

RAINTREE LAKE PROPERTY
OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
JANUARY 16, 1993

The Raintree Lake Property Owners Association Board of Directors meeting was held January 16, 1993 at the Raintree Clubhouse. It was determined a quorum was present and the meeting was called to order. Directors present: Nancy Ohmes, Dave Wasson, Charles Sandman, Ron Greathouse, Gary Jennings, Mike Byrnes, John Smith and James Cox.

Directors not present: Carol Crum.

Approval of Minutes:

Charles Sandman moved and Mike Byrnes seconded to approve the minutes of the December 15, 1992 meeting and the January 5, 1993 Special meeting as submitted. Motion carried.

Treasurer's Report:

Mike Byrnes submitted the financial report a (see exhibit A). Accepted as submitted.

New Cass County Commissioner:

Ron Greathouse introduced Bryan Mills, the new Cass County Commissioner, who answered questions from the audience.

Committee Reports:

Activities Committee: The activities committee submitted a written report (see exhibit 8). Dave Wasson moved and Charles Sandman seconded to approve the \$7500.00 for Summerfest 1993 as requested by the committee. Motion carried.

ARB: The Board requested the Architectural Review Board devise a process for verification on the 40 year composition roof.

Capital Improvement Committee: No report.

Common Area Committee: The common area committee submitted the contract for landscaping at the 291 entrance. John Smith moved and James Cox seconded to accept the bid from Green Side Up as dated 1/11/93 and approve a maximum allocation of \$3600. for lights at the 291 entrance. Total cost not to exceed \$13,100. After

discussion John Smith moved and Dave Wasson seconded to amend the motion to approve \$9500.00 for landscaping and \$4600 for lights and miscellaneous expenses. Motion carried.

Facilities Committee: Ross Cowan reported that the committee is still looking into audio systems for the clubhouse. Ron Dake has set up a portable system for a preliminary test for tonights meeting. Ross stated that some projects needed attention at the clubhouse. Ron Greathouse told him to make up a list and submit it.

Lake Committee: Nothing to report

Pool Committee: Cindy Stanley reported that the contract for the pool management has been signed and sent back with the proper addendum, however, a check has not yet been sent. The committee requested approval for Charles Mallett to build new lifeguard stands. The board approved a maximum of \$250. for materials to build the stands.

The committee reported that Jack French would not be giving swim lessons this year and that they are looking into other proposals for the swim lessons.

Shore Line Newsletter Committee: No report

Storage Area Committee: Waiting on a reply from Paul Roberts before proceeding on the proposal for the storage area.

Correspondence/Announcements/Misc.

Lisa Herefordt requested use of the clubhouse for Beta Sigma Phi meetings with the use fee being waived. All members are Raintree residents. Meetings would be held on the third Monday of each month at 7:30 p.m. James Cox moved and John Smith seconded to approve free use of the clubhouse as requested. Motion carried.

The Board of Directors reaffirmed their policy on No Ice Skating on any Raintree waters. Article to be placed in ShoreLines.

It was announced that the Annual Meeting will be held on March 25th and the nominating committee will be meeting on Monday, January 25, anyone is interested in submitting their names for the board they can contact the office or members of the committee. A follow up article on prospective board members will be placed in the Shore Lines.

Joe Willerth gave an update to the Board on the Developer Law Suit. On January 11, a response

brief was filed and on February 11, oral arguments will be heard by the Court of Appeals. The court decision will be published in the Shore Lines when it is received.

Open Forum:

Micheal Mihalevich, 4482 Bowsprit, addressed the board about snow mobiling through yards and on common area. The board requested an article be placed in Shore Lines prohibiting this practice.

Jim Metzger, 4077 Camelot, inquired if there had been any consideration given about rotating the board. Board answer: There has been some-discussion, but a change in the by-laws would be necessary.

Charles Mallett, 4000 Hidden Cove, inquired if there was any way to remove the section in the by-laws that states a non member of the association can set on the board of directors. Board answer: Only by a change in the by-laws.

Ron Dake, 4078 Normandy, inquired about reflective street signs.

He was informed that we have the signs and that they will be installed.

Old Business:

Placement of South Side Boat Dock: Dave Wasson moved and Charles Sandman seconded that the board authorize the installation of one six finger dock to be installed on the West Side of Kingfisher Cove according to the recommendations of the Lake Committee. Furthermore, that long term leases agreements cost be raised from the current \$1200.00 to \$1500.00 for the ten year lease, with a change to 2/3 long term and 1/3 shortterm leases, being applied. Dave Wasson amended the motion to read that the board authorize the installation of one six finger dock to be installed on the West Side of Kingfisher Cove according to the recommendations of the Lake Committee. Motion defeated.

John Smith moved and James Cox seconded that the Board of Directors purchase a 12 slip boat dock to be installed in March 1993, immediately west of the swim dock at the terminus of Pelican Point, as shown on map exhibit C, eight slips will be leased to petitioners on the petition submitted to the board in September 1992 on a ten year lease in the amount of \$1250 per lessee, with a \$650. deposit payable by Feb. 1, 1993 and the balance being due and payable upon installation of the dock. Motion withdrawn.

John Smith move and James Cox seconded that the Board of Directors purchase a 12 slip boat dock to be installed in March 1993, immediately west of the swim dock at the terminus of Pelican Point. Motion carried.

Mike Byrnes moved and Gary Jennings seconded to announce the dock placement in the Shore Lines.

Dock assignments will be done on a first come, first serve basis, sign-ups to be held February 27, 1993 at the clubhouse. Motion carried.

The Lake committee also recommended that a total of no more than 246 boat slips be placed on the lake. Jim Cox moved and Gary Jennings seconded to table the lake committees recommendation on additional boat slip until the March meeting in order to see how many additional slips are needed. Motion withdrawn.

Jim Cox moved and John Smith seconded to approve the recommendation of the lake committee to place a cap on the number of docks at 246 based upon this years demand. Motion carried.

Dave Wasson moved and Gary Jennings seconded to purchase from Browns Welding Supply a Lincoln Welder, Victor portable cutting torch and bottles (oxygen & acetylene) to be used for dock repair and maintenance at a cost of \$875.00. Motion carried.

Organizational Structure Plan

The board submitted for consideration a organizational structure plan (see exhibit D). Basic plan is to change the two full time employees to part-time temporary (April - September), hire a full time property manager and contract out the accounting and bookkeeping. Charles Sandman moved and Mike Byrnes seconded to approve the organizational structure plan as submitted. Motion carried.

Approval of Bills

Jim Cox moved and Charles Sandman seconded to approve bills as submitted. Motion carried.

Meeting adjourned

Gary Jennings
Secretary

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
FEBRUARY 16, 1992

The Raintree Property Owners Association Board of

Directors meeting was held February 16, 1992 at the Raintree clubhouse. It was determined that a quorum was present and the meeting was called to order. Directors present: Nancy Ohmes, Dave Wasson, Charles Sandman, Ron Greathouse, Gary Jennings, John Smith, Mike Byrnes and James Cox. Directors absent: Carol Crum.

Approval of minutes:

Charles Sandman moved and Mike Byrnes seconded to approve the minutes of the January 19th meeting with the following corrections. 1. Page 3, line 6, from "with a change to 2/3 long term" to: "with the existing policy of 2/3 long term" 2. Page 3, line 17, from: "amount of \$1250." to: "cost of dock to be divided by long term leases." Motion carried.

Treasurers Report:

Mike Byrnes submitted the financial report (see exhibit A). Accepted as submitted.

Committee Reports:

Activities Committee: Kathy Byrnes submitted a written report (see exhibit B).

Architectural Review Board: No report

given. Capital Improvement Committee: No report given.

Common Area Committee: It was reported that the contractor will start installing the water and electric on the 291 entrance on March 1, 1993.

Facilities Committee: Ross Cowan reported that the committee was still getting quotes on the audio system for the clubhouse. The committee plans on having all the information ready for the March meeting. The committee also ask for approval to purchase 6 new chairs for the upstairs at a cost of \$82.50 each. Approval given to purchase the chairs.

Lake Committee Submitted its report in written form (see exhibit C).

Pool Committee: Contract has been received from K.C. Pool management with addendum.

Shore Lines Committee: The committee is looking into getting bids from other printers. The committee is placing an article in the March Shore Lines about residents who are interested in serving on the board and also profile on residents running for city offices.

Storage Area Committee:

No report.

Announcements/Correspondence

/Misc.

Ron Greathouse announced that the annual meeting .of the association would be held March 25, 1993 at Aldersgate church and encouraged all to attend.

A thank you note was read from Baptist Medical Center for Raintree's participation in the Triathlon.

A letter was received from Mark Dunn requesting that his one year boat dock lease be changed to a long term lease. The board supported the existing policy that no short term leases be turned into long term leases.

The board received a letter from Jane Tucker, Secretary of Cobblestone Homeowners. Action taken: Ron Greathouse will look at the problem of the shoreline around the duck pond. Ron also stated that a representative of the developer, Bill Austin, has committed to having the billboard sign adjacent to the duck pond painted and repaired within 60 days.

Lawsuit Up date:

Joe Willerth gave an update on the lawsuit against the developer. The lawsuit was heard in the Appeals court on February 11, 1993 and there should be a ruling on it in 60-90 days.

Joe also reported that the Spurck developments have not closed due to the FDIC taking over all of Pyramids notes and the FDIC is requiring appraisals on all of the property.

Both sides are sure that it will close with in a few weeks. If it does close than that part of the lawsuit which pertains to multifamily guidelines can be dropped from the law suit. Final platting and rezoning has been approved and the first set of house plans have been approved by the ARB.

The ARB was ask by the board to devise a way to confirm that the 40 year composition roof is being put on once it has been approved.

Open Forum:

Connie Cowan thanked the board for all of their work over the past year.

Ken Schwartz questioned how many persons were

running for the 1993-94 board and if there would be some form of standards set for proxies. There are approximately 14 running for the board and there also can be nominations from the floor the night of the meeting.

It was also announced that the candidates would be introduced at the March 16, 1993 board meeting.

Ken Schwartze also ask what could be done about unfinished homes.

Old Business:

Approved projected: The question was raised about the beautification and erosion projects which were approved at the October 20, 1992 meeting. Ron reported that the person who was contracted to do them is ready whenever the ground is firm enough to start.

New Business:

Front riding mower bids: The board was presented with 3 bids on front riding mowers.

The bids included trade in on the John Deere walk behind mower. (see exhibit D) Charles Sandman moved and Gary Jennings seconded to purchase the Walker Mower form Hartzler Equipment for the quoted price of \$5250. Charles Sandman amended and Mike Byrnes seconded the motion to include arm rest and parking brake with the cost not to exceed \$5377.50 plus tax. Motion carried.

Guidelines for exterior house paint colors: Ron Greathouse as if there were specific guidelines for exterior paint colors. Joe Willerth of the ARB replied that there were no specific colors identified in the guidelines.

Composition and staggered terms for Board of Directors: In order to change the composition of the number of A & B board members there needs to be a change in the by laws. The change needs to be published prior to the annual meeting and it can be voted on at the annual meeting. Dave Wasson moved and James Cox seconded to look at amending Article 5 Section 2 of the bylaws and bring up for vote at the annual meeting. Motion carried.

Insurance Quotes: The board was presented with quotes on the general liability insurance (see exhibit E). Charles Sandman moved and James Cox seconded to accept the insurance quote from CNA insurance and to increase the liability to \$5,000,000 (subject to a increase of \$1200. total for the increase) with 25% down payment and 10

monthly payments Motion carried

Kingfisher Cove Drainage problem/silt pond. There is a drainage problem with the area adjacent to Kingfisher Cove- and Ron Greathouse feels. that a possible solution would be to install a silt pond on the acreage behind this area. Ron has determined that the cost to put in a silt pond would be around \$4000. The board might wish to consider this as at this time the property is owned by Ron and in the spring it will probably be sold.

Signage: The board request that a letter be sent to owner of property at Regatta and Harbor Drive and also the person on Lido asking them to remove the signs that they have up. Regatta is a company sign and the one on Lido is a homemade house for sale sign.

Gary Jennings moved and James Cox seconded to approve the bills with the exception on CAI Law Reporter check. Motion carried.

Meeting adjourned

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION March 16, 1993

The Raintree Property Owners Association Board of Directors meeting was held March 16, 1993 at the Raintree Clubhouse. It was determined that a quorum was present and the meeting was called to order. Directors present were Charles Sandman, Mike Byrnes, Gary Jennings, John Smith, Jim Cox, and Nancy Ohmes.

Approval of minutes:

Jim Cox stated that the corrections made to the February minutes regarding the value of the long term lease to the lessee were not necessary since they negated the actions taken in the January meeting. After discussion, it was moved and seconded to strike the corrections made in February and leave the original January minutes stand. The minutes were then approved.

The new property manager, Ellen Wagner, was introduced and gave a few short remarks.

Charles Sandman diverted from the order of the published agenda and moved to the section of the agenda to meet the candidates for the board of directors election to be held at the annual meeting. The candidates present were Jeff Charles, Mike Conway, Jim Cox, Chris Heman, Kent Davenport, Judy Pap, Cindy Stanley, Nancy Ohmes, Kent Thomas, Sherry Keifer, Tim Seiler, Wanda Tyner, and Dennis Hammontree. Each of the candidates gave a short introduction of themselves,

stated their reasons for running for the board, and plans for the future of Raintree. Following the introductions a short question and answer session was held. The Nominating Committee was recognized and thanked for putting the nominations in order.

Two of the residents that were running for public office were present at the meeting, Morris Greer and John Smith. Each were introduced and gave a short speech about themselves and the offices that they were running for.

Treasurer's Report:

Mike Byrnes presented the Treasurer's Report. Some of his comments were that Jim Mitchell was almost done with the audit, all monies received from long and short term dock rentals and put in the Commerce Special account and will utilize that as a dock fund so that all dock expenses/income can be tracked. The budget was changed to reflect the annual savings realized from the hiring of the General Manager and incorporating the accounting function into that position. Also a savings was realized on the purchase of a riding lawnmower over what was budgeted. It was moved and seconded that the revised budget was approved and adopted.

The Activities Committee reported on the progress of Summerfest. The clown and DJ have been reserved and discussions are going on with the fireworks company as to where to set the display up and any insurance liabilities involved.

Architectural Review Board:

Joe Willireth discussed Ken Romi's fence request was discussed and the possible precedents that can be set if the fence as requested is approved. There was discussion on the fence placement, particularly the area that included the common ground, and it was felt that the common ground should not be fenced.

Capital Improvements Committee No report given

Common Area Committee

Ed Odell reported that Bob Dourty of Dandy Lawn had volunteered to fertilize all of the common area trees, and the Board agreed that this would be a good idea. The entrance at 291 was discussed and that work had begun.

Facilities Committee

Ross Cowan reported that bids for the audio system were still ongoing. Charlie Sandman recommended that \$1900.00 be allocated and that bids continue to be sought, so the system could be obtained as soon as additional bids be obtained. John Smith motioned that \$1900.00 be allocated for the system subject to obtaining two other bids. Mike Byrnes seconded the motion, it was voted and approved.

The purchase of new chairs was discussed. There was some question about the quality of the chairs that were to be purchased. The committee is going to continue looking at chairs.

Lake Committee

It was announced that the boating safety sessions would be held April 15 at 7:00

pm and April 17 at 9:00 am. It was suggested that some of the younger people, especially teenagers, attend the sessions.

Pool Committee

Cindy Stanley reported that the contract had been signed with Kansas City Pool. The issue of swim lessons was going to be discussed with the property manager.

Shorelines

Monique Aspito reported that the Shorelines was making money and that Paul Sommers would be handling all of the ads.

Storage Area Committee

The committee reported that it had discussed with Paul Roberts the storage barn issue and he was not in favor of charging rent for spaces. He also offered to bring gravel in and mark off spaces for the residents to use. It was also discussed the need to be sure the fence is locked and not left open.

The pump at the duck pond was discussed and the current board decided to refer it to the new board. It was felt that the current pump is fine, however the motor is bad.

Charley Sandman noted that the minutes needed to reflect the acquisition of the engineering proposal to study siltation problem of the lake and also the accounting proposals received. Both of these proposals were turned over to the property manager.

Old Business

Revisions of ARB Guidelines

Joe Willireth discussed the need to amend the revisions made to the ARB guidelines from November 1992 to state the need for metal valleys on the roofs, as well as laminated hips and ridges on these roofs. Where Owens Corning is mentioned it needs to be amended to read 'Oak Ridge Shadow Shale', which distinguishes the particular style. Following this there was discussion as to whether the metal valleys should be a designated color.

There was discussion regarding the fact that satellite dishes continue to not be allowed, according to the ARB guideline revisions presented. The dog pen issue was also discussed and affirmed that dog pens were not allowed in the covenants.

New Business

Revisions of ARB Guidelines

Shawn O'Sullivan presented an appeal to allow a concrete tile roof on a home being constructed on Lot 972. A representative from the company that manufactures the tiles was present to answer questions and give a presentation on the tiles. Following a lengthy discussion of the proposed roof. It was moved and seconded by the Board to override the ARB decision and allow the roof to be constructed. The ARB guidelines for roofs were not amended, and this was only an exception to the rule.

Mike Byrnes motioned that the revisions to the ARB be accepted, Gary Jennings

seconded, and the motion was voted on and approved.

Sign request was also presented by Joe Willerth regarding signs for Sunset Ridge and Sunset Cove. Joe stated that there should be a fixed time period for the signs to be up, not stated until half of the lots are sold. He also was concerned about site obstruction. A motion was made and seconded to accept this; John Smith amended the motion to accept the sign, with the sign permit being renewed annually and the signs kept in good order.

John Smith presented a proposal to change our attorney of record to Joe Willerth. The motion was seconded and approved. Mr. Willerth addressed the issue that this not be done until the new board had a chance to act on it. At that time John Smith withdrew his contract.

Approval of Security Contract

John Smith presented a copy of the schedule as submitted by Rick Simpson of the Lees Summit Police Department. He made a motion that the contract be accepted, Mike Byrnes seconded the motion. John Smith stated that they would be at the Annual Meeting to make a presentation. During discussion the motion was withdrawn after it was decided to let Lake Security first make a presentation at the annual meeting before voting on the security contract.

Cellular Phone Purchase

Charley Sandman reported that he had been out of town and no action had been taken.

Judgment lien Release

The board authorized the release of the lien on lot 1505 so that the closing could go through.

Lawn Care for Clubhouse

Ellen Wagner stated that John Smith had gone over a proposed plan for verti-cutting, fertilizing, mowing and edging the area around the clubhouse as soon as weather permits.

Nominating Committee for 1994

The 1993 nominating committee members will remain on the committee for the coming year.

Mowing of Individually Owned Vacant Lots

Mike Byrnes motioned that the fee remain \$125.00 for mowing the vacant lots. John Smith seconded the motion. The motion carried.

Greater Raintree Open

The golf tournament committee requested an advance of \$200 to reserve the golf course. Mike Byrnes motioned that the advance be made and John Smith seconded. The motion passed.

Approval of Expenditures:

John Smith initiated a discussion of the bills presented, questioning the MOK

invoice for the entry way lights. The corrected amount should be \$3,264, changing the monthly total to \$23,523.94. It was moved and seconded to accept the change, the motion passed

Charley Sandman announced the annual meeting March 25 at Aldersgate Church and the next board meeting to be April 20.

Meeting adjourned.
Gary Jennings

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING* 1993

THE ANNUAL MEETING OF THE RAIN TREE LAKE PROPERTY OWNERS ASSOCIATION WAS HELD ON MARCH 25, 1993 AT THE ALDERSGATE METHODIST CHURCH. A QUORUM WAS DETERMINED AND THE MEETING WAS CALLED TO ORDER.

BOARD MEMBERS PRESENT WERE: NANCY OHMES, DAVE WASSON, CHARLES SANDMAN, RON GREATHOUSE, GARY JENNINGS, JOHN SMITH, MIKE BYRNES, JAMES COX. CAROL CRUM WAS ABSENT.

ELLEN WAGNER WAS INTRODUCED AS THE NEW PROPERTY MANAGER.

JOE WILLERTH DISCUSSED CHANGING THE RAIN TREE LAKE BY-LAWS, ARTICLE V, SECTION 1 AND 2. SECTION 1 WOULD BE CHANGED TO REQUIRE ALL BOARD MEMBERS TO BE MEMBERS OF THE ASSOCIATION. SECTION 2 WOULD CHANGE THE NUMBER OF CLASS A (SINGLE FAMILY) BOARD MEMBERS FROM SIX TO SEVEN, REDUCE THE NUMBER OF CLASS B (MULTI-FAMILY) BOARD MEMBERS FROM THREE TO TWO. THE AMENDMENT WOULD ALSO CHANGE THE TERM OF BOARD MEMBERS FROM ONE YEAR TO A TWO YEAR TERM.

DAVE ELLIOTT RECOMMENDED A CHANGE REGARDING THE PROPOSED CHANGE. MR. ELLIOTT PROPOSED THE BOARD MAKEUP CONSIST OF 8 CLASS A AND 1 CLASS B. AFTER SOME DISCUSSION A VOICE VOTE WAS TAKEN. THE CHANGE RECOMMENDED BY DAVE ELLIOTT WAS NOT PASSED.

A VOICE VOTE WAS TAKEN ON JOE WILLERTH'S PROPOSED CHANGES. THE CHANGES RECOMMENDED BY JOE WILLERTH WERE PASSED.

GARY JENNINGS READ THE MINUTES FROM THE MARCH 26, 1992 ANNUAL MEETING. THE MINUTES WERE APPROVED AS SUBMITTED.

THE ANNUAL ELECTION OF NEW BOARD MEMBERS WAS HELD. THERE WERE NO NOMINATIONS FROM THE FLOOR. RUNNING FOR ELECTION FOR CLASS A SEATS WERE: TIM SEILER, SHERRY KIEFER, KENT DEVENPORT, KENT THOMAS, CHRIS HEMAN, CINDY STANLEY, JUDY PAP, WANDA TYNER, JEFF CHARLES, MIKE CONWAY, AND DENNIS HAMMONTREE. NANCY OHMES AND JIM COX RAN FOR THE TWO SEATS FOR CLASS 8.

MIKE BYRNES READ THE TREASURER'S REPORT. MIKE GAVE AN OVERVIEW OF 1992.

MIKE BYRNES GAVE A REPORT ON .PAST RLPOA ACTIVITIES. IN THE SPRING OF 1992 THE NEW BOARD MEMBERS WERE ELECTED, THERE WAS A UNITED FRONT AGAINST THE PROPOSED LOW INCOME TOWN HOMES. IN THE SUMMER OF 1992, A NEW DOCK WAS INSTALLED BEHIND THE CLUBHOUSE, RENOVATIONS WERE DONE TO THE CLUBHOUSE, AND SUMMERFEST ENJOYED A GOOD TURNOUT. IN THE FAU OF 1992, THE HIDDEN COVE DEBT WAS PAID OFF.

JOHN SMITH GAVE A REPORT ON PRESENT RLPOA ACTIVITIES. HE REPORTED THAT THEY WERE WORKING ON THE DRAINAGE PROBLEM AT SEAGULL COURT AND HIDDEN COVE. THEY WERE PLANNING TO ROCK ALONG RAINTREE DRIVE AND LANDSCAPE THE THREE ISLANDS AT THE 291 ENTRANCE.

JOE WILLERTH SUBMITTED AN UPDATE ON THE LAWSUIT AGAINST PAUL ROBERTS.

JOHN SMITH SUBMITTED A PROPOSAL FOR SECURITY FOR RAINTREE FOR THE 1993 SUMMER SEASON.

THE NEW MEMBERS OF THE BOARD OF DIRECTORS WERE ANNOUNCED.

THE FOLLOWING BOARD MEMBERS WERE ELECTED TO CLASS A SEATS: CHRIS HEMAN (TWO YEAR TERM), CINDY STANLEY (TWO YEAR TERM), JUDY PAP (TWO YEAR TERM), WANDA TYNER (TWO YEAR TERM), JEFF CHARLES, MIKE CONWAY AND DENNIS HAMMONTREE WERE ELECTED TO ONE YEAR TERM. NANCY OHMES (TWO YEAR TERM) AND JIM COX (ONE YEAR TERM) WERE ELECTED TO CLASS B SEATS.

MEETING WAS ADJOURNED

*MINUTES FROM THE 1993 ANNUAL MEETING WERE NOT AVAILABLE IN TYPED FORM AND NO TAPE COULD BE LOCATED.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
APRIL 20, 1993

The Raintree Lake Property Owners Association Board of Directors meeting was held on Tuesday April 20, 1993 at the Raintree clubhouse. It was determined that a quorum was present and the meeting was called to order. Directors presents were James Cox, Dennis Hammontree, Jeff Charles, Cindy Stanley, Chris Heman, Judy Pap, Wanda Tyner, Mike Conway and Nancy Ohmes.

Approval of Minutes

The minutes of the March 16, 1993 Board of Directors meeting were approved as submitted.

The minutes of the March 29, 1993 Special Board of Directors meeting were approved as submitted. The purpose of the special meeting was to elect new officers in order to meet payroll demands.

New Officers

The officers for the 1993-1994 Board of Directors are: President Chris Heman, Vice-President Judy Pap, Secretary Jeff Charles and Treasurer Cindy Stanley.

Treasurers Financial Report

Cindy Stanley submitted the financial report. A separate Dock Fund will be established by transferring money from the general account. This money will include the deposits on the new Mallard Point dock and all short term dock leases.

Auditor Jim Mitchell will be at the April work session to present last years audit report and income tax situation.

Appointment of Committees

The following committee appointments were made:

Parcel A Chairman - Jim Metzger

Parcel B Chairman - Enid Miller

Nominating Committee - appointed by previous board

Architectural Review Board:

Joe Willerth - Chairman

Lynn Goodman

Judy Smoeger

Gene Thomas

Tim Sieler
Travis Kiefer

Property Manager Report

Ellen Wagner presented 3 bids for cleaning the clubhouse. A Clean Difference Co. was low bid at \$295 a month for twice a week cleaning to be done Tues. & Fri. Jim Cox moved and Wanda Tyner seconded to accept the bid from A Clean Difference Co. at \$295 a month on a month to month basis. Motion carried.

Ellen presented a proposal for a pay phone to be installed either in the pool area or the clubhouse parking lot. A seasonal pool area phone could be installed for \$80 plus a \$27.55 monthly charge. The phone would be removed each winter and brought back during the summer for another \$80 installation fee. A drive-up phone in the parking lot would be at no cost providing there were 12-13 calls daily. Issue was tabled until further information was available.

Ellen presented a proposal for a Cellular phone from Signature Cellular with a 1 yr. contract with S.W. Bell. Judy Pap presented a proposal from Cellular One with a 6 month contract at the same monthly price of \$49.95. Judy could obtain a used bag phone for \$75. The Lake Patrol and the Security Patrol would mainly use it. Judy will check to see if a better price can be found on the phone. Judy Pap moved and Jim Cox seconded to accept the Cellular One 6 month plan at \$49.95. Wanda Tyner amended the motion that we do not purchase the service until we buy a phone. Dennis Hammontree seconded. Motion carried.

Ellen presented a proposal for a fax machine. She recommended a purchase from the Wholesale Club for \$299. It was suggested we use an existing phone line to avoid paying \$44.71 a month for an additional line just to operate the fax machine. Questions were raised from residents as to the need of a fax machine. It was suggested by the board the office would be more professional & it would provide a more productive way of doing business and delivering information. Jeff Charles moved and Jim Cox seconded to purchase a fax machine not to exceed \$500. Motion carried

The city of Lee's Summit is cleaning tree limbs out of the storm sewer at the duck pond.

There is a drainage problem with the common ground behind Marline Court. It was suggested that as soon as it dries out Charlie & Lance make recommendations for permanent solutions.

A drop box has been installed by the front door in the clubhouse. Keys, dues and any other information may be left.

The office will start implementing letters to homeowners with delinquent dues.

Committee Reports

Architectual Review Board: An appeal was presented for a park bench to be place in the common area of Seagull Ct. by a homeowner. Judy Pap moved and Jim Cox seconded to allow the park bench

providing it will be deeded over to the association. Motion carried.

Activities Committee : Kathy Brynes discussed Summerfest schedule. Kathy presented a contract for the disc jockey and a request that a deposit of \$150 be sent. The board requested a copy of the contract before submitting the deposit.

Capital Improvements: No report

Common Area Committee: May clean-up was discussed. A date will be determined later with the info in the Shoreline.

Facilities Committee: Ross Cowan reported that hopefully the PA system will be installed by the May board meeting. It was determined that people renting the clubhouse will not be allowed to use the system.

Lake Committee: A request for the lake patrol was requested. Jim Cox moved and Wanda Tyner seconded to approve an amount not to exceed \$700 for the Red Cross to provide CPR training. Motion carried.

The Boating Center wants to have a ski clinic Sat., June 19, 1993 from 8 to 12 for Raintree residents and outside people. Jeff Charles moved and Cindy Stanley seconded to let the Boating Center use the lake during that time. They need to provide a 1 million \$ insurance policy and make sure the residents of Raintree can participate. Motion carried.

Dave Wasson presented a proposal from K.C. Coring to score the north boat ramp. Because of the angle it makes it difficult to pull boats out when the ramp is wet. Wanda Tyner moved and Jim Cox seconded to approve an amount not to exceed \$1,500 for K.C. Coring to score the ramp. Motion carried.

The committee provided a list of operation & safety supplies for the patrol boat. Wanda Tyner moved and Jim Cox seconded to approve an amount not to exceed \$300 for the purchase of these supplies. Motion carried.

Pool Committee: Susan Schwartze informed the board that board approval is needed for the change in the pool rules. Mike Conway moved and Cindy Stanley seconded to approve the pool rule changes.

Susan reminded the board that the first installment pymt. To K.C. Pool in the amount of \$3,118 was due May 10, 1993. a request by Susan for the board to determine the number of guests allowed per visit with a homeowner was tabled. Issue will be discussed at the next work session.

Shorline Committee: No report.

