

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 8, 2019

7:00pm

1. OPEN FORUM

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

San LaPoint - South side of Raintree is on schedule to get potholes repaired.

Anglers Club, Lake Committee, and the Office got together to create fish habitats.

Carol Owsley - City of Lee's Summit has a new phone app: LS Connect.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER. **Jeff Sowinski, Daniel Merrick, Mark Spencer, Mike Conway, and Brian Williams present. Absent Cindy Lyon, Charlie Burke, Sharon McCann and Jeff Vaughn. Also in attendance was Rachelle Vandiver.**

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF DECEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Mark Spencer moves to approve December minutes, and the payment of bills. Mike Conway seconds. Approved unanimous.

6. TREASURER'S FINANCIAL REPORT

Jeff Sowinski read the financial report.

FINANCIAL STATEMENT

DECEMBER 2018

Budget Analysis

Income:

Dues	\$92,332.72
Other Income	\$7,441.81
Total	\$99,774.53

Expenses for December \$ 52,808.14

Bank Account Balances as of December 360,609.26

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 12/31/18:	\$39,840.31
Balance Due Liens Filed: (15)	\$27,724.40
1st Letter (78)	\$9,519.92
2nd Letter (9)	\$2,159.78
3rd Letter (1)	\$ 436.21
	2017
Total Outstanding Dues/Fines a/o 12/31/17:	\$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

7. LEGAL REPORT

Jeff Sowinski read the legal report:

Judgments-4

Bankruptcies-1

Foreclosures-1

Payments-3

Demand-3

Court-1

Delinquencies paid in December \$5,341.19.

8. UNFINISHED BUSINESS

A. Special Assessment Article

Directive to Special Assessment Committee to begin draft of letter to be published in the shoreline regarding the Special Assessment proposal.

9. NEW BUSINESS

A. Appreciation Dinner budgeted up to \$5,000

Mark Spencer moves to approve the Appreciation Dinner budgeted up to \$5,000 from account #5035-000. Mike Conway seconds. Approved: 4 Yea, 1 Nay, 0 Abstain

B. Raintree View playground equipment repairs budgeted up to \$3,500.

Mark Spencer moves to approve the playground equipment repairs for Raintree View budgeted up to \$3,500 from account #2024-000. Mike Conway seconds. Approved unanimous.

C. Election company for Annual Meeting budgeted up to \$7,000

Mike Conway moves to approve Vote-Now to print, mail, and receive the proxy ballots along with the electronic voting for the 2019 Annual Meeting budgeted up to \$7,000 from account #5021-100. Mark Spencer seconds. Approved unanimous.

D. New dock replacement for M (Bowsprit) budgeted up to \$80,000

Mark Spencer moves to approve the dock replacement for dock M budgeted up to \$80,000 from account #6001-100. Approved unanimous.

E. Phase II desilting of Party Cove budgeted up to \$226,403

Mark Spencer moves to approve Phase II of desilting Party Cove budgeted up to \$226,403 from account #6090-000. Mike Conway seconds. Approved unanimous.

F. Pool pump filter general maintenance up to \$10,240

Mike Conway moves to approve the sand and laterals to be replaced (general

maintenance) in the pool pump filter budgeted up to \$10,240 from account #8006-300. Approved: 4 Yea, 1 Nay, 0 Abstain.

G. Equipment repair - Grasshopper Zero-turn mower.

Moved to January Work Session.

10. ANNOUNCEMENTS

A. Board Nominations for 2019-2022

B. Self-funding Valentin's Dinner February 8th

END OF BUSINESS: 8:32PM

11. OPEN FORUM

None.

12. ROUNDTABLE

Brian Williams - none

Mark Spencer - There seems to be a Coyote running loose in the neighborhood. Drain @ Northshore was approved by the Board. Directive to staff to double check to make sure that it was installed properly. No update on power poles by Raintree Point, but we want them removed. Can we check to make sure new construction at Creekside are not encroaching on to our land?

Daniel Merrick - none

Jeff Sowinski - Lets get a bridge update at the January Work Session. Potential development with small lots at 150 highway and Pryor going to LS City Council. Rachelle - New handyman hired. Auditor questions to board members need to be completed and returned. Ward Road will be close through June.

13. ADJOURNMENT

Mark Spencer moves to adjourn. Mike Conway seconds. Approved unanimous.

EXEC SESSION: None.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Special Meeting/Work Session

1/22/2019

7:00pm

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

Special Meeting

1) Equipment Repair -

Mark made a motion to approve up to \$6,300 for the engine to be replaced on the Grasshopper mower. Sharon Second. Unanimous.

Adjourn to Work Session.

1) **Raintree Parkway Spillway Bridge**

We have not had any response from Cass County regarding the Raintree Parkway Spillway bridge.

Rachelle, Charlie and Daniel have agreed that they would go to a meeting with Cass County to try to get some answers. Who has the responsibility of the bridge? It was agreed that the we would try to set the meeting up for 1/31/2019 or 2/14/2019 to accommodate schedules.

Ed Gross had some questions regarding the bridge. Asked who has responsibility and why Cass County was involved? Is it really a spillway?

Mo-Dot performed an inspection on January 7, 2019 and has stated the bridge would remain at a 5 rating but that has not been presented in writing.

2) **Purchasing Policy**

Discussion on whether we should include a preferred vendor in our purchasing policy. This is to alleviate calling three vendors constantly when we consistently work with one vendor. This does not stop us from periodically bidding out the job to keep all vendors honest. Sharon and Rachelle will write up a preferred vendor clause for the purchasing policy.

3) **By-Law Changes for the Ballot**

Discussion was held with David Elliott, Nominating Committee Chair, regarding allowing non-members to be on the board. Sharon stated that the board and residents would have the opportunity to ask questions of why a non-member would want to be on the board during the meet and greet Candidate night.

David Elliott is to work with Rachelle with wording on By-Laws changes and certification amendment paragraph.

B. It was discussed that the special assessment is a total of all votes and not 2/3 of A and 2/3 of B. That it is uniform and not tiered.

4) **2019 Annual Meeting Ballot**

Discussion of how special assessments are handled if approved on vacant lots or homes built during the 1st, 2nd or 3rd year.

with to Should walking trails be 1st on the list of special assessments since it has always been 1st the residents? Daniel asked if we could put a number of miles of additional walking trails help sell the idea to the residents.

5) **Roll Over Funds**

The reported roll over funds had an error of \$10,000. Staff failed to account for the Ward Road Reserve of \$10,000. The available discretionary funds should be \$2,804 and not \$12,804.

Funding for activities is low this year. There are several items that are popular with the residents including the car show, Pizza and Pontoon night, and the Family Swim. Can some of these items be self-funded with an admission fee?

The cleaning fee for the Activities Committee will be waived for the Valentine's Day dinner as long as the calendar remains open the following day. The Activities Committee will clean the clubhouse.

Sharon moved to adjourn the meeting. Mike Second. Unanimous.

Exec Session: None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 12, 2018

7:00pm

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

AGENDA

6. DETERMINE QUORUM & CALL MEETING TO ORDER. **Jeff Sowinski, Cindy Lyon, Sharon McCann, Mark Spencer, Charlie Burke, and Brian Williams present. Also in attendance were Rachelle Vandiver and Josh Cresswell. Daniel Merrick, Jeff Vaughn & Mike Conway were absent.**
7. PLEDGE OF ALLEGIANCE
8. CONSENT AGENDA
APPROVAL OF JANUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
Sharon McCann moves to approve January minutes as amended, and the payment of bills. Mark Spencer seconds. Approved unanimous.
5. TREASURER'S FINANCIAL REPORT
Sharon McCann read the financial report.

FINANCIAL STATEMENT

JANUARY 2019

Budget Analysis

Income:

Dues	\$84,780.78
Other Income	\$34,232.97
Total	\$119,013.75

Expenses for January \$ 147,380.90

Bank Account Balances as of January		357,960.16
	Cash Subtotal Security Bank	
Reserves 2019	Capital Assets Reserve (Siltation Project Started)	\$46,025
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2018 Roll Over - Transferred		\$2,804

2019

Total Outstanding Dues/Fines a/o 1/31/19:	\$58,215.68
Balance Due Liens Filed: (15)	\$28,662.60
1st Letter (102)	\$12,359.62
2nd Letter (53)	\$13,381.59
3rd Letter (10)	\$ 3,811.87

2018

Total Outstanding Dues/Fines a/o 1/31/18:	\$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

8. LEGAL REPORT

Jeff Sowinski read the legal report.

Judgments – 5

Bankruptcies – 1

Foreclosures – 1

Payments – 3

Demand – 9

Court – 1

Delinquent dues paid in January - \$4,694.93

7. UNFINISHED BUSINESS

B. Utility Poles

JP Roberts in attendance to discuss potential options for utility poles located on south side of Raintree Parkway near spillway. Discussion tabled until February work session.

B. 2019 Ballot

Cindy Lyon moves to approve ballot proposals 1, 2, 3, and 4, as amended, for the 2019 election. Sharon McCann seconds. Approved unanimous.

14. NEW BUSINESS

H. New ARB member request for appointment - Troy Caskey

Cindy Lyon moves to appoint Troy Caskey to the Architectural Review Board.

Sharon McCann seconds. Approved unanimous.

I. Raintree Rays Swim Team Requests

Sharon McCann moves to approve up to \$700 from account #8007 along with use of the clubhouse and pool for the 2019 season. Mark Spencer seconds. Charlie Burke moves to amend the motion to approve up to \$700 from account #8007 along with use of the clubhouse and pool for the 2019 season, as shown on the schedule provided by the Rays swim team. Sharon McCann seconds the amended motion. Amendment is approved unanimous. Motion is approved unanimous.

J. Pool contract budgeted up to \$90,980

Charlie Burke moves to approve the pool contract with Aquaticare up to \$90,890 for the 2019 pool season. Sharon McCann seconds. Approved unanimous.

15. ANNOUNCEMENTS

C. Board Nominations for 2019-2022 deadline for publication Feb.15th

D. Happy Valentine's Day Thursday, February 14th

END OF BUSINESS: 8:22PM

16. OPEN FORUM

David Dow (Activities Committee co-chair): Update on Valentine's Day self-funded dinner. Dinner was a hit, had 21 couples and walked away netting \$107 that will be added to activities committee fund.

17. ROUNDTABLE

Brian Williams - none

Mark Spencer - none

Charlie Burke - Coyote update. Rachele: We cannot trap because there is a risk of trapping pets or children. Best bet is for everyone to keep an eye on their children and pets.

Cindy Lyon - none

Sharon McCann - none

Jeff Sowinski - Roads are in horrible condition, both icy and full of potholes.

Rachele - Development at 150 and Pryor failed for now.

Josh Cresswell - none

18. ADJOURNMENT: 8:35PM

EXEC SESSION: None.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

February 26, 2019

7:00pm

In attendance were: Cindy Lyon, Mike Conway, Jeff Vaughn, Daniel Merrick, Charlie Burke, Sharon McCann, Brian Williams, Mark Spencer, and Jeff Sowinski present, along with Rachele Vandiver and Josh Cresswell.

WORK SESSION:

1. Utility Pole Options

Directive to Office to spend up to \$2,500.00 toward the burial of power lines

- from the Pump Station at Eagle's Landing toward the Potter's subdivision.
- 2. Cheddington Engineering Update
Update on progress of Cheddington drainage ditch
- 3. Raintree Parkway Spillway Bridge
Directive to Office to get in touch with Cass County for update on contacts with the City of Lee's Summit, and response from Lee's Summit to Cass County regarding ownership.
- Directive to Office to get survey done up to \$500.00 for the legal description contained in the Quit-Claim Deed for the property that may include the spillway.**
- 4. Purchasing Policy.
Review and update RLPOA purchasing policy to include language regarding the use of known and preferred vendors.
- 5. 2018 Roll-Over Funds
Discussion regarding status of 2018 roll-over funds, which resulted in a negative \$171 after year end reserves were tabulated.
- 6. Working Budget
Discussion regarding the working budget.

Adjournment: **Sharon McCann moves to adjourn to Executive Session for Legal issues. Mike Conway seconds. Approved unanimous.**

EXEC SESSION: Legal/Resident Files

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 12, 2019

7:00pm

- 9. OPEN FORUM
None
- 10. DETERMINE QUORUM & CALL MEETING TO ORDER- Jeff Sowinski determined we had quorum. Members in attendance were: Mark Spencer, Sharon McCann, Cindy Lyon, Charlie Burke, Jeff Sowinski and Daniel Merrick. Absent: Brian Williams, Jeff Vaughn and Mike Conway. Rachele Vandiver and Josh Cresswell were both in attendance.
- 11. PLEDGE OF ALLEGIANCE
- 4. CONSENT AGENDA
APPROVAL OF FEBRUARY MINUTES
APPROVAL OF PAYMENT OF BILLS
Sharon moved to approve the February minutes and the payment of bills. Mark second. Unanimous.
- 9. TREASURER'S FINANCIAL REPORT – Sharon McCann read the February Financial report. Sharon stated that there was confusion regarding the city payment of \$10k. The City of Lee's Summit had given Raintree the \$10k for Ward Road improvements of our choosing.

FINANCIAL STATEMENT

FEBRUARY 2019

Budget
Analysis

Income:

Dues	\$65,616.04
Other Income	\$29,498.73
Total	\$95,114.77

Expenses for February \$ 57,087.41

Bank Account Balances as of February 418,387.47
 Cash Subtotal Security
 Bank

Reserves 2019 Capital Assets Reserve (Siltation Project
 Started) \$46,025

Future Projects Facilities \$15,000
 Raintree View \$16,550
 Siltation Loan (\$45,000)
 Ward Road \$10,000
 DPAC \$3,000

2019

Total Outstanding Dues/Fines a/o 2/28/19:	\$45,563.81
Balance Due Liens Filed: (16)	\$28,405.94
1st Letter (48)	\$ 5,971.32
2nd Letter (32)	\$ 8,337.12
3rd Letter (8)	\$ 2,849.43

2018

Total Outstanding Dues/Fines a/o 2/28/18:	\$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

10. LEGAL REPORT – Jeff Sowinski read the legal report.
 Judgments – 5
 Bankruptcies – 1
 Foreclosures – 1
 Making Payments – 5
 Demand Letters – 8
 Court – 0

Delinquent amount paid in February was \$13,926.63.

19. UNFINISHED BUSINESS

C. Utility Easement agreement up to \$2,500

Mark moved to approve the utility easement agreement with LandRock LLC, bringing electricity from the pump station area, across Eagle's Landing to Potter's property in Raintree Lake sub-division and contributing up to \$2,500 for installation of transformer boxes on Eagle's Landing from the KCP&L credit received on 1/30/19. Account transfers from budget are; 2005-100 (\$1,695.13) & 6003-000 (\$804.87) to 2003-000 Capital Improvements \$2,500. Sharon second. Unanimous.

D. Purchasing Policy Amendment

Sharon moved to amend the RLPOA Purchasing Policy to include a paragraph regarding "Preferred Vendors". Mark second. Unanimous.

20. NEW BUSINESS

K. Nominating Committee New Members 2019

Sharon moved to appoint the New Members of the Nominating Committee for the 2019 Annual Meeting. They are; David Elliott, Jim Metzger, Joe Walter, San LaPoint, Joan Bruns, Mary Lynn Tolle, & Joe Willerth. Cindy second. Unanimous.

L. Aerator budgeted up to \$3,200 (acct.# 2003-100)

Mark moved to approve the purchase of an additional aerator fountain from Air-O-Lator, budgeted up to \$3,200 from account # 2003-100. Sharon second. Unanimous.

M. Boat Parking Lot seal & stripe budgeted up to \$5,000 (acct# 6070-000)

Sharon moved to approve Vendor B for sealing & striping the boat parking lot in the amount of \$3,700 from account #6070-000. Cindy second. Passed 5-0-1

21. ANNOUNCEMENTS

E. Meet the Candidate Night Thursday, March 14th

F. Boat Slip Renewals due by Friday, March 15th

G. No Work Session for March

H. Annual Meeting Thursday, March 28th

END OF BUSINESS

22. OPEN FORUM – Jim Mills asked where we got our numbers from for our special assessment projects. Tom Atkins explained how those were obtained.

23. ROUNDTABLE - This was Sharon and Jeff's last board meeting. Many thanks for being a member of the board. Jeff for his leadership as President and Sharon for being Treasurer. You will certainly be missed!!

Rachelle mentioned ballots are out. We received in mail today.

Mark brought up Constable changing billing cycle. He is going to call them to get update on resident stats.

Charlie brought up resident request for deeper grooves on the ramp.

Josh mentioned that we should be receiving the new dock for Bowsprit on Monday. The contractor was going to place an agitator by the old dock to break up the ice in the cove.

24. ADJOURNMENT

EXEC SESSION: Legal Sharon moved to adjourn to exec session for legal and Charlie second.
8:03pm.

Cindy adjourned meeting at 8:25pm. Mark second. Unanimous.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 9, 2019

7:00pm

12. OPEN FORUM
10 Minutes Total – None.

AGENDA

13. DETERMINE QUORUM & CALL MEETING TO ORDER
Mark Spencer called meeting to order at 7:00PM. . Directors in attendance were: Cindy Lyon, Marsha Powell, Brian Williams, Daniel Merrick, Mark Spencer, Charlie Burke, David York and Mike Conway, Also in in attendance were Rachelle Vandiver and Josh Cresswell.
14. PLEDGE OF ALLEGIANCE
5. INTRODUCTION OF NEW MEMBERS
6. CONSENT AGENDA
APPROVAL OF MARCH MINUTES
APPROVAL OF PAYMENT OF BILLS
Charlie Burke moves to approve March minutes as amended and for payment of bills. Cindy Lyon seconds. Approved unanimous.
6. TREASURER'S FINANCIAL REPORT
Cindy Lyon read the Financial Report.

