interviewed and all but 1 confirmed they wanted the fountain to remain on the pond.
3. Pond Committee recommends moving the fountain to the center of the pond. The Pond committee recommends the fountain operate during the times recommended by the pond maintenance provider.
4. Board directed staff to purchase the cable and move the fountain to the center of the pond using maintenance crew.

##### B. Comprehensive pond care plan

1. Contacted Blue Valley Labs to determine what costs would be to determine a pond care plan.
2. Will have a plan to present at the next meeting.

#### 2. Social Media

##### A. Social Media committee not present

#### 3. Clarity of Landscaping and Planting rule

- A. Resident is requesting for neighbor to cut back trees or shrubs on the neighbor's property in front of residence.
- B. This is not a violation of the RLPOA rule.
- C. Board requests sending horticulturist to view and report back on what type of vegetation it is.

4. Request to approve Crownline 220 to be in driveway
  - A. Board recommends resident have boat verified by Lake Patrol for potential approval. Swim platform is not measured.
5. Pool Rules regarding safety and accommodations
  - A. Board needs to review Adult Swim and Teen Swim labeling.
    1. 15min safety breaks will be called safety breaks not adult swim. Only people over the age of 18 will be allowed to swim at their own risk in the pool during safety breaks.
    2. Pool committee will review all rules to bring into legal compliance.
    3. Pool committee presented the possibility of age based discipline system – direction from the board to move away from age based discipline.
6. Pool Committee Tour
  - A. Tour of the pool was performed looking at the improvements that have been made and potential repairs for the future.
7. Adjournment

*Jeff Adjourns to Exec. for personnel. No objections*

Adjournment: 9:09

## **MINUTES RLPOA BOARD OF DIRECTORS MEETING**

July 11, 2017

7:00pm

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

1. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking. None.

### AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER
3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA  
 APPROVAL OF JUNE MINUTES  
 APPROVAL OF PAYMENT OF BILLS

*Jess made a motion to approve the minutes as written. Matthew seconds. FOR: Unanimous*  
*Jess made motion to approve payment of bills. Matthew seconds. FOR: Unanimous*

5. TREASURER'S FINANCIAL REPORT  
**FINANCIAL STATEMENT**  
**JUNE 2017**

Budget  
 Analysis

Income:

Dues	\$107,121.61
Other Income	\$12,269.60
Total	\$119,391.21

Expenses for June \$  
103,512.89

Bank Account Balances as of June 307,945.17  
 Cash Subtotal Security Bank

Notes Payable \$  
-

Reserves 2017 Capital Assets Reserve \$205,355

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

	<b>2017</b>	<b>2016</b>
Total Outstanding Dues/Fines a/o 6/30/17:	\$52,553.74	\$63,185.36
Balance Due Liens Filed: (20)	\$45,892.18	\$55,574.10 (25)
1st Letter (33)	\$ 3,973.68	\$4,706.59 (32)
2nd Letter (2)	\$ 512.57	\$2,904.67 (13)
3rd Letter (5)	\$ 2,175.31	\$4,469.10 (4)

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

6. Legal Report

*Judgments 6, Bankruptcies 4, Foreclosures 0, Payments 3, Demand 3, Court 4, Delinquent paid in June \$10,432.66*

7. UNFINISHED BUSINESS

None

8. NEW BUSINESS

A. Advanced Wildlife Management

- Matt moves to transfer \$1,500 from account 5031-000 and \$4,000 from account 5002-100 to account 6060-000 in the total amount of \$5,500. Cindy Seconds FOR: unanimous

- Matt Moves to approve \$6,525 for a goose roundup. Cindy Seconds FOR: Unanimous

B. Walking trails

- Matt moves to transfer from account 3007-000 the amount of \$2,880 to account 2007-000 for repairing 80 lineal feet of walking trail by Midwest Concrete. Brian Seconds FOR: Unanimous

9. ANNOUNCEMENTS

A. Movie Night Saturday, July 22 "Night at the Museum"

B. Last Saturday Get Wet Days had a fantastic turn out – lots of great feedback – Thank you Ron for all your hard work!

C. Craig Eaton has resigned from the board – will continue to serve on committees – we thank you for your service to the community!

10. Round Table

Cindy – Summerfest was rainy but had a great turn out. The parade had to be canceled due to rain. Judy resigned from the activities committee. Need to find a replacement before budget time.

Brian – Thanks Rachelle for sending out docs electronically. Need to stick to exec session comments per bylaws.

Rachelle – Committees need to provide feedback and minutes from meetings. Review Board priority list at next work session

Jeff – Stay on top of committee communication – Lake Committee provides minutes – need this info from all committees – Make sure employees out in the neighborhood are wearing vests.

## 11. ADJOURNMENT

*Jeff adjourns to executive session. FOR: Unanimous*

EXEC SESSION: Personnel

### **RAINTREE BOARD WORK SESSION MINUTES**

July 25, 2017

7:00pm

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

#### WORK SESSION:

1. Committee Minutes/Updates/Communication  
Notify committee chairs to send in minutes for each meeting to Rachelle.
2. Social Media  
Discussed a couple cases of harassment that had been on site. All agreed things were going better. No specific action items, but will continue sponsoring site with current rules.
3. Survey Results for video recording.  
Few results have been turned in so far from billing effort. About 4% have responded and 3-1 in favor of video recording. Results still coming in. On facebook survey, 100 responded and 97 in favor and 3 opposed. Going to look at survey monkey for possibly reaching more people.
4. Turbidity Barrier.  
Bill Flamm presented pictures and requested turbidity barrier be removed from Hidden Cove north inlet. The board agreed to begin the following activities:
  - a. Request repair of inlet in next year's budget. This was already planned but budget will not be finalized for a few months.
  - b. Request a sounding of Hidden Cove to see effectiveness of barrier at that location.
  - c. Submit results to the siltation committee to get their input on continuing with barrier.
  - d. Directed office to look at cost of future trash cleanups, particularly Hidden Cove. Keep a close eye on Hidden Cove.
5. Temporary aerator  
Fish kill update. It was not chemical related but heat related.  
Look at the cost of 'bubbler' instead of aerator for lower cost of operation and still oxygenate the water.
6. Priority List  
The board went through the priority list and removed and added items. The new priority list is included below.

7. Board Member Replacement

The board will put out the word for people that would like to serve on the board. They also asked for a list of previous board members that still lived in the area for possible replacement. Note was made of the short time period of the replacement, and the fact that it was budget time also, so a previous member may be of some advantage.

<b>2017-2018 Priority List</b>
Seawall repair at clubhouse phase II (old pool area)
Drainage Cheddington
Walking Trail completed around lake
Drainage Marsh Wren
Curbs on causeways (Normandy Cove/Sunset Cove)
Water Splash Park
Raintree View Phase II Parking Lot
Pool deck expansion (\$25K)
Light up Raintree Lake at Courtesy Dock
Flag Poles (Regatta islands)
Raintree View Putting Green
Pool/Clubhouse pavilion (\$85K)
Replace guard rails with upscale (stone/wood) in phases
Additional boat parking lot
Mounument/column
Gazebo/Shade structure at Raintree View
Pole Barn Mullendike
Duck Pond light kits for aerators (\$7k)
Traffic calming devices - options
Serenity Garden
DPAC Commercial grade tables and chairs
Hidden Cove concrete slurry swale
Playground Equipment Facilities
Playground Equipment Raintree View
Admiral Byrd Pond repair
Gull Point Courtesy Dock stairs
Launch area for canoe/kayak

**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 Karlina Williams as a new member on their board.

-Mark moves to appoint Karlina 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 12<sup>th</sup>
- B. Movie Night Saturday, August 26<sup>th</sup> 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 12<sup>th</sup>
- E. Lee's Summit R-7 August 16<sup>th</sup> Back to School
- F. Teen Swim Thursday, 7-10PM August 17<sup>th</sup>
- G. Ray-Pec August 23<sup>rd</sup> Back to School
- H. Budget Time! [residentinput@rlpoa.com](mailto: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

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

8/22/2017

7:00pm

In attendance: Cindy Lyon, Mark Spencer, Alan VanDeusen, Sharon McCann, Randy Kidd, and Jess Hartter, absent Jeff Sowinski, Matthew Marshall, Brian Williams, Josh Cresswell was also in attendance.

Work Session

1. Survey Results: Look into referring to appeals by lot number and not name if the meetings are video taped. Will be on September agenda to vote.
2. North Shore Fence: Have staff investigate the totality of damage to the fence along the north shore and board will determine if/when fencing needs to be replaced.
3. Draft letters: Make sure fine letters reference the date and time of the mailing of the warning letter. Office will put together a table showing the offenses and penalties. The board will look into a more approachable tone in the letters. Office will look into getting the appeals committee access to the TOPS program.
4. Fence deadline: Board will vote on appeal at next board meeting.
5. Pond Committee: Pond Committee recommends they be responsible for Hidden Cove as a siltation pond not a lake extension. Contacted three companies with capacity, reputation, and credentials to perform annual pond maintenance. Made sure dye was not included in the bid. Will be included in budget. Request to approve aerator for future placement on a pond recommended by winning pond maintenance bidder.
6. DPAC Request for Game Night: Put on agenda for the board meeting.

Round Table

1. Welcome Randy

Adjournment: Adjourn to executive session for personnel 9:08PM

**MINUTES RLPOA BOARD OF DIRECTORS MEETING**

September 12, 2017

7:00pm

In Attendance: Jeff Sowinski, Cindy Lyon, Brian Williams, Jess Hartter, Mark Spencer, Alan VanDeusen, Sharon McCann, and Randy Kidd. Rachelle Vandiver and Josh Cresswell were also in attendance.

1. OPEN FORUM

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

Is it possible to have a swim at your own risk? - Jackson County has an ordinance that HOA pools over 3000 sq ft. must have life guards on duty. RLPOA pool is around 5000 sq ft.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES

APPROVAL OF PAYMENT OF BILLS

*Sharon made motion to approve payment of bills and approve minutes as corrected. Cindy seconds. FOR: Unanimous*

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT**

**AUGUST 2017**

Budget  
Analysis

Income:

Dues	\$57,525.76
Other Income	\$8,959.01
Total	\$66,484.77

Expenses for August \$ 93,987.72

Bank Account Balances as of August 281,661.53

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)

	<b>2017</b>	<b>2016</b>
Total Outstanding Dues/Fines a/o 8/31/17:	\$59,475.52	\$59,735.11
Balance Due Liens Filed: (25)	\$51,134.37	\$49,740.87 (22)
1st Letter (38)	\$ 4,092.19	\$6,445.10 (57)
2nd Letter (7)	\$ 3,861.91	\$3,155.85 (12)
3rd Letter (1)	\$ 387.05	\$393.29 (1)

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

6. Legal Report

*Judgments 5, Bankruptcies 2, Foreclosures 0, Payments 2, Demand 5, Court 7, Delinquent paid in September \$13,238.63*

7. UNFINISHED BUSINESS

A. Survey Results for recording meetings

*Jess motioned to record board meetings for the next three months for placement on youtube, the video to be linked on the RLPOA.com website and Facebook with comments turned off, until minutes are published. Cindy Seconds. Motion Passes*

6. NEW BUSINESS

A. Fence deadline request

*Sharon made motion that Linda Jordan have her fence moved by October 12, 2017. Mark Seconds. For Unanimous*

B. Pond Committee Request

*Mark made motion to purchase the 1HP Air-o-lator for up to \$3120.00 from account 6080 for the pond committee. Alan seconds For: Unanimous*

C. DPAC usage requests

Request to use the DPAC for first 3 Mondays of the month from 7-10PM for adult games.

*Sharon motioned to approve adult game night at the DPAC on the second Monday of each month from 7-10PM and revisit in 6 months. Randy Seconds. For Unanimous*

D. Board Member Nominees

-1 Nominee present and 4 bios

-Silent ballot – Brenda Miller appointed as new board member

9. ANNOUNCEMENTS

- A. Flu Shots Available Wednesday, 9/13 10am – noon & Thursday, 9/14 5pm – 7pm at the Raintree Clubhouse
- B. Mum Pick Up Saturday, 9/16 at the Clubhouse/Pool 9am – 1pm
- C. BBQ Cook Off Saturday, 9/16 Competition 6am DJ/Hot Dogs/Awards 6pm – 9pm
- D. Budget Time! residentinput@rlpoacom
- E. Committee Budgets submitted to office by September 30th
- F. Josh Cresswell accepted position to Assistant General Manager
- G. Marco Cusumano's resignation

10. Round Table

Sharon – Mum pickup – Garden Club has ordered extra plants for people who have not ordered them. Budgeting – finance committee has had 3 meetings – planning several more, they appreciate resident input. Maintenance comes first followed by upgrades and extra fun stuff.

Cindy – Cookoff – 9 teams, 9 judges, Vinny Clifford is helping with management of judges. Needs help!

Mark – Electricity on docks – How is it going? Josh has contacted a few people best option could be a company out of LOZ. Agenda is organized based on when you call to be placed on the agenda. Would like to see a spreadsheet of projects that the Community Development Committee is working on. Props to staff for the weed eating that's been going on.

Rachelle – Seawall piers – coring almost done – bed rock is 13ft down. This will be expensive- much more than was budgeted due to depth of bed rock. One successful pier poured. Supposed to be done by the first week of October. M-150 Corridor - City developed points system for being green in the M-150 corridor. The city has determined the points system is too difficult to reach and is revisiting the system. She will attend to help RLPOA with our stance on Storm Water, Monday Sept. 25, 2017.