Storage Committee: Richard Greiner requested \$500 to buy poles and numbers to label the parking spaces at the storage lot. Wanda Tyner moved and Cindy Stanley seconded to deny request until a more detailed report can be obtained showing exact cost & items needed.

Open Forum

John Smith asked about the dog pen on the corner of Sapelo Dr. and Raintree Dr.. According to Joe Willerth, the ARB approved this as an enclosed patio. It was felt by the board that perhaps the request was misrepresented and that a letter would be sent to the owner.

John Smith expressed concern as to the condition of the Raintree sign by the duck pond. Apparently Paul Roberts has no plan to paint it as was previously reported. A decision was made to have Ellen contact the city about their sign ordinance.

Mention was made by a resident as to the absence of emergency lighting in the clubhouse. It was determined we have no emergency lighting or evacuation plan. The facilities committee will be instructed to get information on this.

Dave Wasson brought up about the boats in driveways. We need to enforce policy on this. Dave also mentioned the need for the builders to understand that Sunday is a day of rest. It was suggested they should be notified of this.

Concern was expressed by a resident about the number of houses which are occupied but are not completed on the exterior. Also there seems to be a lot of houses under construction which are slow to be completed. Is there a time limit to complete a house or sod a yard.

Old Business

Corporate Charter: Jeff Charles noted that our corporate charter had expired but that Joe Willerth had taken care of it and we are now in good standing with the state.

Amendments: Jeff Charles reviewed the changes in the amendments of the by-laws made at the annual meeting. They do not need to be recorded with the state according to Joe Willerth.

Security Patrol: Wanda Tyner moved and Jim Cox seconded to accept the security proposal for up to 20 hours a month beginning May 1st and ending Sept. 30th. The schedule to be set by the office. Motion carried.

New Business: Jeff Charles moved and Dennis Hammontree seconded to change the monthly board mtg. from the 3rd Tuesday of the month to the 2nd Tuesday of the month.

Motion carried.

Meet your Neighbor Night: Judy Pap recommended we have a "Meet your Neighbor Night" at the clubhouse the end of May if facility is available. Ask each of the committee chairmen to have a sign-up area to recruit new members and to answer questions from residents. This would be a social. Judy Pap moved and Mike Conway seconded for the board to sponsor a "Meet your Neighbor Night" in May or June with the date to be determined later at the clubhouse. Motion carried.

Baptist Memorial requested use of the lake Sunday Aug. 29th, 1993 at 7am for their annual triathlon. Jim Cox moved and Dennis seconded to allow Baptist Memorial to hold the triathlon Aug. 29 at 7am.. Motion carried.

Cindy Stanley asked for board approval for new resident I.D. cards. The price

from Home Office Supply for 3,000 cards (we may need less) is \$698.00. Volume Printing was higher priced on the cards and they could not get the lamination. Jeff Charles moved and Dennis Hammontree seconded an amount not to exceed \$700 for the purchase of I.D. cards and laminating materials. Motion carried. (It was suggested by a resident the possibility of purchasing a creditcard type card. Cindy Stanley will check into the cost of this.

Other

New Computer for clubhouse: Chris Heman informed the board that the hard drive went out on the existing computer. It was decided the existing computer was not sufficient to operate our facility and money would be better spent on a new system. The existing hard drive was repaired a few months ago. We could repair it again for around \$500. There is no guarantee how long it would last. We also need new software to update our system. Jeff Charles moved and Jim Cox seconded to appoint Chris Heman to secure 3 bids on a 486 DX computer 33 megahertz within 48 hrs. and to report back to each board member his findings & approve funding with the amount not to exceed \$2,200. Motion carried.

Approval of Bills: Jeff Charles moved and Jim Cox seconded to approve the bills and to incorporate them as part of the official minutes. Motion carried.

Jeff Charles moved and Judy Papp seconded to adjourn. Motion carries.

Secretary-Jeff Charles

OFFICE STATUS REPORT MAY BOARD MEETING
by Cindy Stanley

In order to let everyone know what is going on in the office right now I thought it would be appropriate to give a report concerning activity during the last week.

Melinda Booth who is our part-time employee has done a great job the past week. If you have not had an opportunity to meet her please feel free to stop by the office and say hi. We are very fortunate to have her with us. Melinda used to live out here which has been a plus and I think it's been enjoyable for her to see some old neighbors again.

To no ones surprise we have had an abundance of calls from residents concerning unmowed lots and water problems. I understand the big rain last Wednesday created some flood damage. We apparently have a lot of debris all around the lake. According to our maintenance crew as soon as the ground dries out they will be able to get the tractors and trailers to these areas and clean up. If its done before the ground is dry the tractors and trailers will be stuck in the mud. I would have to say that our current maintenance crew is the best we have ever had and I feel it is

important to trust their judgement on this. We are trying to keep a log of the calls coming into the office and will respond to each call as soon as possible. If you think you have been missed don't hesitate to call the office again. It will just take some time to get everything cleaned up. I guess we have a mess over by Ward Road. A silt pond over flowed it's bank and apparently washed away part of the damn seperating it from the lake. Again as soon as it dries out we can try to survey the situation to see what needs to be done to repair the problem. We are not ignoring any problems it will just take some time deal with them. Your patience would be appreciated.

Unmowed lots. A majority of the vacant lots on the south side and a few on the north are still owned by Pyramid Investment which is Paul Roberts. The gentleman living in Paul's house by the barn is suppose to mow the lots this summer. I guess Charlie Mallett talk to him and he will be starting to mow in the next day or two.

Concerning the lots owned by individuals we mailed letters to these people last month offering to mow their lots this summer for a fee of \$125.00. I believe we have received 9 or 10 payments. I don't know if it would be appropriate to do a one time mowing and send the people who have not responded to the first letter another letter stating that if the lot is not maintain we will mow it and charge them so much per each mowing (which would come out to more than the \$125). Can we assess liens for mowing charges? It irritates me that these people buy these lots and then don't maintain them. It is the responsibility of the lot owner to maintain their own lot and the expense for maintaining that lot should not come out of association funds. When we have our maintenance crew mow these lots that takes time away from their job of maintaining the common ground properties which is what they are being paid to do.

I have had vacant lots behind me and have had good luck calling the city. Perhaps with the city writing them and Raintree writing them they will mow it. I would suggest you make a phone call to the city also.

It generally takes about 10 days to respond.

Pay Phone

If you have not noticed we have a drive-up payphone in our parking lot. This was installed free of charge. The phone company will monitor the usage I believe for 3 months to see if we have the volume of calls to warrant the phone being out there. If its use 12-13 times a day I believe it will stay.

TREASURES REPORT

MAY BOARD MEETING

Board Members:

A complete Treasurers Report for the month of April will be supplied to you a few days after the May board meeting. Mike Byrnes is once again helping us complete the report. Because of incomplete records, this is taking longer than anticipated. I apologize for the delay.


Balances in accounts as of April 30, 1993.

Commerce Money Market	\$41,383.87
Commerce Checking Acct.	\$18,478.25
Commerce Special Project	\$42.00

The Special Project Acct. was changed the 1st part of May to be our Boat Dock Acct. A detailed report of money transferred will be included in the May Treasurers Report for the June board meeting.

It seems as if we have an abundance of money in the checking account. We did write several checks the end of April which are not reflected in the balance. Our transfers to cover those checks are reflected. The checking account bank statements have not been balanced since December, 1992. I plan in the next week to get the association caught up on this.

Thanks to all the board member for your patience.



**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
JUNE 8, 1993**

The Raintree Lake Property Owners Association Board of Directors meeting was held Tuesday June 8, 1993 at the Raintree clubhouse. It was determined that a quorum was present and the meeting was called to order.

Directors present were Jim Cox, Dennis Hammontree, Jeff Charles, Cindy Stanley, Chris Heman and Mike Conway. Absent were Judy Pap, Wanda Tyner and Nancy Ohmes.

Approval of Minutes

The minutes Of the May 11, 1993 Board of Directors meeting were approved as submitted. Motion made by Jim Cox seconded by Jeff Charles. Motion carried.

Treasurers Report

Cindy Stanley reported that Mike Byrnes has agreed to serve as our accountant for the association until we decide how we want to handle our accounting responsibilities. We have asked Mike to present a fee which would be agreeable to all of us. Mike is a CPA, has the experience and knows the history of Raintree which is beneficial to the association. We hope to only need Mike's help thru the summer.

On May 1st, 1993 I transferred \$12,825 from our Money Market Acct. to the Special Project Acct.. This account title is being changed to the Boat Dock Acct.. The transferred amount consisted of all money taken in from March 1, 1993 thru April 30, 1993 from boat dock leases. (renewals and the Mallard Pt. dock) We will have additional money from the Mallard Pt. Dock (the balance of the long-term leases, 8 X \$845 = \$6760) We also have slip renewals that took place in Jan. and Feb. 1993 which are not in this account yet.

Balances in Commerce Bank Accounts as of May 31, 1993

Commerce Money Market	\$33,965.38
Commerce Checking	\$19,358.00
Commerce Boat Dock	\$12,867.44

Office Report

Cindy Stanley asked about charging to replace lost resident cards. It was the feeling of the residents present and the board to charge \$1.00 for replacing lost cards. Jeff Charles made the motion and Mike Conway seconded to charge \$1.00 to replace lost cards. Motion carried.

The company doing swim lessons had asked if they could begin the evening swim lessons at 7:30 instead of 8:00. It was decided that because the pool was still open at 7:30 it would be a distraction to the kids in the lessons and that the lessons would get in the way of the open swim.

Phil Haas who was contacted by the previous board to do the Hidden Cove, Seagull Ct. and rip rap project by the clubhouse is still interested. He has been waiting for the rain to stop.

The office has sent out its 2nd series of letters to

residents who are past due on their dues.

Maintenance Report

Dennis Hammontree reported that the mowing is caught up. Charlie Mallett has fixed the wire on the overflow at the duck pond. The lights are now working at the 291 entry. We purchased a sprayer so we can spray our own trees and shoreline. Some boards on the clubhouse deck were replaced.

Committee Reports

ARB Committee- no report

Activities Committee

The committee will be mailing a time schedule for Summerfest to all residents. The committee asked the board to pay for an ad in the Lee's Summit Journal for a neighborhood garage sale. The board agreed.

Capital Improvements Committee

Dennis Hammontree reported that several pool companies will come out and look at what we have and give us a proposal based on what we want. The walking trail is an expensive project. The committee is not sure how to go with it at this point.

Common Area Committee

Gary Olsen reported the committee would like planting around the clubhouse and duck pond. The annual cleanup has been postponed until next year. Some shrubs at the 291 entrance need to be replaced.

Lake Committee

Dave Wasson suggested sand be put on the swim beaches. The new Mallard Point boat dock was not installed the way it should have been. Elf Co. is also charging sales tax which was not in the original bid. Dave will be in touch with Elf. Co. concerning these changes. Charlie Sandman asked about cleaning the shoreline. Jim Metzger responded that it had been done but with the recent rain it had brought more debris into the area and the maintenance crew had not gotten around to cleaning it up yet. John Smith suggested a clean up day.

Shoreline Committee - no report

Storage Committee

The committee reported that the boat storage lot should be ready for use by the end of June if the weather cooperates.

Open Forum

Dave Wasson filed a complaint with the city of Lee's Summit concerning the Raintree Realty sign at Raintree Drive and Cole Younger Dr.. Mike Conway announced that the sign would be taken care of within the next 60 days.

Karen Thyer, 4063 Royale Ct., said that a few weeks ago she was looking for the Raintree security and found the gentleman sitting in the security truck reading a "girlie" magazine. Cindy Stanley will relay this to the security supervisor, Rick Simpson. Karen Thyer also mentioned that a resident on Raintree Drive was dumping paint down the storm sewer. Cindy Stanley thought they were probably washing a brush out in the street. Mrs. Thyer asked Cindy to talk to them.

Shirley Thomas, 4317 Sapelo, expressed concern regarding builders responsibilities on their building sites. They need to clean up trash and be responsible for the mud & silt created when they dig up a build site.

The Activities Committee criticized the board for their lack of support for Summerfest. When asked to elaborate they could not.

Old Business

The board announced the new office structure as follows:

1. Office Manager
2. Part-time Secretary
3. Maintenance Supervisor
4. Part-Time ARB Covenants Compliance Officer

Joe Willerth discussed the Georgetown Development. Mr. Jeffers has brought the sq. footage requirements up to meet Raintree's. It is still felt that the homes he is wanting to build are not consistent with Raintree.

Joe Willerth also announced that the courts ruled in Paul Roberts favor regarding our lawsuit requiring Mr. Roberts to pay dues. Mr. Roberts does not have to pay dues on his plotted lots. We have filed an appeal. If the decision stands we will owe Mr. Roberts around \$12,000 in dues that have been collected during the term of this lawsuit. Mr Roberts still retains his voting rights. The court also ruled that the dues increase for the capital improvements is a special assessment and requires a vote by the residents. The association also can not add past unused CPI increases to the dues.

Meet Your Neighbor Night was successful. The association obtained 5 new committee members.

New Business - none Approval of Bills

Motion was made by Jeff Charles and seconded by Jim Cox to approve the bills and to incorporate them as part of the official minutes. Motion Carried.

Adjournment

Motion made by Jim Cox and seconded by Cindy Stanley to adjourn.

-Next Board meeting July 13, 1993 at 7:00 Raintree Clubhouse.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 13, 1993

THE RAIN TREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, JULY, 13, 1993, AT THE RAIN TREE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT WERE; DYMON WOOD, JUDY PAP, DENNIS HAMMONTREE, JIM COX, JEFF CHARLES, AND WANDA TYNER. ABSENT WERE; NANCY OHMES, MIKE CONWAY, AND CINDY STANLEY.

APPROVAL OF MINUTES

THE MINUTES OF THE JUNE 8, 1993 BOARD OF DIRECTORS MEETING WERE APPROVED AS SUBMITTED. JIM COX MOTIONED TO APPROVE AND JEFF CHARLES SECONDED. MOTION CARRIED.

TREASURERS REPORT

JUDY PAP READ THE TREASURERS REPORT SUBMITTED BY CINDY STANLEY. JIM COX MOTIONED TO APPROVE AND DENNIS HAMMONTREE SECONDED. MOTION CARRIED.

BALANCE IN COMMERCE BANK ACCOUNTS AS OF 6-30-93:

COMMERCE MONEY MARKET	\$27,196.23
COMMERCE CHECKING	26,429.64
COMMERCE BOAT DOCK	17,986.32
TOTALS	\$71,612.19

BOARD ANNOUNCEMENT

CHRIS HEMAN'S LETTER OF RESIGNATION WAS READ BY JUDY

PAP AND THE NEW OFFICERS WERE ANNOUNCED. THE NEW OFFICERS ARE AS FOLLOWS: JUDY PAP, PRESIDENT; MIKE CONWAY, VICE-PRESIDENT; CINDY STANLEY, TREASURER; JEFF CHARLES, SECRETARY. DYMON WOOD WAS ANNOUNCED AS THE NEW BOARD MEMBER.

JUDY PAP THANKED THE ACTIVITIES COMMITTEE FOR THEIR HARD WORK DURING SUMMERFEST AND CONGRATULATED THEM FOR A JOB WELL DONE.

NEW PERSONNEL WERE INTRODUCED. GERI FRINK AS OFFICE MANAGER AND ART KINDER AS COVENANTS COMPLIANCE OFFICER.

MAINTENANCE REPORT

JEFF CHARLES REPORTED THAT DISPIITEDISSPITE THE WEATHER CONDITIONS, THE MOWING WAS UP TO DATE. THE ROCK PROJECTS' ONLY DELAY IS THE WEATHER. TO INSURE THAT NO DAMAGE WILL BE DONE BY THE LARGE EQUIPMENT NEEDED TO DO THE PROJECTS, DRY WEATHER IS NEEDED. ROYALE COURT HAS BEEN ADDED TO THE PROJECTS. NEW FLAGS HAVE BEEN PUT UP ACROSS THE DAM. THE NECESSARY DOCK REPAIRS HAVE BEEN MADE. FLOWERS HAVE BEEN PLANTED AT THE 291 AND 150 ENTRANCES AND AT THE CLUBHOUSE.

COMMITTEE REPORTS

ARCHITECTURAL REVIEW COMMITTEE

JOE WILLERTH REPORTED THAT 3 NEW HOME CONSTRUCTIONS WERE APPROVED THAT EVENING. ALL THREE HOMES HAD OVER 2000 SQUARE FEET. TWO NEW BOARD MEMBERS WERE INTRODUCED; GENE THOMAS AND DAVID SULLIVAN. ART KINDER WAS THANKED FOR THE ORGANIZATION AND THE PICTURES OF THE REQUESTS SUBMITTED TO THE BOARD BEFORE THEIR REVIEW.

ACTIVITIES REPORT

JUDY PAP READ THE SUMMERFEST REPORT SUBMITTED BY KATHY BRYNES. JEANNE WILLERTH REQUESTED THE USE OF THE CLUBHOUSE FOR A BIBLE STUDY ON WEDNESDAYS IN AUGUST AND FOR PARENTING SEMINARS ON WEDNESDAYS FROM MID-SEPTEMBER TO MID-OCTOBER. THESE WOULD BE OPEN TO THE RESIDENTS OF RAINTREE AND OFFERED AT NO CHARGE. JIM COX MOTIONED AND DENNIS HAMMONTREE SECONDED. MOTION

CARRIED.

CAPITAL IMPROVEMENTS

DENNIS HAMMONTREE REPORTED THAT THE COMMITTEE NEEDED TO KNOW HOW MUCH MONEY THEY HAD TO SPEND BEFORE ANY RECOMMENDATIONS COULD BE MADE.

COMMON AREA COMMITTEE

NO REPORT

FACILITIES COMMITTEE

NO REPORT

LAKE COMMITTEE

REPORTED THAT BOAT FLOATERS WILL BE INSTALLING A BOAT LIFT AT NORMANDY COVE ON "B" DOCK ON A THIRTY DAY TRIAL BASIS. IF RESIDENTS WANT BOAT LIFTS, THEY WILL BE RESPONSIBLE FOR ALL FINANCIAL OBLIGATIONS. ELF WAS PRESENT AND OFFERED TO MATCH BOAT FLOATERS OFFER.

SHORE LINES NEWSLETTER COMMITTEE

PAUL SUMMERS ASK THAT RESIDENTS SUBMIT PHOTOS TO ENHANCE THE APPEARANCE OF THE NEWSLETTER. HE ANNOUNCE PLANS TO EXPAND TO A TWO MONTH CALENDAR OF ACTIVITIES AND VOICED THE NEED FOR A CALENDAR SOFTWARE. SHORELINES REVENUE TOTALLED OF \$977.00.

STORAGE COMMITTEE

DREW LAUDERDALE REPORTED THAT THE CENTER OF THE STORAGE HAS BEEN CLEARED BUT WEATHER HAS DETAINED GRADING. HE REPORTED THAT THE TRASH AT THE STORAGE SITE WAS LAWN WASTE THE TRASH COMPANY WOULDN'T REMOVE.

OPEN FORUM

RON & JAN BUSKE, 4329 SAPELO DRIVE., COMPLAINED THAT THE ENTRANCE LIGHTS WERE NOT WORKING.

JIM MOSEMAN, 4048 LEHARVE, COMPLAINED OF THE WATER RUN-OFF THROUGH HIS PROPERTY AND NEIGHBORHOOD. JUDY PAP EXPLAINED THAT SHE HAD SIGNED A RESOLUTION REGARDING STORM WATER ORDINANCE AND SENT IT TO THE

CITY. GERI FRINK EXPLAINED THAT A CITY ENGINEER WOULD BE MEETING WITH ART KINDER TO HELP DECIDE A SOLUTION TO THE PROBLEM.

BILL CONWAY, 4003 S.W. REEF POINT, COMPLAINED OF THE TRASH BEING LEFT BEHIND BY BUILDERS.

JIM ROSS, 4005 S.W. REEF POINT, COMPLAINED THAT HIS BOAT DOCK DID NOT HAVE A NO TRESPASSING SIGN.

KENT THOMAS, 740 S.W. RAINTREE, QUESTIONED THE HOURS SECURITY WAS WORKING. HE THOUGHT WE NEEDED THEM OUT ON THE PROPERTY AT NIGHT NOT ON WEEKEND MORNINGS. HE ALSO SUGGESTED THE RAMP GUARDS CHECK BOTH BOAT RAMPS OR BE GIVEN BINOCULARS SO THEY COULD SEE THE OTHER RAMP AND REPORT VIOLATORS TO THE SHORE PATROL.

OLD BUSINESS

JOE WILLERTH READ THE SETTLEMENT AGREEMENT BETWEEN RAINTREE LAKE PROPERTY OWNERS ASSOCIATION AND PYRAMID DEVELOPMENT. JIM COX MOTIONED TO PAY THE SETTLEMENT. JEFF CHARLES SECONDED. MOTION CARRIED.

JOE WILLERTH REPORTED TO THE BOARD NOT TO RECOMMEND THE INVESTMENT REALTY GROUP DEVELOPMENT ACROSS FROM GEORGETOWN DUE TO THE SMALL SIZE AND DENSITY AND THE SAFETY OF TRAFFIC ON WARD ROAD.

NEW BUSINESS

JEFF CHARLES REPORTED THE REPAIR ESTIMATE ON THE SECURITY BOAT. JEFF CHARLES MOTIONED TO ACCEPT THE \$1100.00 BID TO REBUILD THE LOWER UNIT. JIM COX SECONDED AND THE MOTION CARRIED.

JEFF CHARLES MADE MOTION TO APPOINT GENE THOMAS AND DAVID SULLIVAN TO THE ARCHITECTURAL REVIEW BOARD EFFECTIVE IMMEDIATELY. DYMON WOOD SECONDED. MOTION CARRIED.

JUDY PAP ASKED FOR SUGGESTIONS ON THE LOCATION OF THE COMMUNITY BULLETIN BOARD. COMPLAINTS HAVE BEEN RECEIVED OF IT RESTRICTING VIEW AND BEING UGLY. SUGGESTIONS WERE MADE TO MOVE THE COMMUNITY BULLETIN BOARD TO THE OFFICE AND THE OFFICE TO THE STORAGE AREA.

APPROVAL OF BILLS

MOTION WAS MADE BY JEFF CHARLES AND SECONDED BY DENNIS HAMMONTREE TO APPROVE THE BILLS AND TO INCORPORATE

THEM AS PART OF THE OFFICIAL MINUTES. MOTION CARRIED.

ADJOURNMENT

MOTION WAS MADE BY JIM COX TO ADJOURN THE MEETING. WANDA TYNER SECONDED. MOTION CARRIED.

NEXT BOARD MEETING AUGUST 10, 1993 AT 7:00 P.M. AT THE RAINTREE CLUBHOUSE.



**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 10, 1993**

THE RAINTREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, AUGUST 10, 1993, AT THE RAINTREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT JIM COX WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT WERE: DYMON WOOD, JIM COX, NANCY OHMES, MIKE CONWAY, CINDY STANLEY, AND SHERRY SMOOT. ABSENT WERE: JUDY PAP, DENNIS HAMMONTREE, AND WANDA TYNER.

APPROVAL OF MINUTES

THE MINUTES OF THE JULY 13, 1993, BOARD OF DIRECTORS MEETING WERE APPROVED AS SUBMITTED. JIM COX MOTIONED TO APPROVE AND DYMON WOOD SECONDED. MOTION CARRIED.

TREASURES REPORT

CINDY STANLEY SUBMITTED THE TREASURERS REPORT.

THIRD QUMTER BILLING TOTAL: \$77,003.91

DUES RECEIVED IN JULY: 39,372.95

BANK ACCOUNT BALANCES AS OF JULY 31, 1992

COMMERCE BANK MONEY MARKET:	\$43,192.87
COMMERCE BANK CHECKING:	12,143.50
COMMERCE BANK BOAT DOCK:	62,757.43

CINDY STANLEY ALSO REPORTED THAT THE LAW SUIT AGAINST INVESTORS REALTY IS BEGINNING. LIENS ARE TYPED AND READY TO BE FILED. INVESTORS REALTY OWES BACK DUES CLOSE TO \$12,000.00.

BOARD ANNOUNCEMENT

SHERRY SMOOT WAS INTRODUCED AS THE NEW SECRETARY, REPLACING JEFF CHARLES.

THE BAPTIST TRIATHLON WILL BE HELD AUGUST 29, 1993. THE PEOPLE AT BAPTIST WILL TAKE CARE OF THE ENTIRE EVENT. A LETTER WILL BE MAILED TO RLPOA RESIDENTS

EXPLAINING THE EVENT AND THE ROAD CLOSINGS.

MAINTENANCE REPORT

MIKE CONWAY SUBMITTED THE MAINTENANCE REPORT.

THE MOWING OF THE COMMON AREAS ARE UP TO DATE.

THE ROCK PROJECT HAS BEEN STARTED. RIP-RAP IS BEING PUT ON SEAGULL AND ON RAIN TREE DRIVE TO HELP THE EROSION PROBLEM. HIDDEN COVE IS NEXT; HOWEVER, IT NEEDS TO DRY OUT CONSIDERABLY MORE. MIKE WILL BE GATHERING INFORMATION ON MATERIAL TO USE INSTEAD OF CONCRETE ON OTHER DRAINAGE PROBLEM AREA. THIS MATERIAL COULD SAVE MONEY FOR THE ASSOCIATION. THE DRAINAGE PROBLEM EAST OF MARLINE HAS A COST ESTIMATE OF \$12,000.00.

GERI FRINK REPORTED THAT THE INFORMATION FOR THE NEW DIRECTORIES HAVE BEEN SENT TO THE PRINTER. THE PROOF SHOULD BE RETURNED AROUND SEPTEMBER 7TH AND THE NEW DIRECTORIES READY IN OCTOBER.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

SUBMITTED A REQUEST FOR AN IRRIGATION AND ELECTRIC SYSTEM FOR THE ENTRANCE AT 150 HIGHWAY. THE COST OF FOUR ANTIQUE STREET LAMPS ARE \$4542.00, AND THE COST OF THE IRRIGATION SYSTEM AND ELECTRIC SYSTEM IS \$2,500.00. (THIS INCLUDES THE CONCRETE BASE). THEY DO HAVE A DONATION FROM ONE BUILDER AND ARE IN CONTACT WITH A FEW OTHERS. THE BOARD WILL DISCUSS THIS AT THEIR NEXT WORK SESSION AND REPORT BACK AT THE NEXT BOARD MEETING.

AN AUDIENCE MEMBER ASK IF THE LIGHT AT THE 291 ENTRANCE COULD BE REMOVED. THE STREET LIGHT DETRACTS FROM THE APPEARANCE OF THE ENTRANCE NOW WITH THE NEW LIGHTS. DUE TO THE FACT THAT IT IS ON A STATE HIGHWAY AND A SERIOUS ACCIDENT HAS OCCURRED THERE IT IS DOUBTFUL BUT IT WILL BE CHECKED INTO.

ACTIVITIES COMMITTEE

NO ONE WAS THERE TO GIVE A REPORT BUT A WRITTEN REPORT WAS SUBMITTED PRIOR TO THE MEETING.

CAPITAL IMPROVEMENT COMMITTEE

MIKE BYRNES REPORTED THAT THE COMMITTEE NEEDS HELP IN DEVELOPING A PLAN. THEY HAVE A SMALL GROUP ASSEMBLED BUT WOULD LIKE A BOARD MEMBER IN THE GROUP. DISCUSSION OPENED IF TO OPEN THIS GROUP TO NEW MEMBERS OR TO KEEP THE GROUP SMALL. THE GROUP HOPES IN KEEPING IT SMALL THEY WILL BE ABLE TO PUT A THOROUGH PLAN ON THE TABLE AND GET IT UP AND RUNNING. MEMBER OF THE AUDIENCE OBJECT TO KEEPING OTHER RESIDENTS OUT OF THE COMMITTEE. THE BOARD ASKED MIKE AND HIS GROUP, AS IS, TO MEET WITH THEM AT THE NEXT WORK SESSION FOR FURTHER DISCUSSION.

FACILITIES COMMITTEE

ROSS COWAN MADE A REQUEST TO BUY THREE EMERGENCY LIGHTS FOR THE CLUBHOUSE. THE LIGHTS WOULD BE PLACED AT EACH EXIT AND IN THE DOWNSTAIRS HALLWAY. THE COST WOULD BE \$150.00 AND CHARLIE AND JIM WOULD INSTALL THEM.

THEY ALSO ASK FOR PERMISSION FOR TWO NEW CHAIN BASKETBALL NETS. BOTH OF THE PROJECTS WERE APPROVED BY THE BOARD.

THEY WILL BE PUTTING TOGETHER WINTER PROJECTS AND WILL REPORT BACK AT THE NEXT BOARD MEETING.

LAKE COMMITTEE

DAVE WASSON REPORTED THAT NEW BUOYS HAVE BEEN INSTALLED.

HE WOULD LIKE PERMISSION TO START THE PROCESS FOR THE PURCHASING OF TWO NEW DOCKS WHICH WOULD BE PLACED IN KINGFISHER AND NORMANDY COVES. THE TEN YEAR LEASES END THIS YEAR IN AVERIO COVE AND THEY WOULD LIKE TO REPLACE THAT DOCK. HE RECOMMENDS THAT THE ORIGINAL VENDOR BE USED AS HE WAS UNHAPPY WITH THE LAST DOCK THAT WAS INSTALLED. THEY WOULD LIKE TO INSTALL 2-SIX FINGER DOCKS (24 ADDITIONAL SLIPS), AND REPLACE THE 3 FINGER SLIP AT AVERIO. IF THE PROCESS IS STARTED NOW, DELIVERY COULD BE AS EARLY AS APRIL. THE ESTIMATED COSTS FOR THE NEW DOCKS IS \$12,000-13,000.00 PER DOCK AND \$600-700.00 FOR AVERIO DOCK. THE VENDOR WILL NEED 24% DOWN WITH THE BALANCE DUE UPON RECEIPT. THE BOARD ASK DAVE TO COME TO THE NEXT WORK SESSION.