FINANCIAL STATEMENT MARCH 2019

Budget Analysis

Income:

Dues	\$118,889.48
Other Income	\$51,621.60
Total	\$170,511.08

Expenses for March

\$ 57,087.41

Bank Account Balances as of March

524,165.43

Cash Subtotal Security
Bank

Reserves 2019	Capital Assets Reserve (Siltation Project Started)	\$46,025
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000

	2019
Total Outstanding Dues/Fines a/o 3/31/19:	\$39,297.71
Balance Due Liens Filed: (13)	\$26,768.49
1st Letter (33)	\$ 4,136.62
2nd Letter (26)	\$ 6,865.87
3rd Letter (4)	\$ 1,526.73

	2018
Total Outstanding Dues/Fines a/o 3/31/18:	\$53,432.79
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

7. LEGAL REPORT

Mark Spencer read the Legal Report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 1

Making Payments = 5

Demand = 4

Court = 1

Delinquent amount paid in March \$16,086.87.

8. UNFINISHED BUSINESS

E. Cheddington Plan Review.

Mike Conway moves to send the Cheddington Plans to the City of Lee's Summit for approval. Daniel Merrick seconds. Approved unanimous.

F. Special Assessment Direction.

Board determined to not move forward with special assessment that was voted on in 2019 election. Directive to office to add special assessment discussion to work sessions in April, May, and June.

C. Survey request (south side).

Board directive to office to get additional information on details of survey and to seek similar bids.

9. NEW BUSINESS

N. Activity Committee 2nd Self-Funded Event.

Charlie Burke moves to approve self-funded "Bingo Night" event. Daniel

Merrick seconds. Approved unanimous.

O. Shade structure budgeted up to \$16,393

Charlie Burke moves to approve the purchase of a shade structure from Vendor A, in the amount up to \$12,500.00 from account # 8005-000. Mike Conway seconds. Approved unanimous.

P. Insurance Renewals budgeted up to \$45,500

Mike Conway moves to approve our insurance renewals up to the budgeted amount of \$45,500. Marsha Powell seconds. Approved unanimous.

Q. Officer Positions

Mark Spencer nominates Daniel Merrick to the position of President. Cindy Lyon seconds. Approved unanimous.

Mike Conway nominates Mark Spencer to the position of Vice President. Cindy Lyon seconds. Approved unanimous.

Charlie Burke nominates Marsha Powell to the position of Treasurer. Cindy Lyon seconds. Approved unanimous.

Cindy Lyon nominates Brian Williams to the position of Secretary. Charlie Burke seconds. Approved unanimous.

10. ANNOUNCEMENTS

I. Election Results

J. Easter Egg Hunt

END OF BUSINESS

11. OPEN FORUM - None

12. ROUNDTABLE

Daniel - None

Marsha - None

Charlie - Wants update on Constable trash usage and pricing

Brian - Board appointment discussion needs to be during the open meeting

Mike - None

Mark - Thank you to Jeff Sowinski for serving on the board and as president

Cindy - None

David - None

13. ADJOURNMENT: 9:00

Daniel Merrick moves to adjourn to Executive Session for Legal.

Cindy Lyon seconds. Approved unanimous.

EXEC SESSION:

1. LEGAL

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

April 23, 2019

7:00pm

1. SPECIAL ASSESSMENT

Discussion regarding special assessment results and feedback. Sought feedback from residents in attendance. Discussion to be continued in May work session.

2. PERIMETER FENCING RULE

Resident requested discussion regarding changing requirements for fencing. Resident did not show up. Brief discussion to follow ARB opinion that current rules suffice.

3. MAINTAINING COMMON GROUND

Resident requested discussion about residents maintaining common ground behind their homes at odd hours. RLPOA currently allows it so long as resident is not violating city noise ordinance.

4. DISPOSAL OF LEAVES

Discussion regarding negative consequences and harm to disposing leaves and yard waste in our lake.

5. POOL SHADE UPDATE

Update regarding shade structure installation and location. Approval of budgeted funds to be made at May Board Meeting during the Consent Agenda.

6. RAIN TREE MEETING TUTORIAL

Information about procedures during RLPOA meetings and work sessions.

7. NOTEBOOK OVERVIEW

Discussion and information about Board Member notebooks.

Adjournment: 9:10

EXECUTIVE SESSION: None.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 14, 2019

7:00pm

1. OPEN FORUM – San LaPoint asked for an update regarding Ward Rd. Project and dredging in Party Cove. Addressed by Josh, reported approximately 1 week on dredging. Timing unsure on Ward Road. County Line is closed currently for an overlay.

15. DETERMINE QUORUM & CALL MEETING TO ORDER Daniel Merrick determined we had quorum. Members in attendance were: Mark Spencer, Cindy Lyon, Charlie Burke, Marsha Powell, Mike Conway, Daniel Merrick and David York. Absent: Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance.

16. PLEDGE OF ALLEGIANCE

7. CONSENT AGENDA

APPROVAL OF APRIL MINUTES

APPROVAL OF PAYMENT OF BILLS

APPROVAL OF SUN SHADE FOR POOL BALANCE OF \$3,893

Motion to approve consent agenda made by Cindy Lyon, seconded by Marsha Powell. Unanimous.

11. TREASURER'S FINANCIAL REPORT – Treasurer Marsha Powell read the Financial Report.

FINANCIAL STATEMENT APRIL 2019

Budget Analysis

Income:

Dues	\$66,620.09
Other Income	\$12,314.33
Total	\$78,934.42

Expenses for April

\$ 223,789.13

Bank Account Balances as of April

398,317.78

Cash Subtotal Security
Bank

Reserves 2019 Capital Assets Reserve (Siltation Project Started)

\$46,025

Future Projects

Facilities	\$15,000
Raintree View	\$16,550
Siltation Loan	(\$45,000)
Ward Road	\$10,000
DPAC	\$3,000

2019

Total Outstanding Dues/Fines a/o 4/30/19:	\$55,147.67
Balance Due Liens Filed: (15)	\$28,946.44
1st Letter (110)	\$13,987.09
2nd Letter (14)	\$ 3,731.01
3rd Letter (21)	\$ 8,483.13

2018

Total Outstanding Dues/Fines a/o 4/30/18:	\$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

12. LEGAL REPORT – Read by President Daniel Merrick
Covering delinquencies, demand letters, judgements and items in court.

Judgments = 4
Bankruptcies = 1

Foreclosures = 1
Making Payments = 5
Demand = 26
Court = 1
Delinquent paid in April \$6,280.35.

25. UNFINISHED BUSINESS

- A. KCP&L Easement - KCP&L easement; Addressed by POA Manager, they have not heard anything from KCP&L at this time in regards to the easement approval. JP Roberts is in the process with KCP&L. Josh is following up.
- B. Raintree Parkway Spillway Bridge - Addressed by POA Manager. Survey company pointed out from a previous survey work that the bridge is in fact part of Tract 6 in relation to the quit claim deed. Discussion over ownership and maintenance of the bridge over the spillway. Reviewed previous conversations with the city and Cass County. Board directed POA Manager to send new information clearly showing spillway bridge is located in Tract 6, previously deeded to the City of Lee's Summit. Include a request for response within 2 weeks. Also to send the information to Cass County via Registered mail.

26. NEW BUSINESS

- R. ARB fence appeal 040119-DP18 - Chris and Tobey Heckadon present at meeting, Lot DP18. Gave history of the Duck Pond Activity Center. They are putting in a pool and outdoor entertainment center. Presented information/evidence to justify allowing a 6' fence for the property. **David York moved to overrule the ARB decision and allow a 6' privacy fence across the back tapered to 4' in span of 8'. Seconded by Mike Conway. 6 yes 1 no. Appeal to reverse ARB decision, passes.**
- S. Sump pump discharge 043019-1148 - Renee McCormick, presented issue with sump pump and correlation to the lake and pond levels. Due to the amount of water they are requesting to run the sump discharge back to pond behind their home at 4600 SW Gull Point Drive. Josh suggested city evaluate the storm drain behind her home. **Mark made a motion to run pipe in trench from home to pond, being responsible for repairs to the line in the future and must repair all damage to common ground. Seconded by Mike. 7 Yes, permission granted.**
- T. Activity Committee Requests Presented by David and Patty, Chair and Co-chair of committee. Gave overview of Easter Egg Hunt success and costs. Attendance was around 300 people. They saved \$668.74, requesting that money be moved to the Activity account to go toward other events. Activity Committee is also requesting the following for board approval

Adult Pizza Party/Pontoon rides Friday, June 14th (approximate cost \$1000) Family Swim; Friday or Saturday, August 9th or 10th, (approximate cost \$750)

Fishing Derby update: May 27th original budget \$1000.00, this event will be fully funded via donations. Requesting that the budgeted amount of \$1000 be moved to the activity account.

May 18th Pizza fund raiser. Papa John's will donate 20% from all sales that day for the activity committee.

Bingo update: Bingo night September 13th has been fully funded via donations! Also put a plea out for volunteers to assist with all of the upcoming events.

Mark Spencer Moved to transfer \$1000.00 form account 1003 (fishing derby) to account 1018 to fund the Pizza Party. seconded by Charlie Burke, unanimous. Motion passed.

Mark Spencer moved to transfer \$668.74 from account 1001 (Easter) to account 1005-300 for the Family Swim. Seconded by Charlie Burke. Unanimous, Motion passed.

- U. Summerfest budgeted up to \$8,000 (acct#1004) - Mark Spencer moved to approve Summerfest budgeted up to \$8000 from account 1004. Seconded by Mike Conway. Unanimous, motion carries.**
- V. Fireworks budgeted up to \$9,000 (acct#1015) - Mark Spencer moved to approve Fireworks budget up to \$9,000.00 from account 1015. Seconded by Mike Conway, Unanimous, motion carries.**
- W. Boat dock maintenance up to \$26,000 (acct#6001) - Mark Spencer moved to approve the boat dock maintenance up to \$26,000.00 from account 6001. Vendor recommendation will be forthcoming from the Lake Committee. Seconded by Marsha Powell. 5 for, 1 against 1 abstention. Motion carries.**
- X. Swim dock repairs budgeted up to \$5,000 (acct#6045) - Mark Spencer moved to approve the swim dock maintenance up to \$5000 from account 6045. Mike Conway seconded the motion. Unanimous, motion carries.**
- Y. Resident complaint 043019-460 Water Run-Off - Sam Dire, presented information on a complaint/concern about water runoff into the back yards along the common ground/walking trails between Averio and Lafayette. Believes it may be a multifaceted issue with neighbors, sump pumps, landscaping etc. Asking for help with a solution. It was suggested to consult with the City of Lee's Summit in regards to drainage/runoff solutions. Mr. Dire also brought up the issue with the walking trails in the back yard not being maintained.

27. ANNOUNCEMENTS

- K. Kite Festival Saturday, May 11th has been moved to Saturday, May 18th** from 1:00pm - 4:00pm at Fox Run Pond. Where? Raintree Lake Common Ground on the south side of County Line Road between Admiral Byrd & Gull Point Drive. The time includes registration, kite flying and awards presentation for Best Original/Homemade, Highest Flying and Longest Flying Kite.
- L. Pool Opens starting Monday, May 20th!** Monday - Friday 4:00pm - 8:00pm (school hours) with the holiday weekend hours of Saturday, May 25th through Monday, May 27 from 10:30am - 9:00pm! Tuesday, May 28th we will return to school hours for the remaining week. Saturday, June 1st will begin normal pool hours.
- M. Memorial Day Fishing Derby!** The Derby will be held at the Duck Pond on Monday, May 27th with registration beginning at 8:00am. Fishing will kick off promptly at 9:00am and end at 10:30am. See the Shoreline for full details.

END OF BUSINESS

28. OPEN FORUM - None

11. ROUNDTABLE - David: Nothing

Mike: Walking trails in Estates

Mark: Water runoff issue along the sidewalks on Raintree Dr. around Marline, Pendant etc.

Charlie: Thanked those in attendance. Brought up the need for another board member

Marsha: Nothing

Cindy: Possibly saw golf carts on common grounds. Requested discussion in work session. Sales of homes, \$500 fee for transfer. We currently have \$100, discussion in work session.

Daniel: Appreciates Charlie bringing up vacancy.

12. ADJOURNMENT - *Mark Spencer motioned to adjourn and move to the executive session, seconded by Mike Conway, Unanimous, motion carries.*

EXEC SESSION: Appeals & Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

May 28, 2019

7:00pm

Meeting was called to order with members in attendance: Daniel Merrick, Mark Spencer, Cindy Lyon, Charlie Burke, Mike Conway and David York. Marsha Powell arrived at 7:08pm and Brian Williams was absent. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION:

1. Special Assessment Resident Input – Discussion with residents regarding projects that were listed, how meeting is held (required quorum and voting), and how best to get the information out to residents.
2. Lake Committee Recommendation on vendor – It was recommended by the Lake Committee to continue with Williams Lakefront.
3. Board Appointment Procedure – Previously no procedure has been in place for appointing a new board member. Brian Williams prepared a draft and with a few edits the Board requested placing on the Consent Agenda for the June Board Meeting.
4. Golf carts on common ground – Board discussed if these should or should not be allowed. Will continue with the current Common Ground Rules.
5. Transfer fee/Capital Improvement fee – Tasked the Finance Committee to review fees that are assigned to buyers at the time of closing.
6. Board Appointment – The Board voted to appoint Dr. Mahrunissa Ali to the Board of Directors.

Adjournment: Board adjourned at 9:03pm.

EXEC SESSION: None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 11, 2019

7:00pm

17. OPEN FORUM
10 Minutes Total – None.

AGENDA

18. DETERMINE QUORUM & CALL MEETING TO ORDER
Daniel Merrick called meeting to order at 7:00PM. Directors in attendance were: Cindy Lyon, Brian Williams, Daniel Merrick, Mark Spencer, Charlie Burke, Mehrunissa Ali and Mike Conway, Also in in attendance were Rachelle Vandiver and Josh Cresswell. Absent were David York and Marsha Powell.

19. PLEDGE OF ALLEGIANCE

8. INTRODUCTION OF NEW MEMBER – Dr. Mehrunissa Ali was appointed to the Board of Directors to serve out the remaining two year term.

9. CONSENT AGENDA
APPROVAL OF MAY MINUTES
APPROVAL OF PAYMENT OF BILLS
APPROVAL OF BOARD APPOINTEMENT PROCEDURE
Mark Spencer moves to approve May minutes, payment of bills, and the board appointment procedure. Mike Conway seconds. Approved unanimous.

6. TREASURER'S FINANCIAL REPORT
Cindy Lyon read the Financial Report.

FINANCIAL STATEMENT

May 2019

Budget
Analysis

Income:

Dues	\$93,506.42
Other Income	\$26,088.60
Total	\$119,575.02

Expenses for May	\$369,098.62
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Bank Account Balances as of May	\$139,797.94
Cash Subtotal Security	
Bank	

Reserves 2019	Capital Assets Reserve (Siltation Project Started)	\$46,025
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000

	2019
Total Outstanding Dues/Fines a/o 5/31/19:	\$42,405.34
Balance Due Liens Filed: (13)	\$27,690.30
1st Letter (61)	\$ 7,125.62
2nd Letter (11)	\$ 2,742.25
3rd Letter (12)	\$ 4,847.17

	2018
Total Outstanding Dues/Fines a/o 5/31/18:	\$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)	\$0.00

	2017
Total Outstanding Dues/Fines a/o 5/31/17:	\$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

7. LEGAL REPORT

Daniel Merrick read the Legal Report.

Judgments – 4

Bankruptcies – 1

Foreclosures – 0

Making Payments – 4

Demand Letters – 14

Court – 1

Delinquent dues paid in May \$22,968.90.

8. UNFINISHED BUSINESS

G. Raintree Parkway Spillway Bridge

Board directive to the Office to go to legal counsel regarding letter from City of Lee's Summit and seek legal opinion regarding ownership.

9. NEW BUSINESS

Z. ARB Disapproval of Fence Application 050619-909

Cindy Lyon moves to approve fence application 050619-909. Mike Conway seconds. Approve 6 Yea 0 Nay, 1 Abstain

AA.MP Swim Dock Incident

Board directive to request input from Lake Committee regarding request for relocation of swim dock at Mallard Point

BB.Appointment Recommendation of ARB Member

Mark Spencer moves to appoint Carmen Cerra to the Architectural Review Board. Charlie Burke seconds. Approved unanimous.

CC. Pool Caulking Repair budgets up to \$4,875.00 (acct. # 8006-100)

Charlie Burke moves to approve pool caulking repair up to \$4,875.00.

Approved unanimous. Cindy Lyon seconds. Approved unanimous.

DD. Pool Pump & Bathroom doors budgeted up to \$5,000 (acct. #8006-200)

Cindy Lyon moves to approve pool pump and bathroom doors replacement up to \$5,000.00. Charlie Burke seconds. Approved unanimous.

EE.Proper Family Swim Attire

Tabled to Work Session for further discussion. Board request input from Pool Committee.

10. ANNOUNCEMENTS

N. Swim Meet at Raintree Pool Wednesday, June 12th. Pool closes at 4PM

O. Adult Pizza & Pontoon party at Raintree Clubhouse Friday, June 14th at 6PM.

END OF BUSINESS

11. OPEN FORUM

Jennifer Smith brought up concerns regarding neighbor who throws knives at target in his backyard. Board discussed issue and informed that HOA does not have jurisdiction over this issue.

Request update on status of electrical poles near spillway. Removal is in progress.

Concern regarding utility company leaving trailer near the Duck Pond. Utility company is still working at site.

Concern regarding closed sidewalks/trails with Ward Road construction. City shut down sidewalks for safety reasons.