11. ADJOURNMENT

*Sharon moves to adjourn to executive session for personnel. Jess seconds  
FOR: Unanimous*

EXEC SESSION: Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION MINUTES

Work Session

September 26, 2017

Attendance: Jess Hartter, Jeff Sowinski, Mark Spencer, Cindy Lyon, Sharon McCann, Alan Van Deusen, Randy Kidd, Brian Williams Absent: Brenda Miller Rachelle Vandiver and Josh Creswell were also in attendance

#### Work Session

1. Trial Recording Procedures
  - A. Need a disclaimer from Brian
  - B. Social Media setup a YouTube account.
  - C. Office procuring the equipment
2. North Shore Fence
  - A. When the lifetime of the fence is met or damage becomes excessive the board will evaluate the need to replace the fence like other RLPOA property replacement
3. Draft Letters
  - A. Include the nice sentence at the end of the letters around this being meant to keep Raintree a beautiful place.
  - B. Board would like a spreadsheet/matrix of violations and fines/punishments.
4. Grass Carp
  - A. Grass Carp are certified by the hatchery to be sterile.
  - B. Josh will research the bacteria recommended by Blue Valley Labs to determine how it will affect the main lake
5. Yard Art
  - A. No complaints. The office would just like the boards comment on a piece of yard art and whether it needs approval – board was in agreement it's not a violation since its moveable
6. Landscaping of Common ground
  - A. This landscaping is not out of control and will be trimmed as the community sees fit.
7. Privacy Fence
  - A. The board would like to understand the reason behind the abnormal approval of the fence from the ARB.
  - B. Need recruitment for ARB members. Signage. Facebook.
  - C. Would like to see on the bottom of applications, an area for feedback on disapprovals and exceptions. Also include a disclaimer for "right to appeal".
8. Directory Review for 2018
  - A. Review the rules.
9. Naming Tract B
  - A. Contest – half day pontoon rental

Adjournment to Exec. Session regarding contracts

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
October 10, 2017

1. OPEN FORUM

10 Minutes total – Give your name and address before speaking.  
Karline Williams requested the Board look into guidelines for Social Media.

Jeff Sowinski read the video disclaimer:

- a. "This video is the property of the Raintree Lake Property Owners Association. You may not reproduce, copy, distribute, modify, transmit, publish, or in any way use or exploit any part of this video without the express written consent of the Raintree Lake Property Owners Association. Violators will be prosecuted to the fullest extent of the law."

## AGENDA

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

- a. Jeff Sowinski called the meeting to order at 7:10 PM. Directors in attendance were: Randy Kidd, Cindy Lyon, Sharon McCann, Brenda Miller, Mark Spencer, Alan VanDeusen and Brian Williams. Also in attendance were Rachelle Vandiver and Josh Cresswell. Jess Hartter was absent.

### 3. PLEDGE OF ALLEGIANCE

### 4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES  
APPROVAL OF PAYMENT OF BILLS

**Sharon McCann moved to approve the minutes as corrected for September and the payment of bills. Brian Williams seconded. Motion Passed.**

### 5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the Financial Report

## FINANCIAL STATEMENT SEPTEMBER 2017

Budget Analysis

Income:

Dues	\$83,418.79
Other Income	8,303.20
Total	\$91,721.99

Expenses for September \$96,104.82

Bank Account Balances as of September 276,073.50  
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 9/30/17:	\$57,999.03	\$54,045.35
Balance Due Liens Filed: (26)	50,892.05	47,776.73(20)
1 <sup>st</sup> Letter (34)	3,789.08	3,847.29(42)
2 <sup>nd</sup> Letter (5)	3,317.90	2,421.33(10)
3 <sup>rd</sup> Letter (0)	0.00	0.00

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

## 6. LEGAL REPORT

Jeff Sowinski read the Legal Report

- 6 Judgments
- 2 Bankruptcies
- 0 Foreclosures
- 3 Payments
- 4 Demand
- 9 Court

## 7. UNFINISHED BUSINESS

None

## 8. NEW BUSINESS

A. New Daisy Troop Meeting Request

**Sharon McCann moved to approve the Daisy Troop meetings headed by Angela Gilbert for the 1<sup>st</sup> and 3<sup>rd</sup> Mondays of the month from 6:00 – 7:00 PM with the following conditions, allowing committees preference, at least one resident leader in attendance and required clean up. Alan VanDeusen seconded. Unanimous. Motion Passed.**



- B. Tree lifting & removal budgeted up to \$5000 (acct#2001-000)

**Mark Spencer moved to spend up to \$5000 from Account #2001-000 for tree lifting and removal. Sharon McCann seconded. Unanimous. Motion Passed.**

- C. Raingarden for Marline/Pendant/Royale transfer of funds

Board requested an attempt at receiving 2 additional bids before approving these funds.

## 9. ANNOUNCEMENTS

- A. Girl Scout Food Drive Saturday, October 14<sup>th</sup> 10am -4pm at clubhouse  
B. Fall into Fun Adult Party Saturday, October 14<sup>th</sup> 6pm – 10pm

## 10. OPEN FORUM

- A. Tim Swann, 4900 SW Raintree Ct. Is there a schematic for the raingarden? Deleting video when minutes are posted? There should be an overlap in time before deletion.

## 11. ROUNDTABLE

**Brian Williams moved to form an executive committee to investigate an ethics violation of Board Member. No second. Motion Fails**

Mark Spencer: Was fence moved as requested? Yes;  
Has electrical contractor looked at docks? No, anticipated this week.

Jeff Sowinski asked if there was a possibility of pulling pool attendance data for the season along with the capacity of the pool.

8:30 PM

**Sharon McCann moved to enter into work session for budget presentations. Seconded by Mark Spencer. Unanimous. Motion Passes.**

Jeff Sowinski announced a 5-7 minute recess.

## COMMITTEE PRESENTATION

- A. Security Committee
  - a. David Mitchell, Chair
- B. Adult Activities
  - a. Cindy Lyon, Chair
- C. Family Activities
  - a. Presented by Rachelle
- D. Lake Committee
  - a. Tim Hamilton
- E. Pool Committee
  - a. Paul Landes, Honorary Chair

EXECUTIVE SESSION: Contract & Personnel

10:22 PM Break prior to Executive Session

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

10/24/2017

7:05pm

In attendance: Jeff Sowinski, Mark Spencer, Alan VanDeusen, Sharon McCann, Randy Kidd, Brian Williams, Randy Kidd, Brenda Miller, and Jess Hartter. Absent Cindy Lyon. Rachelle Vandiver and Josh Cresswell were also in attendance.

WORK SESSION:

1. Committee Presentations on 2018 Budget Requests
  - A. Finance Committee Recommendations:
 

Recommendations to the RLPOA Board of Directors on Revenue for 2018

    - a. Assessments – CPI = Recommend increasing assessments by 1.7% to net \$14,990.16.
      - Class A = \$520.44 for an increase of 7.44 annually
      - Class B = \$346.80 for an increase of 5.40 annually
      - Commercial = \$463.20 for an increase of 7.20 annually
    - b. 2018 Clubhouse fees to increase by 6% for a rental at \$425, ½ day rental 16% at \$150, deposit \$300 and cleaning \$150 to remain the same.
    - c. 2018 Duck Pond Activity Center fees to increase by 16% for a rental at \$150, half day rental \$35, deposit \$250 and cleaning \$75 to remain the same.
  - B. Security
    - a. Requesting doubled budget for 2018 from \$3,000 to \$6,000
  - C. Common Ground
    - a. Request - add three light kits to duck pond aerators - \$7,830

- b. Request - Replace past life landscaping on 2 Regatta entrance islands - \$52,046
- c. Request - Adopt-A-Tree - \$7,000
- d. Request - New pond walking trail - \$23,200
- e. Request - \$1,500 for bench and trashcan
- f. Request - Annual planting - \$2,500
- D. Community Development
  - a. Request - Reserve \$10,000 for possible improvements the city does not include in the Ward Road improvements.
- E. Duck Pond Activity Center
  - a. Request - Install electric lights to spotlight the DPAC sign - \$589.46
  - b. Request - New tile - 55 tiles before it is discontinued - \$631.43
  - c. Request - Replace wood chairs with heavy duty commercial chairs - 60 chairs @ \$49.00 each - \$2,940
  - d. Replace all wood tables with 15 commercial heavy duty 42" pedestal laminate/steel - 15 tables @ \$514 each - \$7,710
  - e. Replace/forecast new carpeting with industrial grade carpet - 229.67 sq yds - \$6196.62
- F. Facilities
  - a. Request - Clubhouse cement edging to be replaced by the clubhouse - \$600
  - b. Request - Holiday decor replacement - \$300
  - c. Request - Decorative Plastic trash containers for clubhouse - \$150
  - d. Request - Clubhouse area landscaping - Replace overgrown outdated bushes with maintenance free bushes on the north area of the clubhouse entrance Includes water drainage issue mitigation - \$4,987
  - e. Request - Capital improvement fund for future pavilion - 5 year plan - \$15,000
  - f. Request - Ongoing repairs follow up to replacement of piers for internal - \$5,000
  - g. Combine a,b and c as 1,2 & 3 for budget approval.
- G. Maintenance
  - a. Request - John Deere 3046R Tractor - 72" belly mower - \$32,100 - 5% increase possible at new years
  - b. Request - John Deere TX Gator - \$8,800 - 5% increase possible at new years
  - c. Request - Grounds truck - \$12,000
- H. Pond
  - a. Request - Preventative Maintenance on Siltation ponds - Competitive bid
  - b. Request - Aerator purchased with 2017 funds installed with 2018 funds recommended in Fox Run Pond - \$3,000 estimation for installation of electrical connection
  - c. Request - Aerator purchase - \$3,200
  - d. Request - Stock ponds - Fishing/carp - \$500
- I. Raintree View
  - a. Request - Future shade structure - \$10,000

- b. Request - Trees for tree farm - \$1,500
- J. Siltation
  - a. Funds to desilt south end of lake into reserves - \$50,000
  - b. Funds to desilt north end of duck pond into reserves - \$30,000
  - c. Request - Turbidity barrier replacements - \$5,000
- K. Special Projects:
  - a. Request - Hidden cove storm water issues - tear out and replace flumes and grout rip rap - \$60,000
- L. Facebook social media -
  - a. Discussion around changing FaceBook policy. Directive to add a disclaimer on the views expressed are of individual members and does not reflect the views of the BOD or staff.

Adjournment: Adjourn to executive session for personnel & contract 11:03PM

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
 November 14, 2017  
 7:00pm

13. OPEN FORUM

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

AGENDA

14. DETERMINE QUORUM & CALL MEETING TO ORDER

a. Jeff Sowinski called the meeting to order at 7:05 PM. Directors in attendance were: Randy Kidd, Cindy Lyon, Sharon McCann, Brenda Miller, Mark Spencer, Alan VanDeusen, and Brian Williams, Also in attendance were Rachelle Vandiver and Josh Cresswell.

15. PLEDGE OF ALLEGIANCE

8. CONSENT AGENDA

APPROVAL OF OCTOBER MINUTES

APPROVAL OF PAYMENT OF BILLS

a. **Sharon McCann moved to approve the October Board Meeting minutes, as amended, and to the payment of bills. Alan VanDeusen seconded. Motion Passed.**

9. TREASURER'S FINANCIAL REPORT

a. Sharon McCann read the Financial Report.

**FINANCIAL STATEMENT**

## OCTOBER 2017

### Budget Analysis

#### Income:

Dues	\$85,797.02
Other Income	\$5,046.73
Total	\$90,843.75

Expenses for October \$ 66,672.43

Bank Account Balances as of October 284,069.67  
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 10/31/17:	\$74,640.45	\$78,148.72
Balance Due Liens Filed: (24)	\$49,165.20	\$48,343.84 (26)
1st Letter (140)	\$16,674.39	\$20,574.72 (178)
2nd Letter (20)	\$ 5,242.40	\$6,497.39 (26)
3rd Letter (4)	\$ 3,558.46	\$2,732.77 (7)

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

### 10. LEGAL REPORT

- a. Jeff Sowinski read the legal report.  
For October 2017:  
Judgments 6  
Bankruptcies 2  
Foreclosures 0  
Payments 2

Demand 9  
Court 6  
Delinquencies paid \$8,387.89

19. UNFINISHED BUSINESS

A. None

20. NEW BUSINESS

A. Appeal ARB disapproval #110617-1034

i. Board requested resident get approval from city and present more detailed plans to the Board at the next Work Session. Board requested a discussion of potential rule changes to be added to the Work Session agenda.

B. Direction on kayaks #020117-1281

i. Board informed resident that the covenants do not allow outdoor boat storage of any type and directed the resident to remove the kayaks within two days, per the initial letter sent to resident.

C. 2018 Annual Assessments for Class A, B & Commercial

i. **Sharon McCann moved to increase the 2018 assessments for a maximum increase of 1.7% for Class A, B, and Commercial. Cindy Lyon seconded. Motion passed.**

D. 2018 Clubhouse rental fees

i. **Sharon McCann moved to increase the 2018 Clubhouse rental fee to \$425.00 for full day rentals Friday through Sunday and holidays and to \$150.00 for a half-day rental Monday through Thursday, excluding holidays, with all other Clubhouse rental fees remaining the same. Brenda Miller seconded. Motion passed.**

E. 2018 Duck Pond Activity Center rental fees

i. **Sharon McCann moved to increase the 2018 Duck Pond Activity Center rental fee to \$150.00 for Friday through Sunday and holidays, with all other Duck Pond Activity Center rental fees remaining the same. Cindy Lyon seconded. Motion passed.**

F. 2018 Other Revenue Categories (Boat Slip, Boat permits, Advertising, Mowing, Pontoon Rental, Babysitter/Caregiver Pass)

i. **Sharon McCann moved to leave all other revenue categories the same for 2018. Alan VanDeusen seconded. Motion passed.**

G. Board of Director replacement

i. Board announced the opening of a Board of Director position. Board discussed delaying the fulfillment of the position until January.

H. Officer position

i. Board voted Brian Williams to fulfill the Secretary position on the Board of Directors.

21. ANNOUNCEMENTS

A. Happy Thanksgiving! Office will be closed from Thursday November 23<sup>rd</sup> to Sunday November 26<sup>th</sup> for the holiday.

- B. Visit with Santa Saturday, December 2<sup>nd</sup> 8:30am-11:00am at the clubhouse
- C. Photo Contest Deadline December 1<sup>st</sup>
- D. Naming Tract B Contest Deadline December 8th

END OF BUSINESS

22. OPEN FORUM

23. ROUNDTABLE

- a. Cindy Lyon requested a map or chart of dock locations and names
- b. Sharon McCann discussed the purchase vs. lease option on John Deere and how each one would effect the budget.
- c. Mark Spencer discussed electricity issues on B and J docks. Additionally discussed progress and requested an update from the Community Development Committee on Cheddington and Hidden Cove projects.
- d. Jeff Sowinski discussed growing security concerns amongst residents and requested it be discussed at the Work Session.