SHORELINES NEWSLETTER COMMITTEE

PAUL SUMMERS REPORTED FOR THE COMMITTEE.

ASK RESIDENTS TO SUBMIT PICTURES FOR THE SHORELINES.

THE SHORELINE COMMITTEE WAS APPLAUDED FOR THE NEW COVER ON THE NEWSLETTER.

STORAGE COMMITTEE

STILL WAITING ON DRY WEATHER. THEY WILL ANNOUNCE IN THE SHORELINES WHEN THEY ARE READY TO ASSIGN SPACES.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH REPORTED AT THEIR LAST MEETING THEY APPROVED FOUR NEW HOME CONSTRUCTIONS AND THERE WERE FOUR NEW HOME CONSTRUCTIONS ON THEIR AGENDA FOR THAT EVENING.

HE REPORTED THAT THE BUILDERS COMPLAIN THAT IT IS IMPRACTICAL TO ASK THEM TO SUPPLY PAINT SAMPLES AT THE TIME OF THE BUILDING PLANS ARE SUBMITTED. SOME BUILDERS COMPLAIN OTHERS SUPPLY PAINT SAMPLES WHICH WILL BE APPROVED AND THEN CHANGE THE COLOR WHEN THE BUYER SELECTS A COLOR. JOE WAS OPPOSED TO ALLOWING THIS BUT THE MAJORITY OF THE COMMITTEE WAS IN AGREEMENT TO ALLOW BUILDERS TO SUBMIT THEIR PLANS FOR NEW CONSTRUCTION WITHOUT THE PAINT SAMPLES AND THEN HAVE THE PAINT

APPROVED AT A LATER DATE. JOE RECOMMEND THAT THE OFFICE STAFF FOLLOW UP ON THIS TO INSURE THAT PAINT SAMPLES ARE BEING SUBMITTED FOR APPROVAL.

JOE WAS ASKED IF THE PURPLE HOUSE ON RAINTREE WAS APPROVED. IT WAS DETERMINED THAT THE HOUSE HAD NOT BEEN GIVEN APPROVAL OF THE ARB BOARD AND ART KINDER WAS GETTING IN TOUCH WITH THE OWNER.

OPEN FORUM

A MEMBER OF THE AUDIENCE ASK IF IT WAS POSSIBLE TO RAISE THE REQUIRED SQUARE FOOTAGE OF NEW CONSTRUCTION. THIS IS ONLY POSSIBLE WITH A VOTE OF THE MEMBERS. A SUGGESTION WAS MADE TO GET A COMMITTEE TOGETHER TO GET THE MATTER ON THE AGENDA FOR THE ANNUAL MEETING.

DAVE WASSON QUESTIONED THE BOAT LIFT SURVEY HE WAS MAILED. HE QUESTIONED WHO PAY FOR THE I.NSTALLATIONS AND THE EXPENDITURES REGARDING THE LIFTS. HE QUESTIONED THE BOARD FOR THE VENDOR THAT WAS CHOSEN TO INSTALL THE TRIAL LIFT. OTHERS QUESTIONED THE SURVEY AND COMPLAINED THAT IS WAS NOT CLEARLY WORDED AND CONFUSING. AN ANOTHER MEMBER OF THE AUDIENCE COMPLAINED THAT OTHER RESIDENTS SHOULD HAVE A SAY IN ELECTRICITY RUNNING THROUGH COMMON AREAS, NOT ONLY BOAT DOCK OWNERS. THE BOARD STATED THAT THEY WOULD CHECK INTO THE MATTER AND RETURN WITH MORE INFORMATION.

A MEMBER OF THE AUDIENCE COMPLAINED ABOUT LOT 42 IN HARBOR COVE. STATING THAT THE LOT WAS IN GREAT NEED OF BEING MOWED AND THERE WAS A GARDEN IN THE MIDDLE OF THE LOT.

MIKE BRYNES COMPLAINED ABOUT SECURITY ALLOWING THEIR FAMILY MEMBERS TO RIDE WITH THEM WHEN THEY WERE ON PATROL. GERI FRINK REPORTED THAT SHE HAD INFORMED RICK SIMPSON NOT TO ALLOW THIS AND IT SHOULDN'T BE HAPPENING AGAIN. HE ALSO COMPLAINED THAT HE ONLY SEES SECURITY PATROLLING THE MAIN DRIVES OF RAINTREE AND NOT THE SIDE STREETS.

A MEMBER OF THIS AUDIENCE ANNOUNCED THAT DUTCH DUSSETSCHLEGTER HAD PASSED AWAY AND HE FELT CONDOLENCES SHOULD BE SENT TO MEMBERS OF THE FAMILY. SHERRY SMOOT SAID SHE WOULD HANDLE THE MATTER.

OLD BUSINESS

THE BOARD ANNOUNCED THAT THEY WERE PLEASED WITH THE NEW SIGN THAT MR. ROBERTS HAD INSTALL AT 291.

APPROVAL OF BILLS

JIM COX MOTIONED TO ACCEPT THE BILLS AND DYMON WOOD SECONDED. MOTION CARRIED.

ADJOURNMENT

DYMON WOOD MOTIONED TO ADJOURN THE MEETING AND JIM COX

SECONDED. MOTION CARRIED.

THE NEXT BOARD MEETING WILL BE SEPTEMBER 14, 1993 AT 7:00P.M. AT THE RAINTREE LAKE CLUBHOUSE.

Sherry Smoot
Secretary

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
SEPTEMBER 14,, 1993

THE RAINTREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, SEPTEMBER 14, 1993, AT THE RAINTREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT WERE: WANDA TYNER, DYMON WOOD, MIKE CONWAY, CINDY STANLEY, SHERRY SMOOT, AND DENNIS HAMMONTREE. ABSENT WERE: JUDY PAP, JIM COX, AND NANCY OHMES.

APPROVAL OF MINUTES

THE MINUTES OF THE AUGUST 10, 1993, BOARD OF DIRECTORS MEETING WERE APPROVED WITH THE FOLLOWING CHANGES; THE PRICE OF THE AVERIO DOCK SHOULD BE \$6000.00-7000.00, AND THE CONTRACTOR WANTS 25% DOWN. CINDY STANLEY MOTIONED TO ACCEPT THE MINUTES WITH THESE CHANGES. DENNIS HAMMONTREE SECONDED AND THE MOTION PASSED.

TREASURERS REPORT

CINDY STANLEY SUBMITTED THE TREASURERS REPORT. \$29,000.00 IN DUES WERE COLLECTED IN AUGUST.

BANK ACCOUNT BALANCE AS OF AUGUST 31, 1993:

COMMERCE CHECKING AND MONEY MARKET: \$44,598.00
COMMERCE GENERAL ACCOUNT 12,894.10
COMMERCE BOAT DOCK ACCOUNT 11,693.32

THE GENERAL AC.COUNT HAS CHECKS WRITTEN AGAINST IT WHICH ARE DUE ON AUGUST 31 WHICH HAVE NOT CLEARED.

CINDY STANLEY ALSO ANNOUNCED THAT THE ACCOUNTING HAD BEEN DONE IN THE OFFICE FOR THE MONTH OF AUGUST. DENNIS HAMMONTREE MADE A MOTION TO ACCEPT THE

TREASURERS REPORT AND THE MOTIONED CARRIED.

BOARD ANNOUNCEMENTS

MIKE CONWAY ANNOUNCED THAT A BOAT LIFT HAD BEEN INSTALLED ON BOWSPRIT COVE. HE RECOMMENDED THAT ALL INTERESTED PARTIES TAKE A LOOK AT THE LIFT AS IT WILL ONLY BE THERE FOR A SHORT TIME. WANDA ASKED HOW EVERYONE WILL KNOW ABOUT THE LIFT AND HAVE A CHANCE TO SEE IT IF IT IS ONLY THERE FOR A SHORT TIME. SHE RECOMMENDED THAT A NOTICE BE SENT OUT SO. PEOPLE WOULD BE AWARE OF THE LIFT. DISCUSSION OPENED ON HOW THIS WOULD BE HANDLED. IT WAS DECIDED THAT JOHN SMITH WILL CALL THE COMPANY THAT INSTALLED THE LIFT AND ASK THEM IF WE COULD KEEP THE LIFT LONGER THAN ONE MONTH. IT WILL BE PUBLISHED IN THE SHORE LINES THAT THE LIFT HAS BEEN INSTALLED. GERI FRINK WILL CONTACT JOHN SMITH AND SET UP A DAY AND TIME THAT HE WOULD BE AVAILABLE TO DEMONSTRATE HOW THE LIFT WORKS. COMMENTS REGARDING THE LIFT SHOULD BE SENT TO THE OFFICE. DAVE WASSON ASKED IF ELECTRICITY WAS INSTALLED TO THAT SLIP OR TO ALL OF THE SLIPS. ELECTRICITY HAS BEEN INSTALLED TO ALL SLIPS. DAVE WASSON ASKED IF THE LIFTS ARE NOT APPROVED WHAT WILL BE DONE TO THE ELECTRICITY. HE WAS TOLD THE ELECTRICITY WILL BE DISCONNECTED. THE DECISION TO APPROVE OR DISAPPROVE THE LIFTS WILL BE A BOARD DECISION. DAVE WASSON STATED THAT THERE ARE SEVERAL THINGS THE BOARD NEEDS TO KEEP IN MIND WHEN THEY MAKE THEIR DECISION, SUCH AS, WHO IS RESPONSIBILITY FOR REMOVAL AND RE-INSTALLATION OF THE LIFT IF THE DOCK NEEDS REPAIR. ALSO WHO IS LIABLE FOR DAMAGE DONE TO THE DOCK. WANDA TYNER ASKED DAVE IF THE LAKE COMMITTEE WOULD MAKE A RECOMMENDATION TO THE BOARD REGARDING THE LIFT. DAVE WASSON SAID HE WOULD NOT MAKE A RECOMMENDATION ONE WAY OR ANOTHER. WHEN WANDA TYNER ASK IF THEY WOULD MAKE A LIST OF PROS AND CONS FOR THE BOARD, DAVE AGREED.

DENNIS HAMMONTREE ANNOUNCED THAT THERE HAS NOT BEEN A CAPITAL IMPROVEMENTS COMMITTEE APPOINTED. HE SAID WHAT HE WOULD LIKE TO DO IS HOLD MEETING AT THE CLUBHOUSE ON SATURDAY AT 2:00 TO GET PEOPLE WHO WOULD BE INTERESTED IN BEING ON THE COMMITTEE TOGETHER SO THEY COULD GET THE BALL ROLLING. DECISION WAS OPENED AS TO HOW PEOPLE WOULD KNOW THERE IS A MEETING ON SATURDAY. BECAUSE THE CLUBHOUSE WOULD NOT BE AVAILABLE ON SATURDAY, THE DECISION WAS MADE TO PUT A NOTICE IN THE SHORELINES AND HOLD A MEETING IN

OCTOBER.

MIKE CONWAY ANNOUNCED THAT THERE IS A NEED FOR A SECOND ACTIVITIES COMMITTEE. THE PRESENT COMMITTEE BELIEVES THAT THEIR ENERGIES ARE SPENT ON SUMMERFEST. MIKE ASKED FOR VOLUNTEERS FOR THE COMMITTEE. THERE WAS NO RESPONSE. A REQUEST WAS MADE THAT ANY INTERESTED PARTIES COME THE TO NEXT BOARD MEETING.

MIKE CONWAY ANNOUNCED THAT SECURITY WILL BE WORKING UNTIL THE END OF SEPTEMBER. THEY WILL BE WORKING WEEKENDS ONLY.

CINDY STANLEY ANNOUNCED THAT JIM COX WENT INTO THE HOSPITAL FOR BY-PASS SURGERY AND FLOWERS HAD BEEN SENT.

MAINTENANCE REPORT

MIKE CONWAY ANNOUNCED THAT THE SHRUBS HAD BEEN REMOVED. CHARLIE MALLETT ASKED ABOUT REPLACING THE SHRUBS AND THE AUDIENCE APPLAUDED. CHARLIE SAID 14 BUSHES HAD BEEN REMOVED AND ALSO ASKED ABOUT PLANTING MUMS. THE BOARD APPROVED REPLACING THE BUSHES AND PLANTING PERENNIAL MUMS WITH A LIMIT OF \$400.00.

MIKE CONWAY ANNOUNCED THAT THE TREE TRIMMING WILL BEGIN SOON. A MEMBER OF THE AUDIENCE ASKED WHERE SHOULD IT BE REPORTED ABOUT TREES THAT NEED TRIMMED. ALL REQUESTS FOR TREE TRIMMING SHOULD BE REPORTED TO THE OFFICE. CHARLIE MALLETT REPORTED THAT HE WAS TOLD THAT THE BROWN PINE TREES WILL COME BACK, SO THEY WOULDN'T BE TRIMMED.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

ED O'DELL HAD TO TAKE HIS FATHER TO THE HOSPITAL SO MIKE CONWAY READ THE REPORT. MIKE ANNOUNCED THAT BUDDY SPURCK HAD OFFERED \$1000.00 AND PINNACLE CONSTRUCTION HAD OFFERED \$500.00 TOWARDS THE COST OF THE ANTIQUE LAMPS AND LANDSCAPING AT 150 HIGHWAY ENTRANCE. CINDY STANLEY MADE A MOTION TO ACCEPT THE PROPOSAL FOR LAMPS AND IRRIGATION AT THE 150 ENTRANCE OF \$6942.00 WITH \$1500.00 IN DONATIONS, RAINTREE'S COST NOT TO EXCEED \$5442.00. DENNIS HAMMONTREE SECONDED AND THE MOTION CARRIED. A MEMBER OF THE

AUDIENCE ASKED THAT SOFTER LIGHTS BE USED AT THE ENTRANCE.

ACTIVITIES COMMITTEE

NO ACTIVITIES REPORT WAS GIVEN

CAPITAL IMPROVEMENTS COMMITTEE

DENNIS HAMMONTREE GAVE THE BOARD AN ANALYSIS ON LONG RANGE FIGURES. HE BELIEVES THAT A SPECIAL ASSESSMENT WILL NOT BE NEEDED FOR A NEW POOL AND MAJOR MAINTENANCE PROBLEMS. WANDA TYNER STATED SHE THOUGHT THE BOAT DOCK FUND SHOULD BE DELETED FROM HIS REPORT BECAUSE IT IS NEITHER INCOME NOR EXPENSE FOR THE GENERAL FUND. DENNIS STATED THAT THEY MAY SEEK FINANCING. WITH FINANCING ALL THE CAPITAL IMPROVEMENTS COULD BE DONE BY 1999. DENNIS ASKED THAT ANYONE WITH INSIGHT INTO FINANCING TO PARTICIPATE.

FACILITIES COMMITTEE

ROSS COWAN READ THE REPORT. THE COMMITTEE HAS ALSO COME UP WITH A CHECK LIST FOR THE CLUBHOUSE RENTAL. SECURITY WILL BE ATTENDING EVERY PARTY AND HE COULD CHECK THE CLUBHOUSE AFTER THE PARTY TO RESOLVE THE PROBLEM OF ONE PARTY ACCUSING ANOTHER PARTY OF CAUSING DAMAGE. THE OFFICE WILL FOLLOW UP ON THE CHECK LIST.

LAKE COMMITTEE

DAVE WASSON READ THE REPORT. CORRECTION TO ITEM 3; ONE NEW DOCK WOULD BE SOUTH OF THE EXISTING DOCK IN NORMANDY COVE AND ONE WOULD BE NORTH OF THE EXISTING DOCK IN KINGFISHER COVE. UNDER ITEM 5; THERE ARE HOME-MADE DOCKS ON THE LAKE, CANOES AND ROWBOATS UNDER TREES, THIS IS ILLEGAL. THE COMMITTEE RECOMMENDS THAT THE BOARD TAKE THE PROPER ACTION BEFORE THIS GETS OUT OF HAND. IT WAS DECIDED. THAT ART KINDER WILL CHECK FOR THESE VIOLATORS. THE COMMITTEE IS ALSO WORKING ON REGULATIONS FOR NEXT YEAR. THERE HAS BEEN PROBLEMS WITH NIGHT TIME WATER SKIING. AND THE COMMITTEE IS WORKING ON HOW TO STOP THIS WITH SUSPENSIONS. THE LAKE COMMITTEE HAS PLANS TO REPLACE THE DOCK ON THE SWIM BEACH. THE DOCK IS 12' X 18' AND THE COMMITTEE HAS ENOUGH MATERIAL ON HAND TO REPLACE THIS DOCK. DAVE STATED THE NEW DOCKS WOULD COST \$11,500.00 PLUS \$500.00 FOR LABOR AND MATERIAL FOR A TOTAL OF \$12,000.00 AND THE AVERIO DOCK WOULD COST \$5,750.00. WANDA TYNER MADE A MOTION TO APPROVE THE 25 % DOWN FOR THE NEW DOCKS AND THE

REPLACEMENT OF THE AVERIO DOCK. CINDY STANLEY SECONDED AND THE MOTION CARRIED. RON GREATHOUSE STATED THAT THE SWIM DOCK ON AVERIO NEEDS TO BE ANCHORED.

STORAGE COMMITTEE

RICHARD GREINER STATED THAT MR. ROBERTS IS PUTTING THEM OFF. HE IS UNABLE TO GIVE THEM A DATE AS TO WHEN THE GRAVEL WILL BE PUT ON THE LOT. DISCUSSION WAS OPENED AS TO RLPOA USING MR. ROBERTS MACHINERY OR HIS GRAVEL AND RLPOA'S LABOR. IT WAS DECIDED THAT CHARLIE MALLETT WILL TALK TO IRA ROBERTS WITH REGARDS TO US DOING THE LABOR USING MR. ROBERTS GRAVEL.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH REPORTED THAT THEY HAD MET ON AUGUST 24 AND ON SEPTEMBER 14 AND 10 NEW HOME CONSTRUCTIONS HAD BEEN APPROVED. ON AUGUST MR. MILLER AND MR. KEATING HAD REQUESTED SATELLITE DISHES, THE ARB HAD DISAPPROVED THEIR REQUEST AND THEY MAY BE APPEALING TO THE BOARD. CUSTOM ROOFING TECHNOLOGY HAD MADE A PRESENTATION THAT EVENING TO THE ARB. THEY DO NOT RECOMMEND THIS TYPE OF ROOF. THEY ALSO MAY MAKE A PRESENTATION TO THE BOARD. PAUL LANDES STATED THAT IT IS A NEW COMPANY AND IT IS POSSIBLE THAT HOME OWNERS MAY NOT BE ABLE TO MATCH THE ROOF IN FIVE TO TEN YEARS.

OPEN FORUM

DAVE WASSON PRESENTED THE BOARD WITH A CHECK FOR \$250.00 FOR THE FIRST RECIPIENT OF THE SCHOLARSHIP FROM THE GOLF TOURNAMENT. THE RECIPIENT WAS SCOTT REDDING, WHO LIVES ON REGATTA. THE THREE JUDGES WHO CHOSE THE WINNER WERE NON-RESIDENTS AND ONE OF THE REASONS THEY PICKED SCOTT WAS BECAUSE OF HIS HIGH GRADE POINT AVERAGE. DAVE ANNOUNCED THAT THERE WAS STILL \$209.00 IN THE ACCOUNT. THE GOLF TOURNAMENT WOULD BE HELD ON MONDAY NEXT YEAR DUE TO A HEAVIER TURNOUT IN PREVIOUS YEARS OF A BETTER TURN OUT ON MONDAY THAN ON SATURDAY. AN ANNOUNCEMENT WOULD BE MADE IN THE SHORELINES.

BREAK

OLD BUSINESS

GERI FRINK REPORTED THAT RAY GOFFINET HAD PHONED THE OFFICE REGARDING THE COMPLAINTS HE HAD RECEIVED FROM THE OFFICE ABOUT THE CONDITION OF HIS LOTS. GERI

EXPLAINED TO THE AUDIENCE THAT RAY GOFFINET HAD ACQUIRED THESE LOTS FROM GEORGE JEFFERS AS PAYMENT FOR A LUMBER BILL. RAY GOFFINET WAS IN THE LUMBER BUSINESS AND NOT IN REAL ESTATE UNTIL HE RECEIVED THESE LOTS. HE TOLD GERI FRINK THAT HE WOULD HAVE THESE LOTS CLEANED UP BY SEPTEMBER 25, 1993.

CINDY STANLEY ANNOUNCED TO THE AUDIENCE THAT LAKEWOOD HOME OWNERS ASSOCIATION HAD BEEN ASKED ABOUT HOW THEY DETERMINE PAINT COLORS. THEY HAVE A BOARD SIMILAR TO OUR ARB WHICH APPROVES OR DISAPPROVES PAINT CHOICES. THE PURPLE HOUSE WAS MENTIONED BY A MEMBER OF THE AUDIENCE. JOE WILLERTH WANTED TO CLARIFY IF A PROPERTY OWNER WHO IS REPAINTING THEIR HOUSE THE SAME COLOR, IF THEY NEED ARB APPROVAL. DISCUSSION OPENED WANDA TYNER MADE A MOTION THAT REPAINTING THE SAME COLOR DOES NOT REQUIRE AN APPROVAL FROM THE ARB. THE PROPERTY OWNER SHOULD NOTIFY THE OFFICE OF THE PAINTING. CINDY STANLEY SECONDED AND THE MOTION CARRIED.

MIKE CONWAY ANNOUNCED THAT CHANGING THE SQUARE FOOTAGE OF NEW CONSTRUCTION HAS BEEN BROUGHT UP AT PREVIOUS MEETINGS. THIS WOULD REQUIRE A 2/3 MAJORITY OF EACH CLASS OF MEMBERSHIP. HE ANNOUNCED THAT THE BOARD WOULD SUPPORT A COMMITTEE IF SOMEONE WANTED TO WORK TO HAVE THE SQUARE FOOTAGE CHANGED.

DISCUSSION WAS OPENED CONCERNING KENNETH ROMI'S FENCE WHICH IS ON RLPOA COMMON AREA. KENNETH ROMI STATED THE FENCE WAS PUT THERE WITH THE CONSENT OF HIS NEIGHBORS TO HELP KEEP THE PEOPLE FROM CUTTING THROUGH THE PROPERTY IN HOPES TO AVOID FURTHER VANDALISM. WANDA TYNER MADE A MOTION TO ALLOW KENNETH ROMI TO KEEP THE FENCE ERECTED, HAVE HIM MAINTAIN THE FENCE, AND THE COMMON AREA WHICH IS INSIDE THE FENCE. A SIGNED AGREEMENT BETWEEN RLPOA AND KENNETH ROMI SHOULD BE KEPT ON FILE, AND KENNETH ROMI AGREES TO REMOVE

THE FENCE IN THE EVENT HE SELLS HIS PROPERTY. CINDY STANLEY SECONDED AND THE MOTION PASSED.

JOE WILLERTH ANNOUNCED THAT RAY GOFFINET HAD PAID THE AGREED 85% OF PAST DUE ASSOCIATION DUES FROM GEORGE JEFFERS AND HIMSELF. THIS IS TO COVER THE 16 LOTS WHICH RAY GOFFINET NOW OWNS. GEORGE JEFFERS HAS NOT MADE ANY PAYMENT AND THE BOARD MAY WANT TO CONSIDER FILING SUIT.

ART KINDER ANNOUNCED THAT THE FARMER WHO OWNS THE

PROPERTY BEHIND LEHARVE WHICH IS CAUSING DRAINAGE ONTO RAINTREE PROPERTY HAD BEEN CONTACTED. THE FARMER STATED THAT HE WOULD TERRACE THE LAND IN THE FALL WHEN THE CROP IS OUT OF THE FIELD.

NEW BUSINESS

MIKE CONWAY ANNOUNCED THAT THE CHARGE FOR RENTING THE CLUBHOUSE HAS BEEN LOWERED. THE DEPOSIT FOR RENTING THE CLUBHOUSE CONTINUES AT \$250.00 BUT THE RENTAL FEE IS LOWERED FROM \$200.00 TO \$125.00.

IT WAS ANNOUNCED THAT MELINDA BOOTH'S HOURS HAVE BEEN CUT FROM 20 HOURS A WEEK TO 16 HOURS A WEEK. MELINDA WILL WORK IN THE OFFICE THROUGH THE END OF SEPTEMBER. DISCUSSION WAS HELD AS TO WHO TO USE IN THE EVENT OF A BUSY TIME IN THE OFFICE. MELINDA WON'T RETURN. NO DECISION WAS REACHED.

IT WAS ANNOUNCED THAT THE OFFICE WILL BE SWITCHING TO PEACHTREE SOFTWARE. THE CHANGE WILL NOT HAPPEN FOR A FEW MONTHS TO HELP GERI FRINK WHILE SHE IS ADJUSTING TO DOING THE ACCOUNTING.

RON GREATHOUSE AND JERRY BRIGANCE ANNOUNCED THEIR PLANS TO ANNEX INTO LEE'S SUMMIT "THE EXCEPTION". WANDA TYNER MADE A MOTION TO APPROVE THE ANNEXATION AND DYMON WOOD SECONDED, AND THE MOTION PASSED. RON GREATHOUSE ASKED IF SOMEONE FROM THE BOARD WOULD ATTEND THE CITY HEARING WITH THEM AS REPRESENTATIVES OF RAINTREE. IT WAS DETERMINED THAT A LETTER WOULD BE SENT TO THE CITY.

APPROVAL OF BILLS

THE BILLS WERE APPROVED.

ADJOURNMENT

A MOTION WAS MADE TO ADJOURN THE MEETING, IT WAS SECONDED AND THE MOTION PASSED.

Sherry Smart
Secretary

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 12, 1993

THE RAINTREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, OCTOBER 12, 1993, AT THE RAINTREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT WERE: JUDY PAP, MIKE CONWAY, DYMON WOOD, CINDY STANLEY, AND DENNIS HAMMONTREE. ABSENT WERE: JIM COX, NANCY OHMES, WANDA TYNER, AND SHERRY SMOOT.

APPROVAL OF MINUTES

THE MINUTES OF THE SEPTEMBER 14, 1993 WERE ACCEPTED AS PRESENTED. MIKE CONWAY MADE THE MOTION TO INCORPORATE THE MINUTES INTO RECORD AND DYMON WOOD SECONDED. THE MOTION CARRIED.

TREASURERS REPORT

CINDY STANLEY SUBMITTED THE TREASURERS REPORT.

BANK ACCOUNT BALANCE AS OF SEPTEMBER 30,
1993: COMMERCE MONEY MARKET:
\$44,
307.85 COMMERCE CHECKING ACCOUNT
\$10,
590.88 COMMERCE; BOAT DOCK ACCOUNT
\$11,
716.60

CINDY STANLEY ALSO ANNOUNCED THAT THE BUDGET MEETINGS HAVE BEEN SCHEDULED. ANY BOARD MEMBERS INTERESTED IN HELPING, PLEASE COME TO THE MEETINGS.

BOARD ANNOUNCEMENTS

GERI FRINK REPORTED THAT SHE AND ART KINDER HAD MET WITH THE CITY BUILDING INSPECTOR CONCERNING THE PROBLEM WITH BUILDERS NOT FOLLOWING THE REGULATIONS IN REGARDS TO WATER AND MUD RUN-OFF, BUILDERS DRIVING AND PARKING ON LOTS, ETC. THE CITY REQUIRES A \$200.00 EROSION DEPOSIT FROM EACH BUILDER WHEN THEY APPLY FOR A BUILDING PERMIT. GERI RECOMMENDED THAT RAINTREE START A SIMILAR POLICY. THE BOARD REQUESTED THAT OTHER ASSOCIATIONS BE CONTACTED REGARDING THEIR REQUIREMENTS AND REPORT BACK TO THE BOARD. THE BOARD WILL TAKE IT UNDER ADVISEMENT AND DISCUSS IT AT THE WORK SESSION.

MAINTENANCE REPORT

JUDY PAP COMPLIMENTED THE MAINTENANCE DEPARTMENT ON THE HALLOWEEN DECORATIONS AT THE 291 ENTRANCE.

JIM METZGER REPORTED THAT THE TREE TRIMMING IS CONTINUING AND THE MOWING SEASON IS WINDING DOWN.

A MEMBER OF THE AUDIENCE INQUIRED ABOUT HAVING DANDELION CONTROL NEXT YEAR.

CINDY STANLEY REPORTED THAT THE DECISION TO HAVE A SECOND ACTIVITIES COMMITTEE WAS A REQUEST FROM THE PRESENT ACTIVITIES COMMITTEE AND NOT A BOARD DECISION.

COMMITTEE REPORTS

COMMON AREA
COMMITTEE NO
REPORT

SUMMERFEST
COMMITTEE NO
REPORT

CAPITAL IMPROVEMENTS COMMITTEE

DENNIS HAMMONTREE REPORTED THAT THE COMMITTEE HAD MET FOUR TIMES. THEIR MEETINGS ARE ON SATURDAYS IN THE CLUBHOUSE. THEY WILL MEET AGAIN IN TWO WEEKS AT 9:00 A.M. THEY HOPE TO HAVE MORE INFORMATION BY THE NEXT BOARD MEETING. BANNISTER BANK HAS SHOWN INTEREST IN FINANCING FOR CAPITAL IMPROVEMENTS. THE SWIMMING POOL INSERT WHICH WAS IN THE SHORELINE IS 25 YARDS LONG, WITH 0 ENTRY TO 40 FEET. MIKE BYRNES IS WORKING ON THE SILTING PROBLEM WHICH MAY NEED A SEPARATE COMMITTEE.

FACILITIES COMMITTEE

ROSS COWAN REPORTED THAT THE EMERGENCY LIGHTS HAVE BEEN INSTALLED IN THE CLUBHOUSE. CHARLIE AND JIM REMOVED THE TENNIS COURTS POLE LIGHTS AND THE OTHER NON-WORKING LIGHTS WHICH MAKES THE AREA LOOK BETTER. JIM METZGER RECOMMENDED A NEW ROOF BE PUT ON THE CLUBHOUSE. A TIMBERLINE ROOF CAN BE PUT ON FOR \$3200.00. IF A NEW ROOF IS NOT PUT ON REPAIRS NEED TO BE MADE.