12. ROUNDTABLE

Daniel - None

Charlie - None

Brian - None

Mike - Lets get moving on potential special assessment projects

Mark - None

Cindy - Add Lake Community Cleanup Event to Work Session

Mehrunissa - None

Rachelle - City Council open forum on June 20th. Fireworks permit has been received.

13. ADJOURNMENT: 8:45

Mark Spencer moves to adjourn to Executive Session for Resident Files and Legal. Cindy Lyon seconds. Approved unanimous.

EXEC SESSION:

1. LEGAL
2. RESIDENT FILES

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

June 25, 2019

Board members in attendance were: Daniel Merrick, Mark Spencer, Marsha Powell, Brian Williams, Mehrunissa Ali, Charlie Burke, David York and Mike Conway. Cindy Lyon was absent. Also in attendance were Rachelle Vandiver and Josh Cresswell.

1. Special Assessment Resident Input.

Residents provided input regarding failed special assessment. Board discussed potential options for future projects.

2. Lake Community Cleanup

Tabled to July Work Session.

3. Activities Committee Update

Great turnout for pizza party. Fishing Derby moved to Labor Day Monday, September 2nd. Kite Festival moved to September 21st.

4. Office Remodel

Working with insurance company to cover some expenses. Will contact City of LS and Little Blue Sewer District to see if any costs will be covered by them.

5. Updates

- a. Party Cove

Siltation is complete

- b. Ward Road

Will be closed off to Raintree Parkway. Raintree Drive to County Line now open.

- c. Sun Shade

Dig-Rite did not mark all lines. Hoping to have shade up mid-July.

- d. Cheddington

Final draft of plans were sent to LS.

- e. Dam

Ground slippage on the dam. Need to get engineer to get plans for correction/repair.

Adjournment: 8:15pm

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

July 9, 2019

7:00pm

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

Billy Banks asked about ID requirements when using common ground and whether he needs to give ID to resident or just personnel.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER
Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Brian Williams, Mark Spencer, and present, along with Rachelle Vandiver and Josh Cresswell. Absent Dr. Ali and David York

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA
APPROVAL OF JUNE MINUTES

APPROVAL OF PAYMENT OF BILLS

Cindy Lyon moves to approve the June minutes and for the payment of bills. Mike Conway seconds. Approved unanimous.

5. TREASURER'S FINANCIAL REPORT
Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

June 2019

Budget Analysis

Income:

Dues	\$123,176.64
Other Income	\$11,945.90
Total	\$135,122.54

Expenses for
June

\$ 96,834.82

Bank Account Balances as of June 334,473.93

Cash Subtotal Security Bank

Reserves 2019 Capital Assets Reserve (Siltation Project Started) \$46,025

Future Projects Facilities \$15,000

Raintree View \$16,550

Siltation Loan (\$45,000)

Ward Road \$10,000

DPAC \$3,000

2019

Total Outstanding Dues/Fines a/o 6/30/19: \$ 34,517.87

Balance Due Liens Filed: (21) \$ 30,323.57

1st Letter (31) \$ 3,483.84

2nd Letter (4) \$ 710.46

3rd Letter (0) \$.00

2018

Total Outstanding Dues/Fines a/o 6/30/18: \$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) \$.00

6. LEGAL REPORT

Daniel Merrick read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 0

Making Payments = 4

Demand Letters = 9

Court = 1

Delinquent amount paid in June \$17,782.09.

7. UNFINISHED BUSINESS

A. Raintree Parkway Spillway Bridge

Update provided to Board from Office. Sunshine law request made to city of Lee's Summit.

8. NEW BUSINESS

A. Joe Dimarco lift

Cindy Lyon moves to deny Joe Dimarco right to lease boat slip currently under lease by his parents when they are no longer living in Raintree. Mike Conway seconds. Approved 6 Yea, 0 Nay, 1 Abstain.

B. Roto-Rooter Restoration Invoice

Cindy Lyon moves to approve the Roto-Rooter Restoration Invoice up to \$28,723.81 from account #4005 for sewage remediation. Charlie Burke seconds. Approved unanimous.

C. Office Sheetrock

Mike Conway moves to approve up to \$10,000 for the replacement and repair of the office sheetrock along with taping, mudding, trim, paint, and carpet from account #4005. Cindy Lyon seconds. Approved unanimous.

D. Lake Committee Recommendation on MP Swim Dock

Discussion regarding MP Swim Dock and best way to determine whether location is appropriate. Further discussion tabled to July Work Session.

E. Pool Committee Recommendation on swim attire

Committee will continue to look into issue and determine appropriate rule.

F. BBQ Contest/Car Show

Activities Committee sought feedback from Board regarding BBQ Contest and Car Show.

G. Slide Pump Motor

Cindy Lyon moves to approve up to \$3,000 from account #8006-300 transferring the funds from account #8005-000 for slide pump motor repair. Marsha Powell seconds. Approved unanimous.

9. ANNOUNCEMENTS

A. Swim Meet July 10th Pool closes at 4PM

B. Fishing Derby rescheduled for Labor Day

C. Kite Festival rescheduled for Saturday, Sept. 21st

D. Wet Days this weekend

END OF BUSINESS

10. OPEN FORUM

None.

11. ROUNDTABLE

Brian - none

Charlie- none

Mike - none

Mark - Electrical issues at G, M, and P dock. If resident or committees want to address Board, needs to be in open forum not exec session.

Marsha - Do we know of any product approved by MO Dept. of Conservation for getting moss out of rocks on shoreline? Josh will take a look at specific area.

Daniel - Need to make sure gate is closed at the boat ramp. Let's begin Special Assessment discussion/directive at work session.

Cindy - Thank you to Lake Committee for their work on the MP swim dock issue. Summerfest was a huge success although soggy.

Rachelle - Lee's Summit wants to annex and maintain more roads according to LS Tribune. Sod issues at Cass County, was assured they would be resolved.

Josh - Engineers are coming to look at dam slippage.

12. ADJOURNMENT:

EXEC SESSION:

None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

July 23, 2019

7:00pm

1. Special Assessment Directive

Discussion regarding direction for special assessment proposal for next annual meeting. Will be further discussed at August meetings.

2. Activities Committee - David Dow

Update provided regarding Summerfest and future events.

3. Lake Committee Direction on MP Swim Dock

Directive to send out surveys to homes on surrounding streets to collect feedback on use

4. Pool Committee Swimwear Recommendation

Tabled.

5. Raintree Parkway Spillway Bridge

Meeting with City of LS and Cass County scheduled for July 31st at 3PM

6. Lake Community Cleanup - Cindy

Discussion regarding planned cleanup of neighborhood, lake, and shoreline. Too late this year, hopefully next spring.

7. Two week notice of due date for assessments - Mark

Discussion regarding whether a notice should be sent by office to members, of assessments being due two weeks prior to due date to avoid members from being unable to use amenities by mistake. Currently in Shoreline monthly.

Adjournment: **9:13PM**

Executive Session: **None**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

August 13, 2019

7:00pm

4. OPEN FORUM

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

No business

AGENDA

5. DETERMINE QUORUM & CALL MEETING TO ORDER

Attendees: Daniel Merrick, Marsha Powell, Cindy Lyon, Mehrunissa Ali, Charlie Burke, Mark Spencer, Mike Conway and David York. Absent Brian Williams. Also in attendance Josh Cresswell and Rachelle Vandiver

6. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

APPROVAL OF JULY MINUTES

APPROVAL OF PAYMENT OF BILLS

Cindy Lyon: I move to approve the consent agenda. Seconded by Marsha Powell. Motion passes unanimous.

7. TREASURER'S FINANCIAL REPORT
Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

July 2019

Budget Analysis

Income:

Dues	\$84,925.88
Other Income	\$13,210.43
Total	\$98,136.31

Expenses for July \$ 175,723.69

Bank Account Balances as of July 304,786.00

Cash Subtotal Security Bank

Reserves 2019 Capital Assets Reserve (Siltation Project Started) \$46,025

Future Projects Facilities \$15,000

Raintree View \$16,550

Siltation Loan (\$45,000)

Ward Road \$10,000

DPAC \$3,000

2019

Total Outstanding Dues/Fines a/o 7/31/19: \$42,771.16

Balance Due Liens Filed: (18) \$30,804.05

1st Letter (70) \$ 8,441.85

2nd Letter (11) \$ 2,725.26

3rd Letter (2) \$ 800.00

2018

Total Outstanding Dues/Fines a/o 7/31/18:	\$48,827.79
Balance Due Liens Filed: (19)	\$37,294.76
1st Letter (54)	\$6,277.76
2nd Letter (15)	\$3,630.92
3rd Letter (4)	\$1,624.35

8. LEGAL REPORT

Daniel Merrick read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 0

Making Payments = 4

Demand Letters = 8

Court = 0

Delinquent amount paid in July \$6,958.05.

13. UNFINISHED BUSINESS

B. Special Assessment Directive

Discussion about moving ahead with the special assessment or not. Everyone present gave a brief input of their opinion for direction. Concerns were raised over the spillway, bridge and Cheddington projects and their potential impact. Subject was tabled till the work session.

B. Pool Committee Recommendation on "Swim Attire for Pool"

Hand out with proposed rule change to #3 and #16. Charlie discussed violation, at this time it will be handled at the pool, sent home and change. Mike asked about proper positioning of suits.

Mark moved to change Rule #16 in the pool rules to read as "Prohibited attire includes but not limited to; string or thong bikinis, jean shorts, basketball shorts, bras, tank tops, swim wear that become see through when wet or other attire determined to be inappropriate by pool and/or RLPOA management." Mike seconded. Passed Unanimous.

Mark moved to change Rule #3 of the pool rules to read as "No smoking, vaping, alcoholic beverages or drugs of any kind shall be allowed in the pool area. Mike seconded. Passed Unanimous.

14. NEW BUSINESS

H. 2006 Ford Dump Truck equipment repair

Josh Cresswell, report on 2006 dump truck repairs. Gave details of troubles with the engine and catastrophic failure of the engine. Presented two estimates one from Bob Sight Ford for \$10,190.59 and one from Precision Crankshaft for \$6761.96 with that one possibly being higher due to possible needed parts.

Mark moved to approve the replacement of the 2006 Ford dump truck engine up to \$8,500 from account # 7002-200. Charlie seconded. Passed Unanimous.

B. Dam Engineer Proposal

Photos showing progression. Discussion on possible solutions.

Mark moved to approve up to \$19,800 for the geotechnical investigation of the dam failure area to include all described in the proposal from Lamp Rynearson from account #2004 Engineering. Cindy seconded. Passed Unanimous.

15. ANNOUNCEMENTS

- A. Pool School Hours have started this week. Monday thru Friday 4:00pm-8:00pm
Saturday/Sunday 10:30-9:00pm
- B. Office will be CLOSED Thursday, August 15 for carpet installation
- C. Fishing Derby rescheduled for Labor Day Monday, Sept. 2
- D. Fall Garage Sale Sept. 5, 6 & 7
- E. Bingo Friday, Sept. 13
- F. "Mums the Word" deadline for pre-booking is Sept. 14 and Pickup is Saturday, Sept. 28
- G. Kite Festival rescheduled for Saturday, Sept. 21st

END OF BUSINESS

16. OPEN FORUM

Pool Committee Rep Tim Lucas asked for direction for the off season on projects etc. Will discuss at the upcoming work session.

Judy Taylor asked hypothetically if the special assessment passed and then there was a need to dip into those funds....Cannot use the special assessment funds for anything other than what it was allotted for.

17. ROUNDTABLE

David York: Nothing

Mike Conway: Vacant land on the south east corner of Raintree Parkway tract D is privately owned.

Mark Spencer: Dock H and I lights. Josh reports that there is 240' of conduit with water in it, waiting for electrician. Last time Tom talked about special assessment and talked about a meeting, expressed concerns about first meeting. Discussion of general quorum.

Charlie Burke: Marketing plan for assessment. Mehrunissa Ali: Holding comments till executive session.

Cindy Lyon: Nothing

Marsha Powell: Nothing

Daniel Merrick: Asked about Bank of America building and whether it was in Raintree. It is not.

18. ADJOURNMENT: 8:10pm

EXEC SESSION:

Legal

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

August 27, 2019

7:00pm

Those in attendance were: Daniel Merrick, Mark Spencer, Marsha Powell, Cindy Lyon, Charlie Burke, Mike Conway, Mehrunissa Ali and Brian Williams. David York was absent. Josh Cresswell and Rachelle Vandiver were also in attendance.

1. MP Swim Dock

Discussion regarding location of MP Swim Dock. Review of survey sent to residents surrounding MP Swim Dock. Directive to leave MP Swim Dock in current location.

2. Special Assessment Directive

Discussion regarding special assessment. Directive to Special Assessment Committee to begin gathering information for following projects: Walking trails at Estates Ponds and Sunset Cove, Splash Park with restrooms and shelter, boat parking lot, and Pavilion at the Clubhouse

3. Finance Committee Recommendation on 2020 Revenue

Finance Committee recommended price increases for Shoreline Ads and for boat slip leases.

4. Finance Committee Recommendation on Buyers Capital Improvement Fee

Finance Committee recommended increase on transfer fees and implementing a capital improvement fee for new home buyers. Requested calling it an Amenity Fee. Move to Consent Agenda for September Board Meeting.

5. Committee Budget Direction

Discussion regarding budget direction for Pool Committee. Directive to Pool Committee

relating to 2020 budget requests.

6. Ward Road Funds

Discussion regarding funds received for Ward Road Project and how to allocate. Nothing decided on at this point. Leave in reserve.

Adjournment: **9:01PM**

Executive Session: **Legal & Resident File**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

September 10, 2019

7:00pm

1. OPEN FORUM

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

Kim Carollo requested free use of RLPOA Clubhouse for charity dinner benefiting local family whose child has been diagnosed with brain cancer. Mark Spencer moves to release date during final week of September or first week of October for Stella Strong Fundraising Dinner and waive rental fee and cleaning fee so long as clubhouse is cleaned satisfactorily within 24 hours of the event. Mehrunissa seconds. Approve unanimous.

David Dow provided an update on the Activities Committee events.

San LaPoint inquired about changes made in 2018 to Lake Rules, commented on dock maintenance issues, and inquired about the process to ensure employees are accountable to equipment when used, and raised concerns about a potential special assessment.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Brian Williams, Mark Spencer, Mehrunissa Ali, and David York present, along with Rachelle Vandiver and Josh Cresswell.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF AUGUST MINUTES

APPROVAL OF PAYMENT OF BILLS

TRANSFER FEE INCREASE TO \$150

NEW OWNER AMENITY FEE \$250

Cindy Lyon moves by consent agenda to approve the August minutes and for the payment of bills along with the transfer fee increase to \$150 and to implement a new owner amenity fee of \$250. Mike Conway seconds. Approved unanimous.

5. TREASURER'S FINANCIAL REPORT

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

August 2019

Budget Analysis

Income:

Dues	\$ 63,904.20
Other Income	\$10,514.39
Total	\$ 74,418.59

Expenses for August \$ 142,403.75

Bank Account Balances as of August 266,059.19

Cash Subtotal Security Bank

Reserves 2019 Capital Assets Reserve (Siltation Project Started) \$46,025

Future Projects Facilities \$15,000

Raintree View \$16,550

Siltation Loan (\$45,000)

Ward Road \$10,000

DPAC \$3,000

2019

Total Outstanding Dues/Fines a/o 8/31/19:	\$36,895.47
Balance Due Liens Filed: (16)	\$29,406.99
1st Letter (51)	\$ 5,752.68
2nd Letter (4)	\$ 935.80
3rd Letter (2)	\$ 800.00

2018

Total Outstanding Dues/Fines a/o 8/31/18:	\$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

6. LEGAL REPORT

Daniel Merrick read the legal report.

Judgments – 4

Bankruptcies – 1

Foreclosures – 0

Making Payments – 4

Demand – 7

Court – 0

Delinquent amount paid in August \$10,646.62

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. ARB Appeal on fence application 090419-20

Cindy Lyon moves to approve the 6' privacy fence proposed on the application. Mike Conway seconds. Approved unanimous.

B. DPAC Capital Improvement Request

Mark Spencer moves to release up to \$4,300.00 for the purchase of a duck statue to be installed in the eyebrow island at the activity center, \$3,800 from account #4070-000 and \$500 from account #4060-000. Mike Conway seconds. Approved unanimous.

9. ANNOUNCEMENTS

A. New Legal Representation

B. Bingo Friday, Sept. 13th

C. Flu Shots available at Duck Pond Activity Center Wednesday, September 18th from 10am to 12pm

D. "Mums the Word" deadline for pre-booking is Sept. 14th and pickup is Sept. 21st

E. Kite Festival rescheduled for Saturday, Sept. 21st

END OF BUSINESS

10. OPEN FORUM

Valerie Payne - Inquired why we changed lawyers. Daniel Merrick explained current situation regarding spillway and previous attorney.

11. ROUNDTABLE

Brian - Thank you to BOD members for approving Stella Strong Dinner.

David - none

Charlie - none

Mike - Wants to ask city to indemnify RLPOA for any potential accidents on Ward Road that result in vehicle driving into lake.

Mark - Light bulb out at pole at Lafayette. Concerned about new housing being constructed close to the lake and potentially on common ground.

Mehrunissa - Thank you to office and staff for getting fountains fixed.

Marsha - Thank you to office/staff for clearing debris and logs out of Sunset Cove

Daniel – Shout out to Cindy for the idea of a transfer and amenity fees.

Cindy - Residents inquiring about why some docks do not have vertical bumpers and some do. Expressed concern regarding "No Trespassing" signs located at the Fountains.