24. ADJOURNMENT

EXEC SESSION:

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

11/28/2017

7:00pm

In attendance: Jeff Sowinski, Mark Spencer, Alan VanDeusen, Sharon McCann, Brian Williams, Randy Kidd, Brenda Miller, and Cindy Lyon. Rachelle Vandiver and Josh Cresswell were also in attendance.

WORK SESSION:

- 1. Cabana/Gazebo/Pergola Rules and Regulations
  - a. Board discussed current ARB Rules and Regulations regulating the construction of cabanas and similar structures. Board determined to rework rules in ARB Rules and Regulations regarding Detached Structures.
- 2. 2018 Budget
  - b. Board discussed in detail the 2018 budget. Board discussed what committee requests will be covered in 2018 budget and what committee requests will not be in the 2018 budget. Board discussed lease option on John Deere tractor vs purchase option.

ADJOURNMENT:

EXEC SESSION:

1. Personnel

**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

### RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING

January 9, 2018

7:00pm

#### 1. OPEN FORUM

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

Judy Taylor - Would like to see RLPOA bid out annual common ground maintenance to lawn care companies to compare to current costs; Would like to have a committee review all rules and bylaws to see if there are any changes that should be made; Would like all rules and policies regarding hiring practices and employment to be made available on the RLPOA website

#### AGENDA

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

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

#### 3. PLEDGE OF ALLEGIANCE

#### 4. CONSENT AGENDA

##### APPROVAL OF DECEMBER MINUTES

##### APPROVAL OF PAYMENT OF BILLS

A. Sharon McCann moved to approve December Minutes and Payment of Bills. Brenda Miller Seconds. Approved, Unanimous

#### 5. TREASURER'S FINANCIAL REPORT

B. Sharon McCann read the Financial Report.

##### FINANCIAL STATEMENT

##### DECEMBER 2017

## Budget Analysis

### Income:

Dues	\$89,556.93
Other Income	\$12,467.09
Total	\$102,024.02

Expenses for December \$ 52,373.52

Bank Account Balances as of December 314,676.15  
Cash Subtotal Security Bank

Reserves 2017 Capital Assets Reserve \$205,355

Future Projects Facilities	\$7,500
Raintree View	\$16,550
Walking Trail	5,406
Siltation Loan	(\$45,000)

### 2017

Total Outstanding Dues/Fines a/o 12/31/2017:	\$57,505.04
Balance Due Liens Filed: (21)	\$46,493.45
1st Letter (73)	\$8,780.80
2nd Letter (8)	\$2,230.79
3rd Letter (0)	\$ 0

### 2016

Total Outstanding Dues/Fines a/o 12/31/2016:	\$58,250.60
Balance Due Liens Filed: (22)	\$44,754.62
1st Letter (92)	\$10,960.65
2nd Letter (10)	\$2,535.33
3rd Letter (0)	\$0

## 6. LEGAL REPORT

C. Jeff Sowinski read the Legal Report

For December 2017

Judgments – 7

Bankruptcies – 4

Foreclosures – 1

Payments – 4

Demand – 5

Court – 2

Delinquency Paid in the month of December \$12,688.43.

## 7. UNFINISHED BUSINESS

A. None

8. NEW BUSINESS

A. Appeal ARB Disapproval 121817-V2

Approved

B. Appeal ARB Disapproval 112017121817-HC13

Approved

C. Application 121917-1034

Approved

D. Lake Committee presentation on ramp

Brief discussion regarding moving courtesy dock to boat ramp to assist with loading and unloading. Pushed to Work Session.

E. Backhoe repair

Brenda Miller moved to approve up to \$8,000.00 from Account 7002-200 for backhoe repair from Victor L. Phillips Co. Sharon McCann seconded. Approved, Unanimous.

F. John Deere Lease versus purchase

Pushed to discussion at Work Session

G. ARB Appointments

ARB requested Chris Cox, Jack Stout, and Jason Cisper be appointed to the Architectural Review Board. Chris Cox was in attendance. Sharon McCann moved to appoint Chris Cox to the Architectural Review Board. Brenda Miller seconded. Approved, Unanimous.

9. ANNOUNCEMENTS

A. Board Nominations for 2018-2021

B. ARB Chair resignation

END OF BUSINESS

10. OPEN FORUM

11. ROUNDTABLE

a. Brian - Discuss video recording of future board meetings at next work session

b. Brenda – Let's look into getting street markers for walking trails around the lake

c. Mark – Let's make sure the community knows the costs and responsibilities of having a gated community

d. Sharon - Re-inform community that Constable is a recommended provider of trash services and the more residents that sign up the lower the prices will be.

e. Cindy - None

f. Jeff - None.

12. ADJOURNMENT

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

1/23/2018

7:00pm

In attendance: Jeff Sowinski, Mark Spencer, Alan VanDeusen, Brian Williams, Randy Kidd, Brenda Miller, and Cindy Lyon. Absent: Sharon McCann. Rachelle Vandiver and Josh Cresswell were also in attendance.

### **WORK SESSION:**

1. Dock/ramp Placement  
Board discussed moving courtesy dock to boat ramp to assist loading/unloading boats. Directive to replace wood swim dock with composite dock, and use wood dock at boat ramp.
2. Pond management Contract  
Pond committee presented price increase in management contract to include Hidden Cove.
3. Pond Activities  
Pond Committee proposed ideas to hold different community activities at ponds.
4. John Deere Lease Versus Purchase  
Discussed and compared different leasing options of John Deere and compared costs of leasing with costs of purchase. Requested cost if over 500 hours.
5. Cabana/Gazebo/Pergola Rules and Regulations  
Discussed/updated ARB Rules and Regulations regarding Cabanas, Gazebos, and Pergolas
6. Common Ground Rules & Regulations  
Discussed and updated rules and regulations
7. Lake Rules & Regulations  
Discussed and updated rules and regulations
8. Clubhouse Rules & Regulations  
Discussed and updated rules and regulations
9. Duck Pond Activity Center Rules & Regulations  
Discussed and updated rules and regulations
10. Pool Rules & Regulations  
Discussed and updated rules and regulations
11. Enforcement Rules & Regulations  
Discussed and updated rules and regulations
12. Walking Trail Street Identifier  
Removed to next work session
13. 2017 Roll-Over Funds  
Discussed how additional funds should be used for 2018 budget purposes
14. Appreciation Dinner  
Discussed venue change for Volunteer Appreciation Dinner

ADJOURNMENT:

EXEC SESSION:

2. Contracts

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
February 13, 2018  
7:00pm

1. OPEN FORUM – San LaPoint brought up that the Raintree View Committee had a resident request building a wiffle ball field. Sharon stated she would bring this up to the Common Ground Committee.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

Mark Spencer called meeting to order at 7:05PM. Directors in attendance were Cindy Lyon, Sharon McCann, Brian Williams, Randy Kidd, and Mark Spencer. Absent: Alan VanDeusen, Jeff Sowinski, and Brenda Miller. Also in attendance were Rachelle Vandiver and Josh Cresswell.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Sharon approved the January minutes as amended and the payment of bills. Randy Kidd seconded. Unanimous.

5. TREASURER'S FINANCIAL REPORT

FINANCIAL STATEMENT

JANUARY 2018

Budget Analysis

Income:

Dues	\$91,431.52	
Other Income		\$28,131.62
Total	\$119,563.14	

Expenses for January \$ 54,474.45

Bank Account Balances as of January 387,753.37

Cash Subtotal Security Bank

Reserves 2018      Capital Assets Reserve      \$185,208

Future Projects      Facilities      \$15,000  
                         Raintree View      \$16,550  
                         Siltation Loan      (\$45,000)

2017 Roll Over      \$15,715

2018

Total Outstanding Dues/Fines a/o 01/31/2018: \$70,120.73

Balance Due Liens Filed: (18)      \$44,416.83  
    1st Letter (123)      \$14,946.85  
    2nd Letter (43)      \$10,757.05  
    3rd Letter (6)      \$ 2,458.58

2017

Total Outstanding Dues/Fines a/o 01/31/2017: \$73,833.37

Balance Due Liens Filed: (22)      \$47,502.99  
    1st Letter (90)      \$9,417.43  
    2nd Letter (56)      \$13,521.18  
    3rd Letter (8)      \$3,391.77

2016

Total Outstanding Dues/Fines a/o 01/31/2016: \$87,641.76

Balance Due Liens Filed: (38)      \$60,501.09  
    1st Letter (114)      \$13,505.81  
    2nd Letter (55)      \$13,634.86  
    3rd Letter (-)      \$0.00

6.      LEGAL REPORT

Judgments – 6  
Bankruptcies – 3  
Foreclosures – 1  
Payments – 3  
Demand – 8  
Court – 0  
Delinquencies paid in January \$10,580.93

7.      UNFINISHED BUSINESS

- A.      Solitude Lake Management Contract  
        Sharon McCann moves to approve Solitude Lake Management Contract as discussed. Cindy Lyon seconds. Approved unanimous.
- B.      John Deere Lease



- Sharon McCann moves to approve 48-month lease for John Deere. Brian Williams seconds. Approved unanimous.
- C. Changes to Rules & Regulations for 2018 Directory  
Sharon McCann moves to incorporate the Rules and Regulations into the 2018 Directory, as edited. Randy Kidd seconds. Approved unanimous.
- D. Appreciation Dinner budgeted up to \$5,000 (acct# 5035)  
Cindy Lyon moves to approve up to \$5,000.00 from account #5035 for the Appreciation Dinner. Sharon McCann seconds. Approved 4-1.
- E. Ward Rd. Easement Agreements  
Sharon moves to sign Ward Road Temporary Construction Easement, Right of Way Deed, and Storm Drainage Easement. Cindy Lyon seconds. Approved unanimous.
8. NEW BUSINESS
- A. Appointment of ARB member  
Sharon McCann moves to appoint Joel Elder to the Architectural Review Board. Cindy Lyon seconds. Approved unanimous.
- B. Raintree Rays Swim Team Practice/Meet Dates/Sponsor  
Sharon McCann moves to approved \$700 from account #8007 for the Raintree Rays Swim Team. Randy Kidd seconds. Approved unanimous.
- C. Pool Contract for 2018 Season budgeted up to \$90,000  
Cindy Lyon moves to approve up to \$90,000.00 from account #8001 for the Pool Contract for the 2018 Season. Sharon McCann seconds. Approved unanimous.
- D. Clubhouse Asphalt Seal & Stripe budgeted up to \$10,000 (acct# 4004)  
Sharon McCann moves to approve Company A and to approve up to \$6,000.00 from account #4004 for asphalt repair and restripe. Cindy Lyon seconds. Approved unanimous.
- E. Electronic Voting budgeted up to \$7,000 (acct# 5021-100)  
Cindy Lyon moves to approve up to \$7,000.00 from account #5021-100 for electronic voting. Sharon McCann seconds. Approved unanimous.
- F. New replacement dock budgeted up to \$52,000 (acct# 6001-100)  
Sharon McCann moves to put in new replacement dock budgeted up to \$52,000.00 for V dock from account #6001-100. Randy Kidd seconds. Approved unanimous.
- G. Dock repairs (boat, courtesy, swim) up to \$26,000 (acct# 6001, 6044, 6045)  
Cindy Lyon moves to approve up to \$26,000.00 from accounts #6001, 6004, and 6045 for repairs of boat docks, courtesy docks, and swim docks. Sharon McCann seconds. Approved unanimous.
- H. Maintenance equipment purchases budgeted up to \$16,800 (acct# 7002-100)  
Sharon McCann approves up to \$8,800.00 from account #7002-100 to purchase new maintenance equipment. Randy Kidd seconds. Approved unanimous.
- I. Proxy Ballot approval  
Mark Spencer moves to approve the RLPOA annual meeting ballot for Classes A and B to be voted on at the March 29, 2018 annual meeting. Sharon McCann seconds. Approved unanimous.
- J. Equipment Account Transfers

Mark Spencer moves to move \$8,000.00 from account #7002-100 to Account #7002-200. Sharon McCann Seconds. Approved unanimous.

K. Equipment Repairs

Mark Spencer moves to approve up to \$9,900.00 from account #7002-200 for equipment repairs. Cindy Lyon seconds. Approved unanimous.

9. ANNOUNCEMENTS

A. Board Nominations for 2018-2021

B. Happy Valentine's Day

C. Meet the Candidate Night March 15th

END OF BUSINESS

10. OPEN FORUM

A. Judy Taylor: Lighting concerns throughout the neighborhood. Would like security committee to look into it.

11. ROUNDTABLE:

Cindy: Thank you to BOD candidates for showing up to the meeting

Sharon: LSFD had a very informational meeting regarding certification and training

Brian: Nothing

Randy: Nothing

Mark: Boat Slip deadline is March 15th and note that teacup pigs are considered livestock by the city of LS. (There was a FaceBook conversation regarding having pigs as pets).

12. ADJOURNMENT: 8:35PM

EXEC SESSION: None

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

2/27/2018

7:00pm

In attendance: Jeff Sowinski, Alan VanDeusen, Sharon McCann, Brian Williams, Randy Kidd, Brenda Miller, and Cindy Lyon. Absent: Mark Spencer. Rachelle Vandiver and Josh Cresswell were also in attendance.

PRESENTATION:

1. City Presentation regarding Traffic Study on Regatta presented by Mark Green.

WORK SESSION:

2. Pool Committee Requests (refrigerator, electrical, water fountain)
  - I. Pool committee made recommendations on budgeted replacement refrigerator and freezer
3. DPAC Tables and Chairs
  - I. Review DPAC request for budgeted tables and chairs
4. Walking Path Markers
  - I. Discuss adding markers on walking path identifying streets from path. Common Ground committee is also going to look into this.
5. Video Recording of Meeting
  - I. Discuss recording Board Candidate Forum, Annual Meeting, and future BOD meetings.
6. Short-Term Rentals/Amenities
  - I. Discuss office policy in requiring proof of residency.