LAKE COMMITTEE

DAVE WASSON REPORTED THAT THE NEW DOCKS HAVE BEEN ORDERED. THE LETTERS ARE READY TO BE SENT OUT TO THOSE ON THE WAITING LIST. GERI HAS CROSSED REFERENCED WITH THOSE ON THE LIST WITH THOSE WHO ARE PAST DUE ON THEIR ASSESSMENT. THERE ARE FOUR PEOPLE WHO ARE PAST DUE. THE POLICY IS THAT PEOPLE WHO ARE PAST DUE ON THEIR ASSESSMENT SHALL LOOSE ALL RIGHTS AND PRIVILEGES. THE BOARD DECIDED THAT GERI FRINK SHOULD CALL THOSE PEOPLE AND GIVE THEM 12 HOURS TO GET THEIR DUES CURRENT OR TO BE TAKEN OFF THE WAITING LIST. THEY WILL BE DOING A LIGHT STUDY ON THE NEED FOR MORE SECURITY LIGHTS. A MEMBER OF THE AUDIENCE ASKED THAT THE LOCATION OF THE SWIM DOCKS BE PUT IN THE SHORELINES.

SHORELINE COMMITTEE

JUDY PAP READ THE REPORT SUBMITTED BY THE SHORELINE COMMITTEE. JUDY ALSO COMPLIMENTED THE SHORELINE COMMITTEE FOR THE GOOD JOB THEY ARE DOING ON THE COVER.

STORAGE COMMITTEE

RICHARD GREINER REPORTED THAT THEY ARE STILL HAVING PROBLEMS WITH THE DEVELOPER IN REGARDS TO GETTING ROCK PUT IN THE STORAGE AREA. JIMMETZGER STATED THAT ROCK HAS BEEN CARRIED IN THERE JUST RECENTLY.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH REPORTED THAT THEY HAD TWO MEETINGS SINCE THE LAST BOARD MEETING, APPROVING 12 NEW HOME CONSTRUCTION AND 8 ROOFS. JOE COMPLIMENTED ART KINDER WHO HAS BEEN DOING A GOOD JOB AND THEY APPRECIATE HIS ASSISTANCE.

THE ARB BOARD HAS RECEIVED REQUESTS FOR FENCES WHICH HAVE FENCES INSIDE FENCES WHICH ARE CALLED A PLAY AREA. THE PLAY AREA COULD POSSIBLY BE FOR THEIR DOG AND THE BOARD NEEDS TO ADDRESS THIS SITUATION. A SUGGESTION WAS MADE TO ALLOW PERIMETER FENCING ONLY. DENNIS HAMMONTREE MADE A MOTION TO ALLOW PERIMETER FENCING ONLY AND CINDY STANLEY SECONDED. JOE WILLERTH ASK THEY DEFINE PERIMETER AND THE MOTION WAS WITHDRAWN AND THE PROBLEM WILL BE DISCUSSED AT THE NEXT WORK SESSION.

KEN SHARP ASKED THAT HIS FENCE BE GRANDFATHERED IN WITH THIS REQUEST. HE WAS ASKED TO WAIT UNTIL THE ARB REPORT WAS GIVEN AND THEN THEY WOULD ADDRESS HIS REQUEST.

JOE WILLERTH REPORTED THAT A REQUEST FOR A LILY POND HAD BEEN SUBMITTED WITH A NEW HOME CONSTRUCTION AND THAT THE ARB HAD DENIED THE REQUEST. THERE IS NO POLICY ON LILY PONDS. A MEMBER OF THE AUDIENCE SUGGESTED THAT WITH AN AERATION SYSTEM IN THE LILY POND THERE WOULD BE NO SANITATION PROBLEM. THE BOARD SUGGESTED THAT THE ARB HANDLE THE LILY POND AS A SWIMMING POOL ALONG WITH CITY AND RLPOA POLICIES.

JUDY PAP INFORMED JOE WILLERTH THAT THE BLOOM PROPERTY WAS CLOSING AND THAT THEY WERE READY TO MOVE THE FENCE. SHE ASKED JOE TO LOOK AT THE FENCE WHICH CHARLIE HAD MARKED OFF TO SEE HOW MUCH NEEDED TO BE REMOVED.

OPEN FORUM

CONNIE COWAN ASKED WHAT COULD BE DONE ABOUT THE NEW HOMES WHICH ARE SITTING IDLE. THE PURPLE HOUSE AND TWO HOMES ON ROYALE TERN POINT ARE SITTING AND THERE IS NO WORK BEING DONE ON THEM MIKE CONWAY STATED THAT WORK IS BEING DONE OF THE INSIDE OF THE TWO ON ROYALE TERN. CINDY STANLEY STATED THAT THERE IS A LIEN ON THE PURPLE HOUSE WHICH MAY BE WHY THERE IS NO WORK BEING DONE ON IT.

A MEMBER OF THE AUDIENCE ASKED WHAT COULD BE DONE TO HOMES WHICH ARE IN NEED OF REPAIR OR PAINTING. JUDY PAP STATED THAT THEY WERE NOT A POLICING AGENCY BUT A FORM LETTER COULD BE SENT.

BILL FLAMM ASKED ABOUT THE STATE OF THE ROCK WORK. THE BOARD COULD NOT FULLY DISCUSS THE SITUATION AT THAT TIME. THEY ARE HAVING THE CONTRACTOR RE-BID THE WORK AND ARE TAKING OTHER BIDS. THEY ARE GETTING EXACT BIDS FOR EXACT AREAS. WEATHER HAS HAMPERED PROGRESS ON THE WORK BECAUSE IT NEEDS TO BE VERY DRY TO DO THE WORK. JOHN

VALLE STATED THAT THE ENTRANCE TO 291 HAS CHANGED SINCE HE MOVED TO RAINTREE AND HE APPRECIATES THE CHANGES. BUT HE STATED THAT THE 291 ENTRANCE IS DARK AND MANY OF HIS FRIENDS PASS THE ENTRANCE BECAUSE THEY DON'T SEE IT. HE ALSO ASKED IF ANYTHING COULD BE DONE AT THE INTERSECTION OF RAINTREE AND COLE YOUNGER. THE TREES BLOCK TRAFFIC. HE ASKED ABOUT SINGLE FAMILY AND MULTI-FAMILY HOMES. HE GAVE AN EXAMPLE OF A DAUGHTER MOVING IN WITH HER PARENTS WITH A CHILD OF HER OWN. HE BELIEVES THAT WOULD BE MULTI-FAMILY. JUDY PAP EXPLAINED THAT BLOOD RELATIVES ARE CONSIDERED ONE FAMILY AND THAT WOULD NOT BE AN ASSOCIATION ISSUE.

JOHN SMITH READ THE RAINTREE LAKE COVENANTS REGARDING ACTION THE BOARD COULD TAKE REGARDING HOMES IN NEED OF REPAIR.

JOHN VALLE ASKED ABOUT THE DRAINAGE PROBLEM ON LEEWARD. THE PROPERTY OWNER WHOSE PROPERTY IS CAUSING THE PROBLEM IS PAUL ROBERTS. GERI FRINK WILL SENT A LETTER TO PAUL ROBERTS REGARDING THE PROBLEM.

A MEMBER OF THE AUDIENCE ASKED WHO WAS RESPONSIBLE FOR REPAIRING SIDEWALKS. THERE ARE MANY WHICH ARE IN NEED OF REPAIR. JUDY PAP STATED THAT THE CITY IS NOT RESPONSIBLE THE HOME OWNER IS AND LETTERS COULD BE SENT TO THOSE IN NEED OF REPAIR. AFTER DISCUSSION, IT WAS SUGGESTED THAT RAINTREE REPAIR THEIR SIDEWALKS BEFORE COMPLAINING TO OTHERS.

A MEMBER OF THE AUDIENCE COMPLAINED THAT THE FIELDS BY THE BOAT RAMPS NEEDED TO BE MOWED. THIS AREA BELONGS TO THE DEVELOPER.

SHIRLEY THOMAS ASKED IF A COMMITTEE MEMBER MUST BE A PROPERTY OWNER. (ANSWERED YES) SHE ALSO ASKED IF THERE WAS EVER A CONFLICT WITH A BUILDER OR DEVELOPER BEING ON A COMMITTEE. JUDY PAP STATED THAT THERE WASN'T A CONFLICT BECAUSE HE WASN'T A MAJORITY. AND THE SAME COULD BE SAID FOR ALMOST ANYONE ON ANY COMMITTEE. A BUILDER OR DEVELOPER ON THE ARB IS HELPFUL BECAUSE OF HIS KNOWLEDGE OF READING AND UNDERSTANDING PLANS.

LESSIE STATED THAT SHE BELIEVED THAT IT WASN'T FAIR TO HAVE JUST ONE BUILDER ON A COMMITTEE. THAT THEY WERE SEEING OTHER BUILDERS PLANS. JUDY PAP STATED THAT THEY HAD NOT RECEIVED ANY COMPLAINTS FROM OTHER BUILDERS. BUILDERS ARE WELCOME TO JOIN COMMITTEES, NO ONE HAS EVER BEEN TURNED DOWN WHEN THEY ASK TO BE ON A COMMITTEE. THE PROBLEM IS GETTING PEOPLE TO JOIN COMMITTEES.

BREAK

OLD BUSINESS

JOHN SMITH AND RANDY STAFFORD OF BOAT LIFTERS PRESENTED INFORMATION ON BOAT LIFT. THE ADVANTAGES OF BOAT LIFTS ARE: THEY DO NOT ADD WEIGHT TO THE DOCKS, WINTER STORAGE IS NO LONGER REQUIRED, RLPOA WILL NOT BE

FINANCIALLY RESPONSIBLE FOR ANY LIFTS, ELECTRICITY WILL BE AVAILABLE, THE COST FOR ELECTRICITY IS ESTIMATED AT \$100.00 ASLIP.

THERE WAS A DISCUSSION CONCERNING PLUGGING THE HOLES LEFT BEHIND WHEN THE LIFT IS REMOVED. JOHN SMITH SAID HE WOULD OBTAIN A COPY OF LONGVIEW'S RULES REGARDING BOAT LIFTS. DYMON WOOD MADE A MOTION THAT THE BOARD APPROVE LIFTS SUBJECT TO SPECIFIC PERMITS AND GUIDELINES. MIKE CONWAY SECONDED AND THE MOTION CARRIED.

AFTER A LENGTHY DISCUSSION CONCERNING KEN SHARP'S FENCE, HIS REQUEST FOR HAVING THE FENCE GRANDFATHERED WAS DENIED.

NEW BUSINESS

A REQUEST FOR MEMBERS OF NEW ACTIVITIES COMMITTEE WAS MET WITH SILENCE. CINDY STANLEY STATED THAT SHE KNEW A COUPLE OF PEOPLE WHO WOULD BE INTERESTED BUT WERE UNABLE TO ATTEND THE MEETING.

APPROVAL OF BILLS

MIKE CONWAY MADE A MOTION THAT THE BILLS BE APPROVED AND INCORPORATED INTO THE MINUTES. CINDY STANLEY SECONDED AND THE MOTION CARRIED.

ADJOURNMENT

A MOTION WAS MADE TO ADJOURN THE MEETING, IT WAS SECONDED AND THE MOTION PASSED.

Sherry Smoot
Secretary RPOA

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF
DIRECTORS MEETING
NOVEMBER 9, 1993

THE RAIN TREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, NOVEMBER 9, 1993, AT THE RAIN TREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT WERE: JUDY PAP, MIKE CONWAY, JIM COX, WANDA TYNER, DYMON WOOD, CINDY STANLEY, SHERRY SMOOT, AND DENNIS HAMMONTREE. ABSENT: NANCY OHMES.

APPROVAL OF MINUTES

THE MINUTES OF THE OCTOBER 12, 1993 WERE ACCEPTED AS PRESENTED. MIKE CONWAY MADE THE MOTION TO INCORPORATE THE MINUTES INTO RECORD AND SHERRY SMOOT SECONDED. THE

MOTION CARRIED.

TREASURERS REPORT

CINDY STANLEY SUBMITTED THE TREASURERS REPORT.

BANK ACCOUNT BALANCE AS OF OCTOBER 31, 1993:

COMMERCE MONEY MARKET: \$78,231.06

COMMERCE CHECKING ACCOUNT \$10,884.47

COMMERCE BOAT DOCK ACCOUNT STATEMENT NOT RECEIVED AT THIS TIME.

BOAT DOCK ACCOUNT: AS OF STATEMENT: \$10,552.91

CINDY STANLEY SUBMITTED THE DUES INCREASE FOR 1994. USING THE CONSUMER PRICE INDEX, AN INCREASE OF 2.78% WOULD INCREASE THE DUES TO THE FOLLOWING AMOUNTS:

SINGLE FAMILY 1993 RATE: \$304.57 TO \$313.04

MULTI-FAMILY 1993 RATE: \$202.04 TO \$208.68

CINDY MADE A MOTION THAT THE DUES INCREASE BE EFFECTIVE AS OF JANUARY 1, 1994. MOTION CARRIED. CINDY ANNOUNCED THAT NOTIFICATION WOULD BE MAILED BY DECEMBER 1, 1993.

DAVE WASSON ASKED WHAT THE DUES INCREASE WAS JUSTIFIED BY. HE STATED THAT THE PRELIMINARY BUDGET WAS USUALLY PRESENTED BEFORE THE DUES INCREASE ANNOUNCEMENT. DENNIS HAMMMONTREE ANSWERED THAT THERE WERE SEVERAL MAINTENANCE PROBLEMS AND CAPITAL IMPROVEMENTS NEEDED. DAVE REPLIED THAT IT HAD BEEN HIS EXPERIENCE THAT THE PRELIMINARY BUDGET WAS FIRST PRESENTED AT A BOARD MEETING AND THEN PUBLISHED IN THE SHORELINES BEFORE AN INCREASE WAS ANNOUNCED.

BOARD ANNOUNCEMENTS

CINDY STANLEY ANNOUNCED THAT THE NEW ACTIVITIES COMMITTEE FIRST MEETING WAS THURSDAY, AT 7:00 PM, AT THE CLUBHOUSE. SHE ENCOURAGED ALL INTERESTED PARTIES TO ATTEND.

THERE WAS NO OFFICE REPORT.

MAINTENANCE REPORT

JUDY ANNOUNCED "HATS OFF" TO THE MAINTENANCE DEPARTMENT WITH REGARDS TO THE HALLOWEEN DECORATIONS. SHE ALSO EXPRESSED HOPES OF HAVING CHRISTMAS DECORATIONS.

CHARLIE MALLETT ANNOUNCED THAT NEW STREET SIGNS HAVE BEEN ORDERED FOR THE ENTIRE COMMUNITY.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

NO REPORT

THEY ARE CURRENTLY WAITING FOR THE LIGHTS TO BE

DELIVERED.

SUMMERFEST COMMITTEE

NO REPORT

CAPITAL IMPROVEMENTS COMMITTEE

DENNIS HAMMONTREE REPORTED THAT BOARD ACTION IS NEEDED FOR FUNDS. THE GROUND NEEDS TO BE TESTED TO FIND OUT WHERE TO PUT THE POOL, HOW BEST TO SPEND THE MONEY, AND WHERE TO PUT EVERYTHING. BOHL & ASSOCIATES, AN ENGINEERING AND ARCHITECTURAL COMPANY CHARGES 6% OF THE COST OF THE JOB. THE FEE OF \$3500.00 TO GET STARTED WOULD BE APPLIED TOWARD THE 6% IF THEY GET THE JOB. IT HAS NOT BEEN DETERMINED IF THIS COMPANY WOULD BE HIRED FOR OVERSEEING THE ENTIRE PROJECT; HOWEVER, DENNIS WOULD PREFER THEY WERE. DENNIS DOESN'T WANT TO TAKE RESPONSIBILITY FOR SUCH A LARGE JOB. \$5,000.00 IS NEEDED TO GET STARTED. \$1,500.00 FOR DRILLING AND TESTING THE GROUND IN TWO LOCATIONS. \$3,500.00 IS THEIR FEE WHICH WOULD BE APPLIED TOWARD THE 6% IF HIRED. THEY ARE NOT GOING TO SIGN A CONTRACT AT THIS TIME. THERE ARE SOME QUESTIONS WITH CERTAIN CHARGES THAT NEED TO BE IRONED OUT FIRST. DENNIS HAMMONTREE MADE A MOTION THAT \$5,000.00 BE ALLOCATED TO THE CAPITAL IMPROVEMENTS COMMITTEE TO BE USED FOR PRELIMINARY DRAWINGS AND ECOLOGICAL STUDY. DYMON WOOD SECONDED AND THE MOTION PASSED.

FACILITIES COMMITTEE

NO REPORT

LAKE COMMITTEE

DAVE WASSON ANNOUNCED THAT THERE WILL NOT BE A LAKE COMMITTEE MEETING IN DECEMBER OR JANUARY. LETTERS FOR SLIPS FOR THE NEW DOCK HAVE BEEN SENT OUT. FOUR ON THE NORTH SIDE **AND** FIVE **ON** THE SOUTH SIDE HAVE BEEN ASSIGNED. THEY WILL CONTINUE TO WORK DOWN THE WAITING LIST.

THE LAKE COMMITTEE WILL HOLD THE BOAT SAFETY MEETING ON MARCH 24 AND 26. CINDY STANLEY ASKED IF THE MEETINGS COULD BE MORE STAGGERED OUT SO MORE PEOPLE COULD ATTEND. DAVE SAID LAST YEAR MORE PEOPLE ATTENDED THE THURSDAY NIGHT CLASS THAN THE SATURDAY MORNING CLASS.

THE BOAT STICKERS WILL BE READY TO BE PICKED UP ON APRIL 2ND. ALL RESIDENTS APPLYING FOR BOAT PERMITS WILL BE REQUIRED TO SHOW TITLE, REGISTRATION, AND INSURANCE. THIS WILL BE STRICTLY ENFORCED THIS YEAR.

A MEMBER OF THE AUDIENCE SUGGESTED THAT THE BOARD CONTINUE TO ENFORCE NO ICE SKATING ON THE LAKE. JUDY SAID THAT A NOTICE WILL BE PUBLISHED IN THE SHORELINES.

SHORELINE COMMITTEE

NO REPORT

JUDY PAP ASKED THAT MORE PEOPLE CONTRIBUTE TO THE SHORELINE WITH ARTICLES, PICTURES, AND COMMITTEE REPORTS.

STORAGE COMMITTEE

DREW LAUDERDALE REPORTED THAT THE STORAGE LOT IS OPEN AND RUNNING. THEY OPENED 55 SPACES AND THEY ARE GONE. THEY OPENED AN ADDITIONAL 15 AND THEY ARE GONE. THEY PLAN TO OPEN AN ADDITIONAL 30 MORE TOMORROW. THE GRAVEL IS NOT WHAT THEY HAD HOPED FOR AND THE BOULDERS ARE STILL THERE BUT THE DEVELOPER IS GETTING TO THIS.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH ANNOUNCED THAT SINCE THE LAST BOARD MEETING, THE ARB HAD MET TWICE. DURING THOSE MEETINGS NINE HOMES HAD BEEN APPROVED AND TWO HOMES HAD BEEN DISAPPROVED. JOE ALSO ANNOUNCED THAT DURING THEIR MEETING THAT EVENING, THERE WAS A REQUEST FOR A TRELIS. THE ARB COULD NOT APPROVE THE REQUEST BECAUSE THERE ARE NO GUIDELINES FOR TRELISES.

THE BOARD ASKED THE ARB TO PRESENT GUIDELINE FOR FRONT FOUNDATION FENCING AT THE DECEMBER BOARD MEETING.

OPEN FORUM

MR. WILLIAMS ON SEASIDE SPARROW SUGGESTED THAT NEW PROPERTY OWNERS BE MAILED THE COVENANTS. HE STATED THAT THERE ARE NEW RESIDENTS THAT ARE DOING IMPROVEMENTS WITHOUT APPROVAL. GERI FRINK STATED THAT NEW PROPERTY OWNERS RECEIVE A WELCOME LETTER FROM THE OFFICE ADVISING THEM TO STOP BY THE OFFICE TO PICK UP THEIR DIRECTORY, I.D. CARDS, AND CAR STICKERS. WANDA SUGGESTED THAT A DIRECTORY BE MAILED WITH THE LETTER.

DAVE WASSON COMPLAINED ABOUT THE BOATS AND TRAILERS BEING PARKED ON LOTS. GERI FRINK REPORTED THAT ART KINDER IS GOING DOOR TO DOOR HANDING OUT NOTICES IN REGARDS TO PEOPLE PARKING THE BOATS, AND ART AND THE OFFICE ARE TRYING TO KEEP ON TOP OF THE SITUATION.

BREAK

OLD BUSINESS

DAVID MADISON ADDRESSED THE BOARD. HE EXPLAINED THE DRAINAGE PROBLEM ON THE EAST SIDE OF LEEWARD DRIVE. THIS PROPERTY BELONGS TO PAUL ROBERTS WHO HAS DENIED

RESPONSIBILITY FOR THE REPAIRS. HE EXPLAINED THAT THE CITY HAD BEEN OUT LAST SPRING AND THEY CANNOT FORCE ROBERTS TO MAKE REPAIRS. THE PROPERTY OWNERS ON LEEWARD FEEL THEY ARE NOT GETTING THE HELP OR COOPERATION THEY DESERVE FROM THE ASSOCIATION. THE BOARD SUGGESTED THEY CONTACT THE PUBLIC WORKS DEPARTMENT OR CHUCK PLANK (ALDERMAN). DAVID MADISON ASKED IF PERMISSION COULD BE RECEIVED FOR THE PROPERTY OWNERS TO ENTER ROBERTS PROPERTY AND DO REPAIRS. IT WAS SUGGESTED THAT THEY HAVE A PLAN ON HOW TO REPAIR THE PROBLEM PRIOR TO ASKING PERMISSION FROM MR. ROBERTS.

NEW BUSINESS

JIM & TANYA GREEN PRESENTED THEIR APPEAL FOR A SIERRA ROOF WHICH WAS DISAPPROVED BY THE ARB. THEY WERE ACCOMPANIED BY A REPRESENTATIVE OF SIERRA. AFTER THE PRESENTATION AND A QUESTION AND ANSWER PERIOD, MIKE CONWAY MADE A MOTION TO APPEAL THE ARB RULING ON THE ROOF AND SHERRY SMOOT SECONDED. ALL BOARD MEMBERS OPPOSED AND THE MOTION DID NOT PASS.

DEBBIE BARNETT PRESENT HER APPEAL FOR A DRIVE WAY WHICH WAS DISAPPROVED BY THE ARB. AFTER HER PRESENTATION AND A QUESTION AND ANSWER PERIOD, WANDA MOTIONED TO APPEAL THE ARB DECISION AND DYMON SECONDED. DENNIS HAMMONTREE ABSTAINED AND THE OTHER BOARD MEMBERS OPPOSED. THE MOTION DID NOT PASS.

APPROVAL OF BILLS

WANDA TYNER ASKED FOR A BREAK DOWN IN THE LEGAL CATEGORY. CINDY STANLEY STATED SHE WOULD SUPPLY WANDA WITH THAT INFORMATION. MIKE CONWAY MOTIONED TO APPROVE THE BILLS, DENNIS HAMMONTREE SECONDED AND THE MOTION PASSED.

ADJOURNMENT

THE BOARD OF DIRECTORS MEETING WAS ADJOURNED AT 9:30, P.M.

Sherry Smoot
RLPOA Secretary

RAINTREE LAKE PROPERTY OWNERS
ASSOCIATION
BOARD OF DIRECTORS MEETING
DECEMBER 14, 1993

THE RAIN TREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, DECEMBER 14, 1993 AT THE RAIN TREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. DIRECTORS PRESENT

WERE: JUDY PAP, MIKE CONWAY, CINDY STANLEY, JIM COX, DYMON WOOD, AND DENNIS HAMMONTREE ARRIVED LATE. ABSENT WERE WANDA TYNER, SHERRY SMOOT, AND NANCY OHMES.

APPROVAL OF MINUTES

THE MINUTES OF THE NOVEMBER 9, 1993 MEETING WERE ACCEPTED AS PRESENTED. CINDY STANLEY MADE THE MOTION TO INCORPORATE THE MINUTES INTO RECORD AND JIM COX SECONDED. THE MOTION CARRIED.

TREASURERS REPORT

CINDY STANLEY SUBMITTED THE TREASURERS REPORT.

BANK ACCOUNT BALANCES AS OF
NOVEMBER 30, 1993: COMMERCE MONEY
MARKET:

\$84.859.37

COMMERCE CHECKING ACCOUNT

\$14.058.54 COMMERCE BOAT DOCK
ACCOUNT:

\$12.877.91

JUDY PAP ANNOUNCED THAT THEY WOULD POSTPONE THE BOARD ANNOUNCEMENTS AND HAVE THE COMMITTEE REPORTS.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

NO REPORT

SUMMERFES

T

COMMITTEE

NO REPORT

CAPITAL IMPROVEMENTS COMMITTEE

DENNIS HAMMONTREE REPORTED FOR THE COMMITTEE. DENNIS REPORTED THAT JOE WILLERTH IS CURRENTLY GOING OVER THE CONTRACT SUBMITTED BY THE COMPANY WHO IS BEING CONSIDERED TO DO THE GEOLOGICAL STUDY AND DRAWINGS FOR THE NEW SWIMMING POOL.

DENNIS REPORTED THAT HE SHOULD HAVE THE ANSWERS TO MORE QUESTIONS WITHIN THE NEXT FEW MONTHS IN REGARDS TO HOW MUCH THE POOL WILL COST, WHEN THE WORK WILL START, ETC. DENNIS ANNOUNCED THAT AT BEST, THE WORK WOULD NOT BEGIN UNTIL THE FALL OF 1994.

DENNIS REPORTED THAT THE CAPITAL IMPROVEMENT COMMITTEE

IS WAITING FOR INFORMATION ON THE POOL TO GET THEIR BUDGET TOGETHER. THERE ARE OTHER PROBLEMS WHICH WILL ALSO NEED TO BE CONSIDERED. SUCH AS; NEW SILT PONDS, DRAINAGE PROBLEMS AND MINOR MAINTENANCE PROBLEMS. MIKE CONWAY SUGGESTED THAT A NEW COMMITTEE MAY BE NEEDED FOR SILT PONDS AND DRAINAGE PROBLEMS. THE GUIDELINES FOR SUCH A COMMITTEE COULD BE WORKED OUT AT THE NEXT WORK SESSION. DAVE WASSON STATED THAT IT HAS BEEN THE RESPONSIBILITY OF THE LAKE COMMITTEE TO OVERSEE SILT PONDS AND DRAINAGE PROBLEMS.

FACILITIES COMMITTEE

ROSS COWAN GAVE THE REPORT FOR THE COMMITTEE. ROSS REPORTED THAT THEY HAVE BEEN TAKING BIDS TO REPLACE THE CLUBHOUSE ROOF. THEY WERE PLANNING ON A TIMBERLINE ROOF. MORE BIDS WOULD BE COMING. IN. ROSS ALSO REPORTED THAT THEY WOULD BE LOOKING INTO GETTING THE FIREPLACES REPAIRED.

LAKE COMMITTEE NO REPORT

SHORELINES NEWSLETTER COMMITTEE NO REPORT

STORAGE COMMITTEE NO REPORT

ACTIVITIES COMMITTEE

KAYE BRYANT REPORTED FOR THE COMMITTEE. KAYE REPORTED THAT THE JUDGING FOR THE LIGHTING CONTEST WILL BE ON DECEMBER 15TH. THE SIGNS AND PRIZES ARE READY. KAYE ALSO ANNOUNCED THAT MORE VOLUNTEERS ARE NEEDED ON THE ACTIVITIES COMMITTEE.

KAYE WAS THANKED BY THE BOARD FOR TAKING OVER THE NEW COMMITTEE.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH REPORTED FOR THE COMMITTEE. THE ARB HAD APPROVED SEVEN NEW HOME CONSTRUCTIONS SINCE THE LAST BOARD OF DIRECTORS MEETING.

JOE ASKED THAT THE DIRECTORS TAKE NOTICE OF THE HOUSE AT THE CORNER OF RAINTREE AND SAPELO. THE BUILDER HAS Poured A DRIVEWAY EXTENSION WHICH HAS NOT BEEN APPROVED BY THE ARB. THE DRIVEWAY EXTENSION AT THIS LOCATION WILL NOT BE APPROVED BY THE ARB BECAUSE IT IS SIMILAR TO THE DRIVEWAY EXTENSION WHICH WAS DISAPPROVED BY THE ARB AND DENIED BY THE BOARD OF DIRECTORS AT THEIR LAST MEETING SUBMITTED BY DEBBIE BARNETT.

JOE ANNOUNCED THAT A SIDING APPLICATION WAS APPROVED THAT EVENING HOWEVER THERE ARE NO GUIDELINES COVERING

SLIDING. JOE ASKED THAT THE BOARD MADE A DECISION ON WHETHER OR NOT OR APPROVE SIDING AND IF SO SET CERTAIN GUIDELINES FOR SIDING. JOE ANNOUNCED THAT THE MEMBERS OF THE ARB WERE DIVIDED ON THE SUBJECT. THE BOARD ASKED JOE AND ANY OF THE ARB MEMBERS AVAILABLE TO COME TO THE WORK SESSION TO DISCUSS THE SIDING GUIDELINES. THE BOARD DECIDED NOT TO MAKE A DECISION ON THE ISSUE REGARDING TRELLISES UNTIL THE NEXT MEETING. THIS WOULD GIVE THE BOARD AN OPPORTUNITY TO DISCUSS THE ISSUE AT THE WORK SESSION.

BOARD ANNOUNCEMENTS
THERE WERE NO BOARD ANNOUNCEMENTS.