12. ADJOURNMENT: 8:05pm

EXEC SESSION:

1. Legal

2. Resident Files

3. Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session
September 24, 2019
7:00pm

Members in attendance were: Daniel Merrick, Marsha Powell, Cindy Lyon, Charlie Burke and Mike Conway. Absent: David York, Mark Spencer, Mehrunissa Ali and Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION:

1. Duck Pond Dry Basin – Cindy Stanley brought up concerns in regards to the deterioration of the concrete swale and silt deposit at the inlet to the Duck Pond Dry Basin.
2. Electrical Meter Placement – Dwight Sage requested that the electrical meter that is on his lot be moved in to the utility easement or removed completely.
3. Finance Committee Recommendation – The Finance Committee is making recommendations to increase revenue categories on Assessments, Boat Slips, Non-motorized boat permits and advertising for 2020.
4. Activities Committee Budget – Activities Committee reviewed Bingo recap of expenses and presented their requests to be funded for 2020.
5. Pond Committee Budget – Pond Committee submitted their requests to be funded for 2020.
6. Siltation Committee Budget – Siltation Committee representative had to go out of town, so their budget requests will be moved to the October Work Session.
7. Pool Contract – The pool contractor requested to confirm that we still wanted the same days of operation. Next year will add 10 additional days to the schedules. Board requested two numbers. One for same amount of days and the second closing on Labor Day.

Adjournment: Cindy moved to adjourn the meeting and move to exec session. Seconded by Marsha. Unanimous.

EXEC SESSION: Legal Update

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 8, 2019
7:00pm

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

Tom Tucek asked about the Duck Pond Activity Center statue and when it was voted on. Jennifer Smith inquired about construction and marked flags along the dam.

AGENDA

2. DETERMINE QUORUM & CALL MEETING TO ORDER

Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Brian Williams, Mark Spencer, and David York present, along with Rachelle Vandiver and Josh Cresswell. Absent was Mehrunissa Ali.

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

APPROVAL OF SEPTEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Cindy Lyon moves to approve September work session minutes and for payment of bills. David York seconds. Approved unanimous.

5. TREASURER'S FINANCIAL REPORT

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

September 2019

Budget Analysis

Income:

Dues	\$100,193.66
Other Income	\$10,704.38
Total	\$110,898.04

Expenses for September	\$68,180.30
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Bank Account Balances as of September	262,262.33
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Cash Subtotal Security Bank

Reserves 2019	Capital Assets Reserve	\$46,025
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Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000

2019

Total Outstanding Dues/Fines a/o 9/30/19:	\$35,501.55
Balance Due Liens Filed: (16)	\$28,848.28
1st Letter (42)	\$4,917.47
2nd Letter (4)	\$ 935.80
3rd Letter (2)	\$ 800.00

2018

Total Outstanding Dues/Fines a/o 9/30/18:	\$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

2017

Total Outstanding Dues/Fines a/o 9/30/17:	\$57,999.03
Balance Due Liens Filed: (26)	\$50,892.05
1st Letter (34)	\$3,789.08
2nd Letter (5)	\$3,789.08
3rd Letter (0)	\$0.00

6. LEGAL REPORT
Daniel Merrick read the legal report.

Judgments – 4

Bankruptcies – 1

Foreclosures – 0

Making Payments – 4

Demand – 2

Court – 3

Delinquent amount paid in September \$3,135.22

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. ARB Appeal on fence application 090319-93

Cindy Lyon moves to overrule the ARB decision on the shadowbox style fence application. Mark Spencer seconds. Approved.

B. Appeal Fine and Suspension 091719-93 **Mark Spencer moves to uphold the \$100 fine and 90 day suspension beginning on August 27, 2019. Mike Conway seconds. Approved.**

C. Request to cross Common Ground 092719-1158

Cindy Lyon moves to approve crossing common ground approximately 28 feet to install a French drain to Turtle Dove pond, with drain installed as to not destroy shoreline and owner agreeing to maintain such drain. Mike Conway seconds. Mark Spencer amended. Unanimous. All approved unanimous.

D. Building Usage Request from Girl Scout troop

Cindy Lyon moves to approve the request to utilize the Duck Pond Activity Center for the Girl Scouts Troop #2678 to meet monthly with the date and time to be determined for usage until the end of the 2019/2020 school year. Mark Spencer seconds. Approved unanimous.

E. Fall tree care budgeted up to \$5,000.00 (acct. #2001-000)

Cindy Lyon moves to approve up to \$5,000.00 from account #2001-000 budgeted for tree care by The Price is Right Tree Care, a preferred vendor. Mike Conway seconds. Approved unanimous.

9. ANNOUNCEMENTS

A. Maritime Mixer Friday, October 18th from 6pm-10pm

B. Trunk or Treat Sunday, October 27th from 4pm-6pm

C. Photo Contest deadline is December 1st

END OF BUSINESS

10. OPEN FORUM – Jennifer Smith requested an update on the Raintree Parkway spillway bridge.

11. ROUNDTABLE

Brian - none.

David - none

Charlie - Thanks to Rachelle and Josh for the excellent work they do

Mike - Still wants to ask city to indemnify RLPOA for any potential accidents on Ward Road that result in vehicle driving into lake.

Mark - Asked about lack of streetlights and certain dark areas on our streets.

Marsha - none.

Daniel - Board members should check out areas of concern around the neighborhood and schedule a time with Rachelle to go over everything. Next year would like to plan a field trip during the summer in a work session. It was discussed to come up with "misnomers" or "frequently asked questions" for the Shoreline.

Cindy - Electrical issues on Bowsprit Dock.

Rachelle – We will be reviewing the Directory for 2020. Also in an upcoming work session, we need to look at the City of Lee's Summits ordinances on property maintenance.

12. ADJOURNMENT: 8:05pm

EXEC SESSION:

Legal & Appeals

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

WORK SESSION

October 22, 2019

7:00pm

WORK SESSION:

1. Finance Committee: **Provided 2020 budget requests**
2. Clubhouse Budget: **Provided 2020 budget requests**
3. Common Ground Committee Budget: **Provided 2020 budget requests**
4. Duck Pond Activity Center Committee Budget: **Provided 2020 budget requests**
5. Grounds Budget: **Provided 2020 budget requests**
6. Lake Committee Budget: **Provided 2020 budget requests**
7. Lake Patrol Budget: **Provided 2020 budget requests**
8. Pond Committee Budget: **Provided 2020 budget requests**
9. Raintree View Committee Budget: **No one was in attendance to present the shelter house/pavilion that was submitted.**
10. Siltation Committee Budget: **No one was in attendance to present the budget requests**

as provided for 2020 budget.

11. Pool Committee Budget: **No one was in attendance, nor was any information provided for 2020 budget.**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 12, 2019

7:00pm

1. **OPEN FORUM**

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

None.

AGENDA

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

Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Brian Williams, Mark Spencer, and Mehrunissa Ali present, along with Rachelle Vandiver and Josh Cresswell. Absent was David York.

3. **PLEDGE OF ALLEGIANCE**

4. **CONSENT AGENDA**

APPROVAL OF SEPTEMBER BOARD MEETING MINUTES

APPROVAL OF OCTOBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Marsha Powell moves to approve the September board meeting minutes, along with the October minutes and payment of bills. Cindy Lyon seconds. Approved unanimous.

5. **TREASURER'S FINANCIAL REPORT**

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

October 2019

Income:

Dues

\$104,157.17

Other Income		\$6,938.24
Total		\$111,095.41
Expenses for November		\$62,528.70
Bank Account Balances as of October		\$308,608.26
Cash Subtotal Security Bank		
Reserves 2019	Capital Assets Reserve	\$46,025
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000

2019

Total Outstanding Dues/Fines a/o 10/31/19:	\$80,830.70
Balance Due Liens Filed: (18)	\$31,943.18
1st Letter (154)	\$39,474.91
2nd Letter (32)	\$ 8,384.15
3rd Letter (3)	\$ 1,028.46

2018

Total Outstanding Dues/Fines a/o 10/31/18:	\$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

6. LEGAL REPORT

Daniel Merrick read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 0

Making Payments = 5

Demand Letters = 4

Court = 3

Delinquent amount paid in October \$4,974.43

7. UNFINISHED BUSINESS

None.

8. NEW BUSINESS

A. Activities Committee Request for Roll-Over Funds

Marsha Powell moves to transfer left-over activities committee funds to

2020 activities committee budget. Mehrunissa Ali seconds. Approved 5 Yea,

Nay and 1 Abstained

2

B. 2020 CPI Increase Class A, Class B, and Commercial

Cindy Lyon moves to approve the consumer price index increase of 1.8% to

the 2020 assessments; Class A would be increased by \$9.60 annually,

Class B by \$6.36 annually, and Commercial by \$8.52 annually. Charlie

Burke seconds. Approved unanimous.

C. Boat Slip Fees

Mike Conway moves to approve an increase for 2020 boat slip fees from

\$350 to \$375 per slip annually. Mehrunissa Ali seconds. Approved 7 Yeah, 1

Nay.

D. 2020 Non-Motorized Boat Fees

Mike Conway moves to approve an increase for 2020 non-motorized boat

fees from \$15 per boat to \$20 per boat. Charlie Burke seconds. Approved 7

Yea, 0 Nay, 1 Abstain.

- E. 2020 Advertising Fees
Cindy Lyon moves to approve an increase of 5% to the 2020 Shoreline Advertising Fees. Mike Conway seconds. Approved unanimous.
- F. 2020 Other Revenue Categories (Clubhouse, Activity Center, Mowing, Motorized Boat Fees, Babysitter/Caregiver Pass)

No Motion. Board has determined to leave such fees at their current rates.

9. ANNOUNCEMENTS

- A. 2nd Maritime Mixer Friday November 15th at the Duck Pond Activity Center
- B. Work Session changed to November 19th at 7:00pm
- C. Happy Thanksgiving! Office will be closed from Thursday November 28 thru Sunday December 1.
- D. Visit with Santa Saturday December 7th starting at 8:30am at the clubhouse.
- E. Holiday lighting and decorating contest judging will take place on December 14th. Fill out form and turn in to office.
- F. Raintree Photo Contest - Photos turned in by December 1st and judging will take place December 10th!

END OF BUSINESS

10. OPEN FORUM

San LaPoint asked about update on Spillway Bridge and dam soil slippage.

11. ROUNDTABLE

Brian - none.

Charlie - none.

Mike - none.

Mark - none.

Marsha - none.

Daniel - none.

Mehrunissa - Asked about Ward Road South of 163rd Street.

Cindy - none.

Rachelle - Priority ranking for 2020 budget is due Thursday. Provided update regarding potential development off 150 and Pryor. Provided update about additional street lights.

12. ADJOURNMENT:

Cindy Lyon moves to adjourn top Executive Session for personnel purposes. Mike Conway

seconds. Approved unanimous 8:45pm

EXEC SESSION: **Personnel**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

November 19, 2019

7:00pm

Meeting was called to order with members in attendance: Marsha Powell, Mark Spencer, Cindy Lyon, Charlie Burke, Mike Conway and David York. Daniel Merrick, arrived at 7:25pm and Brian Williams was absent. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION:

1. Process for using budgeted funds for unbudgeted projects or events – Mark opened the discussion of process for using funds for unbudgeted, but approved projects. The process is for the Board to approve the request, ie: activities. If the amount is under 2k they can go to the manager and she will help said committee work within their categories to find money that can be moved or utilized. Over that amount they must come to the Board with request for approval or denial. Mark talked about the hierarchy of the association and Roberts Rules of Order to ensure proper form.

Daniel assumed his presidential duties.

2. 2020 Budget – Committee budget requests were sorted and numbered 1-18, which was the stopping point of funds available. There was discussion for the cost of and ways to pay for the dam soil slippage. There is \$22k that is left from 2019 that can be rolled over to 2020 to help cover that. The project cost is unclear, but will be clarified this coming week. Other discussions were on the 10k from the City, transfer fees and new member amenity fees, employee pay with increase of minimum wage and update on plans with the city in regards to Cheddington. Currently there is not an update on the spillway bridge.

Exec Session: Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 10, 2019

7:00pm

4. OPEN FORUM

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

San LaPoint asked about Ward Road status and Raintree Parkway Spillway bridge.

AGENDA

5. DETERMINE QUORUM & CALL MEETING TO ORDER

Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Brian Williams, Mark Spencer, and Mehrunissa Ali present, along with Josh Cresswell. Absent were David York and Rachelle Vandiver.

6. PLEDGE OF ALLEGIANCE

Cindy Lyon requested they move to an exec session regarding personnel, seconded by Mark Spencer. Unanimous. 7:05pm to 7:15pm Return to open meeting.

5. CONSENT AGENDA

APPROVAL OF NOVEMBER MINUTES

APPROVAL OF PAYMENT OF BILLS

Cindy Lyon moves to approve the November minutes and payment of bills. Mike Conway seconds. Approved unanimous.

7. TREASURER'S FINANCIAL REPORT

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

November 2019

Income:

Dues	\$52,046.08
Other Income	\$7,429.93
Total	\$59,476.01

Expenses for November	\$48,603.40
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Bank Account Balances as of November	\$297,637.77
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Cash Subtotal Security Bank

Reserves 2019	Capital Assets Reserve	\$46,025
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000

2019

Total Outstanding Dues/Fines a/o 11/30/19:	\$51,344.42
Balance Due Liens Filed: (17)	\$30,751.88
1st Letter (129)	\$16,243.29
2nd Letter (15)	\$ 3,945.91
3rd Letter (1)	\$ 403.34

2018

Total Outstanding Dues/Fines a/o 11/30/18:	\$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

8. LEGAL REPORT
Daniel Merrick read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 1

Making Payments = 5

Demand Letters = 4

Court = 3

Delinquent amount paid in November \$7,184.66

13. UNFINISHED BUSINESS

None.

14. NEW BUSINESS

G. 2020 Budget

Cindy Lyon moves to approve the 2020 budget as amended. Mike Conway seconds.

Unanimous.

15. ANNOUNCEMENTS

G. Raintree Photo Contest Winners – 1st place Mike Legel, 2nd place Mike Legel and 3rd place Sharon Haydon

H. No Work Session for end of December

I. Merry Christmas & Happy New Year!

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

K. Holiday lighting contest judging will take place on December 14th.

END OF BUSINESS

16. OPEN FORUM

None.

17. ROUNDTABLE

Brian - none.

Charlie – Complimented the Christmas décor. Good job staff.

Mike – City putting hydrochloric acid on the roads. Make sure and wash your vehicles.

Mark - none.

Marsha - none.

Daniel - none.

Mehrunissa – none.

Cindy - none.

18. ADJOURNMENT:

Cindy Lyon moves to adjourn. Mike Conway seconds. Approved unanimous 8:05pm.

EXEC SESSION: None.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 14, 2020

7:00pm

7. OPEN FORUM

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

None.

AGENDA

8. DETERMINE QUORUM & CALL MEETING TO ORDER

Cindy Lyon, Mike Conway, Daniel Merrick, Charlie Burke, Marsha Powell, Mark Spencer, and David York present, along with Rachelle Vandiver and Josh Cresswell. Absent were Mehrunissa Ali and Brian Williams.

9. PLEDGE OF ALLEGIANCE

6. CONSENT AGENDA

APPROVAL OF PAYMENT OF BILLS

Mark Spencer moves to approve the payment of bills. Cindy Lyon seconds. Approved unanimous.

9. TREASURER'S FINANCIAL REPORT

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

December 2019

Income:

Dues	\$111,915.17
Other Income	\$9,138.01
Total	\$121,053.18

Expenses for December \$77,610.74

Bank Account Balances as of December 319,291.44

Cash Subtotal Security Bank

Reserves 2019 Capital Assets Reserve \$46,025

Future Projects Facilities \$15,000

Raintree View \$16,550

Siltation Loan (\$45,000)

Ward Road \$10,000

DPAC \$3,000

	2019	2018	
Total Outstanding Dues/Fines a/o 12/31/19:	\$44,222.79	\$44,731.04	Total a/o 11/30/18
Balance Due Liens Filed: (17)	\$29,944.54	\$27,174.89	Liens filed (13)
1st Letter (86)	\$10,857.08	\$12,444.57	1st Letter (100)
2nd Letter (13)	\$3,421.17	\$3,187.08	2nd Letter (14)
3rd Letter (-)	\$0.00	\$1,924.50	3rd Letter (5)

	2017
Total Outstanding Dues/Fines a/o 12/31/17:	\$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

10. LEGAL REPORT

Daniel Merrick read the legal report.

Judgments = 4

Bankruptcies = 1

Foreclosures = 0

Making Payments = 5

Demand Letters = 6

Court = 3

Delinquent amount paid in October \$8,570.43

19. UNFINISHED BUSINESS

None.

20. NEW BUSINESS

H. Appeal ARB Fine 120319-93 – Did not show for meeting. Item deemed closed.

I. Computer software upgrades budgeted up to \$5,100 –The bid was unclear about what was actually going to be received. Tabled to next meeting for a computer inventory.

J. Appreciation Dinner budgeted up to \$5,000 – Cindy Lyon moves to approve the budgeted funds up to \$5,000 from account number 5035 for the Appreciation Dinner. Mike Conway seconded. 6 For and 1 against. Motion carries.

K. T Dock replacement budgeted up to \$50,000 - Discussion on T Dock replacement. The recommendation was to table and get more information and possibly other bids.

L. Gator/Plow/Yard Cart budgeted up to \$30,965 – Cindy Lyon moved to approve the purchase of a John Deere Gator/plow blade/yard cart budgeted up to \$30,965 from account number 7002-100 with the remaining \$321.98 being transferred from account 7001-000 to 7002-100. Seconded by Mike Conway. Vote was unanimous. Motion passes.

21. ANNOUNCEMENTS

A. 2020-2023 Board Candidate deadlines; Jan. 15th and Feb. 15th to be able to get bio in the Shoreline.

B. Maritime Mixer Friday, Jan. 17th at the Duck Pond Activity Center. Runs from 6pm to 10pm.

C. Be My Valentine Social Saturday, Feb. 8th.

END OF BUSINESS

22. OPEN FORUM

None

23. ROUNDTABLE

York – nothing

Conway – nothing

Spencer – Light at end of cove. Ward Road at Party Cove, request that the area be labeled as not parking in effort to curb illegal traffic/parking. Moved to work session.