ADJOURNMENT: 9:05 PM

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
March 13, 2018  
7:00pm

1. OPEN FORUM  
10 Minutes Total – None.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER  
Jeff Sowinski called meeting to order at 7:10PM. Directors in attendance were: Cindy Lyon, Sharon McCann, Alan VanDeusen Brenda Miller, Mark Spencer, and Brian Williams, Also in in attendance were Rachelle Vandiver and Josh Cresswell. Randy Kidd was absent.
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA  
APPROVAL OF FEBRUARY MINUTES  
APPROVAL OF PAYMENT OF BILLS  
Sharon McCann moves to accept February minutes as amended and for payment of bills. Cindy Lyon seconds. Approved. Yea:6, Nay: 0; 1 abstain.
5. TREASURER'S FINANCIAL REPORT  
Sharon McCann read the Financial Report.

FINANCIAL STATEMENT  
FEBRUARY 2018

Budget Analysis

Income:

Dues	\$62,364.97	
Other Income		\$28,393.42
Total	\$90,758.39	

Expenses for February \$ 74,968.48

Bank Account Balances as of February 408,831.22  
Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000  
Raintree View \$16,550  
Siltation Loan (\$45,000)

2017 Roll Over \$15,715

2018

Total Outstanding Dues/Fines a/o 02/28/2018: \$61,741.70  
Balance Due Liens Filed: (18) \$41,811.58  
1st Letter (83) \$10,067.39  
2nd Letter (31) \$ 7,802.95  
3rd Letter (5) \$ 2,059.78

2017

Total Outstanding Dues/Fines a/o 02/28/2017: \$62,846.21  
Balance Due Liens Filed: (21) \$46,421.39  
1st Letter (54) \$5,039.76  
2nd Letter (36) \$8,576.56  
3rd Letter (7) \$2,808.50

2016

Total Outstanding Dues/Fines a/o 02/29/2016: \$77,207.83  
Balance Due Liens Filed: (32) \$58,155.69  
1st Letter (87) \$10,545.16  
2nd Letter (35) \$8,506.98  
3rd Letter (-) \$0.00

6. LEGAL REPORT

Jeff Sowinski read the Legal Report.

Judgments – 7

Bankruptcies – 2

Foreclosures – 0

Payments – 4

Demand letters – 8

Court – 0

Delinquent amount paid in February \$8,879.89

7. UNFINISHED BUSINESS

- A. DPAC tables & chairs \$8,600 budgeted up to \$12,000 (acct# 4070-000)  
Mark Spencer moves to approve up to \$8,685.00 for the Duck Pond Activity Center tables and chairs out of account # 4070-000. Alan VanDeusen seconds. Approved unanimous.
- B. Pool snack bar refrigeration (acct# 8005-000)  
Sharon McCann moves to approve the purchase of refrigeration for the concession stand up to \$5,000.00, transferring funds from the 2017 Roll-over account, to account# 8005-000. Mark Spencer seconds. Approved unanimous.

8. NEW BUSINESS

- A. Nominating Committee New Members  
Mark Spencer moves to appoint David Elliott as Chair, San LaPoint, Jim Metzger, Joan Bruns, Joe Walter, Joe Willerth, and Mary Lynn Tolle for the 2018-2019 Nominating Committee. Sharon McCann seconds. Approved unanimous.
- B. Boat Ramp Repair (acct# 6070-000)  
Mark Spencer moves to approve Contractor B for the amount of \$20,100.00 for the boat ramp repair out of account # 6070-000. Alan VanDeusen seconds. Approved unanimous.
- C. Pool Variable Frequency Drive budgeted up to \$3,500 (acct# 8005-000) and Pool Electrical Panel budgeted up to \$7,000.00 (acct# 8006-300).  
Mark Spencer moves to transfer \$7,000.00 from account # 8006-300 to account # 8005-000. Sharon McCann seconds. Approved unanimous.

Mark Spencer moves to approve Contractor A in the amount of \$12,230.00 from account # 8005-000. Sharon McCann seconds. Approved unanimous

- D. Walking Trail budgeted up to \$28,808 (acct# 2007-000)  
Sharon McCann moves to transfer roll-over funds in the amount of \$1,150.00 to account # 2007-000. Cindy Lyon seconds. Approved unanimous.

Sharon McCann moves to approve Contractor A in the amount up to \$30,000.00 from account # 2007-000 for walking trails around Minnow Pond. Mark Spencer seconds. Approved unanimous.

- E. Duck Pond aerator fountain light kits budgeted up to \$7,830 (acct# 2003-100)  
Sharon McCann moves to approve the purchase of the Duck Pond aerator fountain light kits for \$8,416.00, transferring the amount of \$586 from the 2017 Roll-over funds into account #2003-100 to complete the total purchase. Mark Spencer seconds. Approved unanimous.

9. ANNOUNCEMENTS

- A. Boat Slip Renewal deadline Thursday, March 15!
- B. Meet the Candidate Night Thursday, March 15 at 7:00pm Clubhouse
- C. Town Hall Meeting with the LSPD Tuesday, March 20 at 7:00pm Clubhouse
- D. Annual Meeting Thursday, March 29 at 7:00pm Clubhouse
- E. Easter Egg Hunt Saturday, March 31 at 10:00am Clubhouse
- F. Thank you Alan, Randy and Brenda for serving on the Board.

END OF BUSINESS

10. OPEN FORUM - None

11. ROUNDTABLE

Alan - None

Cindy - Kite Festival 4/28 at turtle dove and fox run pond

Sharon - Garden Club plant sale on 4/28 at Clubhouse

Jeff - add Kite Festival and Garden Club to announcements at April meeting

Brian - RLPOA online calendar was missing annual meeting

Brenda - Can we get dimmer switch for Duck Pond lights? Answer: no because the type of socket

Mark - Landrock needs to cleanup street/sidewalk when done working on Creekside/Raintree Point

12. ADJOURNMENT: 8:30

Mark Spencer moves to adjourn to Executive Session for Personnel.

Sharon McCann seconds.

EXEC SESSION:

Discussion about Board Member appointment following election.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

April 10, 2018

7:00pm

1. OPEN FORUM - **None**

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

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

**In attendance were Jeff Sowinski, Mark Spencer, Sharon McCann, Brian Williams, Mike Conway, Charlie Burke and Cindy Lyon. Jeff Vaughn was**

**absent. Also in attendance was Josh Cresswell.**

3. PLEDGE OF ALLEGIANCE

4. INTRODUCTION OF NEW MEMBERS

**New members: Mike Conway, Jeff Vaughn, and Charlie Burke**

5. CONSENT AGENDA

APPROVAL OF MARCH MINUTES

APPROVAL OF PAYMENT OF BILLS

**Mark Spencer moved to approve March Minutes as amended and for the payment of bills. Sharon McCann seconded. Approved unanimous.**

6. TREASURER'S FINANCIAL REPORT

**Sharon McCann read the Treasurer's report.**

### **FINANCIAL STATEMENT**

**March 2018**

#### Budget Analysis

##### Income:

Dues	\$101,909.79
Other Income	\$71,247.28
Total	\$173,157.07

Expenses for March	\$ 93,933.88
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Bank Account Balances as of March	544,449.58
Cash Subtotal Security Bank	

Reserves 2018	Capital Assets Reserve	\$185,208
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Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000

2017 Roll Over	\$8,979
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Total Outstanding Dues/Fines a/o 03/31/2018:	<b>2018</b> \$53,432.79
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Balance Due Liens Filed: (18)	\$40,453.71
1st Letter (46)	\$5,691.37
2nd Letter (20)	\$ 5,287.93
3rd Letter (5)	\$ 1,999.78

**2017**

Total Outstanding Dues/Fines a/o 03/31/17:	\$56,977.75
Balance Due Liens Filed: (25)	\$46,379.90
1st Letter (36)	\$3,156.43
2nd Letter (23)	\$5,720.12
3rd Letter (5)	\$1,721.30

**2016**

Total Outstanding Dues/Fines a/o 03/31/2016:	\$66,140.26
Balance Due Liens Filed: (27)	\$54,505.83
1st Letter (57)	\$6,705.84
2nd Letter (23)	\$4,928.59
3rd Letter (-)	\$0.00

7. LEGAL REPORT

**Jeff Sowinski read the legal report.**

**Judgments = 7**

**Bankruptcies = 3**

**Foreclosures = 0**

**Payments = 5**

**Demand = 5**

**Court = 2**

**Delinquent amount paid for March \$15,160.44.**

8. UNFINISHED BUSINESS

B. Maintenance equipment purchase (acct# 7002-100)

**Sharon McCann moves to approve a transfer of \$1,000.00 from account # 7002-300 to account #7002-100 for the purchase of a work truck.**

**Mark Spencer seconded. Approved unanimous.**

9. NEW BUSINESS

I. Appeal Boat Slip Loss 031918-485

**Moved to April 24 Special Meeting.**

J. Insurance Recommendation & Approval (see attached)

**Mark Spencer moved to sign up with Company C (Assured Ins.) for insurance for the next three years. Sharon McCann seconded. Approved unanimous.**

K. A/C replacement unit for DPAC budgeted up to \$4,000 (acct# 4063-000)



**Directive to the office to get bids for full unit replacement.**

L. Board appointment

**Cindy Lyon moved to appoint Daniel Merrick to fill the vacant Board spot for the remaining term. Mike Conway seconded. Approved unanimous. Daniel Merrick joined the Board and participated in remaining agenda items.**

M. Election of Officers

- i. Mark Spencer nominated Jeff Sowinski for President. Sharon McCann seconded. Approved unanimous.**
- ii. Sharon McCann nominated Mark Spencer for Vice President. Cindy Lyon seconded. Approved unanimous.**
- iii. Cindy Lyon nominated Sharon McCann for Treasurer. Mark Spencer seconded. Approved unanimous.**
- iv. Cindy Lyon nominated Brian Williams for Secretary. Charlie Burke seconded. Approved unanimous.**

#### 10. ANNOUNCEMENTS

E. Boat Ramp Repair April 9 – April 18

F. Garden Club 1<sup>st</sup> Annual Plant Sale Saturday, April 28 from 9am to sellout

G. Kite Festival Saturday, April 28 at Fox Run Pond 1pm – 4pm

END OF BUSINESS

#### 11. OPEN FORUM

**San LaPoint - Request that Board Members participate in committees and attend committee meetings. Would also like shoreline evaluated for rip-rap.**

**Mark Spencer - Middle school students would like to use RLPOA Clubhouse for dinner party fund-raiser to raise funds to play at Carnegie Hall. Would like to get date in early June.**

#### 12. ROUNDTABLE

**Mark - if anyone sees/hits potholes, tell the office so the office can contact the city.**

**Brian - nothing**

**Daniel - thank you for appointing me**

**Mike - Is there a plan for walking trails in Estates? Answer: There are plans but budget will determine when they are completed.**

**Charlie - Mailboxes are ugly and rusting, will contact USPS about painting them.**

**Cindy - Activities Committee meeting this Thursday at DPAC. Would like calendar of events/projects that RLPOA is working on**

**Sharon - Plant sale 4/28 at Clubhouse.**

**Jeff - Nothing**

**Josh – V Dock Repairs are completed. Walking trail work has begun. Boat ramp repairs have begun.**

13. ADJOURNMENT: 8:02PM

EXEC SESSION: Legal/Appeals

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Special Meeting/Work Session

April 24, 2018

7:00pm

**SPECIAL MEETING:**

In Attendance: Mark Spencer, Brian Williams, Charlie Burke, Cindy Lyon, Sharon McCann, Daniel Merrick, Jeff Vaughn, and Mike Conway. Absent: Jeff Sowinski. Rachelle Vandiver and Josh Cresswell also in attendance.

Mark Spencer called to order at 7:01PM

1. Appeal Boat Slip Loss 031918-485
  - a. **Sharon McCann moves to uphold Boat Slip Loss. Cindy Lyon Seconds. Approved unanimous.**
2. Appeal ARB Application 041618-RSV02
  - a. **Mike Conway moves to approve ARB Application 041618-RSV02. Approved. 8 Yea. 1 Nay.**

Sharron motions for Adjournment. Jeff V. seconds. Approved Unanimous : 7:14PM

**WORK SESSION:**

1. Special Assessment Brief
  - a. Tom Atkins presented an update from the Special Assessment Committee regarding surveys and potential items to include in the surveys.
2. Game Night request revisit
  - a. Game Night at Duck Pond Activity Center discussed.
3. Private lessons on common property
  - a. Discuss allowing private businesses to conduct lessons on common ground. Board decided to not allow this activity as it increases liability of RLPOA.
4. Ward Road Improvement Funds
  - a. Funds have been received and placed into the reserve account.
5. Video Recording meetings

- a. Directive to have Josh get with Social Media Committee to see views from Facebook page.
- 6. E-Shoreline
  - a. Will begin process of amending drafting proposed amendment to by-laws to allow residents to opt out of receiving physical copy of Shoreline in exchange for getting electronic copies.
- 7. Metal Roofs
  - a. Board would like ARB to consider approval on case-by-case basis.
- 8. Cheddington direction
  - a. Directive to request the Community Development Committee get an RFP (request for proposal) from City of Lee's Summit
- 9. USPS mailbox's condition
  - a. USPS will allow resident painting/touch-up in grey or tan colors. Potential to be an Eagle Scout project as USPS stated it was not a high priority to repaint.
- 10. Election Comments
  - a. Reviewed and discussed comments submitted with election ballots for March election.

Adjournment: 8:55PM

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING**

May 8, 2018

7:00pm

- 1. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking  
**Tim Hamilton - Asks for Board approval of Get Wet Days on June 2, 2018 and August 4, 2018 and for a one-day kayak sticker waiver for the Get Wet Days.**

AGENDA

- 2. DETERMINE QUORUM & CALL MEETING TO ORDER  
**In attendance were Jeff Sowinski, Daniel Merrick, Sharon McCann, Brian Williams, Mike Conway, Charlie Burke, Cindy Lyon, and Jeff Vaughn. Mark Spencer was absent. Also in attendance were Rachelle Vandiver and Josh Cresswell.**
- 3. PLEDGE OF ALLEGIANCE
- 4. CONSENT AGENDA  
APPROVAL OF APRIL MINUTES - **Will be approved in June**  
APPROVAL OF PAYMENT OF BILLS - **Sharon McCann moves to approve the**

payment of bills. Charlie Burke seconds. Approved unanimous.