OPEN FORUM

BOB ROWLAND ASKED IF A COPY OF THE BILLS THAT ARE APPROVED AT THE BOARD MEETINGS COULD BE ATTACHED TO THE AGENDA WHICH THE AUDIENCE RECEIVES. MR. ROWLAND WAS TOLD THAT ANY PROPERTY OWNER MAY REVIEW THE BILLS AT THE OFFICE. ATTACHING A COPY OF THE BILLS TO EVERYONE'S AGENDA WOULD BE COSTLY AND TIME CONSUMING.

CHARLIE MALLETT THANKED GERI FRINK, THE OFFICE MANAGER FOR DONATING HER TIME TO DECORATE THE CLUBHOUSE FOR CHRISTMAS.

DAVE WASSON REMINDED THE BOARD THAT HE WOULD NEED THEIR DECISION ON POLICY REGARDING THE NUMBER OF BOAT SLIPS A PROPERTY OWNER COULD HAVE THE BOARD THANKED DAVE FOR THE REMINDER AND STATED THEY WOULD DISCUSS THAT AT THE NEXT WORK SESSION.

JUDY PAP ASKED IF ANYONE HAD ANY OBJECTIONS TO DELAYING THE BREAK. SHE STATED THAT WITH THE 1994 BUDGET ON THE AGENDA THAT EVENING. SHE WOULD LIKE TO GET MORE ACCOMPLISHED BEFORE THE BREAK.

OLD BUSINESS

JUDY PAP ANNOUNCED THAT THE BOAT LIFT POLICIES WOULD BE DISCUSSED AT THE NEXT WORK SESSION. ALL INTERESTED PARTIES WERE ENCOURAGED TO ATTEND.

NEW BUSINESS

CINDY STANLEY ASKED THE BOARD TO APPROVE THE CONTRACT FROM KANSAS CITY POOL MANAGEMENT COMPANY FOR MANAGING THE SWIMMING POOL FOR THE 1994 SEASON. THE RATE FOR THE 1994 SEASON WILL BE \$14,572.00. THAT FIGURE IS FOR TWO GUARDS FOR THE HOURS OF NOON TO 5:00 AND ONE GUARD FROM 5:00 TO 8:00. DISCUSSION OPENED CONCERNING THE POOL POLICIES.

DAVE ASKED THAT THE GUARDS BE REQUIRED TO STAY AROUND ON CLOUDY DAYS. HE SAID LAST SUMMER THAT THE GUARDS WOULD CLOSE THE POOL WHEN IT LOOKED LIKE RAIN AND THAT THEY WOULD LEAVE. THEN A FEW MINUTES LATER THE SUN WOULD COME OUT AND THE LIFEGUARDS WOULDN'T COME BACK FOR SEVERAL HOURS. ANOTHER AUDIENCE MEMBER ASKED ABOUT POLICES CONCERNING THE NUMBER OF GUESTS A PERSON CAN BRING TO THE POOL. GUEST PASSES WERE SUGGESTED OR THAT A PROPERTY OWNER BUY AN I.D. CARD AND THAT WOULD ALLOW THEM TO BRING SO MANY GUESTS. A RECOMMENDATION WAS MADE THAT THE PROPERTY OWNERS ASSOCIATION AT OAK TREE FARMS BE CONTACTED TO GET SOME IDEAS ON CONTROLLING THE NUMBER OF GUESTS AT THE POOL. THE BOARD ANNOUNCED THAT POOL POLICIES WOULD BE DETERMINED AT A LATER DATE.

CINDY STANLEY MADE A MOTION TO ACCEPT THE BID FROM THE KANSAS CITY POOL MANAGEMENT COMPANY. JIM COX SECONDED AND THE MOTION CARRIED.

CLIFFORD WINNINGS ASKED THE BOARD TO REVIEW HIS DISAPPROVAL FROM THE ARB FOR A ELK PREMIUM ROOF. CLIFFORD WINNINGS AND REPRESENTATIVES OF ELK ROOFING HAD LEFT A SAMPLE OF THE ROOF, BROCHURES, A VIDEO TAPE, PICTURES OF HOMES WITH ELK ROOF AND ADDRESSES OF HOMES IN THE AREA WITH THE ELK ROOF, AT THE OFFICE A WEEK PRIOR TO THE MEETING IN ORDER FOR THE BOARD OF DIRECTORS TO STUDY THE PRODUCT BEFOREHAND. REPRESENTATIVES FROM ELK WERE PRESENT AND GAVE A PRESENTATION OF THE ROOFS BENEFITS. A DISCUSSION OPENED WITH QUESTIONS AND ANSWERS ABOUT THE ROOF.

JIM COX MADE A MOTION TO APPROVE THE ELF PREMIUM ROOF, IN THE WEATHERED WOOD LOOK, AND METAL VALLEYS, WITH THE Z RIDGE. MIKE CONWAY SECONDED AND THE MOTION CARRIED.

BREAK

NEW BUSINESS CONTINUED AFTER THE BREAK

CINDY STANLEY EXPLAINED THE BUDGET TO THE AUDIENCE. SHE DID NOT EXPLAIN EVERY ITEM ON THE BUDGET BUT GAVE A BRIEF DESCRIPTION AS SHE READ DOWN THE BUDGET SHEET. MEMBERS OF THE AUDIENCE ASKED QUESTIONS AS THE BUDGET WAS DISCUSSED.

THE ONLY CHANGE TO THE BUDGET WAS MADE AFTER DAVE WASSON THAT THE LAKE/DOCK FUND DID NOT REQUIRE \$2.000 IN RAMP REPAIRS.

MIKE CONWAY MADE A MOTION TO ACCEPT THE 1994 OPERATING BUDGET. DENNIS HAMMONTREE SECONDED AND THE MOTION CARRIED.

CINDY RECEIVED APPLAUSE AND WAS THANKED FOR ALL HER WORK ON THE BUDGET.

CINDY STANLEY ASK THE BOARD'S ACCEPTANCE ON THE BID SUBMITTED BY JIM MITCHELL & ASSOCIATES FOR THE AUDIT. THE PRICE FOR 1993 WAS \$2,000 AND JIM MITCHELL ESTIMATES THE COST FOR 1994 TO BE BETWEEN \$2,000 AND \$2,500. JIM MITCHELL HAS EXPERIENCE IN DOING AUDITS FOR HOMEOWNERS ASSOCIATIONS. CINDY MADE A MOTION THAT THE BOARD APPROVE JIM MITCHELL'S BID. DYMON WOOD SECONDED AND THE MOTION CARRIED.

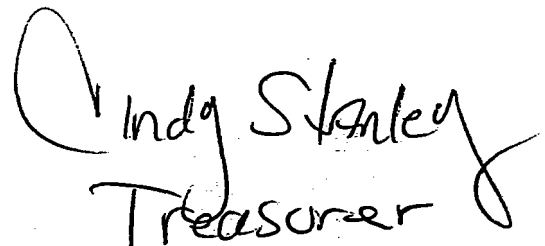
IT WAS AGREED AMONG THE BOARD THAT THE CLUBHOUSE ROOF NEEDED TO BE REPLACED. MIKE CONWAY MADE A MOTION THAT \$3,200 BE APPROPRIATED FOR REPLACEMENT. CINDY STANLEY SECONDED AND THE MOTION CARRIED.

APPROVAL OF BILLS

CINDY STANLEY MADE A MOTION THAT THE BILLS BE APPROVED AND INCORPORATED INTO THE MINUTES. DYMON WOOD SECONDED AND THE MOTION CARRIED.

ADJOURNMENT

DYMON WOOD MADE A MOTION TO ADJOURN THE MEETING. CINDY STANLEY SECONDED AND THE MOTION CARRIES. THE BOARD OF DIRECTOR'S MEETING WAS ADJOURNED AT 9:10 P.M.


Cindy Stanley
Treasurer

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 11, 1994

THE RAINTREE LAKE BOARD OF DIRECTORS MEETING WAS HELD TUESDAY, JANUARY 11, 1994, AT THE RAINTREE LAKE CLUBHOUSE. IT WAS DETERMINED THAT A QUORUM WAS PRESENT AND THE MEETING WAS CALLED TO ORDER. PRESENT WERE: MIKE CONWAY, CINDY STANLEY, JIM COX, SHERRY SMOOT, DYMON WOOD, WANDA TYNER, & JUDY PAP. ABSENT WERE: DENNIS HAMMONTREE AND NANCY OHMES.

APPROVAL OF MINUTES

THE MINUTES OF THE DECEMBER 14, 1993 MEETING WERE ACCEPTED AS PRESENTED. CINDY STANLEY MADE A MOTION TO INCORPORATE THE MINUTES FROM THE DECEMBER 14TH MEETING INTO THE RECORD. JIM COX SECONDED AND THE MOTION CARRIED.

TREASURERS REPORT

CINDY STANLEY SUBMITTED THE TREASURER'S REPORT.

BANK ACCOUNT BALANCES AS OF DECEMBER 31, 1993:
COMMERCE MONEY MARKET \$83,036.92
COMMERCE CHECKING \$ 9,458.02
COMMERCE BOAT DOCK \$23,008.06

SHE ANNOUNCED THAT THE OFFICE IS PRESENTLY GETTING READY FOR JIM MITCHELL'S AUDIT. JIM WILL BE SPENDING SOME TIME IN THE OFFICE AT THE END OF THE MONTH. CINDY ALSO ANNOUNCED THAT A 1991 RULING WILL REQUIRE HOME OWNERS ASSOCIATIONS TO CHARGE SALES TAX ON MONEY RECEIVED FROM BOAT STICKERS AND CLUBHOUSE RENTALS. JIM MITCHELL IS CHECKING INTO THIS BUT STARTING THIS YEAR, SALES TAX MUST BE CHARGED ON BOAT STICKERS. WE MAY NOT HAVE TO CHARGE ON CLUBHOUSE RENTALS DUE TO THE FACT THAT WE ONLY PROVIDE A BUILDING AND NOT ANY SERVICES. A DECISION NEEDS TO BE MADE IF THE CHARGE FOR BOAT STICKERS WILL INCLUDE THE SALES TAX OR IF SALES TAX WILL BE ADDED TO THE PRICE. SINCE DAVE WASSON WAS NOT PRESENT AT THE MEETING, THIS DECISION WAS NOT MADE. CINDY STATED TO HAVE MORE INFORMATION AT THE NEXT MEETING.

MIKE CONWAY ASKED IF THE FIGURES PRESENTED WERE THE FINAL FIGURES FOR THE YEAR. CINDY ANSWERED THAT ADJUSTING ENTRIES MAY BE NEEDED AFTER JIM MITCHELL'S AUDIT BUT THE MONEY IN THE MONEY MARKET ACCOUNT IS RESERVE. THERE WAS ABOUT \$1,200.00 IN OUTSTANDING PAYABLES AS OF DECEMBER 31ST.

BOARD ANNOUNCEMENTS

GERI FRINK ANNOUNCED THAT A FAX MACHINE HAD BEEN PURCHASED FOR THE OFFICE. GERI ALSO ANNOUNCED THAT THE GRACEWOOD BAPTIST CHURCH WOULD LIKE TO USE THE CLUBHOUSE ON WEDNESDAY NIGHTS FOR ONE OR TWO HOURS. THEY WOULD LIKE TO KNOW THE COST OF SUCH USE AND WERE CONCERNED BECAUSE THEIR BUDGET WOULD NOT ALLOW THEM TO SPEND MORE THAN \$100 A MONTH. SUSAN

REAKA QUESTIONED THE USE BECAUSE SHE WAS THERE TO ASK FOR THE CLUBHOUSE USE ON THE SAME NIGHT. THE SUBJECT OF GRACEWOOD USING THE CLUBHOUSE WAS TABLED FOR THE WORK SESSION.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

SHIRLEY THOMAS REPORTED. SHE ANNOUNCED THAT THE COMMON AREA COMMITTEE WAS CHECKING INTO LANDSCAPING THE 150 ENTRANCE. THEY WERE TALKING TO LANDSCAPERS REGARDING FLOWERS AND SUCH. CHARLIE MALLETT REPORTED THAT THEY WERE PLANNING TO PUT STONES AROUND THE ISLAND AND THAT JERRY REYNOLDS WOULD BE LOANING RAINTREE HIS LOADER.

SUMMERFEST COMMITTEE

NO REPORT

CAPITAL IMPROVEMENTS COMMITTEE

NO REPORT

FACILITIES COMMITTEE

CHARLIE MALLETT REPORTED THAT THE NEW ROOF FOR THE CLUBHOUSE WAS DELAYED DUE TO THE WEATHER. GERI FRINK ANNOUNCED THAT JOE WILLERTH HAD SUGGESTED THAT BIDS BE TAKEN TO MAKE THE CLUBHOUSE WHEEL CHAIR ACCESSABLE. DUE TO THE NEW LAW (ADA) WHICH WOULD INCLUDE HOME OWNERS ASSOCIATION, HE RECOMMENDS THAT AT THE LEAST BIDS BE TAKEN TO SHOW THAT WE ARE NOT IGNORING THE REQUIREMENT.

LAKE COMMITTEE

NO REPORT

SHORELINES NEWSLETTER COMMITTEE

PAUL SUMMERS REPORTED. PAUL ANNOUNCED THAT THE PRINTER WHICH THEY USE FOR THE SHORELINES IS GOING OUT OF BUSINESS. HE ASSURED THE BOARD THAT A NEW PRINTER WOULD NOT BE A PROBLEM.

MIKE CONWAY SUGGESTED THAT THE SHORELINES HOLD A CONTEST OF CHILDREN DRAWING A PICTURE OF RAINTREE AND PUTTING THE WINNER ON THE COVER. HE ALSO SUGGESTED THAT A CHILD'S DRAWING BE PUT IN THE SHORELINES ONCE A MONTH TO ENCOURAGE CHILDREN TO READ THE SHORELINES.

CINDY STANLEY SUGGESTED THAT A 1995 CALENDAR OF CHILDREN'S DRAWINGS BE PUBLISHED AND OFFERED TO THE RESIDENTS.

STORAGE COMMITTEE

DREW LAUDERDALE REPORTED. DREW ANNOUNCED THAT THERE WERE STILL SPACES AVAILABLE. HE ALSO ANNOUNCED THAT THE HOUSE BY THE STORAGE AREA IS GOING TO BE VACATED WHICH MAY LEAD TO MORE VANDALISM. DREW REPORTED THAT THERE WAS NO OTHER WAY BESIDES THOSE WHICH WERE ALREADY BEING DONE TO SECURE THE AREA.

ACTIVITIES COMMITTEE

KAYE BRYANT REPORTED. KAYE ANNOUNCED THAT SHE HAD IDEAS FOR ACTIVITIES BUT SHE WAS WAITING FOR MORE VOLUNTEERS. SHE ALSO ANNOUNCED THAT ALL THE TABLES FOR THE CRAFTS FAIR WERE FULL.

ARCHITECTURAL REVIEW BOARD

PAUL LANDES REPORTED. PAUL ANNOUNCED THAT SINCE THE LAST BOARD MEETING TWO NEW HOME CONSTRUCTIONS HAD BEEN APPROVED AND ONE HAD BEEN DISAPPROVED.

OPEN FORUM

PAUL LANDES ASKED ABOUT INFORMATION ON THE TRASH REMOVAL PROJECT. MIKE CONWAY ANSWERED THAT SEVERAL DIFFERENT COMPANIES HAD BEEN CONTACTED. SEVERAL MEMBERS OF THE AUDIENCE EXPRESSED CONFUSION REGARDING THE TOPIC. MIKE TOLD THE AUDIENCE THAT THE THEORY WAS FOR RLPOA TO OFFER TRASH SERVICE. THIS WOULD ELIMINATE TRASH TRUCKS DRIVING DOWN THE ROADS FIVE DAYS A WEEK. THE TRASH COMPANIES COULD OFFER A SAVINGS TO THE PROPERTY OWNER BECAUSE THEY WOULD NOT BE BILLING EACH INDIVIDUAL CUSTOMER. THE BILLING WOULD BE DONE BY THE RAINTREE OFFICE. RAINTREE WOULD MAKE A PROFIT OF ONE TO TWO DOLLARS PER PROPERTY OWNER WHO USED THE SERVICE. MR. WILLIAMS ON SEASIDE SPARROW EXPRESSED CONCERN BECAUSE HE HAD PAID HIS TRASH BILL UP FOR AN ENTIRE YEAR. MIKE ASSURED HIM THAT THIS WOULD NOT BE MANDATORY FOR PROPERTY OWNERS TO USE. THIS PROJECT IS STILL IN THE THINKING AND PLANNING STAGE.

SHIRLEY THOMAS STATED THAT THE NEIGHBORHOOD LOOKED VERY PRETTY FOR THE CHRISTMAS SEASON. A LOT OF HOMES WERE DECORATED THIS YEAR.

A MEMBER OF THE AUDIENCE INQUIRED ABOUT THE DOG PEN WHICH HAD BEEN DENIED BY THE BOARD. HE ASKED IF A LAW SUIT HAD BEEN FILED AGAINST THE PROPERTY OWNER. JUDY PAP ANSWERED THAT NO LAW SUIT HAD BEEN FILED. THE BOARD IS WORKING ON A SOLUTION. THE BOARD DOES NOT WANT TO JUMP INTO A LAW SUIT WHICH WILL COST EVERYONE MONEY. THE BOARD IS WORKING ON ACCEPTABLE DOG PEN GUIDELINES WHICH EVERYONE CAN AGREE ON. PRESENTLY THERE IS NO CLEAR DEFINITION OF DOG PEN OR CLEAR DEFINITION OF FENCING. JUDY SAID IN HER OPINION IT IS JUST AS UGLY TO HAVE EVERYONE FENCE ALL OR PART OF THEIR BACK YARD SIMPLY BECAUSE THEY HAVE A DOG. JUDY ANNOUNCED THAT OTHER HOME OWNERS ASSOCIATIONS HAVE BEEN CONTACTED TO GET THEIR DEFINITION OF DOG PENS AND FENCING. A MEMBER OF THE AUDIENCE ANNOUNCED THAT THERE IS A HOUSE ON PIPING PLOVER WHICH HAS A DOG PEN WHICH IS NOT AN EYE SORE. JUDY ANNOUNCED THAT THE BOARD IS TRYING TO SAVE THE ASSOCIATION MONEY BY NOT JUMPING INTO A LAW SUIT WITHOUT A CLEAR DEFINITION OF A DOG PEN AND FENCING FIRST. THE BOARD IS WORKING ON AN AMIABLE SOLUTION TO THE LACK OF DEFINITION

OF DOG PENS AND FENCING.

ART KINDER STATED THAT IN HIS DRIVING AROUND RAINTREE HE HAS SEEN A LOT OF WILDLIFE AND IT WAS HIS OPINION THAT A COMMITTEE BE APPOINTED TO HELP PRESERVE THE WILDLIFE AT RAINTREE.

BREAK

OLD BUSINESS

TRELLIS AMENDMENT

JUDY PAP READ THE TRELLIS AMENDMENT:

DECORATIVE TRELLIS AND LANDSCAPE BORDERS OF A FENCE-LIKE APPEARANCE MAY BE INSTALLED IN FRONT OF THE FOUNDATION LINE OF A RESIDENCE UPON APPROVAL BY THE ARCHITECTURAL REVIEW BOARD SO LONG AS SAID CONSTRUCTION:

- A) IS NO GREATER THAN 36 INCHES IN HEIGHT;
- B) IS NO MORE THAN 36 FEET IN LENGTH;
- C) DOES NOT ENTIRELY ENCLOSE ANY AREA OF THE YARD SO AS TO CONSTITUTE FENCING;
- D) IS LIMITED TO A BORDER OR TRELLIS OF APPROVED MATERIALS, INCLUDING SPLIT RAIL, WROUGHT IRON, OR OTHER APPROVED MATERIALS NOT BE OF CHAIN LINK OR COATED WIRE MESH;
- E) IS IN CONFORMITY WITH THE ARCHITECTURAL DESIGN OF THE HOME AND COMMUNITY;
- F) DOES NOT UNDULY RESTRICT THE VIEW OF THE LAKE, AMENITIES OR OTHER PROPERTIES AND SHALL NOT BE OF SOLID STOCKADE TYPE CONSTRUCTION.

MIKE CONWAY THANKED THE ARB FOR PUTTING TOGETHER THE AMENDMENT. A MEMBER OF THE AUDIENCE ASKED IF THIS WAS FOR THE FRONT YARD OR THE BACK YARD. MIKE ANSWERED THAT THIS AMENDMENT WAS IN REGARDS TO THE FRONT YARD. WANDA TYNER SUGGESTED CHANGING THE WORD "THE" IN PARAGRAPH C TO "ANY TO CLARIFY THE AMENDMENT. MIKE ANNOUNCED THAT EXISTING TRELLISES WOULD BE GRANDFATHERED.

SHERRY SMOOT MADE A MOTION THAT THE AMENDMENT BE APPROVED WITH THE CORRECTION IN PARAGRAPH C. JIM COX SECONDED AND THE MOTION CARRIED.

SIDING AMENDMENT

JUDY PAP READ THE SIDING AMENDMENT:

REPLACEMENT SIDING SHALL BE SITE FORMED, TWO SIDED GALVANIZED, SEAMLESS 29 GAUGE STEEL WITH 5 MIL THICK PVC COATING. EMBOSSED WOODGRAIN FINISH IN SUBDUED COLOR. NAILED 16" O.C. "J" CHANNEL SHALL BE OF LIKE MATERIAL. ALL INSTALLATIONS WILL INCLUDE SOFFIT AND FASCIA WRAP. SIDING SHALL BE APPLIED OVER 1/2" THICK FOAM OR URETHANE INSULATION, R-2 INSULATION FACTOR OR BETTER, WITH PERMEABLE MEMBRANE. SOFFITS AND FASCIA WRAP SHALL BE OF .019 ALUMINUM WITH 5 MIL PVC COATING. SEALANTS TO BE SILICONE BASED AND COLOR MATCHED. SAID PROJECT SHALL BE COMPLETED WITHIN 60 DAYS. SIDING SHALL HAVE A LIFETIME WARRANTY AGAINST BUCKLING, FADING AND HAIL. HOMEOWNER SHALL SUBMIT SAMPLE

LITERATURE, SIDING SAMPLE IN EXACT COLOR WITH APPLICATION TO ARB. ABOVE SPECIFICATION AND RESTRICTIONS SHALL ALSO APPLY TO NEW CONSTRUCTION.

CINDY STANLEY MADE A MOTION THAT THE SIDING AMENDMENT BE APPROVED AS SUBMITTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

CLARIFY ELK ROOF

JUDY PAP ANNOUNCED THAT AT THE LAST MEETING THE BOARD APPROVED THE ELK ROOFING. THIS APPROVAL WAS FOR THE ENTIRE SUBDIVISION NOT A ONE TIME INSTANCE. DREW LAUDERDALE RECOMMENDED TO THE BOARD THAT THEY APPROVE ALL 40 YEAR ROOFS WHICH HAVE THE SAME SPECIFICATIONS AS TIMBERLINE. THIS WOULD SAVE THE BOARD TIME.

SILTATION COMMITTEE

MIKE CONWAY ANNOUNCED THAT AT THE LAST MEETING HE BECAME AWARE THAT SILTATION WAS ONE OF THE LAKE COMMITTEE'S DUTIES. MIKE ALSO STATED THAT THE LAKE COMMITTEE HAD VOLUNTEERED TO HANDLE THIS AND IT WAS APPRECIATED. HOWEVER, THE

LAKE COMMITTEE ALREADY HAS MANY OBLIGATIONS AND THE SILTATION IS A SERIOUS ENOUGH PROJECT AND A CONCERN TO JUSTIFY A SEPARATE COMMITTEE. THE BOARD CONTACTED CHRIS HEMAN A PST BOARD MEMBER AND PAST LAKE COMMITTEE PERSON AND ASKED HIM TO BE THE CHAIRMAN OF SUCH A COMMITTEE. CHRIS ACCEPTED. MIKE WENT ON TO STATE THAT RAINTREE HAD MANY BODIES OF WATER ALL ACCUMULATING MUD, ETC. IT WAS THE BOARD'S OPINION THAT IT IS THE PREFERENCE OF THE COMMUNITY TO KEEP THE LAKE AND KEEP IT WELL TAKEN CARE OF. VOLUNTEERS WHO WOULD LIKE TO BE ON THIS COMMITTEE WOULD BE WELCOME AND COULD SIGN UP AFTER THE MEETING. JUDY PAP ANNOUNCED THAT THE LAKE COMMITTEE DOES A FINE JOB AND HAS VOLUNTEERED TO OVERSEE MANY PROJECTS. THE LAKE COMMITTEE MAY HAVE BEEN TAKEN ADVANTAGE OF BY VOLUNTEERING WHEN NO ONE ELSE WOULD. JUDY ALSO ANNOUNCED THAT THE ALDERMAN FROM THE CITY OF LEE'S SUMMIT IS COMING TO THE WORK SESSION TO DISCUSS SILTATION PROBLEMS AT RAINTREE. BILL FLAMM ASKED WHICH AREAS WOULD BE FIRST TO REPAIRED AND WHICH AREA THE CITY WANTED TO DISCUSS. JUDY ANSWERED THAT SHE WAS UNAWARE OF THE AREAS THE CITY WANTED TO DISCUSS WITH THE BOARD BUT HE WAS WELCOME TO JOIN THE COMMITTEE AND COME TO THE MEETING.

NEW BUSINESS

LOSCHKE-GS HIGH SIERRA ROOFING APPROVAL

MARK LOSCHKE GAVE THE PRESENTATION OF GS HIGH SIERRA ROOFING MATERIAL. AFTER THE PRESENTATION AND SOME DISCUSSION, THE BOARD ASKED THE ARB TO LOOK INTO A 40 YEAR GENERIC SPECIFICATION FOR COMPOSITION ROOFS. THERE WAS NO VOTE ON THE GS HIGH SIERRA ROOF AND THE GS HIGH SIERRA ROOF WAS NOT APPROVED.

NUMBER OF BOAT SLIPS, DOG PEN GUIDELINES, BUILDER'S CONTRACT

THE ITEMS REGARDING BOAT SLIPS, DOG PENS, AND REVISING BUILDER'S CONTRACT WERE TABLED DUE TO JOE WILLERTH'S

ABSENCE.

SUSAN REAKA-"YOUNG LIKE" GROUP USING CLUBHOUSE

SUSAN REAKA ASKED THE BOARD IF THE YOUNG LIFE YOUTH GROUP FROM RAY-PEC HIGH SCHOOL WOULD BE ABLE TO USE THE CLUBHOUSE ONCE OR TWICE A YEAR FOR A GET TOGETHER. THERE WOULD BE NO FOOD INVOLVED AND THE KIDS COULD SIT ON THE FLOOR SO NO FURNITURE WOULD BE MOVED. THE BOARD APPROVED THE USE OF THE CLUBHOUSE ON A ONCE TIME TRIAL BASIS WITH THE UNDERSTANDING THAT THE REAKAS BE PRESENT.

SCOTT BAMESBERGER-ARB APPEAL

SCOTT BAMESBERGER ASKED THE BOARD TO RECONSIDER THE NEW HOME CONSTRUCTION WHICH WAS SUBMITTED TO THE ARB AND DENIED. THE DENIAL WAS BASED ON INADEQUATE SQUARE FOOTAGE. HE ASKED THE BOARD TO MEASURE THE PLANS WHICH SHOW THE MAIN LEVEL OF THE HOME TO HAVE 1202 SQUARE FOOTAGE WHICH IS ACCEPTABLE. AFTER A DISCUSSION AND MEASURING, WANDA TYNER MADE A MOTION TO APPROVE THE NEW HOME CONSTRUCTION IF AFTER MEASURING IT HAD AT LEAST 1200 SQUARE FOOTAGE. DYMON WOOD SECONDED AND THE MOTION CARRIED.

APPROVAL OF BILLS

WANDA MADE A MOTION TO APPROVE THE BILLS AS PRESENTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

ADJOURNMENT

JIM COX MADE A MOTION TO ADJOURN THE MEETING. WANDA SECONDED AND THE MOTION CARRIED. THE MEETING WAS ADJOURNED AT 9:15 P.M..

Sherry Smart
Secretary RLPOA

January 10, 1994 Board Meeting

RE: Adjustment to 1994 budget

FROM: Cindy Stanley

Dear Board Member,

When we did the 1994 budget we had no figures for the new pool. Since we have started this project it has become necessary to make changes in the budget to allow for the new pool expenses incurred in 1994. On the following page is a listing of expenses and the accounts which they were posted. All of these entries will be reversed and the expenses will be posted in a new account which will be under "Fixed Assets" Account #158-Pool.

If you look on your December 1994 Trial Balance you will see we started with a zero balance for November 30 in Account #158 and just added the total 1994 expenses in December.

ALL expenses associated with building this new pool will be put in the #158 account. Once the pool is open all the operating expenses will be in account #574 - #577.

An adjustment has also been made to the last page of the 1994 Preliminary Budget. If you look under "Capital Expenditures" you will see the 1994 pool construction expenses have been added. This will show a more accurate amount for our cash reserve at year end for 1994.

A handwritten signature in black ink that reads "Cindy Stanley". The signature is written in a cursive style and is positioned to the right of the main body of text.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION BOARD OF DIRECTORS
MEETING

FEBRUARY 8, 1994

THE MEETING OF THE RAIN TREE LAKE BOARD OF DIRECTORS WAS HELD ON FEBRUARY 8, 1994 AT THE CLUBHOUSE. A QUORUM WAS DETERMINED AND THE MEETING WAS CALLED TO ORDER. ALL MEMBERS OF THE BOARD WERE PRESENT: JUDY PAP, MIKE CONWAY, CINDY STANLEY, SHERRY SMOOT, DENNIS HAMMONTREE,

JIM COX, DYMON WOOD, WANDA TYNER, AND NANCY OHMES.

MIKE CONWAY MADE A MOTION TO ACCEPT THE MINUTES OF THE JANUARY 11, 1994 MEETING AS SUBMITTED BY SHERRY SMOOT. JIM COX SECONDED AND THE MOTION CARRIED.