Burke – Asked about update on the dam.

Powell – nothing

Lyon – Insurance pending on clubhouse. Work being done on Raintree Dr. water main replacement. Will be awhile.

Merrick - Nothing

Vandiver – Deferred to legal session.

Cresswell – Update on dam slippage. Plans and permits are in process through MDNR and then will be bid out. Met with city about Cheddington drainage.

24. ADJOURNMENT:

Cindy Lyon moves to adjourn to Executive Session for legal. Mike Conway seconds.

Approved unanimous 7:55pm

EXEC SESSION: **Legal**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session Minutes

January 28, 2020

7:00pm

Members in attendance were: Charlie Burke, Cindy Lyon, Marsha Powell, Daniel Merrick, Mark Spencer and Mike Conway. Absent were: Mehrunissa Ali, David York and Brian Williams. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION:

1. Security Bank Presentation- Kelly Spencer with Security Bank presented new bank

fees and suggested restructuring of our account. Kelly will get back with us prior to our February work session.

2. 2019 Recap of Roll-Over Funds – Rachelle Vandiver presented the ending balance of 2019 and how roll-over funds are tabulated. It was determined that the available discretionary funds from 2019 are \$2,714.
3. Computer Upgrades – An inventory was taken by our IT Company, but their proposal is still not clear. A message had been left earlier, but we had not received a call back. This will be tabled until clear information is received.
4. Parking along Ward Road – Mark Spencer brought up the possibility of having “no parking” along Ward Road by Party Cove. The office will contact public works to see how this is determined and the procedure it would take to make it a no parking area.
5. Lee’s Summit Property Maint. Codes – Rachelle Vandiver provided to the Board a copy of Lee’s Summit property maintenance codes. As we review our Rules & Regulations, this can assist by either incorporating some of their information into our rules or we can continue to send in complaints to the city with their enforcement.
6. 2020 Rules & Regulations – A copy of our current directory, along with suggested changes to the Lake Regulations from the Lake Committee, have been brought to the Board for review. This is an opportunity to modify, amend, add or remove rules. Items of consideration could be; ARB unfinished projects, no dumping (coolers/ice/food) on lawns at the clubhouse of Duck Pond Activity Center, review of water slide rules, shadow-box fences, vegetable gardens in front of home and junk accumulating in front of homes.
7. Host April 7 election for Jackson County – Jackson County approached us requesting usage of the clubhouse for the April 7th election. Their current polling place has a conflict. The Board felt that this would benefit our residents this one time and had no other concerns.
8. 2020 Proxy Ballot – Rachelle Vandiver asked the Board if there was anything else they wanted on the ballot besides voting on the directors and the lack of enforcement on the boats in driveway rule. There was nothing else.

Meeting adjourned at 8:45pm.

Exec Session: None

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 11, 2020

7:00pm

10. OPEN FORUM

10 Minutes Total – Give your name and address before speaking. San LaPoint asked about the status of the bridge, Rachelle advised that Cass County has filed suit and actions are pending.

AGENDA

11. DETERMINE QUORUM & CALL MEETING TO ORDER

In attendance: Daniel Merrick, Cindy Lyon, Mehrunissa Ali, Charlie Burke, Mark Spencer, Mike Conway, David York, Rachelle Vandiver and Josh Cresswell.

Absent: Brian Williams, Marsha Powell.

12. PLEDGE OF ALLEGIANCE

7. CONSENT AGENDA

APPROVAL OF JANUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Daniel Merrick called for consent agenda. Motion made to approve said minutes by Cindy Lyon, seconded by Mike Conway. Unanimous, motion passed.

11. TREASURER'S FINANCIAL REPORT

Cindy Lyon read the treasurer's report.

**FINANCIAL STATEMENT
January 2020**

Income:		
	Dues	\$88,467.23
	Other Income	\$30,496.41
	Total	\$118,963.64
Expenses for January		\$82,400.32
Bank Account Balances as of January		391,210.87
	Cash Subtotal Security Bank	
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019	
Total Outstanding Dues/Fines a/o 1/31/20:	\$66,514.72	\$58,215.68	Total a/o 1/31/19
Balance Due Liens Filed: (17)	\$32,265.95	\$28,662.60	Liens filed (15)
1st Letter (94)	\$11,202.29	\$12,359.62	1st Letter (102)
2nd Letter (68)	\$17,953.90	\$13,381.59	2nd Letter (53)
3rd Letter (13)	\$5,092.58	\$3,811.87	3rd Letter (10)

12. LEGAL REPORT

President Daniel Merrick read the legal report covering outstanding litigation.

Judgments = 7

Bankruptcies = 1

Foreclosures = 1

Making Payments = 4

Demand Letters = 15

Court = 1

Delinquent amount paid in January \$4,062.73

25. UNFINISHED BUSINESS

- A. Computer software upgrades budgeted up to \$5100 (acct# 5020)

Mark, evaluated the system and suggested going to shop and upgrading workstations on our own. At a cost of approximately \$3500. Rachelle mentioned that Publisher was needed on 3 of the units. As well as some special software for access to the pool etc. Daniel suggested keeping the budgeted amount the same and start the shopping process.

Cindy Lyon moves to approve the budgeted amount up to \$5100 from account 5020 for purchase of computers. Seconded by Mike Conway, no further discussion motion passed unanimously.

26. NEW BUSINESS

- A. Appeal of ARB fine 120319-93 - Complainant was a no show for the second time.

Charlie Burke moved to sustain the fine associated with the ARB fine 120319-93 motion was seconded by Mike Conway.

Discussion by Mark Spencer as to the validity of the fine after approval. Rachelle explained that the complainant did not initially follow the rules and how the fine procedure worked. Cindy and Charlie also weighed in.

Vote was 6 for upholding fine and Mark Spencer abstained from the vote. Motion Carried.

B. Solitude Proposal

Documentation provided by Josh Cresswell. Proposal is to modify contract with the removal of winter time maintenance due to weather conditions. This will save an estimated \$1500/year for 2020 to 2021. Contract needs to be amended.

Mark Spencer made a motion to approve the amended contract, seconded by Mike Conway. No further discussion. Vote was unanimous and the motion carries.

27. ANNOUNCEMENTS

- A. Happy Valentines Day
- B. 2020-2023 Board Candidate deadline February 15th
- C. Maritime Mixer Friday, Feb. 21st at the Duck Pond Activity Center

END OF BUSINESS

28. OPEN FORUM

San LaPoint asked who the candidates were: Kevin Smith, Cindy Lyon, Tony Jose

Dinner on Saturday, couples valentines event. Went well as reported by Cindy Lyon Very nice event. Good response from community.

29. ROUNDTABLE:

Dave: Nothing

Mike: Investigated a credit union, not sure where to put it. Let's put it on the work session for February.

Mark: Still contemplating how to improve committee participation in the community.

Contacted Constable about trash. 1200-1300 residents currently? Charlie: Nothing

Mehrunissa: Emailed her daughter who works at Bank Midwest and will present information to Finance Committee.

Cindy: Constable recycle bin question to Rachelle.

Daniel: Nothing

Rachelle: Saving for exec. session

Josh: Upcoming meeting with potential bidders on the scarping issue, proposals should be ready for March meeting. Adjournment

30. ADJOURNMENT:

Motion made by Cindy Lyon to adjourn to exec. session, seconded by Mehrunissa. Vote unanimous and motion carries.

EXEC SESSION: **Legal**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

February 25, 2020

7:00pm

Members in attendance were: Charlie Burke, Cindy Lyon, Mehrunissa Ali, Brian Williams and Mike Conway. David York arrived at 7:28pm. Absent were: Marsha Powell, Mark Spencer and Daniel

Merrick. Rachele Vandiver was in attendance.

WORK SESSION:

1. Clubhouse Pavilion – Discussion regarding a pavilion/shelter house needed at the clubhouse. This would reduce having to rent tents for events. Funding was the biggest portion of discussion. Neither decision nor directive was made at tonight's meeting.
2. Lake Committee Recommendation on Dock Replacement - A proposal was discussed at the Lake Committee meeting, for a dock commitment to hold down prices. The Board requested a formal proposal in writing and they would vote at the March board meeting.
3. 2020 Rules & Regulations – Directory review of current rules and regulations. Amendments and edits were discussed and will be voted on at the March board meeting.

Exec Session: Legal & Personnel

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

March 10, 2020

7:00pm

13. OPEN FORUM

10 Minutes Total – Give your name and address before speaking. Christine Busyhead attended and is running for the Lee's Summit School Board.

AGENDA

14. DETERMINE QUORUM & CALL MEETING TO ORDER

In attendance: Daniel Merrick, Cindy Lyon, Mehrunissa Ali, Charlie Burke, Mike Conway, David York, Brian Williams and Marsha Powell. Rachele Vandiver and Josh Cresswell also in attendance. Absent: Mark Spencer.

15. PLEDGE OF ALLEGIANCE

8. MEET District 1 Candidates: Hillary Shields, Steve Lambert & Robert Dye. Ms. Shields was absent. Mr. Lambert & Mr. Dye both had 10 minutes to speak in regards to their campaign.

9. CONSENT AGENDA

APPROVAL OF FEBRUARY MINUTES

APPROVAL OF PAYMENT OF BILLS

Daniel Merrick called for consent agenda. Motion made to approve said minutes by Cindy Lyon, seconded by David York. Unanimous, motion passed.

13. TREASURER'S FINANCIAL REPORT

Marsha Powell read the treasurer's report.

FINANCIAL STATEMENT

February 2020

Income:		
	Dues	\$65,791.09
	Other Income	\$44,778.25
	Total	\$110,569.34
Expenses for February		\$38,398.98
Bank Account Balances as of February		476,761.20
Cash Subtotal Security Bank		
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over	Funds	\$2,714

	2020	2019	
Total Outstanding Dues/Fines a/o			
2/29/20:	\$51,402.69	\$45,563.81	Total a/o 2/28/19
Balance Due Liens Filed: (17)	\$32,076.95	\$28,405.94	Liens filed (16)
1st Letter (53)	\$6,104.63	\$5,971.32	1st Letter (48)
2nd Letter (38)	\$10,156.72	\$8,337.12	2nd Letter (32)
3rd Letter (8)	\$3,064.39	\$2,849.43	3rd Letter (8)

14. LEGAL REPORT

President Daniel Merrick read the legal report covering outstanding litigation.

Judgments = 6

Bankruptcies = 1

Foreclosures = 1

Making Payments = 2

Demand Letters = 11

Court = 3

Delinquent amount paid in February \$16,111.91

31. UNFINISHED BUSINESS

A. Material Testing KAW Valley – Cindy moves to approve Kaw Valley for material testing of the Raintree Lake Dam area up to \$10,000 from account 6074-000. Marsha seconded. Passed Unanimously.

B. Award dam contractor bid - Cindy moves to award Tasco LLC for the Raintree Lake Dam Repair project in the amount of \$84,000 from account 6074-000. Seconded by Mike. Passed Unanimously.

- C. Dock Construction Proposal – Mike moves to approve the 2-26-20 agreement with Williams Lakefront Construction for the next 3 years (2021-2023) as agreed. Cindy seconded. Passed Unanimously.
- D. Replacement dock T budgeted up to \$50,000 - Cindy moves to approve the replacement dock T, budgeted up to \$50,000 from account # 6001-100. Mehrunissa seconded. Passed Unanimously.
- E. Lake Regulations as amended – Mehrunissa moves to approve the Lake Regulations as amended. Seconded by Mike. Passed Unanimously.
- F. Pool Rules as amended – Cindy moves to approve the Pool Rules as amended. Charlie seconded. Passed Unanimously.
- G. Clubhouse Rules as amended - Marsha moves to approve the Clubhouse Rules as amended. Mike seconded. Passed Unanimously.
- H. Duck Pond Activity Center Rules as amended – Cindy moves to approve the Duck Pond Activity Center Rules as amended. Mehrunissa seconded. Passed Unanimously.
- I. ARB Rules as amended - Mike moves to approve the ARB Rules as amended. Mehrunissa seconded. Passed Unanimously.
- J. Enforcement of ARB Violation Fines & Structure as amended - Mike moves to approve the Enforcement of ARB Violation Fines & Structure as amended. Marsha seconded. Passed Unanimously.

32. NEW BUSINESS

- A. Raintree Rays requests (Meets & Sponsorship) - Cindy moves to approve the Raintree Rays request for swim meet dates, end of season party and release of \$700 from account # 8007-000 for sponsorship. Mike seconded. Passed Unanimously.
- B. Pool Contract - Mike moves to approve the pool contract with Aquaticare in the amount of \$92,700 for the May 18, 2020 thru Sept. 7, 2020 season from account # 8001-000. Charlie seconded. Passed Unanimously.
- C. Revision to Employee Handbook - Cindy moves to approve the revision of benefits for full-time and part-time year round staff. Mehrunissa seconded. Passed Unanimously.

33. ANNOUNCEMENTS

- D. Meet the Candidate Night Thursday, March 12
- E. Annual Meeting Thursday, March 26
- F.

END OF BUSINESS

34. OPEN FORUM

Robert Dye spoke again regarding his campaign.

35. ROUNDTABLE:

Dave: Nothing

Mike: Stated that our lake appearance out shines others with private docks.

Charlie: Nothing

Mehrunissa: Nothing

Cindy: Nothing

Daniel: Stated that he had a fantastic time at the Appreciation Dinner.

Rachelle: Saving for exec. session

Josh: Nothing

36. ADJOURNMENT:

Motion made by Cindy Lyon to adjourn to exec. session, seconded by Mike. Vote unanimous and motion carries. 8:25pm

EXEC SESSION: **Legal**

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 14, 2020

Due to the COVID-19 lock down issued by Jackson County, Raintree cannot hold a Board of Directors meeting. The only item that needed approval was insurance renewals. An email on April 7, 2020 went out with the following motion. "I move to approve the renewal of insurance budgeted up to \$47,000." All Board of Directors responded with a Yes. Motion passed unanimously.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

May 19, 2020

7:00pm

Members in attendance: Marsha Powell, Mehrunissa Ali, Kevin Smith, Charlie Burke, Daniel Merrick, Cindy Lyon, David York, Tony Jose, Mike Conway, Rachelle Vandiver, Josh Creswell. All present.

Open forum: No business.

Meeting called to order by President Merrick.

Pledge of Allegiance

Introduction of new members: Kevin Smith & Tony Jose. Welcome.

Cindy Lyon moves to approve the March and April 2020 minutes and the payment of bills. Seconded by Charlie Burke. All in favor, motion carries.

Reading of Treasurers financial report: Marsha Powell read the report.

**FINANCIAL STATEMENT
APRIL 2020**

Income:		
	Dues	\$58,643.16
	Other Income	\$4,295.72
	Total	\$62,983.88
Expenses for April		\$106,184.80
Bank Account Balances as of April		484,249.89
	Cash Subtotal Security Bank	
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714
	2020	2019
Total Outstanding Dues/Fines a/o 4/30/20:	\$63,444.04	\$55,147.67 Total a/o 4/30/19

Balance Due Liens Filed: (21)	\$35,500.58	\$28,946.44 Liens filed (15)
1st Letter (99)	\$12,829.36	\$13,987.09 1st Letter (110)
2nd Letter (23)	\$5,783.09	\$3,731.01 2nd Letter (14)
3rd Letter (24)	\$9,331.01	\$8,483.13 3rd Letter (21)

		2018
Total Outstanding Dues/Fines a/o 4/30/18:		\$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

Charlie Burke inquired about the larger than normal outstanding dues.

Legal report: given by President Merrick.

Judgments = 6

Bankruptcies = 1

Foreclosures = 1

Making Payments = 4

Demand letters = 31

Court = 3

Delinquent amount paid in April \$4,084.59.

Unfinished Business: None

New Business:

- A. Application for French drain 031320-1082: Mr. Wallace Lot 1082 French Drain Application with request to cross common ground to pond. Various questions from board in relation to including drawings and more detail.

Cindy Lyon motions to approve application 031320-1082 to cross common ground with a French drain to empty into Fox Run Pond. Seconded by Mike Conway.

Unanimous, motion carries for approval of application.

- B. Boat Slip Appeal 031620-316: Mr. McKenzie, is appealing the forfeiture of Boat Slip #11-C for failure to pay lease agreement on behalf of his mother who suffered significant injuries leading to communication issues with sub lessee. Moved to executive session.

Tony Jose moves to approve the boat slip appeal for 031620-316 with a penalty of \$200 in addition to the annual lease payment of \$375 due in 10 calendar days. Secoded by Mike Conway. 8 for 0 against 1 abstention. Motion to approve appeal carries.

- C. Boat Slip Appeal 042420-1272: Mr. and Mrs. Kabrick Boat Slip Appeal 042420-1272, Boat Slip #1-B. Request that the slip they forfeited due to possibly moving in consideration of others be returned to them. Due to the COVID-19 pandemic they have been unable to sell and have decided to stay. Talks were ongoing since March 2020. Various questions from board members. Moved to executive session for discussion.

Tony Jose moves to approve the boat slip appeal for 042420-1272 with a penalty of \$200 in addition to the annual lease payment of \$375 due in 10 calendar days. Secoded by Mehrunissa Ali. 8 for 0 against 1 abstention. Motion to approve appeal carries.

- D. ***Fireworks*** Bid budgeted up to \$8,000 (acct #1015) Discussion about amount.

Cindy Lyon moves to approve the contract with All American Fireworks (Walds) budgeted up to \$8,000 from account number 1015-000. Secoded by Mike Conway. Further discussion about clause to get out of it. Location of fireworks. Unanimous. Motion carries.