5. TREASURER'S FINANCIAL REPORT  
Sharon McCann read the treasurer's report

FINANCIAL STATEMENT  
APRIL 2018

Budget Analysis

Income:

Dues	\$95,993.47
Other Income	\$11,629.48
Total	\$107,622.95

Expenses for  
April

\$ 136,226.48

Bank Account Balances as of April

501,205.98

Cash Subtotal Security Bank

Reserves 2018

Capital Assets Reserve

\$185,208

Future Projects

Facilities

\$15,000

Raintree View

\$16,550

Siltation Loan

(\$45,000)

Ward Road

\$10,000

2017 Roll Over

\$8,979

**2018**

Total Outstanding Dues/Fines a/o 04/30/2018:

\$67,434.08

Balance Due Liens Filed: (21)

\$43,648.34

1st Letter (109)

\$13,178.97

2nd Letter (23)

\$ 6,645.58

3rd Letter (10)

\$ 3,961.19

**2017**

Total Outstanding Dues/Fines a/o 04/30/2017:

\$77,643.82

Balance Due Liens Filed: (25)

\$51,652.53

1st Letter (139)

\$16,241.71

2nd Letter (12)

\$2,943.10

3rd Letter (19) \$6,806.48

**2016**

Total Outstanding Dues/Fines a/o 04/30/2016:	\$85,936.90
Balance Due Liens Filed: (38)	\$62,611.78
1st Letter (111)	\$14,029.38
2nd Letter (31)	\$9,295.74
3rd Letter (-)	\$0.00

6. LEGAL REPORT

**Jeff Sowinski read the legal report.**

Judgments = 5

Bankruptcies = 3

Foreclosures = 1

Payments = 4

Demand = 23

Court = 1

Delinquency paid in April \$5,871.76.

7. UNFINISHED BUSINESS

A. A/C replacement unit for DPAC budgeted up to \$4,000 (acct# 4063-000)

**Mike Conway moves to replace the DPAC unit for up to \$2,550.00 from account #4063-000 with Company A. Sharon McCann seconds.**

**Approved unanimous.**

8. NEW BUSINESS

A. Game Night Revisited

**Sharon McCann moves that DPAC Game Night Group suspend their meetings during summer and continue their meetings beginning October and lasting through April. Cindy Lyon seconds. Approved unanimous.**

B. Appeal ARB fence disapproval – Requires additional information. Move to work session.

C. Rain garden budgeted up to \$15,500 (acct# 2006-000)

**Sharon McCann moves to accept Vendor A for excavating the area of Marline/Pendant/Royale common ground in the amount of \$12,200 from account # 2006-000. Cindy Lyon seconds. Approved unanimous.**

D. Summerfest budgeted up to \$8,000 (acct# 1004-000)

**Mike Conway moves to approve Summerfest budgeted up to \$8,000.00 out of account # 1004-000. Daniel Merrick seconds. Approved unanimous.**

E. Fireworks budgeted up to \$9,000 (acct# 1015-000)

**Sharon McCann moves to approve the fireworks budgeted up to \$9,000.00**

**from account #1015-000 with the President signing the contract. Mike Conway seconds. Approved unanimous.**

F. Raintree Reserve irrigation issues – Staff reported irrigation lines running through lots. Board of Directors advised staff to discontinue usage of irrigation.

G. Potter's Easement Request

**Sharon McCann moves to approve the Utility Easement for the Potter's. Cindy Lyon seconds. Approved unanimous.**

9. ANNOUNCEMENTS

H. Spring Garage Sales May 10<sup>th</sup> – 12<sup>th</sup> Goodwill to have a truck at the clubhouse on Saturday May 12<sup>th</sup> for donations.

I. Mother's Day Sunday, May 13<sup>th</sup>

J. Pool Opens (School hours) Monday, May 21<sup>st</sup>

K. Fishing Derby Monday, May 28 Memorial Day at the Duck Pond

END OF BUSINESS

10. OPEN FORUM

**Tim Hamilton - Boat Ramp repair is complete.**

11. ROUNDTABLE

**Charlie Burke - None**

**Jeff Vaughn - None**

**Brian Williams - Can we get "Important" stamped on envelopes that include polls, voting info, other info beyond billing?**

**Daniel Merrick - Moving fountain in Hidden Cove helped a bunch. Trash in Hidden Cove has been cleaned up.**

**Cindy Lyon - volunteers have inquired about Lake Cleanup. Kite Festival went well with about 25 kites.**

**Sharon McCann - plant sale went well and raised money for Garden Club to continue beautifying Raintree. Aerator lights on Duck Pond were not working. Builder has left a lot of trash/debris at Creekside.**

**Jeff Sowinski – requested we show leniency towards residents that fences were destroyed from Cheddington drainage issue.**

**Rachelle Vandiver - New tables and chairs have arrived at DPAC. Pool has been filled and variable frequency drive replaced and is quiet with new panel going in tomorrow. Office parking lot will be sealed and striped tomorrow. New refrigerator is in at pool concession stand. Need communication with developer of Creekside regarding the gate and boat parking.**

12. ADJOURNMENT: 8:40PM

EXEC SESSION: 8:45PM adjourned at 10:00 PM

Raintree Lake Property Owners Association  
Work Sessions  
May 22, 2018 @ 7pm

Attendance: Jeff Sowinski, Sharon McCann, Charlie Burke, Jeff Vaughn, Daniel Merrick and Cindy Lyon. Absent: Mike Conway, Mark Spencer and Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance.

*Work Session:*

**Special Assessment Brief:** Review special assessment letter. Made edits to letter and project links. Will send assessment with July 2018 billing. Deadline August 31<sup>st</sup>.

**Playground Equipment:** Ordered \$1,800 Groove Slide for clubhouse playground. Cargo Net for \$353 has been ordered for Raintree View. Will check into coating for metal playground platforms. Will wait on remaining repairs until next meeting.

**Cameras/Signs:** Increase in break-ins around Raintree Lake. Suggest turning on your lights and watching your area. Make sure you lock your doors, etc. Add article in mailer.

**Pool Pump:** Pool pump wasn't bolted down and had moved. Pump is running at 33amps and should be running at 24amps so has increased temp. Bearings on the pump are showing age and failure point on pump. Plumber thinks it will last all summer but could fail at any point. Motor was replaced 6 years ago. Pump is most likely original. 2-week timeframe to fix pump and would cause pool to be closed during this time. Confirming order time on pump/motor and get more details on order time.

**Summerfest Request:** Raintree Community Church wants to provide a "Gah-Gah Ball" pit, toddler station and 10-15 volunteers for event. Unsure what church wants for providing items. Cindy will be contacting Ryan Gilbert to ask their requirements. 29 total volunteers from Raintree residents.

**By-Law Changes for Next Election:** Review by-laws and mark changes to discuss at next work session meeting.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

**BOARD OF DIRECTORS MEETING**

June 12, 2018

7:00pm

1. OPEN FORUM

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

**San LaPoint Lot 811: The developments near the dam have woodpiles and cut trees that have built up. These need to be cleaned up. There are road repairs needed on the streets off of Raintree Parkway. The gate at the boat**

ramp is constantly being left open. Can Lake Patrol try to enforce the rules that require boaters to close the gate? Is there a process with the City regarding resurfacing Ward Rd.? There are always issues in the same areas of the road.

## AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER  
**Jeff Sowinski called the meeting to order at 7:10PM. In attendance were; Jeff Sowinski, Mark Spencer, Sharon McCann, Brian Williams, Cindy Lyon, Jeff Vaughn, Mike Conway and Charlie Burke. Absent was Daniel Merrick. Also in attendance were Rachelle Vandiver and Josh Cresswell.**
3. PLEDGE OF ALLEGIANCE
4. CONSENT AGENDA  
APPROVAL OF APRIL MINUTES  
APPROVAL OF MAY MINUTES  
APPROVAL OF PAYMENT OF BILLS  
**Sharon McCann moved to approve the April and May minutes as amended and for the payment of bills. Charlie Burke seconded. Approved unanimous.**
5. TREASURER'S FINANCIAL REPORT  
**Sharon McCann read the treasurer's financial report.**

### FINANCIAL STATEMENT

#### MAY 2018

#### Budget Analysis

##### Income:

Dues	\$78,983.69
Other Income	\$30,485.53
Total	\$109,469.22

Expenses for May \$ 138,160.46

Bank Account Balances as of May 468,043.66  
Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000



Raintree View	\$16,550
Siltation Loan	(\$45,000)
Ward Road	\$10,000

2017 Roll Over \$8,979

	<b>2018</b>
Total Outstanding Dues/Fines a/o 05/31/2018:	\$46,035.35
Balance Due Liens Filed: (20)	\$38,079.68
1st Letter (48)	\$ 5,849.98
2nd Letter (8)	\$ 2,105.69
3rd Letter (0)	\$ -

	<b>2017</b>
Total Outstanding Dues/Fines a/o 05/31/17:	\$62,653.36
Balance Due Liens Filed: (22)	\$47,269.98
1st Letter (73)	\$8,804.31
2nd Letter (6)	\$1,624.94
3rd Letter (12)	\$4,954.13

	<b>2016</b>
Total Outstanding Dues/Fines a/o 05/31/2016:	\$69,380.19
Balance Due Liens Filed: (28)	\$57,746.20
1st Letter (56)	\$7,731.37
2nd Letter (16)	\$3,902.62
3rd Letter (8)	\$6,623.07

6. LEGAL REPORT

**Jeff Sowinski read the Legal Report.**

Judgments – 4

Bankruptcies – 2

Foreclosures – 0

Payments – 4

Demand Letters -10

Court – 1

Delinquent assessments paid \$22,288.51.

7. UNFINISHED BUSINESS

A. Approval of survey

**Mark Spencer moved to go forward with the survey for the special assessment, as amended. Sharon McCann seconded. Approved unanimous**

B. Pool pump/motor

**Directive to wait on ordering of new pump/motor, but continue monitoring and provide ongoing updates.**

8. NEW BUSINESS

A. Women's Professional Networking Group Request made by Tricia Root and Lisa Erhart.

**Sharon McCann moved that the Women's Networking Group be moved to 5:30PM every second Thursday beginning in September. Mark Spencer seconded. Approved unanimous.**

B. Pool procedure for aggressive behavior/bullying/name calling  
**Pool staff has been directed to take resident ID cards if issues arise, and office will perform investigation to each incident to determine if punishment is necessary. Will work on pool rule at next work session.**

C. Hidden Cove Slurry Project budgeted up to \$60,000  
**Sharon McCann moved to release up to \$60,000.00 from Account # 2003-000 for the Hidden Cove Slurry Project. Mike Conway seconded. Approved unanimous.**

D. Cheddington Engineering  
**Directive to proceed with interviews for engineering of Cheddington drainage ditch.**

9. ANNOUNCEMENTS

A. Father's Day Sunday, June 17<sup>th</sup>

B. Summerfest Wednesday, July 4<sup>th</sup>

END OF BUSINESS

10. OPEN FORUM - None

11. ROUNDTABLE

**Brian - None**

**Jeff Vaughn - None**

**Mike - Have we made any progress regarding the spillway bridge? Could we make repairs ourselves and then give responsibility to the City? Shoreline article about signs of drowning was very informative.**

**Mark - Recommends inviting Boy Scouts or Girl Scout to meeting to lead in Pledge of Allegiance for a merit badge. Lake Patrol needs to enforce exhaust under water rules for boaters. Can we post in Shoreline to keep vehicles off of the grass when parking?**

**Charlie - Shoreline article regarding election comments was a great way to**

**keep in touch and provide feedback to the community.**

**Cindy - There have been a lot of issues with the Swim Docks lately. How have we been enforcing rules? Can we provide info to residents in Shoreline about rules regarding Swim Docks? What is the progress for the dock electrical issues? Turtle Dove pond has been having issues with algae.**

**Sharon - Concern over friends of residents bringing kayaks onto the lake.**

**Jeff - Infant floats are not allowed at the pool. We need to find ways to address the shade and umbrella issues at the pool.**

**Rachelle - Gave each Board Member an HOA Leadership packet full of beneficial information about HOA leadership positions and duties. Cass County now has online property records search.**

**12. ADJOURNMENT: 8:45PM**

**EXEC SESSION: Legal**

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

**Work Session**

**June 26, 2018**

**7:00pm**

**WORK SESSION: 7:05 PM In attendance was Brian Williams, Cindy Lyon, Mark Spencer, Jeff Sowinski, Mike Conway, Daniel Merrick and Charlie Burke. Also in attendance were Rachelle Vandiver and Josh Cresswell. Absent Sharon McCann and Jeff Vaughn.**

- 1. Fountain's at Raintree assistance  
Fountains would like RLPOA to store and transport two fountains during Winter. Office and maintenance staff will look into ease of removing/installing fountains and storage space.**
- 2. Courtesy Dock #2 moving concerns  
Water Patrol requests that Courtesy Dock #2 is left in place, near boat ramp, instead of being moved next to boat ramp as approved previously due to the difficulty in parking towed boats at the finger docks.**
- 3. Boat Ramp gate not being closed  
Boat ramp gate is being left open too often. Lake Committee is tasked with clarifying rule for opening/closing gate and creating fine structure.**
- 4. Pool pump/motor**

**New pump/motor would come with one-year warranty beginning on date of installation. Office will look into cost of changing pool from chlorine to salt-water.**

5. Pool procedure for aggressive behavior/bullying/name calling  
**Pool Rule #27 will be amended to include all persons at the pool and will include bullying as a punishable offense.**
6. Cheddington Engineering  
**Board was updated on Cheddington ditch issues. Office will look into costs of moving electrical box as well as the costs of a 36" corrugated pipe to run through the ditch and contact the city for their approval/input. Office will make one more attempt to contact Cheddington HOA to see if they will help share some cost.**
7. Raintree Parkway Spillway Bridge  
**Article will run in next Shoreline regarding current status of bridge condition and contacts for residents to voice their concerns to.**
8. By-Law changes for next election  
**David Elliott and nominating committee will be reviewing changes for bylaws. Board will also review bylaws and look for changes to recommend.**
9. Exterior Paint Color Applications  
**Board wants ARB input on having preapproved colors list/samples where residents would get approval upon filling out application if certain paint colors are used instead of waiting for ARB meeting and approval.**

Round Table:

**Cindy: Would like Board members to participate in parade and Summerfest**

Adjournment: **9:10PM**

EXEC SESSION: **None**

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

July 10, 2018

7:00pm

1. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking.
  - **Jami Sabin: Would like to educate community on Japanese beetles and the best ways to treat them. Traps do not actually work.**
  - **Megan Gentile: Why are swim lessons not allowed at the pool? Lifeguards are doing a poor job of enforcing pool rules.**
  - **Randy Summerville: North Shore would be in favor of adding more docks at Bowsprit Cove for North Shore residents to use. Would be willing to pay up front for dock leases (similar to in years past).**

AGENDA

- 2. DETERMINE QUORUM & CALL MEETING TO ORDER  
**Jeff Sowinski called meeting to order. Brian Williams, Jeff Vaughn, Sharon McCann, Jeff Sowinski, and Daniel Merrick were in attendance. Absent were Cindy Lyon, Mike Conway, Mark Spencer, and Charlie Burke. Rachelle Vandiver and Josh Cresswell were also in attendance.**

- 3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JUNE MINUTES  
APPROVAL OF PAYMENT OF BILLS  
**Sharon McCann moves to approve June minutes and payment of bills with minor corrections. Daniel Merrick seconds. Approved unanimous.**

- 5. TREASURER'S FINANCIAL REPORT  
**Sharon McCann read the treasurer's report.**

**FINANCIAL STATEMENT  
JUNE 2018'**

Budget Analysis

Income:

Dues	\$95,835.34
Other Income	\$14,228.14
Total	\$110,063.48

Expenses for June \$ 130,209.41

Bank Account Balances as of June 446,065.34  
Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000  
Raintree View \$16,550  
Siltation Loan (\$45,000)  
Ward Road \$10,000

2017 Roll Over \$8,979

	<b>2018</b>
Total Outstanding Dues/Fines a/o 06/30/2018:	\$41,541.04
Balance Due Liens Filed: (19)	\$36,539.62
1st Letter (29)	\$ 3,416.70
2nd Letter (6)	\$ 1,584.72
3rd Letter (0)	\$ -
	<b>2017</b>
Total Outstanding Dues/Fines a/o 06/30/2017:	\$52,553.74
Balance Due Liens Filed: (20)	\$45,892.18
1st Letter (33)	\$3,973.68
2nd Letter (2)	\$512.57
3rd Letter (5)	\$2,175.31
	<b>2016</b>
Total Outstanding Dues/Fines a/o 06/30/2016:	\$63,185.36
Balance Due Liens Filed: (25)	\$55,574.10
1st Letter (32)	\$4,706.59
2nd Letter (13)	\$2,904.67
3rd Letter (4)	\$4,469.10

6. LEGAL REPORT

**Jeff Sowinski read the legal report.**

**Judgments = 5**

**Bankruptcies = 0**

**Foreclosures = 0**

**Payments = 3**

**Demand = 3**

**Court = 3**

**Delinquent amount paid in the month of June \$13,926.75.**

7. UNFINISHED BUSINESS

**N. Pool Rule #27**

**Sharon McCann moves to amend Pool Rule #27 to "Any resident(s) or their guests using profanity, verbal abuse, aggressive behavior, bullying or threats to any lifeguard, pool staff, RLPOA personnel, or patron, will surrender Resident ID card immediately. Resident will need to appear in person to the general manager. Pool privileges can be lost for ninety (90) days (carried over to the next season) plus a \$100 fine. (Note: Residents are responsible for their guests at all times). Daniel Merrick seconds. Approved unanimous.**

O. Fountain's of Raintree Assistance  
**Directive to inform Fountain's of Raintree that RLPOA would charge around \$732 for installation/storage of fountains.**

8. NEW BUSINESS

F. Charitable Event Request - Help Humane

**Jeff Vaughn moves to waive the clubhouse rental fee for the event on July 21, 2018 from 4PM to 8PM for the Help Humane Society. Daniel Merrick seconds. Approved unanimous.**

G. Hidden Cove Conditions

**Directive to get permits from City and begin siltation process at Hidden Cove.**

H. Lake Rule for Boat Ramp Gate

**Sharon McCann moves to add the following new rule regarding the boat ramp gate: "22. Boat Ramp Gate: Each resident must close and lock gate after each use to load or unload a boat onto Raintree Lake, provided there is not another resident with current sticker waiting to use the ramp. Failure to close and lock the boat ramp gate is a violation." Daniel Merrick seconds. Approved unanimous.**

I. Lake Rule Change on Section VIII, #5

**Sharon McCann moves to amend Water Ski Rule #5. Lookout to: "5. Lookout: Every vessel towing a skier shall have a responsible person other than the operator serving as a ski lookout, or a 3" high by 8" wide mirror that gives 180 degree field of vision." Daniel seconds. Approved unanimous**

9. ANNOUNCEMENTS

L. Hidden Cove Project Start Up

M. Watch for Survey in your quarterly statement

N. Budget 2019

END OF BUSINESS

10. OPEN FORUM

**Megan Gentile on behalf of resident from Facebook Page: Would the board consider offering paid swim lessons at the pool through RLPOA?**

11. ROUNDTABLE

**Brian Williams: Would like to discuss shade/umbrellas for the pool at the next work session**

**Jeff Vaughn: Thank you to everyone who helped with Summerfest.**

**Daniel Merrick: Update on saltwater pool research, it cannot be done with a pool our size as the salt cannot keep up, and there are issues with using stainless steel and saltwater. Overall expense would be more than \$100,000.00.**

**Sharon McCann: Finance committee is meeting Wednesday July 18th at 2PM and August 1st at 2PM.**

**Jeff Sowinski: Raintree Remembers balloon memorial and release was a neat idea/event. How did the firework cleanup go? We need to ensure we are respecting our neighbors and community by cleaning up after ourselves and on common ground.**

**Rachelle Vandiver: DPAC window broke. Nothing reported nor suspicious activity noted.**

12. ADJOURNMENT: 8:30PM

EXEC SESSION:

**None.**

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

7/24/2018

7:00pm

Attendance: Jeff Sowinski, Sharon McCann, Charlie Burke, Mike Conway, Daniel Merrick and Mark Spencer. Absent: Cindy Lyon, Jeff Vaughn and Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance.

### **9. Swim Lessons:**

Discussion regarding available times for lessons. Pool is occupied from 7-10 for swim team, 10-10:30 for backwash, and pool opens at 10:30.

July 16<sup>th</sup>-August 16<sup>th</sup> is the only time the pool would be open for lessons.

2011 was the last year that lessons were offered.

It was suggested that the pool committee look at this issue and recommend to the board on what they determine.

### **4. Pool Umbrellas:**

One broke over the weekend. They don't vent well and break easily in windy conditions.

This should also go to the pool committee for review and recommendation.

### **5. Pump Motor:**



The question was raised regarding replacing the pump in 2018 or 2019.

Mark suggested that the pump be purchased and be ready for installation.

Finance Committee can look at the pump cost

Another question was raised, "is the pump actually bad"?

Rachelle stated that the current pump is moving more water now than any other time. Josh confirmed that the pump is running smooth and cool.

It was determined that the best time to replace the pump would be in the fall.

#### **B. M Dock:**

North Shore residents would like to add slips to Bowsprit dock. It is the next on the list to replace. Currently it is a 16 slip dock. The new docks would go to the residents on the list of people waiting on docks. A courtesy dock is another option.

This should go to the lake committee for review and recommendation.

#### **6. Dock Maintenance:**

High priority boards would finish the \$20,000 that was budgeted. There are not enough funds to do all that was marked. Only one side of the lake is done at this point.

This needs to go to the Lake Committee for recommendation.

#### **G. Cheddington:**

Prices of concrete vs corrugated pipe. The concrete pipe was less expensive by a large margin

Lee's Summit would be responsible for the maintenance if we were to turn over after completion.

The question was raised regarding asking Cheddington if they would like to participate.

Rachelle and Josh were going to talk to Cheddington regarding easements.

#### **D. By Law Changes:**

This needs to stay on the work session for potential changes. Any drafts currently that have been noted, can be circulated by email for review.

#### **11. Priority Ranking Update:**

We should be able to remove Marsh Wren drainage issue from the list.

We need to review for adding to or removing any items.

If guard rails are damaged the city will remove the guard rail but not replace.

The Common Ground Committee needs to decide what design replacement is a viable option.

#### **9. Electrical Poles Across Spillway:**

Question was raised as to why there are electrical poles and not run underground.

H/O have contacted the city but has had no response.

Question was raised regarding asking the developer why poles were used instead of running underground.

Question was raised on whether we can stop the development and what steps are needed to reverse.

#### **Round table**

Mark asked if we could fine owners of cars that are parked in the city right-of-way.

Rachelle stated that any cars parked in the city right-of-way could be subjected to a fine by the city and that the police should be called if that happens. RLPOA has the authority to fine if parked on common ground.

Motion to adjourn at 8:26

Sharon second.

### **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS MEETING**

August 14, 2018

#### **1. OPEN FORUM**

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

-Resident, Ryan Smith asked about the electrical lines on the dam. Josh Cresswell said the lines will be place underground.

#### **AGENDA**

#### **2. DETERMINE QUORUM 7 & CALL MEETING TO ORDER**

Jeff Sowinski called the meeting to order. Mark Spencer, Jeff Vaughn, Mike Conway, Sharon McCann, Daniel Merrick, Cindy Lyon, Charlie Burke were in

attendance. Absent was Brian Williams. Rachelle Vandiver and Josh Cresswell were also in attendance.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL PAYMENT OF BILLS

*Sharon McCann moves to approve July minutes and payment of bills. Mike Conway seconds. 6 Approved and 2 Abstained.*

5. TREASURER'S FINANCIAL REPORT

Sharon McCann read the treasurer's report.

FINANCIAL STATEMENT

JULY 2018

BUDGET ANALYSIS

INCOME:

DUES	\$94,447.18
OTHER INCOME	\$11,365.12
TOTAL	\$105,812.30

EXPENSES FOR JULY

\$176,895.31

BANK ACCOUNT BALANCES AS OF JULY

\$393,978.04

Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000  
Raintree View

\$16,550

Siltation Loan  
(\$45,000)

Ward Road (\$10,000)

2017 Roll Over

\$8,979

2018

Total Outstanding Dues/Fines \$48,827.79

Balance Due Liens Filed: (25)

\$37,294.76

1 <sup>st</sup> Letter (54)		\$ 6, 277.76
2 <sup>nd</sup> Letter (15)		\$ 3,
630.92		
3 <sup>rd</sup> Letter (4)		\$ 1,624.35
	2017	
Total Outstanding Dues/Fines a/o 07/31/17:		
\$65,936.99		
Balance Due Liens Filed: (25)		
\$50,959.49		
1 <sup>st</sup> Letter (76)		\$ 8,409.40
2 <sup>nd</sup> Letter (16)		\$
6,181.05		
3 <sup>rd</sup> Letter (1)		\$ 387.05
	2016	
Total Outstanding Dues/Fines a/o 07/31/2016		
\$73,060.45		
Balance Due Liens Filed: (22)		
\$53,810.68		
1 <sup>st</sup> Letter (98)		\$11,031.98
2 <sup>nd</sup> Letter (16)		\$
5,467.96		
3 <sup>rd</sup> Letter (7)		\$ 2,749.83

## 6. LEGAL REPORT

Jeff Sowinski read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 0

Payments= 3

Demands= 6

Court= 5

Delinquent amount paid in the month of July \$4,149.44

## 7. UNFINISHED BUSINESS

### A. Hidden Cove Dredging up to \$25,000

*Mark Spencer moves to spend up to \$25,000 for the dredging of Hidden Cove, transferring funds from these various accounts; 6055-000 = \$6,000, 5003-100 = \$7,000, 5003-200 = \$1,500, 5003-600 = \$4,800, 5003-700 = \$3,400 and 4004-000 = 2,300 to account 6090-000. Sharon McCann seconds. Approved unanimous.*

### B. Pool pump purchase up to \$10,000

*Sharon McCann moved to approve the proposal from Lexington Plumbing for replacing the inlet pipe, pouring a new concrete pump pad, along with misc.*

*valves and the purchase and installation of a new pool pump up to \$10,000. Funds to transfer are: 2017 roll-over of \$8,979, 1015-000 of \$921 and 5003-500 or \$100 to account number 8006-300. Mark Spencer seconds.*

Discussion between Jim Taaffe, Tim Hamilton and board concerning the size of the horsepower of pump, size of filter, electrical and piping. Jim Taaffe is to keep the board up to date on all aspects. *Approved unanimous.*

C. Lake Committee recommendation for boat dock repairs

*Mark Spencer moves that \$12,276 be moved from budget item 6070 to 6001 to fund completion of dock repairs and \$2,700 be moved from budget item 6070 to 60045 to re-deck Swim Dock 8 with CCA. Sharon McCann seconds. Approved unanimous.*

D. Lake Committee recommendation on M Dock

Lake Committee recommendation is take no further action regarding M dock. Charlie Burke and Mike Conway believe there are other areas to support docks. Charlie Burke request this be placed on the Work Session Agenda. *Mark Spencer makes a motion to back Lake Committee recommendations.*

*\*\*\*\* seconds it. 6 voted for. 1 voted against. 1 abstained*

8. NEW BUSINESS

NONE

9. ANNOUNCEMENTS

A. Deadline to submit survey is August 31, 2018

B. Pool Closes Sunday, September 9, 2018

C. Fall Garage Sale September 6- 8

D. BBQ Cook-Off & Car Show Saturday, September 15. Cindy Lyon announces the Fountains are taking donations for the Honor Flight. \$360 sends one veteran to Washington D.C.

E. Mum's the Word Order Forms Pre Order deadline is September 15. Pick up is Saturday September 22, 2018 9am to 1pm

F. Flu Shots available Wednesday, September 19 from 10am – 11:30am at the Duck Pond Activity Center

G. Movie Night Friday, September 21, 2018 at dark at Raintree Clubhouse

H. Budget 2019

END OF BUSINESS

10. OPEN FORUM

One resident suggest the use of a microphone because she could not hear.

San LaPoint says the gate at the boat dock is being closed more now.

## 11. ROUNDTABLE

Daniel Merrick: Hidden Cove is much better since the fountain has been moved.

Jeff Vaughn showed pictures on how a bridge could be built on Raintree Drive, so boats could travel between the main lake and Sunset Cove. He will send the board more information.

Mark Spencer acknowledges that 7 out of the 9 ponds are in good shape. He believes Solitude has been beneficial.