CINDY STANLEY SUBMITTED THE TREASURER'S REPORT.
FIRST QUARTER BILLING TOTALLED \$82,540.68.

BALANCES IN ACCOUNTS ARE:

MONEY MARKET \$112,666.80
COMMERCE CHECKING \$ 7,916.21
BOAT DOCK ACCOUNT \$ 38,431.15

CINDY ANNOUNCED THAT JIM MITCHELL WILL BE OUT NEXT WEEK TO BEGIN THE AUDIT.

CINDY ALSO ANNOUNCED THAT THE SALES TAX WHICH WAS MENTIONED AT THE LAST MEETING IS REQUIRED ON ALL CLUBHOUSE RENTALS AND BOAT STICKERS. THE CLUBHOUSE RENTAL WILL BE \$133.00. \$8.00 OF THAT IS SALES TAX. CINDY STATED THAT DAVE WASSON WANTED TO LEAVE THE BOAT STICKERS AT \$20.00 AND TAKE THE \$1.20 SALES TAX OUT OF THE \$20.00.

JIM COX MOTIONED THAT THE TREASURER'S REPORT BE ACCEPTED AS SUBMITTED. MIKE CONWAY SECONDED AND THE MOTION CARRIED.

BOARD ANNOUNCEMENTS

JUDY PAP ANNOUNCED THAT CHARLIE PLANK AND MAYOR ENSWORTH HAD ATTENDED THE WORK SESSION AND GAVE THE BOARD A LIST OF STREETS AT RAINTREE WHICH WILL BE OVERLAID AND SLURRY SEALED IN 1994. SHE STATED THAT THE PROBLEM WITH THE STREETS AT RAINTREE IS THAT THEY DO NOT GET ENOUGH USE. STREETS THAT HAVE LIGHT TRAFFIC BREAK DOWN FASTER THAN MORE HEAVILY USED STREETS.

JUDY ALSO ANNOUNCED THAT THE CITY REPRESENTATIVES MENTIONED THE SEWER PROJECT WHICH WILL BE ON THE AUGUST BALLOT. THE CITY HAS MADE CONTRIBUTIONS TO EXTEND THE SEWERS WHICH WOULD OPEN THE AREA TO MORE DEVELOPMENT. JUDY RECOMMENDED THAT INTERESTED PARTIES CALL THE CITY AND VOICE THEIR SUPPORT. SHE ADDED THAT REPRESENTATIVES MAY BE AT THE ANNUAL MEETING TO FURTHER DISCUSS THE ISSUE. THE ANNUAL MEETING WOULD BE THE BEST TIME TO GET THE INFORMATION OUT TO THE MOST NUMBER OF PEOPLE. JUDY ANNOUNCED THAT JOHN SMITH, A RESIDENT OF RAINTREE, WAS ON THE PLANNING COMMISSION. JOHN STATED THAT THE SEWER ISSUE WILL TAKE 57% OF THE VOTE TO PASS AND WOULD EFFECT RAINTREE RESIDENT'S SEWER TAX BILL ABOUT \$.57. OTHER AREAS WOULD BE EFFECTED ABOUT \$13.57.

GERI FRINK REQUESTED FROM THE BOARD APPROVAL TO LEASE A POSTAGE METER AND TO PURCHASE A PRE-SORT RATE PERMIT. THE COST WOULD BE: \$18.75 A MONTH (\$225.00) FOR THE POSTAGE METER AND \$75.00 A YEAR FOR THE PRE-SORT PERMIT. GERI STATED THAT BY USING

THE PRE-SORT RATE ON POSTAGE TO MAIL THE BILLING STATEMENTS, THE ASSOCIATION WOULD SAVE \$186.60 ANNUALLY. THE COST OF THE POSTAGE METER AND THE PER-SORT PERMIT WOULD ONLY ADD A COST OF \$113.40 A YEAR TO THE BUDGET. WANDA MADE A MOTION TO APPROVE THE POSTAGE MACHINE AND THE PRE-SORT PERMIT. DYMON WOOD SECONDED AND THE MOTION CARRIED.

JUDY ANNOUNCED THAT THERE WERE TWO PEOPLE ON THE NOMINATING COMMITTEE WHO COULD NOT ACT ON THE COMMITTEE THIS YEAR. THESE VACANCIES WERE FILLED BY ART KINDER AND DAVE WASSON. CHARLIE MALLETT ANNOUNCED THAT DAVID ELLIOTT OR DAVE WASSON HAD BOTH BEEN AT RAINTREE THE LONGEST AND BOTH KNEW THE COVENANTS SO EITHER ONE WOULD BE A LOGICAL CHOICE FOR CHAIRMAN OF THE COMMITTEE.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

DONALD LAFOLLETTE GAVE THE REPORT. THERE WILL BE A COMMITTEE MEETING THIS SATURDAY. THE COMMITTEE WILL DRIVE AROUND RAINTREE TO SEE WHAT MAY NEED ATTENTION. HOLDING THEIR MEETINGS AT NIGHT MAKES IT DIFFICULT TO OBSERVE PROBLEMS. ED O'DELL WILL BE BORROWING A BACK HOE IN ORDER TO CONTINUE THE, WORK AT 150 ENTRANCE. THE FLOWERS ARE ON HOLD UNTIL SPRING.

SUMMERFEST COMMITTEE

CATHY COWAN ANNOUNCED THAT KATHY BYRNES HAD RESIGNED AS CHAIRMAN. KATHY RESIGNED DUE TO THE LACK OF VOLUNTEERS SHE WAS GETTING. CATHY COWAN STATED THAT SHE COULD NOT BE CHAIRMAN BUT WOULD CONTINUE TO BE ON THE COMMITTEE. VOLUNTEERS FROM THE AUDIENCE WERE REQUESTED TO CALL THE OFFICE. CATHY SUGGESTED URGENCY IN GETTING CONTRACTS SIGNED FOR THIS YEAR'S EVENT. NO CONTRACTS HAD YET BEEN SIGNED.

CAPITAL IMPROVEMENTS COMMITTEE

DENNIS HAMMONTREE GAVE THE REPORT. HE STATED THAT THE COMMITTEE WILL BEGIN MEETING AGAIN. THEY WOULD LIKE TO HOLD A MEETING ON MARCH 5, 1994 AT 10:00 AM IF THE CLUBHOUSE IS NOT BOOKED. HE HAS A LIST OF ALL THE MEMBERS AND WILL BE NOTIFYING THEM OF THE MEETING.

FACILITIES

ROSS COWAN GAVE THE REPORT. ROSS STATED THAT THE MATERIALS FOR THE CLUBHOUSE ROOF ARE ON ORDER. THE NEW ROOF SHOULD BE ACCOMPLISHED BY EARLY SPRING. HE REQUESTED APPROVAL TO PURCHASE FIVE NEW PADDED CHAIRS

TO MATCH THE ONES PURCHASED LAST YEAR AT \$82.00 EACH. THE BOARD SAID APPROVAL WAS NOT NEEDED BECAUSE THE AMOUNT WAS UNDER \$500.00 AND THE MONEY WAS IN THE BUDGET. ROSS ANNOUNCED THAT THE POT HOLES IN THE PARKING LOT WOULD BE REPAIRED BY RAINTREE LAKE EMPLOYEES. ROSS STATED THAT SHAMROCK SEALCOATING HAS IGNORED JOE WILLERTH'S LETTER REGARDING THE SEALCOATING THEY WERE SUPPOSE TO DO AND ASKED THE BOARD WHAT THEY PREFERRED TO DO. JUDY PAP STATED THAT SHE WILL SHORTLY BE PUTTING IN A STREET AT SADDLEBROOK AND SHE WILL CHECK WITH THAT COMPANY. SHE FELT THAT IT MIGHT NOT COST TOO MUCH FOR THEM TO DO THE WORK SINCE THEY WOULD BE IN THE AREA. JUDY SAID SHE WOULD HAVE THEM CHECK WITH ROSS BECAUSE SHE WOULDN'T KNOW IF THE PRICE QUOTE WOULD BE GOOD OR NOT.

LAKE COMMITTEE

DICK GREINER REPORTED FOR THE COMMITTEE. THEY HAD A MEETING THE NIGHT PRIOR TO THE BOARD MEETING. THE MEETING WAS A GOOD ONE. THEY WOULD BE DOING MORE WORK ON THE BOAT LIFT POLICIES AND HOPE TO HAVE INFORMATION AT THE NEXT MEETING. JUDY PAP APOLOGIZED TO THE LAKE COMMITTEE FOR HER FAILURE TO APPEAR AT THEIR MEETING. {SHE HAD A FLAT TIRE}.

SHORELINES COMMITTEE

NO REPORT

BOB ROLAND ASKED THAT A NOTICE BE PUT IN THE SHORELINES REGARDING THE DOG LEASH ORDINANCE. GERI FRINK STATED THAT AN ARTICLE WAS IN TWOMONTHS AGO.

STORAGE COMMITTEE

DICK GRIENER GAVE THE REPORT. THE STORAGE AREA IS FULL. THEY WILL BE NUMBERING 30 MORE SPACES AS SOON AS THE GROUND THAWS.

ACTIVITIES COMMITTEE

NO REPORT

SILTATION COMMITTEE

NOREPORT

ARCHITECTURAL REVIEW BOARD

STILL IN MEETING. DELAYED

OPEN FORUM

JUDY PAP ANNOUNCED THAT NANCY OHMES HAD REQUESTED TIME TO SPEAK.

NANCY OHMES APOLOGIZED TO THE BOARD OF DIRECTORS AND TO THE MEMBERS OF RAINTREE FOR HER ABSENCE FROM BOARD MEETINGS. SHE STATED HER ABSENCE WAS DUE TO A FLOOD AT WINDSONG, A LARGE TURNOVER RATE DURING THE SUMMER, VACATION, AND FAMILY OR PERSONAL ILLNESS.

NANCY STATED HER FIRST PRIORITIES WERE NOT RAIN TREE LAKE BOARD MEETINGS, THEY WERE: GOD, FAMILY, WORK. SHE STATED THAT SHE WILL BE ATTENDING THE BOARD MEETINGS FROM NOW ON UNLESS UNFORESEEN CRISIS' ARISE. NANCY STATED THAT SHE HAD NOT ARGUED WITH THE BOARD BEFORE HOWEVER, SHE WAS REPRESENTING WINDSONG TOWNHOMES AND THAT WAS WHAT SHE WAS INTERESTED IN. NANCY THEN STATED THAT SHE HAD SEVERAL COMPLAINTS SHE WANTED TO ADDRESS. SHE FIRST STATED THAT THE TENANTS OF WINDSONG WERE NOT NOTIFIED OF THE JULY ACTIVITIES. NANCY COMPLAINED THAT THE DIRT PILE AT LEMANS AND RAIN TREE WAS IMPAIRING THE TENANTS VIEW AND THAT SEVERAL CLOSE CALLS HAD HAPPENED. SHE WANTS THE DIRT REMOVED. NANCY THEN STATED THAT ONE OF HER TENANTS HAD RECEIVED A LETTER REGARDING A PARKING VIOLATION FROM RAIN TREE LAKE. SHE STATED THAT THE RESIDENT SHOULD NOT RECEIVE LETTERS OF COMPLAINT FROM RAIN TREE LAKE BECAUSE THE TENANTS DO NOT PAY DUES. IF WE HAVE A COMPLAINT, WE SHOULD NOTIFY HER. SHE THEN QUESTIONED THE LEGITIMACY OF THE LETTER OF COMPLAINT STATING THE COVENANTS DO NOT SPECIFY COMPANY VEHICLES. IF THE COVENANTS WERE CHANGED SHE WASN'T AWARE OF THEM AND IT WAS HER OPINION THAT A CHANGE IN COVENANTS HAD TO BE DONE BY A VOTE OF THE PEOPLE. SHE STATED THAT SHE HAS SPOKEN TO HER ATTORNEY AND THAT SHE WANTS A COPY OF THE LIST OF PEOPLE WHO ALSO RECEIVED LETTERS. SHE ALSO HAD BROUGHT A LIST OF OTHER VIOLATORS AT RAIN TREE LAKE, ESPECIALLY THOSE HAVING 6 FOOT FENCES. WANDA TYNER EXPLAINED THAT THE BOARD OF DIRECTORS ON MAY 21, 1991, HAD INTERPRETED THE COVENANTS AND DEFINED TRUCKS AND COMMERCIAL VEHICLES. NO COVENANT HAD BEEN CHANGED. NANCY STATED THAT SINCE WINDSONG HAD 63 VOTES PERHAPS IT WOULD BE BEST IF PAUL ROBERTS WOULD REPRESENT WINDSONG AND HE COULD INTERPRET THE COVENANTS. NANCY CONCLUDED THAT SHE WANTED THE LIST OF OTHER VIOLATORS WHO RECEIVED LETTERS AND THAT ANY COMPLAINTS REGARDING THE TENANTS AT WINDSONG SHOULD BE ADDRESSED TO HER.

A MEMBER OF THE AUDIENCE ASKED IF HE HAD ALREADY PUT DOWN A DEPOSIT ON THE CLUBHOUSE, WOULD HE NEED TO PAY THE SALES TAX. THE BOARD ANSWERED YES.

GERI FRINK ANNOUNCED THAT DUE TO VANDALISM, A LOCK HAS BEEN PLACED ON THE BULLETIN BOARD IN FRONT OF THE CLUBHOUSE. ANYONE WANTING TO PLACE AN ARTICLE ON THE BULLETIN BOARD COULD BRING IT INTO THE OFFICE AND IT WOULD BE PLACED ON THE BULLETIN BOARD. AFTER OFFICE HOURS THE ARTICLE COULD BE PUT IN THE DROP SLOT BY THE FRONT DOOR AND IT WOULD BE PUT ON.

CATHY COWAN ASKED ABOUT THE PROGRESS ON THE PURPLE HOUSE. NO ONE WAS CERTAIN AS TO THE DEVELOPMENTS ON THAT LOT.

A MEMBER OF THE AUDIENCE INQUIRED IF THE MS SOCIETY COULD HOLD THE MS WALK AT RAINTREE THIS YEAR. THE WALK IS SCHEDULED FOR APRIL 9TH IN THE MORNING. IT IS A 9 MILE WALK AND THEY WOULD LIKE TO USE EMPTY LOTS FOR BREAKING POINTS. THE BOARD AGREED THAT THIS WAS A GOOD IDEA FOR A GOOD CAUSE AND GOOD PUBLICITY FOR RAINTREE. JUDY PAP ASKED THAT PENNY POST CONTACT HER OR THE OFFICE WITH MORE INFORMATION.

A MEMBER OF THE AUDIENCE ASKED WHO WAS RESPONSIBLE FOR THE COMMON AREA BEHIND HER HOME WHICH HAD BEEN TORN UP BY TRUCK. LYNN GOODMAN TOLD HER THAT IT WAS COMMON GROUND AND HE WAS NOT RESPONSIBLE. DENNIS HAMMONTREE STATED THAT IF LYNN GOODMAN TORE UP THE LAND HE WAS RESPONSIBLE. WANDA ASKED GERI FRINK TO SEND A LETTER TO LYNN GOODMAN.

JOHN SMITH STATED THAT DAVE WASSON HAD INFORMED HIM OF A COMPLAINT OF DEAD FISH IN KINGFISHER COVE. THE CONSERVATION DEPARTMENT WILL BE OUT THIS SPRING TO TEST THE LAKE. HE WILL INFORM THE BOARD OF THEIR FINDINGS.

A MEMBER OF THE AUDIENCE ASKED ABOUT THE HOUSE AT 5211 KINGFISHER IN REGARDS TO THE CONCRETE CAR PORT. ART KINDER REPORTED THAT HE HAD ASKED THE OWNER TO SUPPLY PLANS TO THE OFFICE SHOWING APPROVAL OF THE CONCRETE WORK BECAUSE THERE WERE NO PLANS ON FILE AT RAINTREE. THE BOARD ASKED GERI FRINK TO SEND THE OWNER A LETTER GIVING HIM A DEADLINE TO SUBMIT THE PLANS.

BREAK

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH REPORTED FOR THE COMMITTEE. HE ANNOUNCED THAT THERE HAD BEEN TWO MEETINGS SINCE THE LAST BOARD MEETING AND THEY HAD APPROVED FIVE NEW HOME CONSTRUCTIONS. HE ANNOUNCED THAT LYNN GOODMAN HAD RESIGNED THAT EVENING. HE HOPED TO REPLACE LYNN WITH A PERSON WITH CONSTRUCTION EXPERIENCE. JOE ANNOUNCED THAT SPURCK CONSTRUCTION HAD REQUESTED A FIVE FOOT FENCE DIVIDING HIS LAND FROM WINDSONG. HE ASKED THE BOARD TO DRIVE BY THE AREA FOR FUTURE DISCUSSION.

OLD BUSINESS

JUDY ANNOUNCED THAT THE BOAT LIFT RULES SHOULD BE READY AT THE NEXT BOARD MEETING.

JOE WILLERTH WAS UNAWARE OF THE REQUEST FROM THE BOARD REGARDING HIGH SIERRA ROOFING AND A GENERAL POLICY REGARDING ROOFING AND THE MATTER WAS DEFERRED UNTIL MARCH.

NEW BUSINESS

ED LINTNER ASKED THE BOARD TO APPEAL THE ARB'S DENIAL FOR HIS REQUEST ON AN EXTENDED DRIVEWAY. HE STATED THAT HIS HAS A UNIQUE PARKING SITUATION AT THE CORNER OF RAINTREE DRIVE AND SAPELO. ONE IS THAT THERE IS NO STREET PARKING ON RAINTREE DRIVE, ALSO WITH THE ISLAND ON SAPELO, HE CANNOT PARK IN FRONT OF HIS HOUSE. THIS MAKES PARKING DIFFICULT FOR COMPANY. DISCUSSION OPENED AMONG MEMBERS OF THE AUDIENCE AND THE BOARD. ROLAND THIBAUT SUGGESTED THAT -THE ISLAND WAS CAUSING PROBLEMS ON SAPELO AND IT WOULD CAUSE GREATER PROBLEMS IF MR. LINTNER WOULD PARK IN THE STREET. JUDY SCHMOEGER STATED THAT THE REASON THE ARB DISAPPROVED THE REQUEST WAS BECAUSE MR. LINTNER HAD REQUESTED THE DRIVEWAY AFTER WORK WAS COMPLETED. JUDY PAP STATED THAT SHE WAS CONCERNED BECAUSE MR. LINTNER HAD MADE CHANGES TO HIS ORIGINAL PLANS WITHOUT THE PRIOR APPROVAL OF THE ARB. WANDA TYNER MADE A MOTION TO APPROVE MR. LITNER'S REQUEST TO APPROVE THE DRIVEWAY WITH A \$500.00 FINE IMPOSED FOR NOT GETTING PRIOR APPROVAL. MIKE SECONDED. THE DISCUSSION OPENED. CHARLIE MALLETT STATED THAT HE BELIEVES THAT PEOPLE WHO DON'T GET PRIOR APPROVAL SHOULD BE FINED BUT HE THOUGH \$500.00 WAS EXCESSIVE. ART KINDER STATED THAT HE HAD OTHER PROBLEMS WITH MR. LINTNER IN REGARDS TO CLEANING UP THE SIDE WALK AND NOT WORKING ON SUNDAYS AND THOUGHT \$500.00 WAS APPROPRIATE. JIM COX CALLED FOR QUESTION. MIKE CONWAY, WANDA TYNER, CINDY STANLEY, SHERRY SMOOT, JIM COX, AND DENNIS HAMMONTREE VOTED YEAH. DYMON WOOD AND NANCY OHMES VOTED NAY. THE MOTION CARRIED.

JOHN SMITH SUBMITTED TO THE BOARD INSURANCE QUOTES FOR THE FOLLOWING YEAR. HE ALSO ANNOUNCED THAT DUE TO GOOD MANAGEMENT, RAINTREE WOULD BE RECEIVING A REFUND OF \$841.62 ON WORKMAN'S COMP. JIM MOTIONED THAT THE BID FROM TWIN LAKES BE ACCEPTED AS THE INSURANCE CARRIER FOR RAINTREE. WANDA SECONDED AND THE MOTIONED CARRIED.

JUDY PAP READ A LETTER FROM THE BAPTIST TRIATHLON, THANKING RAINTREE FOR USE FOR THE LAST YEAR'S TRIATHLON.

JUDY PAP READ THE LETTERS OF THANKS TO THE MAYOR OF LEE'S SUMMIT AND THE CITY COMMISSIONER OF CASS COUNTY WITH REGARDS TO THE ROAD WORK ON WARD ROAD AND 163RD.

JUDY ANNOUNCED THAT THE MIDDLE BIG CREEK SEWER PROJECT WHICH WAS TOUCHED UPON EARLIER IN THE MEETING WILL BE DISCUSSED FULLY AT THE ANNUAL MEETING.

JOE WILLERTH DISCUSSED THE BOARD APPROVING DOG PENS AT RAINTREE. THE BOARD ASKED JOE TO WRITE AND APPROVAL FOR DOG PENS WHICH ARE FLUSH WITH THE SIDE OF THE HOUSE AND ANY OTHER RECOMMENDATIONS THE ARB MIGHT HAVE FOR DOG PENS.

ALSO DISCUSSED WITH A REQUEST FOR JOE TO PREPARE THE PROPER PAPERWORK IS FOR REVISED GUIDELINES FOR BUILDERS AT RAINTREE LAKE. THE GUIDELINES TO INCLUDE THE REQUIREMENT FOR A DEPOSIT OF \$500.00, WITH A \$2,000.00 LIMIT PRIOR TO BUILDING APPROVAL. BUILDERS WILL BE GIVEN THREE DAYS TO CORRECT VIOLATIONS OF THE AGREEMENT OR RAINTREE WILL CORRECT THE VIOLATION AND DEDUCT THE COST OF SUCH REPAIRS FROM THE BUILDERS DEPOSIT. THIS WILL BE IN EFFECT BEGINNING ON APRIL 1, 1994. ALL BUILDERS KNOWN AT RAINTREE WILL BE NOTIFIED BEFOREHAND. MIKE MADE A MOTION TO ACCEPT. MIKE CONWAY MOTIONED TO AMEND THESE CHANGES TO THE BUILDER'S CONTRACT AGREEMENT. WANDA TYNER SECONDED AND THE MOTION CARRIED.

APPROVAL OF BILLS

MIKE MADE A MOTION TO APPROVE THE BILLS AS SUBMITTED. DYMON SECONDED AND THE MOTION CARRIED.

THE MEETING WAS ADJOURNED AT 9:35 P.M.

BOARD OF DIRECTORS MEETING MARCH 8, 1994

THE BOARD OF DIRECTORS MEETING OF THE RAINTREE LAKE PROPERTY OWNERS ASSOCIATION WAS HELD ON MARCH 8, 1994 AT THE RAINTREE LAKE CLUBHOUSE. A QUORUM WAS DETERMINED AND THE MEETING WAS CALLED TO ORDER PRESENT WERE: NANCY OHMES, WANDA TYNER, DYMON WOOD, MIKE CONWAY, JUDY PAP, SHERRY SMOOT, DENNIS HAMMONTREE, AND JIM COX. CINDY STANLEY WAS ABSENT.

DENNIS HAMMONTREE MADE A MOTION TO ACCEPT THE MINUTES FROM FEBRUARY 8, 1994 MEETING AS SUBMITTED. JIM COX

SECONDED AND THE MOTION CARRIED.

TREASURER'S REPORT

GERI FRINK SUBMITTED THE TREASURER'S REPORT. SHE ANNOUNCED THAT THE AUDITOR HAD GATHERED INFORMATION FOR THE AUDIT AND THE OFFICE WAS WAITING TO HEAR BACK FROM HIM WITH HIS REPORT.

BALANCES IN THE ACCOUNTS AS OF FEBRUARY 28TH ARE:

MONEY MARKET \$127,323.09

CHECKING \$ 9,002.47

BOAT ACCOUNT \$ 39,663.01

JIM COX MADE A MOTION TO ACCEPT THE TREASURER'S REPORT AS SUBMITTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

BOARD ANNOUNCEMENTS

MIKE CONWAY ANNOUNCED THAT THE ANNUAL MEETING OF THE RAIN TREE LAKE PROPERTY OWNERS ASSOCIATION WILL BE ON MARCH 31, 1994 AT ALDERSGATE CHURCH. ALL MEMBERS ARE ENCOURAGED TO ATTEND AS A QUORUM IS NEEDED AMONG ALL PROPERTY OWNERS.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

ED O'DELL REPORTED FOR THE COMMITTEE. HE ANNOUNCED THAT THE WORK ON THE ENTRY OF 150 WAS GETTING STARTED.

HE ALSO ANNOUNCED THAT BOB DOURGHTY HAD GIVEN A BID ON SPRAYING THE CLUBHOUSE AREA. BOTH ENTRYWAYS AND THE NORMANDY AREA FOR \$375.00. THE SPRAYING WOULD BE FOR PESTICIDES. WEED CONTROL THIS COSTS 15 FOR ONE APPLICATION. BOB DOURGHTY WOULD VOLUNTEER HIS TIME AND ADVICE REGARDING SPRAYING IF THE BOARD DECIDED NOT TO USE HIS COMPANY. MIKE ASKED CHARLIE MALLET IF WE HAD THE EQUIPMENT TO DO THE SPRAYING OURSELVES. CHARLIE STATED THAT WE DID HAVE THE EQUIPMENT HOWEVER THEY WERE NOT LICENSED AND THE MAN HOURS TO DO THE SPRAYING OURSELVES MAY COST MORE THAN TO HIRE BOB DOURGHTY. CHARU STATED THAT THEY DID NOT HAVE THE EQUIPMENT TO DEEP FEED THE TREES. ED O'DELL ANNOUNCED THAT BOB DOURGHTY WOULD DEEP FEED THE TREES ON WARD ROAD. AT 150 AND 291 ENTRANCES AND SOME SHRUBS FOR \$225.00. CHARLIE STATED THAT HE THOUGHT IT WAS A GOOD IDEA TO LET BOB DOURGHTY DO THE WORK AND TO USE HIS ADVICE ON OTHER AREAS OF THE COMMON GROUND WHICH RAIN TREE'S MAINTENANCE WOULD DO. THE BOARD APPROVED THE SPENDING OF THE \$375.00 FOR SPRAYING AND \$225.00 FOR DEEP ROOT FEEDING OF THE TREES. IT WAS SUGGESTED THAT RAIN TREE BE BILLED SEPARATELY FOR THE SPRAYING AND THE TREE FEEDING.

ED O'DELL ALSO WANTED TO THANK SHIRLEY THOMAS FOR ALL HER TIME AND WORK SHE HAD DONATED TO THE COMMITTEE.

SUMMERFEST COMMITTEE

THERE IS NO CHAIRPERSON AND NO REPORT WAS MADE. CATHY COWAN ANNOUNCED THAT THERE HAD NOT BEEN ANY VOLUNTEERS.

CAPITAL IMPROVEMENT COMMITTEE

DENNIS HAMMONTREE REPORTED FOR THE COMMITTEE. HE ANNOUNCED THAT HE WAS MEETING WITH THE ARCHITECT ON MARCH 9TH AT 8:30 AM. THE ARCHITECT WOULD BEGIN THE PROCESS FOR THE SITE FOR THE NEW POOL HE WILL PREPARE A COUPLE OF DRAWINGS FOR CONSIDERATION WHICH SHOULD BE READY FOR THE ANNUAL MEETING. WHEN THE SELECTION IS MADE THEY WILL BEGIN DRILLING, TESTING THE DIRT AND SOIL IF THE FIRST CHOICE IS NOT ADEQUATE. THEN THEY WILL HAVE TO GO TO THE SECOND CHOICE.

FACILITIES COMMITTEE

ROSS COWAN GAVE THE REPORT FOR THE COMMITTEE. HE REPORTED THAT THE ROOF ON THE CLUBHOUSE IS COMPLETED. THE TOP OF THE BULLETIN BOARD WILL ALSO HAVE A NEW TOP PUT ON IT. ROSS ALSO ANNOUNCED THAT THE CHAIRS FOR THE CLUBHOUSE HAD BEEN PUT ON HOLD. THEY HAD RECEIVED COMPLAINTS FROM THE LADIES WHO BELONG TO THE PAINTING CLASS THAT THE KITCHEN AREA GETS TOO WARM AND SUGGESTED PURCHASING BLINDS FOR THE WINDOWS. THE FACILITIES COMMITTEE IS LOOKING INTO THIS AND WILL REPORT BACK WITH MORE DETAILS.

LAKE COMMITTEE

DAVE WASSON GAVE THE REPORT FOR THE COMMITTEE. HE ANNOUNCED THAT THEY ARE SET FOR THE SAFETY MEETINGS WHICH WILL BE HELD THIS MONTH. AT THEIR LAST MEETING THEY DISCUSSED PAST PROBLEMS THEY HAD EXPERIENCED, ESPECIALLY SKIING AFTER DARK. THE COMMITTEE SUGGESTS THAT A PROVISION BE ADDED. CURRENTLY VIOLATORS ARE GIVEN A WARNING. THE COMMITTEE RECOMMENDS THAT NO WARNING BE GIVEN TO SKIERS ON THE LAKE 1/2 HOUR AFTER SUNSET. THEY RECOMMEND VIOLATORS RECEIVE AN AUTOMATIC 30 TO 90 DAY SUSPENSION OF LAKE PRIVILEGES. THAT THEIR BOAT BE REMOVED FROM THE LAKE AND BE REQUIRED TO TURN IN THEIR BOAT STICKERS TO THE OFFICE. AT THE END OF THE SUSPENSION THE BOAT STICKERS WILL BE RETURNED. DAVE STATED THAT THIS IS A DANGEROUS PRACTICE AND UNSAFE OPERATIONS. DAVE STATED THAT THIS RULE ALONG WITH ALL OF RAINTREE LAKE'S POLICIES WILL BE HANDED OUT WHEN PEOPLE PICK UP THEIR BOAT STICKERS. AT THE SAFETY MEETING THEY WILL SPEAK SPECIFICALLY ABOUT RAINTREE LAKE POLICIES. SAFE OPERATIONS, SKIING AND GENERAL SAFETY. IT WAS SUGGESTED THAT PEOPLE SIGN A FORM STATING THEY RECEIVED A COPY OF THE POLICIES. JIM COX MADE A MOTION TO APPROVED THE 'RECOMMEND CHANGES TO THE BOAT POLICIES AS SUBMITTED BY THE LAKE COMMITTEE. WANDA

SECONDED AND THE MOTION CARRIED. DAVE ALSO ANNOUNCED THAT THE SEORJITY BOAT WILL BE PUT IN THE WATER WITHIN TWO WEEKS. THEY PLAN TO BUY A HARD TOP COVER FOR THE BOAT TO AVOID REPLACING A CANVAS COVER EVERY FEW YEARS.