- E. ***Summerfest***: Cindy suggested that due to the nature of the festival and the amount of people and the close proximity that the parade and festival be cancelled. With the exception of boat parade. Activity Committee will be tasked with a possible fall festival of some sort.
- F. ***Dam project update***: It has been completed and came in under budget. There is grass growing now and things are looking good. Josh gave a brief synopsis of repair and cause. The plan for future mowing, 2X a year based on DNR recommendation.
- G. ***North Shore Islands***: Discussion about the status of the islands. Funds are not budgeted currently. There is an estimated \$6,000 worth of landscaping and repair to irrigation.
- H. ***Pool Discussion***: Phase 2 may include opening of pools/Health Department. Conversations have been had at staff level with various neighborhoods about status of their pools. Talked about not allowing guests this season dependent upon the occupancy guidelines. Possibly doing reservations in two hour blocks with a 30 minute decontamination period between sessions. Concessions will be allowed to some extent. No lines allowed.

Tony Jose moves that the 2020 pool rules be altered to residents only until allowed full capacity. Secoded by Cindy Lyon. No further discussion. Unanimous, motion carries.

Nominations for officers:

Cindy Lyon nominates Daniel Merrick for President, seconded by Tony Jose.
Motion by acclamation to approve Daniel Merrick for President.

Cindy Lyon nominates Marsha Powell for Treasurer, seconded by Mehrunissa Ali.
Unanimous.

Cindy Lyon nominates David York for Secretary, seconded by Daniel Merrick.
Unanimous

Mike Conway nominates Charlie Burke for Vice-President, seconded by Tony Jose. Unanimous.

Round Table:

Mike Conway asking the group if we are interested in assisting people with dues in relation to Pandemic. Discussion lends itself to case by case situation.

Tony Jose, nothing

David York, suggested that we have a “canned” type message for situations when individuals are approaching multiple board members to address issues.

Marsha Powell, thanks staff for assisting with an issue involving harvesting of snails and mussels.

Mehrunissa Ali, nothing

Kevin Smith, nothing

Charlie Burke, nothing

Rachelle Vandiver, Kudos to Tom Atkins from ARB for continuing to review applications during the pandemic.

Josh Cresswell, nothing

Daniel Merrick, Nothing

Tony Jose moves to executive session for legal, seconded by Charlie Burke. Unanimous, motion carries.

7 minute recess

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

May 26, 2020

Work Session

Attendees: Mehrunissa Ali, Rachelle Vandiver, Josh Creswell, Marsha Powell, Mike Conway, Kevin Smith, Cindy Lyon, Daniel Merrick, David York, Charlie Burke, Tony Jose (all members present)

Opened with activities. Discussion on opening activity committees for meeting as we increase occupancy loads for the next phase of the COVID-19 reopening. Responsibility of cleaning and sanitizing all high touch surfaces will be left to the committees.

Pool consideration: Opening, however it is still unclear as to the exact county guidelines at this point in time. **Directive given to dispose of pool tables.** Replacements will be budgeted in 2021.

Draft message for board members when addressing residents' concerns. This is to allow for a consistent message to residents and encourage participation in meetings and committees.

The board of directors is comprised of 9 members. Although I am happy to listen to your concerns, I alone cannot make a decision. That has to be done by the board. I encourage you to attend the next scheduled board meeting, this way we can all hear your concerns.

Tutorial for new and existing members. This included the flow of meetings. Covered definitions of various items and procedures for properly running meetings.

Directive: Treasurers' report will be read with the balance and the delinquent/quarter will be removed and only reported as an overall delinquency in the legal section.

Directives need to be included in the minutes for flow of information and clarity.

Board Notebook. Overview conducted for board members, particularly the new members. Good review for all. Included: procedures, financials, reserve studies, legal, City/County, development, Misc. info, committee lists and the employee handbook.

Priority List. Topic to be added to June work session for further discussion.

Adjournment at 21:00

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD MEETING

JUNE 9TH 2020

7:00 PM

Members in attendance: Charlie Burke, Mike Conway, Kevin Smith, David York, Marsha Powell, Mehrunissa Ali, Cindy Lyon, Daniel Merrick, Tony Jose, Rachelle Vandiver, Joshua Creswell. All present.

OPEN FORUM 10 MINUTES ALLOTTED

Jeanne Willerth Lot #517 Bowsprit. Kids on the dock causing damage to the dock. Multiple hours spent on repairs. They are saying that most are not residents. Bullying is also going on with bad language. Water Patrol has been very good. Concerns over property boundaries and proper access to common ground. Asking if there is a way to limit the number of “guests” that a resident can have on common ground. Coming out late at night.

San LaPoint asking about why we are having fireworks this year and how that may affect the unwanted guests in the neighborhood.

Joe Willerth, homeowner rep. talking about rules and monitoring of pool. Saying we are brave for doing so and good job.

Bernard McArdle #298, 4063 SW Pendant Dr. Word of thanks to open. Asking for clarity on a house close to him with 2 vehicles in drive, expired tags. He received a letter after having an expired tag for one day. 2015 roof leak, fines for repairs. Question is about why the violations of the covenants on the neighboring home are not being enforced. Walkway cannot be used due to neighbor’s overgrown trees.

AGENDA

QUORUM PRESENT, Meeting is called to order at 19:18 by President Merrick

PLEDGE OF ALLEGIANCE

CONSENT AGENDA: Cindy Lyon moves to approve the May minutes and approval of payment of May bills. Seconded by Mehrunissa Ali. Unanimous, motion carries.

TREASURERS FINANCIAL REPORT: Read by Treasurer Powell.

**FINANCIAL STATEMENT
MAY 2020**

Income:		
	Dues	\$111,506.23
	Other Income	\$29,568.55
	Total	\$141,074.78
Expenses for May		\$160,106.93
Bank Account Balances as of April		461,483.21
	Cash Subtotal Security Bank	
Reserves 2020	Capital Assets Reserve	\$0

Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 5/31/20:	\$53,433.58	\$42,405.34 Total a/o 5/31/19

LEGAL REPORT: Read by President Merrick

Judgments = 8

Bankruptcies = 0

Foreclosures = 0

Making Payments = 4

Demand Letters = 21

Court = 1

Delinquent amount paid in May \$23,697.55.

UNFINISHED BUSINESS: None

NEW BUSINESS:

- A. OPERATIONAL BUDGET SHORTFALLS. Manager reports no operational expense money for the pool. There is money available from the dam coming in under budget. Need to look at short falls in budget numbers.

Tabled to work session to dive into it more efficiently.

- B. COMMITTEES/GROUPS/CLUBS

Big concern from management is who will clean the facility for those groups? Board recommendation is to keep groups from meeting, until sanitization is able to be assured.

- C. REVISION ON 2020 POOL REOPENING GUIDE

Person who submitted did not show up to support their document/suggestion.

BOARD ANNOUNCEMENTS

Pool is Open! The way the system is going it is working well at this point in time. Discussion on "guests" recommendation is to stay with the current guidelines of no guests.

OPEN FORUM

Nothing from anyone

ROUND TABLE

Kevin: Swim docks being overloaded and additional boat parking lot moved to work session, commented on the wake surfing and the potential damage that may occur to the docks.

Mike: Asking about fireworks, Jackson County states we cannot have fireworks. Question from Manager Vandiver was how hard we want to push for allowing fireworks.

Charlie: Executive session

Marsha: Nothing

Tony: Pool, frequency of print out when we give sheet to pool staff. Pool staff have control of SignUpGenius. Shade, can it be put up in front of concession? Fix broken light? Access to drinking water for pool staff, Kathy should be supplying.

Mehrunissa: How long before we decide on fireworks? Possibly pushing them back?

Cindy: Addressed San, about boat parade. He is fine with it. Asked about budgeting of off duty police, which will not be used at this time. Would like to add Activities to the work session as well as people's perception of the direction of the neighborhood. Comment also about the size of boats that are on the lake, some are very big. There are more "Pointy" boats.

Josh: Nothing

Rachelle: Nothing

Daniel: Great job to staff with how the pool situation has been handled.

Cindy moves to adjourn to executive session for legal. Seconded by Mike Conway. Unanimous.

7 minute recess.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

June 23, 2020

7:00pm

Called meeting to order. Directors in attendance were; Daniel Merrick, Charlie Burke, Marsha Powell, Cindy Lyon, Kevin Smith, Mehrunissa Ali, Tony Jose and Mike Conway. David York was absent. Rachelle Vandiver and Josh Cresswell were in attendance.

WORK SESSION:

1. Activities – Cindy briefed the Board on the upcoming BBQ Contest with Lake Winnebago. Activities Chair, Tonya Gundersen was also present. Ronnie Hernandez has been the coordinator of the event, but was unable to attend tonight's meeting. The Board requested more detailed

- information.
2. Neighborhood Perceptions – Cindy brought up feedback she has been hearing from residents. She stated she had heard concerns on; lights not working, wake issues with boats at docks and empty slips not being utilized. It was suggested that common ground could be obtained on the west side of Ward Road for a parking area, if something was to be done to allow more boat access in Sunset Cove.
 3. Resident Concern at pool-food allergies – A resident's children have peanut allergies and voiced concerns regarding children eating at the side of the pool. Although this is not a normal process, it has been allowed previously. The Board directed staff to communicate with pool staff to stop anyone from eating at the side of the pool.
 4. Boat Ramp Overflow Parking – The Board heard concerns from residents that live by the boat ramp and cannot navigate safely from their street due to the amount of traffic parked on Raintree Parkway. It was decided to contact the city to see if it was feasible to install “no parking signs” on the east side of Raintree Parkway. Also Rachelle reported that she had been in communication with Little Blue Sewer District to know if they required the access gate for their easement down to the pumping station. Little Blue Sewer District (Lisa O'Dell) reported back that it was not a requirement and would allow us to have off road parking in the grass along the gravel road. Staff stated that we would spray paint areas to park in, along with signage as a temporary fix.
 5. Swim Docks Overloaded/Guests – The Board discussed the concerns over the overloaded swim docks, Raintree kids having peer pressure to say that XX amount of non-residents are their guests, not social distancing, liability, trespassing and some completely disrespectful of others. The Board directed staff to limit the swim docks to; residents only, no more than 8 on a dock and to close the docks at 9:00pm.
 6. Expired license plates/no tags in driveways – A resident brought up concerns regarding storing of vehicles in the driveway that no longer have current license plates or expired tags. Rachelle provided the current enforcement procedures from 2016 and the ones previous to the rule change. The Board requested the minutes leading up to the change and tabled the discussion.
 7. Budget Review – Rachelle presented to the Board accounts in the budget that had changed, due to the work required on the dam. Since there is significant savings, she has requested that some of the operational funds be put back in place (account transfers) so that maintenance could continue. The Board directed Rachelle to place on the Consent Agenda for the July Board meeting.
 8. Priority Ranking – The priority ranking was discussed, due to not having updated in a couple of years. This was because the previous Board had chosen to attempt a Special Assessment for 5 specific projects, which failed. We spoke briefly regarding what was on the list, so everyone was up to date. The Board is to turn in any items they wish to place on the list by Thursday, July 9th, so the Board can discuss and then prioritize the items.

Adjournment: 9:08pm to exec session for legal.

EXEC SESSION: Legal

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD MEETING

July 14, 2020

7:00pm

Attendees: Kevin Smith, Charlie Burke, Daniel Merrick, Mike Conway, David York, Marsha Powell, Cindy Lyon, Mehrunissa Ali and Tony Jose. Rachele Vandiver and Josh Cresswell were also in attendance.

Open forum: Picture from drone of the 4th of July presented by Daniel Merrick

Presentation regarding ski course concerns and damage by John Skowronski. Requesting assistance in getting the word out to boaters that they are creating damage to the ski course.

Jami Sabin DP20, requested a 6' privacy fence and was denied by the ARB. They back up to the Pond Activity Center. Currently they have a 4' fence.

Board moved to allow for the 6' privacy fence tapering down to 4' on each side. Passed 7-1-1

Lisa Nelson Lot# SC40 Basketball goal/net appeal. Netting sits approximately 13' above the 6' privacy fence.

Board sustained the ARB decision on the application. Unanimous.

Open forum closed: (Rachele forgot to add appeals to agenda).

Pledge of Allegiance

Meet Jeff Weber Cass County Sheriff, been there 30 years is seeking re-election addressed group. Q&A.

Consent Agenda

Tony Jose moves to approve the Consent Agenda. Seconded by Mike Conway. All in favor motion carries.

Rachele read treasurer/financial report. Tony, question about page 3 of check register and a negative balance? Rachele explained "sweep" account and how the bank moves the funds between checking account and CD management account.

FINANCIAL STATEMENT

JUNE 2020

Income:		
	Dues	\$123,446.34
	Other Income	\$32,059.08
	Total	\$155,505.42
Expenses for June		\$148,326.02
Bank Account Balances as of June		511,679.57
	Cash Subtotal Security Bank	
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 6/30/20:	\$39,374.62	\$34,517.87 Total a/o 6/30/19
Balance Due Liens Filed: (15)	\$31,376.50	\$30,323.57 Liens filed (21)
1st Letter (23)	\$2,744.86	\$3,483.84 1st Letter (31)
2nd Letter (10)	\$2,709.24	\$710.46 2nd Letter (4)
3rd Letter (7)	\$2,544.02	\$0.00 3rd Letter (0)

Legal Report: Daniel Merrick

Judgments = 7

Bankruptcies =

Unfinished Business

- A. Priority Ranking and committee budget requests for 2020 will be added to the overall priority ranking for us. Adding four items, for the field trip, to the priority list.

New Business

- A. Boat Ramp Bulkhead: Josh Cresswell presented bids for the construction of the bulkhead at the boat ramp. Received two bids. Company A was \$8650 and Company B for \$3620. Tabled and requested more information from our preferred provider as well as clarification on Company B's bid.
- B. Walking Trail Repairs: Rachele requested additional funds to repair NS walking trail issues.

Tony Jose moves to approve up to \$3,000 for walking trail repairs from account #2007-000. Seconded by Charlie Burke. Unanimous motion carries.

- C. Capital Asset Study: Rachelle confirmed price with Reserve Advisors from last year's bid. It is possible to schedule in September and October for the work to be performed. **Tony Jose moves to approve up to \$5,750 for engineering services for a capital asset study to be performed from account #5005-100. Seconded by Mike Conway.** Discussion included concerns over wording covering the "bridge". **Vote conducted and was unanimous. Motion carries.**
- D. Turbidity barriers: Need order to purchase. Discussion about placement. One for Party Cove, others can go where needed based on the siltation soundings. **Mike Conway moves to approve up to \$5000 for the purchase of turbidity barriers from account #6092-000. Seconded by Kevin. Unanimous, motion carries.**

Announcements:

- A. Mill and Overlay being performed on Raintree Parkway.

Round Table:

York, Conway, Jose, Smith, Burke, nothing

Lyon, 4th of July parades (bike & boat) were a success, 4th was very enjoyable. Summerfest may need to be on another date. Fireworks were fabulous.

Powell, weed treatment in Sunset Cove, treated coontail and siltation sounded.

Mehrunissa; doesn't like hearing the terminology reflected in Capital Asset Study.

Mike Conway moves to adjourn and move to executive session for legal and appeals. Seconded by Charlie Burke. Unanimous. Meeting adjourned.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

Work Session

July 28, 2020

7:00pm

Members in attendance: Daniel Merrick, Charlie Burke, Marsha Powell, David York, Mike Conway, Cindy Lyon, Tony Jose and Kevin Smith. Mehrunissa Ali was absent. Rachelle Vandiver and Josh Cresswell were both in attendance.

WORK SESSION: Left from clubhouse by gator at 7:00pm.

We did not hold a formal meeting, but were on a field trip reviewing common ground concerns.

1. The Board started with stopping by Cheddington drainage area to see current conditions. Currently still in engineer's hands, but are hoping to have plans within the next few weeks.
2. Duck Pond Dry Basin to see deterioration of the concrete swale at the bottom. Does not drain properly anymore and silt deposits have caused for vegetation to grow and stop flow.
3. North Shore Walking Trail was not built to our standards by developer. Does not have rebar to hold concrete in place or from cracking. Currently

- hillside is shifting and moving the walking trail. Staff has ground down trip and fall hazards and is in the process of cutting out bad areas and re-pouring with rebar/concrete.
4. Water issue Green Teal/spillway. We have an area that remains wet, which is on the hillside of the spillway. Causes issues for our mowers. We have discovered a pipe (drain/sump) that is creating the issue. Will have to dig back to find out whose pipe it is. Discussed planting a weeping willow.
 5. Water issue Mallard Pt/Pelican Pt. It was determined that we would cut out some bushes to clean up under a tree. One resident has landscaped (dry wash with rock) to turn water back on common ground. Another resident has issues with eroding fence line. They should protect themselves by installing a berm/swale on their property to allow for the water to continue downhill and not in their yard.

Adjournment: 9:15pm

EXEC SESSION: None

Raintree Lake Property Owners Association

Board Meeting

August 11, 2020

7:00pm

In attendance: Tony Jose, Daniel Merrick, Mehrunissa Ali, Cindy Lyon, David York, Charlie Burke, Marsha Powell, Kevin Smith, Mike Conway, Rachelle Vandiver, Josh Cresswell

Open Forum:

Michele Surber Lot 6 Creekside. Open space affecting 4 families. Subcommittee for spot. Told nothing planned, but has plans for boat parking. Asked builders and they had “no idea” what was going on there. LandRock did not communicate. Will there be a sub-committee in relation to the parking lot? Who is supposed to maintain the land. Referred to City.

Determine Quorum & Call Meeting to Order

Quorum present meeting is official

Pledge of allegiance

Consent Agenda: Cindy Lyon moves to approve the July minutes and payment of bills, seconded by Mehrunissa Ali, no discussion, unanimous. Motion passes.