Charlie Burke reinforced the request for the Cass County Commissioner to address the bridge issue over the spillway.

Cindy Lyon talked about the success of the Family Swim. Close to 300 people attended the event. She says there is a great need for volunteers. The number of people attending the events is increasing, but there are not enough volunteers to help. This is causing 4 members of the Activities Committee to consider leaving.

Sharon McCann: The Finance Committee is meeting August 15, 2018 at the Clubhouse at 2pm. The letters have been sent to the Committees for their budgets. Budgets need to be turned in by September 30, 2018. The budgets will be given to the board to preview before their presentations.

Jeff Sowinski asked about the blue-green algae at Duck Pond.

Rachelle Vandiver: the traffic study for Regatta has been completed. The results should be back to the Security Committee in 2 weeks.

## 12. ADJOURNMENT:

### EXECUTIVE SESSION

- A. Sharon McCann: personnel
- B. Cindy Lyon: Legal

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session  
August 28, 2018  
7:00pm

Attendance: Jeff Sowinski, Sharon McCann, Charlie Burke, Mike Conway, Daniel Merrick, Mark Spencer, Cindy Lyon, Jeff Vaughn and Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance. Jeff Sowinski had to leave at 7:18pm.

WORK SESSION:

1. Lemonade Stand Request
  - a. **Not discussed as no resident showed up for request.**
2. Swim Lessons
  - a. **Pool committee will evaluate what times would be best to offer lessons**
3. Pool Umbrellas
  - a. **Pool committee to get estimate of costs and amount of shade structures**
4. Pool pump/motor
  - a. **Will install 10hp motor with pump after close of pool to test and be ready for 2019 pool season.**
5. Cheddington Engineering
  - a. **Directive to get more bids for engineering.**
6. By-Law changes for next election
  - a. **Discuss possible bylaw changes to include during 2019 election. Possible changes include rule on appointing Board Members, rule requiring any Board Member to be a resident of Raintree, changing Shoreline notice requirements, rule restricting commercial business conducted on RLPOA property.**
7. Priority Ranking Update
  - a. **Update/add/remove items from 2019 Board priority list**
8. Electrical poles across spillway
  - a. **Developer to get easement to run electricity across the bridge; Directive to continue to contact developer about progress to remove poles.**

Adjournment: 9:05PM

EXEC SESSION: Legal

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

September 11, 2018

7:00pm

Members in attendance were; Jeff Sowinski, Sharon McCann, Cindy Lyon, Charlie Burke, Mike Conway and Mark Spencer. Daniel Merrick, Jeff Vaughn and Brian Williams were absent. Rachelle Vandiver and Josh Cresswell were also in attendance.

Moment of silence in remembrance of 9/11.

1. OPEN FORUM

No comments.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES

APPROVAL OF PAYMENT OF BILLS

*Sharon McCann moved to approve the August minutes and the payment of bills.*

*Mike Conway seconded. Unanimous.*

5. TREASURER'S FINANCIAL REPORT

**FINANCIAL STATEMENT**

**AUGUST 2018**

Budget Analysis

Income:

Dues	\$65,623.22
Other Income	\$12,915.80
Total	\$78,539.02

Expenses for August \$ 102,162.16

Bank Account Balances as of August 327,921.25

Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000

Raintree View \$16,550

Siltation Loan (\$45,000)

Ward Road \$10,000

2017 Roll Over - Transferred \$0

**2018**

Total Outstanding Dues/Fines a/o 08/31/2018: \$45,418.87

Balance Due Liens Filed: (19) \$37,751.87

1st Letter (37) \$ 4,231.28



2nd Letter (7)	\$ 1,811.37
3rd Letter (4)	\$ 1,624.35
	<b>2017</b>
Total Outstanding Dues/Fines a/o 08/31/17:	\$59,475.52
Balance Due Liens Filed: (25)	\$51,134.37
1st Letter (38)	\$4,092.19
2nd Letter (7)	\$3,861.91
3rd Letter (1)	\$387.05
	<b>2016</b>
Total Outstanding Dues/Fines a/o 08/31/2016:	\$59,735.11
Balance Due Liens Filed: (22)	\$49,740.87
1st Letter (57)	\$6,445.10
2nd Letter (12)	\$3,155.85
3rd Letter (1)	\$393.29

6. LEGAL REPORT

Judgments – 6

Bankruptcies – 0

Foreclosures – 0

Payments – 4

Demand Letters – 4

Court – 5

Delinquent amount paid in August was \$14,933.35.

7. UNFINISHED BUSINESS

A. Cheddington Engineering – A brief discussion regarding a new submitted proposal from another engineering firm and a third to be turned in to us within a week. Vendor to be selected at the work session.

8. NEW BUSINESS

A. Appeal ARB disapproval of fence 090418-683 – Resident out of town, so this will be on the October Board Meeting.

B.

9. ANNOUNCEMENTS

A. 9/11 Anniversary

B. BBQ Cook-Off & Car Show Saturday, Sept. 15

C. Mum's the Word Order Forms Pre Order deadline Sept. 15<sup>th</sup> pick up Saturday, Sept. 22, 2018 9am to 1pm

D. Flu Shots available Wednesday, September 19 from 10:00am – 11:30am at the Duck Pond Activity Center

E. Movie Night Friday, Sept. 21, 2018 at dark Raintree Clubhouse

F. Budget 2019 deadline Sept. 30, 2018

END OF BUSINESS: 7:35pm

10. OPEN FORUM: Judy Taylor announced the Activities Meeting will be Wednesday 7:00pm at the Duck Pond Activity Center.

11. ROUNDTABLE:

Mark Spencer brought up the markings on the concrete walking trails on the north side. Explained how and why they were marked.

Charlie Burke asked if there was any additional word from Cass County regarding the bridge over the spillway. Cass County currently has not responded to the letter we have sent back to them. Cindy Lyon said she had been told that new developments with 50 plus homes need to have 2 exits. If the bridge is closed, we will have over 400 homes with only 1 exit.

Mark Spencer asked for an update on the KCP&L poles on the dam. No word recently, but the gas company is boring under the spillway (west side) to install a new line.

Rachelle Vandiver stated that we had our bi-annual dam inspection. Inspectors not concerned at this point on the top soil slippage. They uncovered a large hole in the toe of the dam. Research is being performed prior to us filling in. It does not appear to be from an animal nor is there any water seepage.

Sharon McCann announced a Finance Committee meeting tomorrow to complete the operational budget for 2019.

Jeff Sowinski mentioned a resident wanted to provide information on camera systems that are available for entrances, homes or any area that we would like. Possible demo in future meeting. Jeff will pass on the information once he has received.

12. WORK SESSION:

- A. Survey comments discussion – There was a brief discussion regarding the survey results. Tom Atkins was here representing the Special Assessment Committee. The Board gave him direction on looking at what can be achieved with xxx amount of funds over a three year period with the potential to lump lower costing items in with a big one. Walking trails were the number one requested item. Tom will go out and measure how many feet remain to be installed and what issues may arise in different areas. Example walking bridge, utilities, etc. The Board also discussed informing the community of projects being done, scheduled for the future, etc. so they know we are listening to them.

13. ADJOURNMENT – *Sharon adjourned to exec session for legal. Cindy seconded.*

*Unanimous. 8:05pm*

EXEC SESSION: Legal

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

September 25, 2018

7:00pm

Members in attendance were: Jeff Sowinski, Mark Spencer, Sharon McCann, Brian Williams, Mike Conway, Jeff Vaughn, Daniel Merrick and Cindy Lyon. Charlie Burke was absent. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION:

1. Spillway Bridge Discussion
  - a. **Discussed residence responses and ways to contact County Commissioners. Commissioners meet on Thursdays at 2:30pm.**
2. Cheddington Engineering
  - a. **Compared bids from Companies A, B, and C. Directive to Office to reach out to Companies clarify what is covered in each bid and to clarify whether the Corp of Engineers needs to be involved.**
3. Review Bylaws
  - a. **Review initial recommendations of bylaw changes. Each proposed change will be voted on at the 2019 election by the Members.**
4. Committee Rules and Responsibilities
  - a. **It would be beneficial to residents, committees, and to the Board to provide a description as to what each committee is responsible for.**

Adjournment: 8:53PM

**Sharon McCann moves to adjourn and enter Executive Session for Legal. Mike Conway Seconds. Approved unanimous.**

EXEC SESSION: Legal

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

BOARD OF DIRECTORS MEETING

October 9, 2018

7:00pm

Members in attendance were; Jeff Sowinski, Sharon McCann, Cindy Lyon, Charlie

Burke, Mike Conway, Mark Spencer, Daniel Merrick, Jeff Vaughn and Brian Williams. Rachelle Vandiver and Josh Cresswell were also in attendance.

1. OPEN FORUM

David Mitchell mentioned that the Crime Stats for 2018 were available to be picked up by the door.

AGENDA

2. Jeff Sowinski determined we had quorum and called the meeting to order at 7:00pm.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

***Sharon McCann moved to approve the September minutes as amended and the payment of bills. Mike Conway seconded. Unanimous.***

5. TREASURER'S FINANCIAL REPORT – Sharon read the September Financial Statement.

**FINANCIAL STATEMENT**

**September 2018**

Budget Analysis

Income:

Dues	\$88,383.60
Other Income	\$6,995.05
Total	\$95,378.65

Expenses for September	\$ 84,408.35
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Bank Account Balances as of September	\$345,484.36
Cash Subtotal Security Bank	

Reserves 2018	Capital Assets Reserve	\$185,208
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Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000

2017 Roll Over

\$0

	<b>2018</b>
Total Outstanding Dues/Fines a/o 09/30/2018:	\$41,555.08
Balance Due Liens Filed: (18)	\$36,395.09
1st Letter (29)	\$ 3,174.62
2nd Letter (6)	\$ 1,551.15
3rd Letter (1)	\$ 434.22

	<b>2017</b>
Total Outstanding Dues/Fines a/o 09/30/2017:	\$57,999.03
Balance Due Liens Filed: (26)	\$50,892.05
1st Letter (34)	\$3,789.08
2nd Letter (5)	\$3,317.90
3rd Letter (0)	\$0

6. LEGAL REPORT

Jeff read the legal report for September 2018.

Judgments-5

Bankruptcies-1

Foreclosures-0

Making payments-3

Demand letters-5

Court-2

Delinquencies paid in the month of September \$5,586.20.

7. UNFINISHED BUSINESS

**A. Cheddington Engineering – Mark Spencer made a motion to approve the selection of Kahn Engineering in the amount of \$17,000 from account #2004 and rolling over the remaining funds to account #2003 of \$13,000 for the project. Sharon seconded. Unanimous.**

8. NEW BUSINESS

**A. Request usage of Duck Pond Activity Center – Daisy Troop 2170 - Mike Conway made a motion to allow the 1<sup>st</sup> & 3<sup>rd</sup> Thursday of the month during the school session for Daisy Troop 2170. Cindy Lyon seconded. Unanimous.**

**B. Appeal ARB disapproval of fence 090418-683 – Mike made a motion to approve two sides of the fence as a privacy fence with wood. Sharon seconded. Passed 8-1.**

**C. Appeal ARB disapproval of fence 100118-827- Mike made a motion to approve the wood and aluminum fence with an exception of maximum height at 5'. Sharon seconded. Passed 8-1.**

**D. Siltation Committee Proposal – Sharon McCann moved to approve the**

***startup of the Party Cove siltation project with Critchfield Crane up to \$120,000 from the reserve account to account # 6090. Mike seconded. Passed. For 5 Against 3 Abstain 1.***

9. ANNOUNCEMENTS

O. October 28<sup>th</sup> Trunk or Treat at the clubhouse 6-8pm

END OF BUSINESS

10. OPEN FORUM – Kevin Hardee presented his case of hydroseeding versus sodding. He hydroseeded in September and already has an established lawn. The Board directed staff, as an exception, not to enforce the sodding requirement.

11. ROUNDTABLE – Mike Conway spoke of how and when the Siltation Committee was started. Josh Cresswell gave an update on the Creekside development.

12. ADJORNMENT Sharon McCann moved to go into the Work Session at 8:30pm. Mark seconded.

13. WORK SESSION:

Committee Budget Presentations – Each of the committees below presented their committee requests for 2019 budget.

- B. Activity Committee
- C. Pond Committee
- D. Security Committee
- E. Siltation Committee
- F. Lake Committee
- G. Water Patrol

14. ADJOURNMENT: Sharon moved to go in to exec session for the appeals. Mark seconded.

EXEC SESSION: adjourned at 10:50pm.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

Work Session

October 23, 2018

7:00pm

WORK SESSION: Revised

Members in attendance were; Jeff Sowinski, Sharon McCann, Cindy Lyon, Charlie

Burke, Mike Conway, Mark Spencer, Daniel Merrick, Jeff Vaughn and Brian Williams. Rachelle Vandiver and Josh Cresswell were also in attendance.

The following committees each presented to the Board of Directors their committee requests for 2019 budget. Each board member had the opportunity to ask questions regarding the committee's requests.

1. Finance Committee
2. Facilities Committee
3. Common Ground Committee
4. Duck Pond Activity Center Committee
5. Raintree View Committee
6. Pool Committee
7. Grounds
8. Siltation Project – Alan VanDeusen was present to provide additional information to the Board regarding the Party Cove siltation project. He also provided the sounding (map of the areas depth) of where the silt is located and how deep the area currently is.
9. By-Law draft changes – Tabled to the November Work Session.

Adjournment: Sharon moved to adjourn the work session and move to the exec session for personnel. Mike seconded. Unanimous.

EXEC SESSION: Personnel

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

November 13, 2018

7:00pm

1. OPEN FORUM  
No comments.

Members in attendance were Jeff Sowinski, Mark Spencer, Sharon McCann, Mike Conway, Charlie Burke, Jeff Vaughn and Daniel Merrick. Cindy Lyon arrived at 7:20pm. Brian Williams was absent. Also in attendance were Rachelle Vandiver and Josh Cresswell.