HE ALSO ANNOUNCED THAT TO INSURE PROPER PROCEDURES, THE LAKE COMMITTEE WILL BE HANDING OUT STICKERS ON THREE DIFFERENT SATURDAYS AND WILL RECOMMEND DURING THE SAFETY MEETING THAT PEOPLE TRY TO COME DURING THOSE TIMES TO GET THEIR STICKERS. THEY WILL CHECK THAT EACH MEMBER HAS PROPER REGISTRATION, INSURANCE AND THAT CURRENT DUES ARE PAID. THE NUMBERING SYSTEM WILL BE: 1-300 FOR POWER BOATS, 301-400 FOR PERSONAL WATER CRAFT, AND 401-500 ALL OTHER CRAFTS.

A MEMBER OF THE AUDIENCE ASKED WHEN THE LAKE WOULD BE SHOCKED. GERI FRINK ANNOUNCED THAT JOHN SMITH SAID THE CONSERVATION DEPARTMENT WOULD BE OUT WITHIN THE NEXT THIRTY DAYS TO DO SO. DAVE RECOMMENDED THAT THE BOARD CONSIDER A TOTAL WATER SAMPLE CONTROL BE DONE T THE LAKE. IT HAD NOT BEEN DONE IN THE LAST FIVE YEARS. THE LAST TIME IT WAS DONE, THE COST WAS \$2,200.00. THE BOARD ASKED DAVE TO CHECK INTO GETTING THIS DONE AND REPORT BACK TO THEM.

BOB ROWLAND ASKED HOW TO CONTROL NON-RESIDENT USE OF THE LAKE. DAVE WASSON ANSWERED THAT THE POLICE COULD BE CALLED BECAUSE THEY ARE TRESPASSING. ANY PROPERTY OWNER COULD ASK A NON-PROPERTY OWNER TO LEAVE THE LAKE. DAVE STATED THAT THE RAMP GUARDS WOULD BE USED AGAIN THIS YEAR.

SHORELINE COMMITTEE

THERE WAS NO REPORT SUBMITTED BY THE COMMITTEE. WANDA TYNER STATED THAT PAUL SUMMERS AND MONIQUE EXPOSITO WERE STEPPING DOWN AND NEW VOLUNTEERS WERE NEEDED FOR THE SHORELINE COMMITTEE.

STORAGE COMMITTEE

DICK GREINER SUBMITTED THE REPORT. HE ANNOUNCED THAT THERE WERE TEN PEOPLE ON THE WAITING LIST FOR SPACES. THEY PLANNED TO OPEN THIRTY TO THIRTY-FIVE NEW SPACES SHORTLY. HE ALSO REPORTED THAT A SIGN WOULD BE PLACED AT THE STORAGE AREA WHICH WILL SHOW A KEY TO THE SPACES AND THE RULES OF THE STORAGE AREA. THE BOARD THANKED THE STORAGE COMMITTEE FOR THEIR WORK AND STATED THAT THE STORAGE AREA LOOKS VERY ORGANIZED AND MORE ORDERLY THAN EVER BEFORE.

ACTIVITIES COMMITTEE

KAYE BRYANT SUBMITTED THE REPORT. SHE ANNOUNCED THAT THEIR FIRST ACTIVITY WILL BE A EASTER EGG HUNT ON APRIL 2ND. THE EVENT WILL BE HELD BETWEEN THE DUCK POND AND

THE REAL ESTATE OFFICE. THEY PLAN ON GIFTS AND PRIZES. A PRE-REGISTRATION FORM WAS PUT IN THE SHORELINES IN HOPES OF GETTING AN IDEA OF THE NUMBER THAT WOULD ATTEND.

SILTATION COMMITTEE
NO REPORT WAS GIVEN.

ARCHITECTURAL REVIEW BOARD
JOE WILLERTH SUBMITTED THE REPORT. HE ANNOUNCED THAT THEY HAVE HAD TWO MEETINGS SINCE THE LAST BOARD MEETING. THEY HAVE APPROVED FIVE NEW HOME CONSTRUCTIONS AND DISAPPROVED ONE. THEY DID APPROVE THE HIGH SIERRA ROOF FOR USE AT RAINTREE. THEY DISAPPROVED THE RETAINING WALL WHICH WAS SUBMITTED BY TRACY MASLANKA.

OPEN FORUM

CHARLIE MALLETT ASKED THE BOARD WHO WAS CHAIRMAN OF THE NOMINATING COMMITTEE. THE BOARD INDICATED THAT DAVID ELLIOTT WAS CHAIRMAN BUT IF THE COMMITTEE WOULD PREFER SOMEONE ELSE. IT WAS THEIR CHOICE. CHARLIE ANNOUNCED THAT ANY BOARD MEMBER WHO WOULD LIKE TO RUN AGAIN NEEDS TO FILL OUT THE FORM SO THEY CAN BE PUT ON THE BALLOT.

JIM METZGER STATED HE WAS CONCERNED BECAUSE THERE WASN'T A BIG PUSH TO GATHER PROXIES THIS YEAR LIKE THERE WAS LAST YEAR. HE RECOMMENDED THAT PROXIES MAY BE NEEDED FOR THE ELECTION.

DAVE WASSON ANNOUNCED THAT THE RAINTREE LAKE ANNUAL GOLF TOURNAMENT WOULD BE HELD ON MONDAY, JUNE 20, 1994 AT SHAMROCK HILLS GOLF COURSE. IT WILL BE 18 HOLES, TWO MAN TEAMS. LAST YEAR THEY GAVE ONE \$250 SCHOLARSHIP TO SCOTT REDDING AND HE HOPES TO BE ABLE TO GIVE TWO THIS YEAR. HE IS NOT SURE OF THE COST OF THE TOURNAMENT.

PAUL LANDES SUGGESTED TO THE BOARD THAT THE PRESENT PEACHTREE SOFTWARE BE TRADED IN FOR PEACHTREE FOR WINDOWS. HE STATED THAT IF THE OFFICE MANAGER IS THE ONLY PERSON WHO KNOWS HOW TO OPERATE THE SOFTWARE AND IF SHE LEAVES RAINTREE, NO ONE WOULD HAVE THE KNOWLEDGE TO WORK THE SOFTWARE. HE STATED THAT HE CAN USE ANY PROGRAM WHICH USES WINDOWS AND HE WOULD BE ABLE TO HELP OUT IF THAT OCCASION AROSE. HE ALSO SUGGESTED THAT THE BOARD PURCHASE AN UPGRADE FOR WINDOWS WHICH CAN BE PURCHASED FOR \$70.00. THE BOARD SAID THEY WOULD TAKE IT UNDER ADVISEMENT AND DISCUSS IT AT THE NEXT WORK SESSION.

SHIRLEY THOMAS ASKED IF BOATS WERE ALLOWED ON COLE YOUNGER LAKE. DAVE WASSON WAS CONCERNED WITH BOATS ON THE LAKE BECAUSE RAINTREE DID NOT HAVE FULL DEED ON THE

ENTIRE LAKE. HALF BELONGED TO RAINTREE AND THE OTHER BELONGED TO PAUL ROBERTS. MIKE CONWAY STATED THAT HE WOULD CONTACT MR ROBERTS AND ASKED HIS PERMISSION FOR SMALL MOTORLESS BOATS ON THE LAKE.

CONNIE COWAN ASKED WHAT WAS BEING DONE ABOUT THE PURPLE HOUSE WHICH HAS BEEN SITTING EMPTY FOR OVER A YEAR AND HAS AN UNAPPROVED DRIVEWAY. GERI FRINK ANNOUNCED THAT GEORGE JEFFERS WAS THE BUILDER ON THE HOUSE. A FINE HAS BEEN ASSESSED FOR THE UNAPPROVED IMPROVEMENTS AND A LIEN FILED. NO RESPONSE HAS BEEN RECENED FROM MR JEFFERS. WANDA TYNER TOLD GERI TO NOTIFY JOE WILLERTH REGARDING THIS MATIER AND HAVE HIM SEND A LETTER. CONNIE COWAN ALSO ASKED ABOUT THE UNFINISHED HOUSE ON WARD ROAD. NO INFORMATION WAS KNOWN ABOUT THIS HOUSE AND GERI WAS ASKED TO INVESTIGATE.

KEN SCHWARTZE, LOT 969, ASKED WHO HAD DONE THE TRASH PICK UP ALONG WARD ROAD LAST YEAR BECAUSE IT WAS NEEDED AGAIN THIS YEAR. DENNIS HAMMONTREE SUGGESTED THAT THE SCOUTS MAY HAVE DONE IT AS A SERVICE PROJECT. KEN ALSO INQUIRED AS TO WHERE THEY COULD GET TRASH BAGS AND WHO WOULD PICK THEM UP. THE BOARD SUGGESTED THAT THE CITY COULD PICK UP THE BAGS OR RAINTREE LAKE COULD DO SO.

BOB ROWLAND ASKED WHAT WAS GOING TO BE DONE ABOUT THE HOMES WHICH HAVE DRIVEWAYS LEADING NOWHERE WHICH DID NOT GET PRIOR APPROVAL. DENNIS HAMMONTREE STATED THAT THE BOARD FINED THE GENTLEMAN AT THE LAST MEETING FOR NOT ABIDING BY THE BUILDER'S GUIDELINES. WANDA STATED THAT ART IS NOW ON THE JOB CHECKING FOR APPROVAL ON IMPROVEMENTS. HE HAS ONLY BEEN ON THE JOB LESS THAN A YEAR AND IT WOULD BE IMPOSSIBLE TO GO BACK ON EACH LOT AND CHECK FOR APPROVAL

A MEMBER OF THE AUDIENCE ASKED ABOUT AN UNFINISHED DECK ON WIDGEON WAY. HE BELIEVES IT IS A DANGER BECAUSE THE OWNER HAS WOOD SPREAD OUT BY THE SWIM DOCK. THE BOARD ADVISE GERI TO LOOK INTO THE MATTER.

BREAK

OLD BUSINESS

BOAT LIFT POLICIES

DAVE WASSON STATED THAT THE LAKE COMMITTEE HAD READ OVER THE LIFT AGREEMENT AND HAD SEVERAL RECOMMENDED CHANGES. IN THE FIRST PARAGRAPH, "LEASE" BE CHANGED TO "LIFT", "HIS" CHANGED TO "THEIR", CHANGES IN THE MODIFICATIONS PARAGRAPH: IN THE THIRD LINE, ADD "AND SHALL BE ON FILE AT RLPOA OFFICE". FOURTH LINE, ADD "OR UPON FORFEITURE

OF MEMBERSHIP RIGHTS", FIFTH LINE, ADD MONTHLY BILLING, REPAIRS". SIXTH LINE, ADD "AND REPAIRED", AND DELETE AND/OR RLPOA": AT THE END OF THE AGREEMENT, ADD "AND ALL COSTS OF REMOVAL OF LIFT AND REPAIR OF DOCK BY RLPOA". DYMON WOOD QUESTIONED THAT INSURANCE COULD NOT BE KEPT ON FILE AT THE OFFICE BECAUSE THE LIFT WOULD BE COVERED BY HOME OWNERS INSURANCE. NOT A SPECIAL.POLICY. DAVE ALSO SUGGESTED THAT WHAT WAS NEEDED WAS A LIFT AGREEMENT NOT AN ADDENDUM TO THE BOAT SLIP. THE BOARD WILL TAKE DAVE'S SUGGESTIONS TO THE WORK SESSION FOR FURTHER DISCUSSION. NO BOAT LIFTS ARE TO BE INSTALLED UNTIL THE POLICY IS SET.

REVISED BUILDER'S CONTRACT

MIKE CONWAY READ THE CHANGES TO THE BUILDER'S CONTRACT. PARAGRAPH 12 NEEDS TO BE CHANGED FROM REGRADING TO GRADING. THERE WAS DISCUSSION REGARDING THE CONTRACT AND THE BOARD WILL DISCUSS THIS FURTHER AT THE WORK SESSION.

NEW BUSINESS

DOG PEN GUIDELINES.

JUDY PAP READ THE PROPOSED DOG PEN GUIDELINES. THERE WAS DISCUSSION REGARDING THE MAXIMUM SIZE OF THE DOG PEN. THE BOARD WILL TAKE ANOTHER LOOK AT THE DOG PEN GUIDELINES AT THE WORK SESSION.

JOE WILLERTH ANNOUNCED THAT A BOARD DECISION WAS NOT NECESSARY REGARDING BUD SPURCK'S REQUEST FOR A FENCE BETWEEN SUNSET RIDGE AND WINDSONG TOWNHOMES. THE FENCE WHICH WILL BE 6 FEET WILL BE ON PROPERTY OWNER'S PROPERTY. NOT ON COMMON AREA AS ORIGINALLY PLANNED. BUD SPURCK WILL SUBMIT AN APPLICATION FOR APPROVAL FOR THE FENCE AND THE ARB CAN APPROVE FENCES TALLER THAN 4 FEET IN UNUSUAL CIRCUMSTANCES. HE HAD DISCUSSED THE SITUATION WITH NANCY OHMES AND SHE HAD NO OBJECTION TO THE FENCE SO THE ARB WILL PROBABLY APPROVE HIS SUBMITTAL.

JOE ALSO ANNOUNCED THAT A BOARD DECISION WAS NOT NECESSARY AT THIS MEETING IN REGARDS TO A VARIANCE ON ELEVATION LENGTH BY BUD SPURCK. WITH THE HELP OF PAUL LANDES, THERE ARE ONLY TWO LOTS WHICH WILL NEED CONSIDERATION OF THIS VARIANCE.

JUDY PAP ANNOUNCED THAT THERE WAS AN ADDITION TO THE AGENDA. HAMILTON HOMES WANTED TO APPEAL AN A.R.B. DECISION. THE OWNERS, JON GARNER AND HAROLD HAMILTON EXPLAINED TO THE BOARD THAT THE OVERALL SQUARE FOOTAGE OF THE HOME WAS WITHIN THE GUIDELINES OF THE COVENANTS. IT WAS ONLY THE SECOND LEVEL WHICH WAS NOT WITHIN THE GUIDELINES. WANDA MADE A MOTION TO APPROVE THE

GARNER'S REQUEST. DYMON WOOD SECONDED AND THE MOTION CARRIED.

APPROVAL OF BILLS

SHERRY SMOOT MADE A MOTION TO APPROVE THE BILLS AS SUBMITTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

THE MEETING WAS ADJOURNED.

BOARD OF DIRECTORS MEETING APRIL 12, 1994

THE BOARD OF DIRECTORS MEETING OF THE RAIN TREE LAKE PROPERTY OWNERS ASSOCIATION WAS HELD ON APRIL 12, 1994, 1994 AT THE RAIN TREE LAKE CLUBHOUSE. A QUORUM WAS DETERMINED AND THE MEETING WAS CALLED TO ORDER. PRESENT WERE: NANCY ORMES, WANDA TYNER, DYMON WOOD, MIKE CONWAY, DAVE WASSON, SHERRY SMOOT, DENNIS HAMMONTREE, AND CINDY STANLEY. WANDA TYNER AND JUDY PAP WERE ABSENT.

CINDY STANLEY MADE A MOTION TO ACCEPT THE MINUTES FROM MARCH 8, 1994 MEETING AS SUBMITTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

SHERRY SMOOT MADE A MOTION TO ACCEPT THE MINUTES FROM THE SPECIAL MEETING ON APRIL 4TH IN WHICH OFFICERS WERE ELECTED AMONG THE BOARD. DYMON SECONDED AND THE MOTION CARRIED.

AUDITOR'S REPORT

JIM MITCHELL SUBMITTED THE AUDITOR'S REPORT. COPIES OF THE REPORT WERE HANDED OUT TO THE AUDIENCE. HE SUBMITTED A COMPARATIVE BALANCE SHEET, A COMPARATIVE INCOME STATEMENT, AND A STATEMENT OF CASH FLOW. HE ANSWERED QUESTIONS FROM THE AUDIENCE.

TREASURER'S REPORT

SHERRY SMOOT SUBMITTED THE TREASURERS REPORT BALANCES IN THE ACCOUNTS AS OF MARCH 31, 1994

MONEY MARKET	\$ 124,440.17
CHECKING	\$ 16,442.61
BOAT ACCOUNT	\$ 40,101.10

BOARD ANNOUNCEMENTS

MIKE CONWAY ANNOUNCED THE NEW MEMBERS OF THE BOARD AND OFFICERS FOR 1994-1995. THEY ARE: MIKE CONWAY; PRESIDENT, JUDY PAP; VICE-PRESIDENT, CINDY STANLEY; SECRETARY, SHERRY SMOOT; TREASURER, WANDA TYNER, NANCY ORMES, DYMON WOOD, DAVE WASSON, DENNIS HAMMONTREE.

MIKE ANNOUNCED THE NEW MEMBERS OF THE ARCHITECTURAL REVIEW BOARD. MARY LOU ROWLAND AND JUNIOR ENKE. THE BOARD THANKED JOE WILLERTH FOR THE TIME HE SERVED ON THE ARCHITECTURAL REVIEW BOARD.

THE PARCEL A & B APPOINTMENTS WERE TABLED FOR THE NEXT MEETING.

DAVE WASSON MADE A MOTION TO CONTINUE WITH THE CURRENT COMMITTEE STRUCTURE BE RETAINED FOR 1994-95. DENNIS SECONDED AND THE MOTION CARRIED.

COMMITTEE REPORTS

COMMON AREA COMMITTEE

ED O'DELL SUBMITTED THE REPORT. HE ANNOUNCED THAT THEY WERE WAITING FOR THE GROUND TO DRY OUT TO REPLACE THE DAMAGED BUSHES.

SUMMERFEST COMMITTEE

DISCUSSION OPENED WITH THE AUDIENCE AS TO HOW TO HANDLE SUMMERFEST. JOE WILLERTH SUGGESTED THAT THE DIFFERENT ACTIVITIES BE BROKEN UP AND HANDLED BY DIFFERENT PEOPLE OR DIFFERENT GROUPS OF PEOPLE WITH ONE PERSON AS THE COORDINATOR. CINDY STANLEY VOLUNTEERED TO HANDLE THE MUSIC. JERRY AND KAYE BRYANT VOLUNTEERED TO HANDLE THE ACTIVITIES. CONNIE AND ROSS COWAN VOLUNTEERED TO HANDLE THE FISHING DERBY AND THE PARADE. JOE WILLERTH AND DAVE WASSON VOLUNTEERED TO HANDLE THE VOLLEYBALL TOURNAMENT. DYMON SAID HE HAD SPOKEN TO THE OWNER OF HERO'S TO HANDLE THE FOOD. JOHN MILLS SHOWED INTEREST IN HANDLING THE CARNIVAL. MIKE ASKED THAT EVERYONE INTERESTED IN HELPING COME TO THE WORK SESSION ON APRIL 28.

CAPITAL IMPROVEMENT COMMITTEE

DENNIS HAMMONTREE REPORTED FOR THE COMMITTEE. HE ANNOUNCED THAT THEY WERE PUTTING TOGETHER A LONG RANGE BUDGET ON HOW TO PAY FOR THE POOL AND OTHER PROJECTS. WHEN HE HAD MORE INFORMATION HE WOULD SHARE IT WITH ALL THE PROPERTY OWNERS.

FACILITIES COMMITTEE

ROSS COWAN SUBMITTED THE REPORT. HE ANNOUNCED THAT THE FACILITIES COMMITTEE HAS DECIDED NOT TO PURCHASE CHAIRS FOR THE CLUBHOUSE. THEY WOULD LIKE TO PURCHASE BLINDS FOR THE CLUBHOUSE WINDOWS. THEY RECEIVED THREE BIDS: \$950, \$595, \$575. THEY BLINDS WOULD BE FOR THE OUTER PANES, LEAVING THE DOORS OPEN. GEORGE HARRELL OFFERED TO SUBMIT A BID FOR VERTICAL BLINDS THROUGH HIS COMPANY AND BE ABLE TO GIVE A BETTER PRICE. ROSS SAID HE'S BE INTERESTED IN TALKING TO GEORGE AND WOULD REPORT BACK TO THE BOARD.

LAKE COMMITTEE

JERRY BRYANT SUBMITTED THE REPORT. HE ANNOUNCED THAT THE AVERIO DOCK HAD BEEN REPLACED. THE COMMITTEE HAS GIVEN THE SAFETY SEMINARS AND STARTED HANDING OUT BOAT PERMITS.

SHORELINE COMMITTEE

NO REPORT

STORAGE COMMITTEE

DICK GRIENER SUBMITTED THE REPORT. HE ANNOUNCED THAT THEY WERE ABOUT 30 PEOPLE ON THE WAITING LIST FOR A SPACE. THEY PLAN TO

OPEN 45 SPACES AS SOON AS WEATHER ALLOWS.

ACTIVITIES COMMITTEE

KAYE BRYANT REPORTED FOR THE COMMITTEE. SHE ANNOUNCED THAT THEY HAD A GOOD TURN OUT AT THE EASTER EGG HUNT. SHE BROUGHT A POSTER OF PICTURES SHOWING THE HUNT AND OFFERED PICTURES TO ANYONE WHO WANTED THEM. THE NEXT ACTIVITY IS THE CRAFT SALE AND THEY WILL BE HELPING WITH SUMMERFEST.

SILTATION COMMITTEE

BOB ROWLAND REPORTED FOR THE COMMITTEE. HE ANNOUNCED THAT THEY MET ON SUNDAY FOR A REVIEW OF THE PROBLEM, WHICH IS DRAINAGE. HE RECOMMENDED THAT THE BUILDERS BE REQUIRED TO INSTALL SILTATION SCREENS. NONE OF THE BUILDERS ARE USING THEM AND THE MUD IS GOING INTO THE STREET AND INTO THE LAKE.

ARCHITECTURAL REVIEW BOARD

JOE WILLERTH SUBMITTED THE REPORT FOR THE COMMITTEE. HE REPORTED THAT THEY HAD APPROVED 9 NEW HOMES SINCE THE LAST BOARD MEETING. THE ARB HAD MET ON THE FIRST AND THIRD TUESDAY OF THE MONTH DURING APRIL AND A NEW SCHEDULE MAY BE COMING FROM THE NEW ARB CHAIRMAN. THE BOARD THANKED JOE FOR HIS TIME AND WORK IN THE PAST FEW YEARS SERVING ON THE ARB.

OPEN FORUM

PAUL LANDES STATED THAT NO BOOKKEEPING PROCEDURES HAVE BEEN IMPLEMENTED SINCE THE NEW BOARD HAS TAKEN OVER. HE HANDED THE BOARD EXAMPLES OF REPORTS THAT QUICKEN CAN PRODUCE. HE STATED THAT HE COULD NOT GIVE A FULL ACCOUNTING BECAUSE HE WAS DENIED ACCESS TO THE BOOKS. DAVE WASSON STATED THAT THE BOOKS OF THE ASSOCIATION WERE OPEN TO ALL MEMBERS. CINDY STANLEY REPLIED THAT COPIES OF THE BOOKS COULD NOT BE TAKEN OUT OF THE OFFICE. HE ANNOUNCED THAT HE COMES TO THE OFFICE EVERY QUARTER AND DEFRAGS THE SYSTEM AND CHECKS THE OPERATING SYSTEM. IF THEY DID NOT WANT HIM TO DO THIS HE WOULD STEP DOWN IF THEY COULD SHOW HIM SOMEONE ELSE WAS CAPABLE OF DOING THIS. PAUL RECOMMENDED THAT PEACHTREE BE DUMPED AND QUICKEN BE USED. HE STATED THAT THE QUICKEN PROGRAM CAN BE SET UP IN TWO HOURS. HE WAS ASK TO COME TO THE WORK SESSION TO DISCUSS THIS. PAUL ASKED IF THE BOARD REALLY WANTED HIM TO COME. IN THE PAST HE DID NOT FEEL WELCOME AT THE WORK SESSIONS. PAUL STATED THAT HE WAS DISAPPOINTED THAT HIS SUGGESTIONS WERE NOT TAKEN MORE SERIOUSLY. MIKE TOLD PAUL THAT THE DECISION ON THE ACCOUNTING SYSTEM IS UP TO GERI, AS SHE IS THE PERSON WHO DOES THE ACCOUNTING. MIKE STATED THAT GERI WAS NOT CLOSED TO NEW IDEAS AND THANKED PAUL FOR THE INPUT AND INVITED HIM TO THE WORK SESSION. MIKE AND DYMOM ASSURED HIM THAT HE WAS WELCOME AND THEY ENCOURAGED HIM TO ATTEND.

CHARLIE MALLETT ASKED ABOUT THE DEAD FISH AROUND THE LAKE. DAVE WASSON ANSWERED THAT THE DEAD FISH WERE SHAD AND THAT SHAD DIE. THERE WAS NOTHING WRONG WITH THE LAKE.

DENNIS HAMMONTREE ASKED THE OPINION OF THE BOARD AND THE AUDIENCE REGARDING ANCHORING FOR SWIMMING LANES AND IF A

DIVING BOARD WOULD BE WANTED AT THE NEW POOL. THE MAJORITY OPINION WAS THAT SWIMMING LANES WERE WANTED BUT A DIVING BOARD WOULD NOT BE.

BREAK

OLD BUSINESS

THE BOARD APPROVED THE BOAT LIFT AGREEMENT. THEY ASKED THE LAKE COMMITTEE TO SUBMIT BOAT LIFT POLICIES FOR INSTALLATION. THE PROPERTY OWNERS WHO LEASE ON BOWSPRIT ARE ABLE TO INSTALL BOAT LIFTS BUT OTHERS MUST WAIT UNTIL A POLICY FOR INSTALLATION CAN BE APPROVED.

DENNIS MOTIONED TO ACCEPT THE BOAT LIFT AGREEMENT. DYMON SECONDED AND THE MOTION CARRIED. DAVE WASSON VOTED AGAINST.

AFTER DISCUSSION, THE DOG PEN GUIDELINES WERE TABLED TO THE WORK SESSION

NEW BUSINESS

ART KINDER SUBMITTED A REPORT REGARDING THE GEESE AT RAIN TREE. HE STATED THAT THE MISSOURI CONSERVATION DEPARTMENT RECOMMENDS THAT PEOPLE STOP FEEDING THE GEESE AND LET THEM FIND THEIR OWN NATURAL FOOD. ART REPORTED THAT A PERMIT IS NEEDED TO DESTROY NESTS OF GEESE AND HE IS WRITING TO THE CONSERVATION DEPARTMENT TO OBTAIN A PERMIT TO DESTROY THE NESTS OF THE GEESE.

TRACY MASKLANKA WAS NOT PRESENT AT THE MEETING

JOE WILLERTH SUBMITTED A GUIDELINE FOR APPROVAL OF SWIMMING POOLS, SPAS AND HOT TUBS. HE STATED THAT THESE GUIDELINES ARE UNIFORM WITH CITY CODE. DENNIS HAMMONTREE MADE A MOTION THAT THE GUIDELINES BE APPROVED AS SUBMITTED. CINDY STANLEY SECONDED AND THE MOTION CARRIED.

JOHN MILLS REQUESTED THE BOARD \$250.00 TO SPONSOR A SUMMER SOFTBALL LEAGUE. DAVE WASSON STATED THAT HE WOULD DISCOURAGE SPONSORSHIP DUE TO THE POSSIBILITY THAT THEY WOULD THEN BE OPENING THE DOOR FOR OTHER PEOPLE ASKING FOR SPONSORSHIP. DAVE MADE A MOTION THAT THE REQUEST BE DENIED. CINDY STANLEY SECONDED AND THE MOTION CARRIED.

APPROVAL OF BILLS

SHERRY SMOOT MADE A MOTION TO ACCEPT THE BILL AS SUBMITTED. DYMON WOOD SECONDED AND THE MOTION CARRIED.

THE MEETING WAS ADJOURNED.
Cindy Stanley, Secretary

BOARD OF DIRECTORS MEETING
MAY 10, 1994

The board of directors meeting of the Raintree Lake Property Owners Association was held May 10, 1994 at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Present were: Mike Conway, Judy Pap, Cindy Stanley, Sherry Smoot, Dennis Hammontree, Wanda Tyner, Dymon Wood and Dave Wasson. Absent was Nancy Ohmes.

The minutes of the April 12th meeting were approved with the correction of Wanda Tyner's name being removed from those directors present. Dymon made the motion for approval, Sherry 2nd. Motion carried.

Sherry Smoot presented the Treasurers Report. Balances in the bank accounts as of April 30, 1994 were:

Money Market	\$151,341.69
Checking Acct.	23,276.10
Boat Acct.	29,268.05

Dues income for April was \$38,664.17
2nd quarter billing was \$83,676.96

Sherry announced sale tax will be paid quarterly.

Mike Conway announced that we will be having Summerfest '94. The boy scouts will be serving a pancake breakfast July 4th.

Committee Reports

CommonArea: Ed O'Dell announced a tentative date of June 11th for a clean-up day. He presented information on material from shredded tires for a walking trail.

Summerfest:

The schedule would be Volleyball and street dance on Sunday. All other activities on Monday.

Capital Improvement: Dennis Hammontree will be talking to bankers about loan for the pool. We are bidding out to Twin Cities for a 2ndbid.