Treasurers Report

Read by Treasurer Marsha Powell

FINANCIAL STATEMENT

JULY 2020

Income:		
	Dues	\$102,251.98
	Other Income	\$17,291.50
	Total	\$119,543.48
Expenses for July		\$106,961.33
Bank Account Balances as of July		506,100.76
	Cash Subtotal Security Bank	
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 7/31/20:	\$48,781.85	\$42,771.16 Total a/o 7/31/19
Balance Due Liens Filed: (15)	\$35,032.75	\$30,804.05 Liens filed (18)
1st Letter (62)	\$8,115.60	\$8,441.85 1st Letter (70)
2nd Letter (11)	\$2,999.22	\$2,725.26 2nd Letter (11)
3rd Letter (9)	\$2,634.28	\$800.00 3rd Letter (2)

	2018
Total Outstanding Dues/Fines a/o 7/31/18:	\$48,827.79
Balance Due Liens Filed: (19)	\$37,294.76
1st Letter (54)	\$6,277.76
2nd Letter (15)	\$3,630.92
3rd Letter (4)	\$1,624.35

Legal Report read by Daniel Merrick

Judgments = 7

Bankruptcies = 1

Foreclosures = 0

Making Payments = 3

Demand letters = 11

Court = 0

Delinquent dues paid in July \$6,306.59

Unfinished Business

None

New Business

Appeal Lake Violation: Mike and Kerri May, 5123 SW Kingfisher, Noise violation warning. Captains Call on boat. Exhaust noise. *The Board requested water patrol to get with the May's and read decibel meter with watercraft in operation and the Captains Call on. If below 85 decibels, waive the warning. If above 85 decibels, warning stands.*

North Shore Hillside Issue: Wesley Riggs 4476 SW Raintree Shore Drive. Need to have Geo-Technical Engineer. K. Scott will not touch due to the complexity of the issue. Gave 4 geo-tech contacts to Wesley.

Lake Safety: Eric Wiseman, Scott Chambers. Concerns of boater safety issues and lack of water patrol. Gave numerous examples of unsafe behavior/close calls. They also made suggestions for improvement. Such as mandatory boat safety course. Kudos to Cameron with the water patrol.

Lift Install Request: Rich LaPietra. Asking about status of MP dock. Whether he can move his lift if it is going to be a long time.

Audio Equipment: Request for new audio equipment for the main clubhouse. Tony Jose moves to approve up to \$3,000 for the purchase of amplifiers for audio system, including labor from account #4008-000 equipment repair and transferring \$800 from account #4005-000 to #4008-00. Seconded by Mike Conway. Discussion from Charlie about prevention of problems? Ventilation of amplifiers? System lasted nine years. Motion passes with a unanimous vote.

Additional Tree Maintenance Funds Tony Jose moves to approve an additional \$1650 to account #2001-000 for the removal of dead tree, transferring from #2000-130. Seconded by Cindy Lyon. Discussion about funds, location and potential of damage to a home. Motion carries with a unanimous vote.

Announcements

Fishing Derby, cancelled due to the limitations in place from COVID

BBQ contest changes. Originally Sept 11 & 12th, date is the same location is moving from the Yacht Club to a field, no food will be sold to the public.

Currently 6-8 Raintree entries of the open 24 teams. Discussion of control of funds in committees. A band will be playing at a cost of \$600.

End of Business

Open Forum

No additional open forum topics.

Roundtable

Mike; Property at County Line and Ward Rd.

Dave; Nothing

Tony; Nothing

Mehrunissa; Nothing

Kevin; Nothing

Marsha: Kudos to staff for rip rap

Charlie: Nothing

Cindy: Nothing

Daniel: Enjoyed the field trip

Josh; Will be on vacation next week.

Rachelle; Vacation 2 weeks after Josh's return.

Tony Jose Moves to adjourn to executive session, seconded by Charlie Burke, unanimous. Meeting adjourned at 8:00pm for 7 minute break.

Raintree Lake Property Owners Association

Work Session

August 25, 2020

7:00pm

Attendees: Marsha Powell, Mehrunissa Ali, Josh Creswell, Kevin Smith, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, David York, Rachelle Vandiver

- 1. Lake Safety:** Cindy talked about her daughter's recent experience on the lake with improper boat operations. Resident Duke Cisper, spoke about the safety issues, suggested an in person testing/class. Other comments about having the in person testing vs. this year's honor system. Safety paperwork, task lake committee with recommendations on safety/watersports and possible times and changes/locations.
- 2. Golf Carts:** Rachelle, spoke about city ordinance in relation to golf carts. Cindy is in favor of golf carts, she would like to see the city change the ordinance and would like to see a group of residents/citizens broach the subject with the City of Lee's Summit. Mike has a strong opinion against. There are exceptions for disabled individuals currently. Tony suggests if it is something that warrants

further discussion and recommended formation of a committee. San LaPoint, mentioned enforcement would be an issue if allowed on common ground. Shoreline will have the City rules in it for education of the residents.

3. **Boat Ramp Overflow Parking:** Sub-Committee? Potential for permeable lot with block system. No committee at this time. Management will do some leg work on the possible use of these items.
4. **Expired License Plates/No Tags:** Rules are present. Management has been directed by the board to enforce the inoperable vehicle rules as set forth in the current rules and regulations, including “No License Plates and Expired Tags”.
5. **Ward Road Funds:** Discussion of what if anything should be done with the funds. Leave the money at this time.
6. **E-Shoreline:** Started a few years ago, was in the bylaws to have a digital copy, we are required to give a 30 day notice postage paid with rule changes. Possibility of decreased printing costs as long as advertising does not change. Will be placed on the Agenda for the September meeting for a vote and possible inclusion in the October billing statement.
7. **Priority Ranking Results:** Priority rankings discussed and will be posted on the website. Should be used to guide committee’s recommendations.

Lake Committee has Brad Williams, dock builder coming to give recommendations on docks and underwater bracing.

Marsha: Nothing

Josh: Pre construction plan will be ready on Thursday, will be emailed out with the engineer’s estimate.

Daniel: Spoke to keeping the residents that are around Cheddington area to keep them in the loop. We will need easements from the residents. Share the plans with them once approved by the City.

Cindy Lyon moves to adjourn to executive session for legal, seconded by Mehrunissa Ali. No discussion unanimous, motion approved.

7 Minute recess.

Raintree Lake Property Owners Association

Board Meeting

September 8, 2020

7:00pm

Attendees: Mike Conway, David York, Tony Jose, Daniel Merrick, Cindy Lyon, Kevin Smith, Charlie Burke, Marsha Powell and Mehrunisa Ali. Josh Cresswell and Rachelle Vandiver were also in attendance.

Open Forum: Nothing

Pledge

Agenda: Cindy Lyon moves to approve the consent agenda and payment of bills.
 Seconded by Mike Conway. No discussion, motion carries.

Treasurer's report read by Treasurer Powell.

FINANCIAL STATEMENT AUGUST 2020

Income:		
	Dues	\$56,102.27
	Other	
	Income	\$12,523.00
	Total	\$68,625.27
Expenses for August		\$94,563.49
Bank Account Balances as of August		
	Cash Subtotal Security Bank	\$ 499,375.98
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over		
Funds		\$2,714

	2020	2019	
Total Outstanding Dues/Fines a/o 8/31/20:	\$43,628.24	\$36,895.47	Total a/o 8/31/19
Balance Due Liens Filed: (15)	\$33,940.98	\$29,406.99	Liens filed (16)
1st Letter (35)	\$4,475.67	\$5,752.68	1st Letter (51)
2nd Letter (9)	\$2,452.70	\$935.80	2nd Letter (4)
3rd Letter (8)	\$2,758.89	\$800.00	3rd Letter (2)

	2018
Total Outstanding Dues/Fines a/o 8/31/18:	\$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

Legal Report: The legal report was not put together and will be reported at the next Board meeting.

Unfinished Business

- A. Bulkhead for ramp dock: Josh has contacted a number of different companies. Having difficulties finding someone to tackle the project. Discussion on the cost differences and ambiguities on the bids. Talked about anchor points etc. Budgeted \$6000, low bid doesn't want to do work. Other is above the budgeted amount. Recommended to reach out to our preferred provider. C. Burke expressed concerns about cost rising if we wait longer.

Cindy Lyon moves to build the bulkhead for ramp dock with Williams Lake Front Construction, and use 2019 roll over funds to make up the difference over the budgeted \$6,000. Seconded by Marsha Powell.

No further discussion. For 6, Against 2, Abstain 1. Motion passes.

- B. Finance committee bank account recommendation

M. Powell, presented Security Bank, increased our fees and we began looking at banking options. Went out and got four different fee structures, 3 banks and 1 credit union. All were similar. Committee recommends staying with Security Bank for ease since there is not any big gain and would cost more in incidentals than it would be worth. Business account vs. not for profit. No loss/gain this year. Continuing to look at ways to reduce the fees that are paid.

Cindy Lyon moves to approve the Finance Committees recommendation to stay with Security Bank. Seconded by Mike Conway. Motion amended by Tony Jose to convert from not for profit account to a business account. Seconded by Cindy Lyon.

Unanimous, motion passes.

New Business:

Appeals RSV 19-8-31-20. James Warren. Penalty for violation seems extreme, paid fine, pulled boat, requesting to have lake privileges reinstated with exception of boating. Cindy asked about type of boat. 5 year resident. No previous violations. Charlie Burke, asked about why he was going fast and why boat was up for so long and whether anything could be done. Motion to uphold the suspension, explain what is allowed and not allowed and how that process works. Unanimous.

Creekside Monuments: JP Roberts, LandRock Development. Requesting approval for a stamped concrete pad instead of pavers on Raintree Point, in the inner circle. Will be installing monuments as well, they will be larger than

original proposal. Similar to North Shore. Two columns at Raintree Point. Board gave approval for change of materials.

Drain Pipe across common ground Lot 991 Scott Clifton. On the new point, requesting to run down spouts in pipe through common ground. 3 collection points dumping into the lake. Motion to allow 4" pipe to run across common ground and ensure that he is aware of the responsibilities of maintenance. Unanimous.

Mower Alternatives: Looking at some leasing options waiting for bids, tabled for now.

DPAC Foundation/Duct Repair: Crack in slab, allowed water to enter into the duct work that is in the floor. Down spouts were clogged and dumping water into the foundation. Also Roto Rootered the AC line it was clogged as well.

Cindy Lyon moves to have Foundation Recovery Systems fix the DPAC with funds from the dam account. Seconded by Mike Conway. For 8 Against 1. Passes

E-Shoreline: Directive to move forward with the option for residents to choose e-shoreline or print version

Open forum

San LaPoint asked about the roundabout (circle island/drive) on the Raintree Point.

Round Table

Charlie, communication from resident about leash laws and the police stating that they should contact the association.

Cindy, discussion about food trucks being allowed to park in parking lot. They can only do this if they are invited as part of an activity.

Rachelle, pool closed yesterday, considering all the challenges feels it was an outstanding year.

Daniel, swim dock problems, with the changed rules we really only had a few minor issues, took care of the overcrowding.

Cindy Lyon moves to adjourn to executive session for legal updates. Seconded by Mike Conway. Unanimous. 8:40pm

7 min recess.

Raintree Lake Property Owners Association

Work Session

September 22, 2020

7:00 PM

Attendees: Mehrunissa Ali, Charlie Burke, Kevin Smith, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, David York, Marsha Powell, Rachelle Vandiver and Josh Cresswell.

Marline Common Ground: Cori Hulsey, 4075 SW Marline Dr. drainage issue where Marline, Pendant and Royale Court meet. Severe drainage issue around the area of the Rain Garden that was placed a number of years ago. Residents have been trying to work on the erosion in an attempt to control it. Moving rock to line the ditch. Requesting a load of rock to try and finish the project. Have used up all the rock that was there. They have done all the labor thus far. Some history was discussed. The last time this area was dealt with was 12-14 years ago and was regraded and then we put in a rain garden. Community Garden with pumpkins and gourdes is a great idea! Most likely needs a long term solution in the near future. We will be going to dump some rock for the project to continue. Cori was thanked for coming up with solutions.

North Shore Fence line: Discussion as to how it came to light. 2017 the whole fence was looked at. It was listed in the capital asset reserve. We do not weed eat against fences as we will wear them down.

Seawall Condition: Preliminary look at the deterioration of the seawall as a heads up. The exploratory phase will begin now, most likely will be a 5 year project.

Storage Items Outside: Discussion of items that are all around a piece of property. Complaints keep coming in. Discussion of Lakewood's rule in regards to storage of outside items. Directed staff to get more information on Lakewood's enforcement etc. More work needs to be done to finalize the wording to make a possible rule.

Timeline for Cheddington Project: Had a walk through meeting with LR (engineering firm) discussed materials, side of street etc. Going to rewrite a few things to leave it up to the bidders for materials. Should be about 1 week then it will go to City of Lee's Summit for final approval. Letter will go out to residents after approval. Plan to have residents at the October Board Meeting with December board meeting for award of bid.

Cindy brought forward something about the Crime Watch page and political views. Concern over the use of the Raintree name. This page is not supported or administered through our Social Media Committee. Rachelle was directed to place note in the Shoreline informing residents.

Adjournment: 8:20pm

Raintree Lake Property Owners Association

Board of Directors Meeting

October 13th, 2020

7:00 PM

Attendees: Mehrunissa Ali, Charlie Burke, Kevin Smith, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, Marsha Powell and David York. Rachelle Vandiver and Josh Cresswell were both in attendance.

Residence attendance: 9 members

OPEN FORUM: Nothing from those in attendance.

AGENDA

1. Call meeting to order, quorum is present.
2. Pledge of Allegiance
3. Consent Agenda, Approval of September Minutes and approval of payment of bills
 - a. Cindy Lyon moves to approve the consent agenda, seconded by Mike Conway, all in favor. Motion passes.
4. Treasurer’s financial report. Read by Treasurer Powell

**FINANCIAL STATEMENT
SEPTEMBER 2020**

Income:	Dues	\$100,358.93
	Other Income	\$12,161.74
	Total	\$112,520.67
Expenses for September		\$86,196.81
Bank Account Balances as of September		
	Cash Subtotal Security Bank	\$ 501,106.48
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 9/30/20:	\$39,166.30	\$35,501.55 Total a/o 9/30/19
Balance Due Liens Filed: (17)	\$34,447.70	\$28,848.28 Liens filed (16)
1st Letter (21)	\$2,432.55	\$4,917.47 1st Letter (42)
2nd Letter (7)	\$1,879.67	\$935.80 2nd Letter (4)
3rd Letter (1)	\$406.38	\$800.00 3rd Letter (2)

Total Outstanding Dues/Fines a/o 9/30/18:	2018 \$41,555.08
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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

5. Legal Report. Read by President Merrick
For September: Judgments 7, Bankruptcies 1, Foreclosures 0, Making Payments 4, Demand Letters 4, and Court 1.

UNFINISHED BUSINESS

1. Cheddington Storm Water Plan Presentation
 - a. Presentation from Lamp Rynearson in regards to the plan and some adjustments that they need to make on the upstream portion to make ditch deeper to hold more water.
 - i. David Lammers, Lot 386, easement encroachment. Contractor will either put up a temporary fencing or move existing fence towards home to allow access to the easement for construction only. Then fencing will be replaced. Asked about trees, it is planned that no trees on private property will be disturbed.
 - ii. Juliana Litteken, Lot 387, vocal about her expectations for fixing the problem, thousands of dollars of water mitigation measures and has no intent on letting anyone 15' onto her property. She wants the details to the plan. LR engineer explained that the depth of the project x2 equals the requested easement. Explained that the request will be made to the contractor to repair and replace as is or better. Fencing will be the same type and style, but will be brand new. Would have to have a detailed plan of what was going to be done and how it would be made whole again post project. Thought it should be a joint effort between the City, Raintree and Cheddington. Fence is currently 10" in from lot line.
 - iii. Deanna Evans, Lot 388, asked about trees, no trees will come down. Asking about easement and slope and how severe, 4:1 slope. Fence lines unchanged.

2. Storing Items Outside: Discussion of rule regarding outdoor storage. Proposed rule was read. Discussion of toys/bikes, being a potential issue. Charlie, second line, "same place" recommends deleting that phrase. Secondly, construction and how that ties in. It would be exempt if it is an approved project. 24 hours? Move it to 48, seems to be the consensus.

"Outdoor storage shall mean the keeping in an unroofed, open area of any goods, junk, material, merchandise for more than 48 hours. All lots shall be kept free of abandoned, improperly stored items or clutter. Improperly stored items, clutter or abandoned items include, but are not limited to, ladders, coolers, building supplies/materials, auto parts, gas cans, car ramps, wagons/carts, lawn mowers, garden equipment/tools, bikes/toys, or other items that would cause unsightly appearance or dangerous conditions that would adversely affect the property and adjoining properties. Outdoor furniture must be placed on a porch, deck, courtyard, or patio unless integrated into the overall landscape design and within a defined landscape

bed, fire pit area, as in the case of a garden bench, etc. No indoor furniture is allowed to remain outdoors.”

- i. Charlie Burke Moves to approve the rules regarding outdoor storage as of any goods, junk, material, merchandise amended, seconded by Marsha Powell, 7 for, 0 against 2 abstain. Motion passes.

NEW BUSINESS

1. Appeal ARB fence application #092520-682. Mr. Pulido presented his reasons for the request of the 6' fence across the back of his property. Charlie is asking about grade and how that will affect the view. Will discuss in further in executive session with notification tomorrow morning.