2. Jeff Sowinski determined that we had a quorum and called the meeting to order.
3. PLEDGE OF ALLEGIANCE
4. PRESENTATION: City of Lee's Summit Neighborhood Traffic Study. Mark Green presented the findings of the Neighborhood Traffic Study that was performed on Regatta in May of this year. We had a score of 55 which was down from the study that was performed in 2007 and scored 66. Mark reviewed different traffic calming approaches that have been used in the past. The next

step in the process is to identify what method would work best for us (raised cross walk, painted cross walk, speed hump, street markings, sign placement and increase speed to 30mph). The residents that are directly impacted must sign off on the petition by 100% for the city to take the next step with design and funding. Mark Green is to get back with David Mitchell, Security Committee Chair.

5. CONSENT AGENDA

APPROVAL OF PAYMENT OF BILLS – *Sharon moved to approve the payment of bills for October. Mike seconded. Unanimous.*

6. TREASURER’S FINANCIAL REPORT – Sharon read the October Financial Report.

**FINANCIAL STATEMENT  
OCTOBER 2018**

Budget Analysis

Income:

Dues	\$97,061.18
Other Income	\$6,746.83
Total	\$103,808.01

Expenses for October \$ 65,808.09

Bank Account Balances as of October 353,275.68  
Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve \$185,208

Future Projects Facilities \$15,000  
Raintree View \$16,550  
Siltation Loan (\$45,000)  
Ward Road \$10,000

2017 Roll Over - Transferred \$0

**2018**

Total Outstanding Dues/Fines a/o 10/31/2018:	\$60,951.25
Balance Due Liens Filed: (16)	\$37,491.31
1st Letter (139)	\$17,022.15
2nd Letter (18)	\$ 4,077.08



3rd Letter (6) \$ 2,360.71

**2017**

Total Outstanding Dues/Fines a/o 10/31/17:	\$74,640.45
Balance Due Liens Filed: (24)	\$49,165.20
1st Letter (140)	\$16,674.39
2nd Letter (20)	\$5,242.40
3rd Letter (4)	\$3,558.46

7. LEGAL REPORT – Jeff read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 1

Making Payments = 3

Demand letters = 11

Court = 1

Delinquent amount paid in October was \$4,980.04

8. UNFINISHED BUSINESS

A. None

9. NEW BUSINESS

**A.** Resident request for trailer storage – Donnie Brouhard requested a variance for his utility trailer. **Jeff Sowinski made a motion if he was to conceal the tongue of the trailer this would allow for it to be stored on the lot. Sharon seconded. Unanimous.**

**B.** 2019 Annual Assessments for Class A, B & Commercial – Class A = \$535.44 for an increase of \$15.00 annually, Class B = \$356.76 for an increase of \$9.96 annually and Commercial = \$476.52 for an increase of \$13.32 annually. **Sharon moved to increase 2019 assessments for a maximum increase of 2.9% for Class A, B & Commercial. Cindy seconded. Unanimous.**

**C.** 2019 Pontoon rental fees - 2019 Pontoon Rental for holidays (Mother's Day, Memorial Day, Father's Day, 4<sup>th</sup> of July, and Labor Day) to increase full day rentals to \$200 and half day rentals to \$125 with the security deposit remaining the same of \$250. Weekends at full day to remain at \$185, but half days raise to \$125 and Monday thru Thursday (excluding holidays) early bird special (8am-2pm) raise to \$60, half day afternoon (3pm-9pm) \$125 and full day to remain at \$160. Deposit to remain at \$250. **Sharon moved to increase 2019 pontoon rental rates for holidays to \$200 for full day and \$125 for half day. Holidays to include Mother's Day, Memorial Day, Father's Day, 4<sup>th</sup> of July, and Labor Day with the security deposit remaining the same of \$250. Mark seconded. Unanimous.**

**Sharon moved to increase 2019 pontoon rental rates for weekday afternoons to \$125 and the Early Bird Special to \$60 with the security deposit remaining the same of \$250. Mike seconded. Unanimous.**

- D. 2019 Other Revenue Categories (Boat Slip, Boat permits, Clubhouse and Activity Center, Advertising, Mowing, Babysitter/Caregiver Pass)

**Sharon moved to leave all other revenue categories the same for 2019. Charlie seconded. 7 For 0 Against 1 Abstained**

- E. Permission To Cross Common Ground 103118-NS10

**Sharon moved to approve the request to install drain pipes across common ground. Jeff seconded. Unanimous.**

- F. Common Ground request for Christmas lights- Toni Travalent spoke on behalf of the Common Ground Committee explaining the proposal for holiday lights to be installed at two of our entrances.

**Sharon moved to accept the Christmas light proposal in the amount of \$4,226 from Holiday FX to purchase lights, hang and store for this holiday season. We request transferring the funds from accounts 2000-100 (fertilizer/seed/mulch) for \$2,000 and 2000-120 (mulch) for \$2,300 to account 2001-000 (landscaping contract maint). Daniel seconded. Unanimous.**

## 10. ANNOUNCEMENTS

- A. Ward Road Improvement Update – Jeff read the email update from the city’s engineer. The construction contract for Ward Road Improvements has been awarded to Emery Sapp & Sons (ESS). Weather permitting, they will be mobilizing to the site and starting work in the next week. You will likely see some activity with installation of erosion control measures, traffic control signing and material deliveries.

The first phase of construction will focus on clearing/grubbing, water line relocations, sanitary sewer and storm sewer installation. The majority of the work will not impact north/south traffic on Ward Road since it is in the shoulder and green space areas. When they are installing pipes across the roadway, there will be intermittent lane closures but flagger will direct traffic during these operations.

The next phase of construction will focus on pavement removal and roadway construction. This is expected to start in February 2019, weather permitting. This is when a portion of Ward Road will be closed and detours will be posted.

- B. Happy Thanksgiving! Office will be closed from Thursday November 22nd to Sunday November 25th for the holiday.

C. Visit with Santa Saturday, December 1st 8:30am-11:00am at the clubhouse

## END OF BUSINESS

11. OPEN FORUM - none

12. ROUNDTABLE- Josh started roundtable with an update on the siltation project at Party Cove. He told the board to be looking for an email from the Special Assessment Committee that created a spreadsheet for them to play around with projects and dollars. He will also be on vacation through November 25<sup>th</sup>. Rachelle updated everyone on Friday's deadline to submit their prioritized committee budget request. Muskrat trapping to begin November 15<sup>th</sup> and informed the board that a staff member has put in their notice. Mike asked about a bid for a bridge at Sunset Cove and what it will cost for the Raintree Parkway spillway bridge. Charlie asked what was the next step for Raintree Parkway spillway bridge and it was determined to add it to our work session agenda for November 27<sup>th</sup>. Cindy stated on how successful the Trunk or Treat was. Audience agreed that a lot of time and energy went into the event. Sharon brought up that the election had approved an increase in the state's minimum wage. She is going to review the law and request a Finance Committee meeting to look at the effect on staff wages. Mark asked for an update on the Cheddington project. Josh stated that the engineer will be presenting to the board and residents at the December 11<sup>th</sup> meeting. Mark also asked for an update on the electrical poles at the spillway. JP Roberts had been in this week and said that it was currently in the city's hands to meet their UDO requirements.

13. ADJOURNMENT – ***Sharon moved to adjourn and go in to exec session for the purpose of the resident request for trailer storage. Cindy seconded. Unanimous.*** Adjourned at 9:05pm.

EXEC SESSION: Resident request

## RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 27, 2018

7:00pm

Members in attendance were Jeff Sowinski, Mark Spencer, Sharon McCann, Charlie Burke, Cindy Lyon and Daniel Merrick. Mike Conway arrived at 7:30pm. Brian Williams and Jeff Vaugh were absent. Also in attendance were Rachelle Vandiver and Josh Cresswell.

WORK SESSION:

1. Pond Committee request for regulation change on usage – Roger Sense presented a request to change the language in the Lake Regulations for launching watercraft in ponds. He is asking for it to state a clause for special events approved by the Board. The Board tabled the subject to the January Work Session.
2. Traffic concerns on Lemans – A resident approached the Board regarding the number of parked cars on Lemans. His concern is regarding delays to emergency vehicles coming down Lemans and turning onto Windsong. He was asking the Board for a letter of support to eliminate parked cars on one side of the street. The Board requested that he speak to his neighbors, signing a petition to present to the city. The city controls the streets and signage. The Board did not feel at this time support was needed, and that they did not discourage the resident from moving forward. It was recommended that he speak to the R-7 bus company and that Rachelle would contact the Fire Dept. to see if they had any concerns getting through.
3. Neighborhood Traffic Study Recommendations – There was a meeting between the city and residents from Regatta two weeks ago. Mr Green went over the traffic study and answered many questions. Sgt. Evans from the police department was there and answered several questions also.

David Mitchell reported on the proposal of where the city would like to place the speed humps. After hearing from the city and reading the summary page, David feels that the city will be trying to increase the speed limit to 30mph and marking Regatta with center and edge line markings, if speed humps are voted down. 100% cooperation is needed by residents that border these humps.

David spoke to the police department and fire department and they hate speed humps. They understand the speeding issue, but 4 speed humps would definitely slow them down when on an emergency call. 12-24 seconds is an estimate of time lost and maybe worse with the fire department ambulance. They both made it clear that seconds count on an emergency call.

The Board requested that David speak with the city for additional speed limit signs, with reflectors, to bring attention to the sign, along with the cross walk we had spoken about previously by the commercial properties.

4. Special Assessment Committee Spreadsheet – Tom Atkins with the Special Assessment Committee presented the board with an interactive spreadsheet to look at the items of interest from the resident survey. The board has tabled the continuing discussion to the December Board meeting.
5. By-Law draft changes- Sharon McCann presented a draft paragraph to the Board for their review. All edits will be presented to the residents and voted on at the Annual Meeting.

6. 2019 Budget – The Board reviewed the operational and committee budget requests for the 2019 budget.

Adjournment: 10:25pm

EXEC SESSION: None

## **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

### **BOARD OF DIRECTORS MEETING**

December 11, 2018

7:00pm

1. OPEN FORUM  
10 Minutes Total – Give your name and address before speaking.  
**None.**

#### AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER. **Jeff Sowinski, Sharon McCann, Cindy Lyon, Charlie Burke, Daniel Merrick, Mark Spencer, Mike Conway, Jeff Vaughn, and Brian Williams present. Also in attendance were Rachelle Vandiver and Josh Cresswell.**
3. PLEDGE OF ALLEGIANCE
4. PRESENTATION: Kahn Engineering presenting design plans to correct Cheddington Drainage
5. CONSENT AGENDA  
APPROVAL OF OCTOBER MINUTES  
APPROVAL OF NOVEMBER MINUTES  
APPROVAL OF PAYMENT OF BILLS  
**Sharon McCann moves to approve October and November minutes, as amended, and the payment of bills. Mike Conway seconds. Approved unanimous.**
6. TREASURER'S FINANCIAL REPORT  
**Sharon McCann read the financial report.**

#### **FINANCIAL STATEMENT**

**NOVEMBER 2018**

## Budget Analysis

### Income:

Dues	\$68,877.05
Other Income	\$5,764.19
Total	\$74,641.24

Expenses for November \$ 106,707.27

Bank Account Balances as of November 334,688.86  
Cash Subtotal Security Bank

Reserves 2018 Capital Assets Reserve (Siltation Project Started) \$176,214

Future Projects Facilities \$15,000  
Raintree View \$16,550  
Siltation Loan (\$45,000)  
Ward Road \$10,000

2017 Roll Over - Transferred \$0

### 2018

Total Outstanding Dues/Fines a/o 11/30/2018:	\$44,731.04
Balance Due Liens Filed: (13)	\$27,174.89
1st Letter (100)	\$12,444.57
2nd Letter (14)	\$3,187.08
3rd Letter (5)	\$1,924.50

### 2017

Total Outstanding Dues/Fines a/o 11/30/17:	\$64,132.97
Balance Due Liens Filed: (22)	\$46,552.29
1st Letter (92)	\$10,860.02
2nd Letter (13)	\$3,551.15
3rd Letter (3)	\$3,169.51

## 7. LEGAL REPORT

**Jeff Sowinski read the legal report**

**Judgments = 5**

**Bankruptcies = 1**

**Foreclosures = 0**

**Payments = 3**

**Demand = 6**

**Court = 1**

**Delinquent amount paid in November \$14,900.40.**

8. UNFINISHED BUSINESS

A. Boat Ramp Dock

**Sharon McCann moved to transfer \$3,600.00 to Account #6001 for the placement of a courtesy dock by the boat ramp. Mike Conway seconds. Approved unanimous.**

B. Direction for Special Assessment Committee – 5 items to be ranked by priority.

9. NEW BUSINESS

A. 2019 Pontoon rental fees

**Sharon McCann moves to approve the half day pontoon rental rates for weekend usage to \$125.00, with the security deposit to remain the same. Daniel Merrick seconds. Approved unanimous.**

B. 2019 Budget

**Sharon McCann moves to approve the 2019 budget. Cindy Lyon seconds. Approved unanimous.**

C. Self-funding Activity – Clubhouse Usage request

**Mike Conway moves to approve the usage of the clubhouse on Saturday February 9th for a self-funding Valentine's Day dinner put on by the Activities Committee. Charlie Burke seconds. Approved unanimous.**

10. ANNOUNCEMENTS

A. No Work Session for December

B. Merry Christmas & Happy New Year

C. Office Closed Dec. 24, 25, 31 and January 1

END OF BUSINESS

11. OPEN FORUM

**None.**

12. ROUNDTABLE

**Brian Williams - none**

**Jeff Vaughn - none**

**Mike Conway - Walking trails were a priority on the previous special assessment that was done, but the pool was approved instead.**

**Mark Spencer - Christmas lights at the Raintree Drive entrance looked great, but Regatta seemed to be lacking.**

**Daniel Merrick - none**

**Charlie Burke - Add the spillway bridge to our January work session**

**Cindy Lyon - none**

**Sharon McCann - Finance committee had discussion regarding impact of new minimum wage law on RLPOA employees. A letter will be sent to State**

**Rep., attorney & auditor with questions.**

**Jeff Sowinski - none**

**Rachelle - Going to be on vacation and will be out of the office until after Christmas.**

**Josh - Land owned by the City of Lee's Summit, south of county line west of Ward Road that is zoned residential, will be planning for a potential school or fire station to be added.**

**13. ADJOURNMENT**

**Sharon McCann moves to adjourn to Executive Session for personnel. Mike Conway seconds. Approved unanimous.**

**EXEC SESSION: Personnel**