Motion to approve a 6 foot Shadow box fence for their back property line for appeal #092520-682 Unanimous

2. Finance Committee recommendation on revenue
 - a. Increase assessments by CPI of 1%
 - b. An increase to the Boat Slip Fee from \$375.00 to \$425.00 based on the dock replacements and demand for slips. This is a 12% increase. The Committee feels that this is still way underpriced and would like to have an annual review/hike.
 - c. An increase to the clubhouse rental fee from \$425.00 to \$500.00 (15%) for a full day and from \$150.00 to \$200.00 (25%) for a half day, based on a comparison of rentals around the area.
 - d. An increase to the Duck Pond Activity Center rental fee from \$150.00 to \$200.00 (25%) for a full day and from \$35.00 to \$75.00 (53%) for a half day. For both buildings half day rentals are Monday-Thursday and full day rentals are Friday-Sunday. Holidays are considered weekend fees. Cleaning and security deposits to remain the same.
 - e. New Member Amenity fee increase from \$250-300, Boat Stickers increased by \$25 for motorized and transfer fee increased by \$50, discussions were had about the pro/con of where and how increases should be handled. There were discussions of why keep hitting the boat slip leases/owners. Suggestion from Tony to take the inoperable boat issue and the sub lease encouragement ideas to work session. CPI question by Charlie, why? Answer was as per covenants.

Tony Jose motions to approve the Finance Committee recommendations of increasing the assessments by CPI of 1%. An increase in the clubhouse rental fee for a full day to \$500.00, increase the clubhouse rental fee for a half day to \$200.00, increase the Duck Pond Activity Center rental fee for a full day to \$200.00, increase the Duck Pond Activity Center rental fee for a half day to \$75.00, increase Transfer Fee from \$150.00 to \$200.00, increase amenity fee from \$250.00 to \$300.00, increase Motorized Boat Sticker from \$50.00 to \$75.00. Seconded by Cindy Lyon.

For 9, 0 against, 0 abstain. Motion carries.

ANNOUNCEMENTS

1. Notary Services Available in the Office

2. Halloween Contests (house/costumes)

END OF BUSINESS

OPEN FORUM: San LaPoint asked for an update on Raintree Parkway bridge, (currently still in court), status on MP dock, (still not released back to us), 2021 boat safety test (reminder the Lake Committee would like to review) and if the dam was completed. (yes, we have been reissued our permit from Dept. of Natural Resources).

ROUNDTABLE

1. David nothing
2. Mike nothing
3. Tony nothing
4. Charlie nothing
5. Marsha nothing
6. Mehrunissa nothing
7. Kevin; when docks are added would entertain idea of increasing the fee
8. Cindy, expired tag discussion to clarify how it was going to work, doesn't understand the bulkhead being built, Josh explained it. Walked Marline, Pendant and Royal their project is looking nice.
9. Daniel nothing
10. Josh nothing
11. Rachelle; certificate of appreciation from the Lake Winnebago Lions Club to the RLPOA board

ADJOURNMENT

Cindy Lyon moves to adjourn to executive session for legal. Seconded by Mike Conway. Unanimous, motion passes. 8:35pm.

7 Minute Recess

Raintree Lake Property Owners Association

Work Session

October 27, 2020

ATTENDEES: Marsha Powell, Mehrunissa Ali, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, David York, Rachelle Vandiver,

ABSENT: Kevin Smith, Charlie Burke, Josh Cresswell

BUDGET PRESENTATIONS

1. **Duck Pond:** Presented by Marilyn Burasco. Looking to landscape, perineal so that they do not have to replant every year. There is a reserve of \$3000, requesting \$6000. This would cover needed floor work and carpet tiles. Would like to add some landscaping to the island at \$300-500. Total of \$9500 for all work. Some discussion about tile and acoustic tiles, tabled for a later date.
2. **Activities:** Presented by Tonya Gundersen. Total ask of \$15,275. There is a rollover of \$7,450 plus the self-funded activities in the amount of \$1,450 for \$8,900 in total (rollover funds). Question about 2019 budgeted amount. 2019 was \$17,230, including

- Fireworks for \$8,900. \$6,375 is the grand total. Turkey Trot is a new item. It is a fundraiser event 5k type event with proceeds donated to a chosen charity.
3. **Clubhouse:** Presented by Rachelle. Parking lot needs seal & stripe, last A/C unit replaced, Landscape lighting needs replaced, not the brains just the lighting.
 4. **Common Ground:** No one to present. Paperwork submitted is for lighting on Raintree Circle this year with others to follow. Total of \$3546. There submittal includes a 5 year plan. 2021 also includes a wish list for Trail markers for walking trails and removal of guardrail on Raintree Drive Next to Duck Pond.
 5. **Grounds:** Presented by Tara Rew. Maintenance shop roof, John Deere XUV835E Gator(s), Stihl FS 130 Weed Eaters, Used Pickup Truck, John Deere Zero Turn Z930 Mower. Question about roofing material, steel vs. composite. What about insurance coverage? Have someone look at it and evaluate for hail damage. Acme roofing looked at it at one point. It is well past its life span. Will most likely need new gutters and down spouts. Gator replacement, 10 yrs old. Stihl weed eaters. Truck replacement, used. Depending upon long vs. short bed approximately \$9-\$12,000. Also need to replace the large zero turn mower. List is in priority order.
 6. **Lake:** Upgrade swim dock #2 to composite material. Largely unchanged from last year. If any money is left over requesting that it be rolled over for the next year for underwater bracing.
 7. **Lake Patrol:** New/Used Patrol Boat requested at a cost of \$18-20K
 8. **Pond:** Roger Sense. Requesting largely the same as last year requesting \$48,700. Includes aerator for Admiral Byrd or Minnow pond where most needed. Pond repair, as needed for both Admiral Byrd and Minnow pond. Turtle pond needs stone wall repair. Rip Rap for spot repair of pond banks. Walking trails to provide access to the remaining ponds and to complete the trail circuit as originally intended.
 9. **Pool:** Pump room, storage and bathroom doors \$5,500. Bathroom Stalls (recycled plastic) \$5,000. Wish list is an additional shade structure. Smaller section would require reducing shade from 15' to 12'. Larger area by zero depth would be 15' X 60'.
 10. **Raintree View:** Want additional funds for future projects. Current Reserves for future project \$16,550. Budget request for additional reserve funds of \$5,000 to keep adding to the account.
 11. **Siltation:** Staff is asking for additional turbidity barriers (additional) and possible purchase of a Neptune Rake to help control vegetation growth. \$6500 for rake.
 12. **Staff:** Duck Pond Dry Basin Concrete Swale Replacement. One that we looked at on our field trip. Daniel asked about the real need for repair. It holds water and becomes stagnant and leads to increased mosquitos and other safety issues.

Discussion about resident comments received via email.

Ranking sheet with all of the committee requests due back by Thursday, November 5th.

Raintree Lake Property Owners Association

Board Meeting

November 10th, 2020

7:00 PM

ATTENDEES: Mehrunissa Ali, Charlie Burke, Kevin Smith, Cindy Lyon, Daniel Merrick, Tony Jose, Mike Conway, David York, Rachelle Vandiver.

ABSENT: Marsha Powell, Josh Cresswell

1. OPEN FORUM: None

AGENDA:

2. DETERMINE QUORUM & CALL TO ORDER

3. PLEDGE OF ALLEGIANCE

4. CONSENT AGENDA

- a. Cindy Lyon moves to approve the October minutes and payment of bills.
Seconded by Mike Conway. 7 for, 1 abstain, 0 against. Motion carries.

5. TREASURERS REPORT:

- b. Read by Cindy Lyon in Marsha Powell's absence.

**FINANCIAL STATEMENT
OCTOBER 2020**

Income:	Dues		\$97,866.64
	Other Income		\$11,486.55
	Total		\$109,353.19
Expenses for October			\$72,515.48
Bank Account Balances as of October			
	Cash Subtotal Security Bank	\$	501,076.14
Reserves 2020	Capital Assets Reserve		\$0
Future Projects	Facilities		\$15,000
	Raintree View		\$16,550
	Siltation Loan		(\$45,000)
	Ward Road		\$10,000
	DPAC		\$3,000
2019 Roll-Over Funds			\$2,714

	2020	2019	
Total Outstanding Dues/Fines a/o 10/31/20:	\$66,294.98	\$80,830.70	Total a/o 10/31/19
Balance Due Liens Filed: (17)	\$41,441.79	\$31,943.18	Liens filed (18)
1st Letter (148)	\$19,913.82	\$39,474.91	1st Letter (154)
2nd Letter (11)	\$2,914.20	\$8,384.15	2nd Letter (32)
3rd Letter (5)	\$2,025.17	\$1,028.46	3rd Letter (3)

Total Outstanding Dues/Fines a/o	2018
	\$60,951.25

10/31/18:

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

6. LEGAL REPORT: read by President Merrick

For the month of October: Judgments = 7, Bankruptcies = 1, Foreclosures = 0, Making Payments = 3, Demand Letters = 8, Court = 2. Delinquent amount paid in October \$4,638.82.

7. UNFINISHED BUSINESS

- c. Cheddington Easements: No one present from Cheddington. Discussion about easement. Need to have all 10 properties affected to return temporary easements. Have received only one granting of said easements. Board suggested a deadline to have easements turned in by December 8, 2020 and 100% participation for project to proceed. Board is not in favor of using member's dues to pay for easements.

8. NEW BUSINESS

- d. Appeal Lake Violation 082720-1007 Donna Schultheis present to state her case. Appeal involves fine for swimming outside of the buoys at a swim dock and using profanity. Admits being passed the buoys but feels the 90 day suspension is too extreme. **Cindy Lyon moves to sustain the lake citation fine of \$150 and suspension for 90 days in regards to appeal 082720-1007, seconded by Mike Conway. No further discussion. 7 for and 1 abstention. Motion passes.**
- e. Appeal ARB Violation 070520-1049, appeal of issue with hardscape fire pit being built on common ground. Plan that was submitted to ARB showed it would be installed on their property. **Mike Conway moves to approve the ARB violation 0750520-1049 for installing on common ground and requests moving to the correct spot on their property. Seconded by Kevin Smith. Mike Conway amends his motion to include restoration of common ground to the way it was. Seconded by Kevin Smith. 7 for 1 against. Motion passes.**
- f. Move Work Session to November 17th, 2020 all members agree to move session due to holiday.
- g. Appeal ARB Fence 103020-1501D Jenna Speaks small fence replacing rails that rotted and fell apart around her front patio. **Cindy Lyon moves to overrule ARB for porch railing application 103020-1501D. Seconded by Mike Conway. 6 for 2 against. Motion passes.**
- h. Appeal ARB 101520-358 paint color on front door a loveable pink was deemed to "dark" to "pink" has not painted as of yet. Rescinded appeal and recommended that she approach the ARB with other color options.
- i. Appeal ARB 110420-053 Jennifer Harbert paint color is too bright, wants time. **Mike Conway moves to overrule ARB paint color request for 101520-053. Seconded by Cindy Lyon. 3 for 5 against. Motion failed.**

9. ANNOUNCEMENTS

- j. Office will be closed Nov. 26th to Nov. 29th
- k. Happy Thanksgiving

10. OPEN FORUM – None

11. ROUNDTABLE

- l. David nothing
- m. Mike, ducks back
- n. Tony-dock Q, where is it.
- o. Cindy-nothing
- p. Kevin-nothing
- q. Mehrunissa-nothing
- r. Charlie-nothing

12. ADJOURNMENT Mike Conway moves to adjourn to Exec Session for Personnel, Appeals and Seconded by Charlie Burke, unanimous.

Raintree Lake Property Owners Association

Work Session

November 17, 2020

Attendees: Mehrunissa Ali, Kevin Smith, Cindy Lyon, Charlie Burke, Tony Jose, Daniel Merrick, Mike

Conway, David York, Josh Cresswell and Rachelle Vandiver, Marsha Powel via Zoom.

Cheddington Storm Water Easements:

Addressed the few residents that were present in regards to easements. Obtained signed easements from a few people. Some questions asked about changes to plan, there are no major changes, only temporary fencing for all properties. Time line will be 2-3 months. Sod will be put down as soon as possible. Fences, are specked to replace fencing as needed due to project. Appreciation expressed to the residents in attendance that have signed the easements. Currently sitting at four out of the needed ten properties.

Resident Question:

Resident asked about wood rot and replacement, was geared towards engineer I believe to see if they had recommendations. But it was not and actually was towards the board and staff.

Boat Slip Usage:

Tony had spearheaded this in an effort to see how many of the 277 slips are actually used every year. It seems to be that there are 60 a year that go unused in any manner. How do we maximize the use of the available slips and the other portion is how can we add more? Mike Conway, advocates that the slips do belong to Raintree, would like to see the sublease responsibilities back to Staff to manage. Rachelle presented problems with the suggestion of Mike's.

Cindy, asked about the "reported" underhand cost of subletting of slips for large sums of money.

Tony discussed possible ways to use those available slips without a long term sub-lease. Maybe with a management system or something of that nature. Perhaps incentives to those that allow the use of their dock. There are a lot of ways to look at the situation and perhaps form a sub-committee or let the Lake Committee have it. If we had more slips, how do we pay for them? Self-funded? General Fund? Skip people? Fee if you are skipped? Basically what is fair? Have a set of docks that are available for rent for a week at a time, could be a good option. Remainder discussion to be placed on the next work session (January) for further evaluation of ideas.

Budget:

Item 21 was the stopping point based on where items ranked from the committee requests. The ranked budget only has three lines that are white, meaning that where they ranked, but there is not enough money to cover those. Basically we would not add a new shade structure this year or the walking trails. Some items are dependent upon the unknowns, whether we have savings on the Cheddington project, Dam money etc. Consensus to move forward with all but the 3 white items for 2021.

Adjournment to Executive Session for personnel

Meeting adjourned at 8:30pm.

Raintree Lake Property Owners Association

Board of Directors Meeting

12/8/2020

7:00pm

Attendees: Mehrunissa Ali, Kevin Smith, Cindy Lyon, Charlie Burke, Tony Jose, Mike Conway, David York, Josh Cresswell, Rachelle Vandiver and Marsha Powell (via Zoom).

Absent: Daniel Merrick

1. Open Forum: San, asked about update to bridge. Hearing is set for December to enforce discovery, which the City of Lee's Summit has yet to respond to. Any update on the MP dock? The dock has not been released back to us yet. We have issued a December 18, deadline for a response from all parties.

Agenda:

2. Determine Quorum & Call Meeting to Order
 - a. Quorum present meeting called to order.
3. Pledge of Allegiance
4. Consent Agenda;
 - a. *Mehrunissa Ali moves to approve the November minutes and approves payment of bills. Seconded by Cindy Lyon, unanimous, motion carries.*
5. Treasurers Financial Report; read by Cindy Lyon

FINANCIAL STATEMENT NOVEMBER 2020

Income:	Dues	\$68,288.21
	Other Income	\$34,961.92
	Total	\$103,250.13
Expenses for November		\$77,420.11
Bank Account Balances as of November		
	Cash Subtotal Security Bank	\$ 535,776.48
Reserves 2020	Capital Assets Reserve	\$0
Future Projects	Facilities	\$15,000
	Raintree View	\$16,550
	Siltation Loan	(\$45,000)
	Ward Road	\$10,000
	DPAC	\$3,000
2019 Roll-Over Funds		\$2,714

	2020	2019
Total Outstanding Dues/Fines a/o 11/30/20:	\$59,374.30	\$51,344.42 Total a/o 11/30/19
Balance Due Liens Filed: (17)	\$41,216.79	\$30,751.88 Liens filed (17)
1st Letter (107)	\$13,986.04	\$16,243.29 1st Letter (129)
2nd Letter (9)	\$2,267.40	\$3,945.91 2nd Letter (15)
3rd Letter (5)	\$1,904.07	\$403.34 3rd Letter (1)

6. Legal Report; read by Charlie Burke
 - Judgments=7
 - Bankruptcies=1

Foreclosures=0
Making Payments=2
Demand letters=8
Court=2
Delinquent dues paid \$9,814.74

7. Unfinished Business

- a. 2021 Budget; *Cindy Lyon moves to approve the 2021 budget, seconded by Mehrunissa Ali. 8 for 0 against. Motion carries.*

8. New Business

- a. Appeal Lake Violation suspension 082720-1007. Presentation by Bob Schultheis 864 SW Raintree Dr. Lot #1007. Asking that the suspension date be altered. He states that a witness was never presented and wishes to appeal the date of suspension to coincide with the date of the incident. *Charlie Burke moves to approve appeal request of Bob Schultheis to begin suspension day after the citation of August 28th, 2020. Seconded by Kevin Smith. 7 For 0 against 1 Abstention. Motion passes.*
- b. Appeal Boat Slip Fee 080620-843, unable to attend due to COVID, so no additional information outside of packet. A lot of discussion as to the timing and events of the lift movement with discussion of rules and regulations and how the incident happened. *Cindy Lyon moves to sustain the \$375 fee for failure to remove lift at the end of the sub-lease agreement. Seconded by Mike Conway. 8 for, unanimous.*

9. Announcements

- a. No Work Session in December!
- b. Christmas Charity Tree; collecting money for local charity, has \$460 thus far. Discussion about planting a tree for the future. Donation gets you an ornament that you can write on and track every year as something fun.
- c. Office will be closed Dec. 24th to 27th & Dec 31st to January 3rd.
- d. Merry Christmas and a Happy New Year

10. End of Business

11. Open Forum - none

12. Roundtable

- a. Tony; should MP dock be included in legal? How this could be done to help educate residents in a summary fashion. Discussion in January work session.
- b. Mike; pothole in concrete on bridge, will call the City of Lee's Summit
- c. David; nothing
- d. Marsha; nothing
- e. Mehrunissa; wants to discuss Special Assessment options again. January work session.
- f. Kevin; wants a sidewalk that goes around the lake.
- g. Cindy; nothing
- h. Charlie; walking trail around North Shore status, repaired.
- i. Rachele; I will be on vacation next week, Josh will be present.

j. Josh; nothing

k. San; New homes over by church, fences are really close to the sidewalk.

Confirmed they are on the property line

Cindy Lyon moves to adjourn to exec session for personnel and legal, seconded by

Mike Conway. Unanimous, motion carries. 7:38pm.