Facilities: Ross Cowan presented price for vertical blinds at the clubhouse. He had 3 quotes of \$1,172, \$572, & \$851 for vinyl. He will be checking into price for fabric blinds. Ross asked about patching the holes in the clubhouse parking lot.

Lake: John Mulvihill asked for the board to approve the purchase of a pontoon trailer from Chris Heman for the patrol boat at a cost of \$650. Cindy Stanley made motion to approve, Sherry Smoot 2nd. Motion carried. Wanda Tyner opposed. There has been concern expressed about boats on the duck pond. The committee feels only boats with electric

motor are acceptable. No gas motors. They are looking at docks that need lighting. A deck boat on the lake is 22ft. in length. The limit is 21ft. It is registered with the state as a pontoon. The lake committee will come back with a report.

Shoreline:

No report

Storage: Dick Greiner reported that 37 new spaces have opened up at the storage lot. They are working on signs for the area.

Activities:

No report

Siltation: Bob Rowland reported that the committee will start meeting the 1st Wednesday of the month. They have named Hidden Cove and Bowsprit as the 2 major areas to improve first. There is a pile of dirt about 2 stories high on Windjammer. Spurck said someone on the board told him to leave it. No one did. He will be asked to remove it.

ARB: David Sullivan and Paul Landis are the new co-chairmen. Since the last board meeting the committee has approved 2 new homes and numerous painting, fencing & roofing jobs. A few meetings ago the committee rejected a paint color and the people would like a formal letter of disapproval.

Open Forum

Terry Sanchez of Clipper Lane asked if we do a background check on builders to check their building experience. We do not. Wanda explained the builders contract and deposit now required. Terry also asked about the common ground behind her lot (119). Lynn Goodman uses it to move his trucks and it is torn up. The ground is not our property since it has not been deeded to the Association.

Doris Nixon of Lafayette asked what could be done about loose dogs. It was suggested that she call animal control.

Old Business

Dog Pens: Dave Wasson read the proposed guideline with some changes. The proposal is as follows: Dog pens or runs may be approved provided they adjoin the rear of the house with the axis, parallel to the rear of the house, not to extend further forward than the rear foundation line of the house and not to extend more toward the side lot line than the rear corner of the house, and is otherwise compatible with standards applicable to fences. The Committee recommends wood posts and all fencing shall be wood on three sides. Pens shall be adjoining the house and the Committee will not approve an application for installation of chain link or other galvanized metal fencing.

The aforesaid pen shall be a maximum of 6 feet in depth from the house and a maximum of 12 feet in length running parallel to the rear foundation line of the house with a maximum height of 6 feet. The base shall, consist of at least 4 inch reinforced

concrete with a minimum one foot by one foot in dimension drainage ditch containing gravel fill adjoining the base. There shall be no cover on top of the structure. The owner will be responsible for policing of the aforesaid area to insure compliance with nuisance and sanitation standards.

Dave made motion to approve the dog pen guideline, Wanda 2nd. Motion carried.

Summerfest Spending was deleted from agenda.

Tractor: Charlie Mallet presented information concerning the purchase of a new tractor. He had 3 prices of \$32,000, \$31,900 & \$31,000. The last two were a Ford & John Deere. The '78 Ford tractor we currently own is worth about \$4,000 in trade-in. The new Ford or John Deere tractor can be purchased for around \$17,500. Both tractors have a blade, loader and brush hog attachments. The tractor issue will be discussed at the work session. Charlie asked if the board would approve the purchase of a new brush hog since the one we have is not working properly. Our current brush hog can be traded in resulting in a final cost of \$500 for a new one. Dennis made motion, Dymon 2nd for purchase of brush hog. Motion carried.

Nominating Comm.: Bob Rowland will be on the 1994-95 nominating committee.

Boat Lifts: Dymon Wood read the proposed boat lift procedures:

- 1) Notify RLPOA office of intent to install boat lift and to complete the addendum to lease of boat slip.
- 2) Provide the office with a licensed electrical contractors information (quote) and installation plans.
- 3) Plans must then be approved by the Board of Directors. Meter type and placement must also be approved by the BOD.
- 4) All trenching to common ground must be returned to original condition at dock lessees expense.
- 5) Lessee shall be responsible for verifying when dock will be replaced or renewed.

Dymon made motion to accept boat lift procedures, Dennis 2nd. Motion carried. Dave abstained.

Boats on Duck Pond: Tabled for Lake Comm. discussion

New Business

Sidewalk Repair: Resident Bernie McArdle was not present.

Lake Comm. Appeal: Tabled for further Lake Comm. discussion

Police Contract: Mike Conway announced the Lee's Summit police will patrol Raintree with LS police cars and in uniform. There was concern expressed that if this plan cannot start until June 1 we should look at other security until then. David made motion to accept current plan with a fall back system until plan is approved by the city at a cost of \$6,930. Wanda 2nd. Motion carried.

Roberts Letter/Annexation: Joe Willerth presented a request from Paul Roberts to annex his additional property & plans to increase home sq. footage in the new area. Joe found that in 1985 all of the land was annexed into Raintree. There was an election & vote for the annexation of the property. Joe reported the vote was 524 class A and all of Class B. No action

needed to be taken on the request for annexation. Roberts has recorded the new covenants on his lots. Roberts would like his own ARB board with our board having final approval. It was decided that Joe, Mike, Dennis & Wanda would meet with Paul Roberts to voice concerns about the make-up of the common area in his new development & other issues. Mr. Roberts also requested the board approve the rezoning of the west side of the lake from R-3 to R-1 (single family). Dennis made motion to approve the rezoning, Dave 2nd. Motion carried. Joe Willerth will send a letter to Paul about the rezoning.

Lots with Silt Problems: There was discussion of silt problems on adjoining lots from construction sites as a result of the construction trucks using the lots. Everyone has a different opinion as to whose responsibility it is to fix. This issue tabled until the work session.

Boat Slip Policy: Dave Wasson presented new guidelines for leasing boat slips. Wanda made motion to accept the new guidelines, Dave 2nd. Motion carried.

Ski Board Clinic: The Boating Center of Independence requested use of our lake for a ski board clinic on May 21st from 8-12. They will provide proof of insurance. Cindy made motion to allow the boating center to use the lake with proof of insurance, Sherry 2nd. Motion carried.

Approval of Bills: Cindy made motion to approve bills as submitted, Dennis 2nd. Motion carried.

Meeting adjourned 10:20pm

Cindy Stanley
Secretary

**BOARD OF DIRECTORS MEETING
JUNE 14, 1994**

The board of directors meeting of the Raintree Lake Property Owners Association was held June 14, 1994 at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Present were: Mike Conway, Sherry Smoot, Cindy Stanley, Dymon Wood, Dennis Hammontree, Wanda Tyner, Dave Wasson and Nancy Ohmes. Absent was Judy Pap.

The minutes of the May 10, 1994 meeting were approved. Cindy made motion for approval, Dymon 2nd. Motion carried.

Sherry Smoot presented the Treasurers Report. Balances in the bank accounts as of May 31, 1994 were:
Money Market \$164,125.00
Checking 5,115.00
Boat Acct. 26,337.00
Erosion Deposit 2,500.00

Dues Income for May was \$28,388.38

Sherry announced a new account has been opened for the builders erosion deposits.

BOARD ANNOUNCEMENTS

A. John Smith presented information about the Middle Big Creek Sewer Project. The vote will take place in August.

B. Dave Wasson presented the report on the fish in Raintree Lake.

C. Cindy Stanley announced that Raintree would sponsor a neighborhood garage sale on July 23, 1994 from 8am-6pm.

D. Sherry Smoot motioned to allow Baptist Medical Center to hold their triathlon at Raintree. Dymon 2nd. Motion carried.

COMMITTEE REPORTS

Common Area - Shirley Thomas announced the committee would like to sponsor a clean-up day on July 16, 1994. Cindy Stanley motioned to allow \$555 for clean-up day. Dymon 2nd. Motion carried. Buddy Spurck planted flowers at his signs. Charlie Mallet will spray the Pine trees with diazanon.

Facilities - Ross Cowan was absent but sent report. Vertical blinds for the clubhouse have been set aside for further study. Instead of building a fence around the trash dumpster we will lock it. The committee has gotten one bid of \$485 to patch the parking lot. Other bids will be coming in.

Lake - John Mulvihill reported that the steel plate on the boat ramp has been repaired. A request to the lake committee for a pontoon boat lift was turned down. A request for a boat lift that runs off the battery in the boat will be allowed for a trial basis.

Shoreline - no report

Storage - no report

Activities - Sandy Enke, new chairperson, will send out survey for activities wanted. Teen swim on July 2nd. The committee will help promote neighborhood garage sale. Plans are in the making for a Luau on August 21.

Siltation - Bob Rowland reported that a \$60,000 bid was received for Hidden Cove to clean out & put rip rap. The hiddencove project will be discussed at the worksession.

ARB - Paul Landis reported that 30 new homes have been approved in the last couple of months. David Sullivan or Paul Landis call all contractors to discuss silt problems. Long-term projects include a look at awnings & the small 18" satellite dishes.

Open Forum

Tom Bostwick complained about work by a builder on Sapelo on Sunday.

A.J. Williams asked about the doors on the house on Albatross. (Burrell) Mike Conway announced we are suing. Mr. Williams also mentioned about landscaping on the corner of Seaside Sparrow will block view when trees are grown. Mike Conway suggested Mr. Williams call the city.

Ron Greathouse asked if anyone from 163rd has complained about oil on cars. No one has.

OLD BUSINESS

A. Dave Wasson made motion to purchase a Ford 4630 tractor at a cost of \$17,000 & tax. Dymon 2nd. Motion Carried.

B. John Mulvihill announced that the lake committee's recommendation concerning deck boats is to classify them as a motor boat and leave the maximum length at 21ft. The owner of the 24ft. Rinker was present with pictures of his boat. Wanda Tyner suggested the lake committee define all boats. Upon receiving the lake committee's definitions the board will decide what to do with the Rinker.

C. Not present - Bernie McArdle drainage on Pendant

HEW BUSINESS

A. Cindy made motion to appoint Rowland Thibault to the ARB Committee. Sherry 2nd. Motion carried.

B. Cindy made motion to appoint Jim Metzger as Parcel A Chairman and Jim Cox as Parcel B. Chairman. Wanda 2nd. Motion carried.

C. Dave made motion to accept the pool contract addendum with KC Pool Management for an additional guard from 5-8pm until further written notice at a cost of \$8 an hour. Dymon 2nd. Motion carried.

D. Dave made motion to proceed with a water quality test for Raintree with the cost not to exceed \$1,700 contingent on finding out what the city of Lee's Summit is testing the beach for. Sherry 2nd. Motion carried.

E. Dennis made motion to allocate up to \$25,000 for architectural drawings and supervision on the new proposed pool. Dymon 2nd. Motion carried.

APPROVAL OF BILLS

Cindy made motion to approve bills as submitted. Wanda 2nd. Motion carried.

Meeting adjourned 9:50pm.

BOARD OF DIRECTORS MEETING

JULY 12, 1994

The board of directors meeting of the Raintree Lake Property Owners Association was held July 12, 1994 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Sherry Smoot, Cindy Stanley, Dymon Wood, Wanda Tyner, Dennis Hammontree & Dave Wasson. Absent was Nancy Ohmes and Judy Pap.

The minutes of the June 14, 1994 meeting were approved. Dennis made motion for approval, Dymon 2nd. Motion Carried.

Sherry Smoot presented the Treasurers Report. Bank balances as of June 30, 1994 were:

Money Market	\$166,453.00
Checking Account	7,231.00
Boat/Lake Account	29,898.00
Builder/Erosion Account	12,991.00
Dues Income for June	27,839.98

The board reminded everyone that the Middle Big Creek Sewer Project will be on the August 2nd ballot. John Smith handed out information about the proposed storage facility at 150 & 291. Wanda made motion for the board to have positive support for the storage facility. Sherry 2nd. Motion carried. John also discussed a special use permit that the city of Lee's Summit is looking at that would help us legalize our boat storage lot.

The board reminded everyone of the Raintree Clean-up day July 16, 1994.

COMMITTEE REPORTS

COMMON AREA-Shirley Thomas reported some of the trees at the Regatta entrance have been replaced. Sandy Enke & Lou Greiner have donated flowers for areas in Raintree.

FACILITIES-Jim Metzger reported a bid of \$692 for blinds in the clubhouse. The installer was to come out and look at the job. No decision has been made yet on the blinds.

LAKE-Dick Greiner reported that a violation letter was going out to the owner of the boat with sticker #131 for violations on the 4th of July. Speeding, going the wrong way, no lights. They are informing the owner of a 45 day suspension. Kent Thomas expressed concern about the jet ski coarse in the Ward Rd. Cove. The lake committee

will monitor the situation. Dymon made motion to accept the lake committee's recommendation to allow the Econo Boat Lift #45F. Sherry 2nd. Motion-carried. Dave no.

SHORELINE-No report.

STORAGE-Drew Lauderdale expressed concern about abandon property in the storage lot. They are going to try to find owners and get the property removed. Dave made motion to accept the proposed storage lot agreement which states that Raintree & Pyramid Investment are not responsible for loss or damage to property stored in lot. Dymon 2nd. Motion carried.

ACTIVITIES-Sandy Enke reported the teen swim was successful with about 48 teens in attendance. They are planning a Luau for August 21, 1994 from 5:30-9:00 at the clubhouse. FOOD, MUSIC & GAMES.

SILTATION-Bob Rowland presented a proposal to grade the common area behind Marline. Wanda made motion to approve the work with the cost not to exceed \$2,500. Sherry 2nd. Show of hands vote. Wanda, Dymon & Sherry vote yes. Dennis, Cindy & Dave vote no. Mike cast the deciding vote as yes. Motion carried.

ARB-David Sullivan reported that since the last board meeting they have approved 22 new homes. David expressed concern with the board of directors actions overturning ARB rulings. The committee will meet with the board during the worksession July 28.

OPEN FORUM

Al Long asked if anyone knew anything about smut thrown in driveways against Blacks & Jews. No one did.

Kent Thomas expressed concern about trash being dumped in the dumpster at the clubhouse by non residents. A lock is suppose to be put on the dumpster.

A.J. Williams asked about security. Cindy informed him that we will not be using the Lee's Summit police because of additional costs. We will stay with the private security firm we are currently using.

Shirley Thomas expressed concern about communication of complaints and action taken to the residents reporting the complaint. This will be discussed at the worksession.

A resident expressed concern about liquor and glass being in the pool area. The guards will be told not to allow this.

OLD BUSINESS

A. The lake committee presented their proposed boat

definitions. Sherry made motion to accept with the Pontoon definition changed to read "Pontoon Boat (traditional design)-A motorboat equipped with two (2) separate cylindrical pontoons not enclosed, mounted below a flat deck." Dymon 2nd. Motion carried. There was discussion about the 24ft. Rinker and the 22ft. Lowe. Both of these boats are deck boats. It was determined that because our boat definitions at the time did not address deck boats we have no alternative but to grandfather these 2 boats. Dave made motion to allow these 2 watercraft to remain on Raintree Lake and cannot be sold to anyone else for use on Raintree Lake. Cindy 2nd. Motion carried.

B. Dennis announced that Bannister Bank will loan us the money for the proposed pool. \$350,000 at 9% for 3yrs. fixed. then to an adjustable for the remaining 3 yrs.. The board of directors will not vote on this until all legal documents have been drawn. Dave Wasson presented a proposal for a special meeting of the membership to be called on September 15, 1994 at 7:30pm, location announced by August 12, for the specific purpose of voting on a special assessment for capital improvements for a new swimming pool. Dave made motion for this special meeting. Dennis 2nd. Wanda made ammendment to change reference to articles from Section 2B to Section 2C. Motion carried. Dymon no.

C. Dave presented proposal for work on Hidden Cove. Phase I was excavation & rip rap. Phase II was concrete or gunite to rock walls and floor. Dave made motion for Phase I at a cost not to exceed \$8,960. Dymon 2nd. Dave & Dymon voted yes. Dennis, Wanda & Cindy voted no. Sherry abstained. Motion defeated.

NEW BUSINESS

A. Fred Karn expressed concern about a garden & debris on a lot next to him. Joe Willerth will send a letter to the lot owner, Stephanie Hazleton, regarding the problems and wait for a response. ..

B. Mr. Al Long appealed the ARB's decision concerning his roof. It is a Timberline in pewter gray. Wanda made motion to approve Mr. Long's appeal. Cindy 2nd. Dymon voted yes. Dave, Cindy, Wanda, Sherry vote no. Dennis abstain. Motion defeated.

C. David Sullivan and other home owners in Harbor Cove expressed concern as to Lynn Goodman's lack of response to requests to clean his lots and maintain them. Wanda suggested that all letters to Lynn be gathered and we will discuss at the worksession with the ARB & Art.

D. No action at this time

E. No action at this time

APPROVAL OF BILLS

Dave made motion to approve bills. Wanda 2nd. Meeting adjourned at 11:15pm. Motion carried.

BOARD OF DIRECTORS MEETING

AUGUST 9, 1994

The board of directors meeting of the Raintree Lake Property Owners Association was held August 9, 1994 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Dave Wasson, Cindy Stanley, Sherry Smoot, Mike Conway, Dymon Wood and Wanda Tyner.

Absent was Dennis Hammontree, Judy Pap & Nancy Ohmes.

The minutes of the July 12, 1994 meeting were approved. Dymon made motion for approval. Wanda 2nd. Motion carried.

Sherry Smoot presented the Treasurers Report. Bank balances as of July 31, 1994 were:

Commerce Money Market	\$182,850
Commerce Checking	6,641
Commerce Boat/Lake	29,685
Commerce Builders Deposit	13,991

Dues Income for July was \$36,512.50

3rd Qrt. Dues Billing was \$84,772.62 **BOARD ANNOUNCEMENTS**

Charles Sandman introduced Jim Ward from Winnebago and Kevin Steritt from Lee's Summit to discuss the widening of 291 Hwy.. Concern has been expressed about the 4 lane expansion stopping in front of Raintree. We would like the expansion to extend beyond Winnebago. Charles Sandman will be our Raintree Representative at the meeting with the highway dept.

COMMITTEE REPORTS

COMMON AREA: No report

FACILITIES: Jim Metzger reported they are getting a written quote on the blinds for the clubhouse. The committee will be meeting every two months instead of monthly.

LAKE: John Mulvihill reported the committee would like to

get several loads of rip-rap to repair shoreline and to cover the unauthorized sand beach on the south side. The board gave approval for up to \$500 in rock.

SHORELINE: No report

STORAGE: Dick Grenier reported that Jerry Reynolds donated gravel, time and manpower to do the roads in the storage lot. Ira Roberts rolled the roads. A thank you letter would be sent to both.

ACTIVITIES: Wanda Tyner reminded everyone of the Luau scheduled for August 21, at the clubhouse.

SILTATION: Bob Rowland reported the common area behind Marline had been cleaned and we were waiting for rain to see how it worked.

ARB: David Sullivan reported that they had approved 1 new home and several improvement apps..

OPEN FORUM

A.J. Williams complained about the wrong dates in the August Shoreline about the next board meeting and worksession. He suggested that a thank you be in the next shoreline to people for voting for the Middle Big Creek Sewer Project.

A resident on Sapelo expressed concern about the Harbor Cove sign not being lit. Wanda explained that the association did not put the sign in therefore we felt no obligation to pay for the lighting. He expressed concern about the fountain not working in the duck pond. The board explained that it was old and beyond repair. He expressed concern about people fishing at the duck pond on his property and leaving debris. The board informed him if people were trespassing to call the police. He expressed concern about the lack of rip-rap around the duck pond. Dave Wasson said that since the developer owned a majority of the shoreline that it would have to be a joint effort to repair. He expressed concern about people parking in the street with their tires in the grass by the no parking signs. Again he was informed to call the police.

Shirley Thomas expressed concern about silt in the duck pond.

Joe Willerth mentioned that he had a breakfast meeting with representatives from 4 area lakes. (Lotawana, Tapawingo, Lakewood and Wetherby) Each lake is wanting a representative to meet with the DNR to act on siltation. They would like Raintree to become involved. There will be a meeting at the Lakewood Clubhouse at 6:30 on Sept. 12, 1994.

Lou Grenier asked when the dam and silt pond will be repaired on Ward Rd. Dave Wasson said we needed to get a bid.

OLD BUSINESS

- A. Dave Wasson presented a proposal from KC Gunite for repairing Hidden Cove. It is to add 3/8" re-bar on 18" centers with seep collars every 100 lineal foot to the

reinforced gunite liner at a proposed cost of \$13,650.00.
Dave made motion. Wanda 2nd. Motion carried.

- B. The board announced that the Raintree Clubhouse would be the location of the special assessment meeting on Sept. 15, 1994 at 7:30pm. The proxy format was presented. Cindy made motion to accept the proxy. Wanda 2nd. Motion carried. After much discussion Dave made motion to make the monthly assessment amount \$7.00. Wanda 2nd. Motion defeated. Dave was the only yes vote. Sherry made motion to make the amount \$6.00. Cindy 2nd. Motion carried. Dave & Wanda voted no. Cindy, Sherry & Dymon voted yes. The class B amount would be \$4.00.

NEW BUSINESS

- A. Stephen & Melinda Grubb appealed an ARB ruling concerning their request for vinyl siding. Cindy Stanley made motion to approve the ARB appeal and allow the Grubb's to have Journeyman Vinyl Siding in 42-44 mil thickness. Wanda 2nd. In a show of hands vote Dave & Cindy voted yes. Dymon voted no. Sherry & Wanda abstained. Motion carried.

Sherry & Wanda were upset with the vote because they did not understand that the 2/3 required on an ARB appeal refers to 2/3rds of the votes actually cast. Blanks are never counted. The vote remained.

- B. Cindy presented the new Raintree T-shirts. The costs would be \$7.00 for youth. \$9.00 for adult. Dave made motion for the costs. Dymon 2nd. Motion carried.

- C. Jim Metzger requested that a new mower deck be purchased for the John Deere tractor. The one we currently have has about 2,000 hours in about 4 years and has had several repairs. Lawn & Leisure has one with about 22 hours on it they would sell for around \$1,500. Wanda made motion for allow the purchase of a new mower deck with the cost not to exceed \$1,500. Sherry 2nd. Motion carried.

- D. Tom Walsh from Shamrock Gardens made a proposal to the board that when a Raintree resident makes a purchase and identifies himself as a Raintree resident, Shamrock would take 3% of the sale and set it into a fund for the association to use to buy products. Each month they would show in the Shoreline the amount earned by the residents. Wanda made motion. Sherry 2nd. Motion carried. Cindy no.

APPROVAL OF BILLS

Wanda made motion to accept bills as submitted. Sherry 2nd. Motion carried.

Meeting adjourned at 10:10pm.

Cindy Stanley
Secretary

**BOARD OF DIRECTORS MEETING
OCTOBER 11, 1994**

The board of directors meeting of the Raintree Lake Property Owners Association was held on October 11, 1994 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Dennis Hammontree, Cindy Stanley, Dave Wasson, Wanda Tyner and Dymon Wood. Absent was Sherry Smoot and Nancy Ohmes.

The minutes of the September 13, 1994 board meeting were approved. Dave made motion for approval; Dymon 2nd. Motion carried.

Cindy Stanley gave Treasurers Report since Sherry was absent. Bank balances as of September 30, 1994 were:

Money Market \$154,412

Checking Acct. 12,782

Boat/Lake Acct. 25,797

Builders Acct. 20,474

Dues Income for September was \$17,239.27

BOARD ANNOUNCEMENTS

A. Cindy read Judy Pap's resignation from the board. Cindy made motion to nominate Dennis Hammontree for Vice President; Dymon 2nd. Motion carried.

B. Mike discussed problems the association is having with vandalism at the clubhouse. We have contacted the police and our own security force. We may consider a surveillance of some sort to catch the people.

c. Mike informed everyone that we are continuing our personal security service at least through October.

D. Dave made motion that our next vote for the special assessment will take place November 10, 1994 at 8:00pm at the Raintree Clubhouse. Notice of said meeting will be sent to all members by October 25, 1994. Signs will be erected at all major entries into Raintree on November 7, 1994 notifying members of meeting. Wanda 2nd. Motion carried.

COMMITTEE REPORTS

Common **Area** - Shirley Thomas reported that their 1995 budget request will be in the office. They are proposing some improvements on the southside.

Facilities - Ross Cowan reported that the vertical blinds for the clubhouse are coming. They are proposing that some work be done in the pool side bathrooms. This will be in their 1995 budget.

Lake - John Mulvihill reported that the committee would like to have a Uniformed Lake Patrol next year. This patrol currently works at Winnebago. The approximate cost would be \$3,000. This will be in the 1995 budget. Other considerations are 2 swim docks for next year; check noise level of boats with decibel meter; boat dock replacement; storing patrol boat and locating a swim beach on the south side.

Shoreline - no report

Storage - Dick Grenier reported that the trash pile is gone. They will be making that area parking for boats. If property is not claimed in the lot we may have an auction.

Activities - Sandy Enke reminded everyone of the hayride October 15 and the breakfast with Santa in Dec.. Premier Bowling Lanes in Raytown on 50 Hwy. will be allowing free bowling for Raintree on January 15, 1995. More info to follow.

Siltation - Bob Roland gave a report of the Metropolitan Lake Association meeting from Oct. 10, 1994. Bob presented a proposal on the Ward Road Dam to be discussed under New Business.

ARB - David Sullivan reported that 5 new homes are on the agenda tonight. 3 were not approved for incomplete plans. The committee will be drafting guidelines on out buildings. They are also discussing satellite dishes.

OPEN FORUM

Susan Rieka from 336 SW Seaside Sparrow asked if a youth group from Raymore could use the clubhouse on October 17, 1994 for their meeting at no charge. The board gave OK.

Natalie Luke 3721 Harbor Circle and Ruth Luttrell 3717 Harbor Circle expressed concern about a house being built at 3719 Harbor Circle. They say the foundation is misplaced and the elevation has been changed from the original plans submitted to the ARB. Gene Thomas and Art Kinder have talked to the builder, Gordon Stephens. Gene & Art say he is in compliance with the ARB requirements. The issue was tabled until the worksession so the board could get information.

Dave Wasson suggested the residents contact Susan VanPatten from the city to voice their concerns.

A.J. Williams complained that the ARB is not looking at elevation. It was suggested that the ARB should look at each lot before approving plans.

NEW BUSINESS

A. Melvin & Betty Sager, 421 S.W. Seagull, appealed an ARB ruling concerning a 4th driveway along the west side of their home leading to a 4th garage around back. Mr. Sager produced pictures of their home showing where the driveway would be and also had pictures of 2 other homes on his street with the same arrangement. The driveway would be 83ft. long and 90in. wide. Wanda made motion to approve the appeal; Dymon 2nd. Motion carried. Cindy voted no.

B. Cindy presented a revised ARB Roofing Guideline. Since the current guideline left room for interpretation she asked the board to consider the revised version. Dave made motion to accept the revised version; Dymon 2nd. Motion carried. The new guideline will read:

"Roofs of the following composition materials and colors are considered acceptable, subject to approval through the ARB submittal process: GAF Timberline-Ultra in Weathered Wood Color; Tamko Heritage in Weathered Wood Color; Elk Premium in Weathered Wood Color; High Sierra in Weathered Wood Color; Owens Corning Shadow Ridge in Shale Color, all with the 40 year warranty and with laminated hips and ridges. Metal valley are required in the color brown."

Cindy also presented a revision of page 59 of the 1993-94 directory under Square Footage sections B & C. In those sections the word "carport" is present. Cindy asked the board to consider a motion to delete this word from the guideline. She made clear that deleting this does not mean that carports would not be allowed since they are in the Covenants and the Covenants override everything else. She just thought if we could delete this word from the guidelines it would be two less times carport is in the directory. Dymon made motion to revise the guideline; Dennis 2nd. Motion carried. The new guidelines will read:

- A)** Two story houses must have 800 sq. ft. on first floor and at least 1400 sq. ft. on both levels with an attached garage.
- B)** Ranch type homes shall have at least 1200 sq. ft.

with an attached garage.

C. Dave Wasson presented a bid from Cherokee Excavation & Construction for the repair of the Ward Rd. Dam. The bid was for \$23,750 plus \$500 rock. Cindy & Wanda wanted more bids and we need to verify which accounts the money would come. We also need to verify ownership of the pond. It is believed to be owned by Paul Roberts. This issue was tabled.

OLD BUSINESS

A. The board had a letter from Kaye Bryant concerning Raintree Sweats that had been ordered. They should be in by October 15th. Kaye will be building a display case for the office and plans to sell the Raintree items at major Raintree events.

B. Dennis Hammontree announced he is getting 3 bids for the pool. The companies bidding are KC Gunite, Twin Cities and Associated Pools. The sealed bids are due by October 17. The board will meet October 18 at 7:00 at the clubhouse to review and possibly select one. He hopes to start construction by Nov. 1st; the 15th at the latest.

C. Dennis Hammontree presented the loan agreement with Bannister Bank for \$350,000. It has a 3 year fixed rate; 6 year amortization with quarterly payments. Dennis made motion to accept the loan agreement; Dave 2nd. Motion carried.

D. Mike Conway asked the board to consider advancing \$500 seed money for the Metropolitan Lake Association. The purpose of this association is to allow lakes to share their experiences and knowledge concerning siltation problems. The association will incorporate and will consist of lakes in the Kansas City area. Cindy made motion for \$500; Dymon 2nd. Motion carried.

APPROVAL OF BILLS

Wanda made motion to approve bills as submitted; Dymon 2nd. Motion carried.

Meeting adjourned 9:30pm.

*Cindy Stanley
Secretary*

MINUTES OF SPECIAL MEETING
OCTOBER 18, 1994

The Raintree Lake Board of Directors held a special meeting on October 18, 1994 for the purpose of reviewing bids for the proposed pool. The meeting was held at the Raintree Clubhouse at 7:00pm. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Dave Wasson, Wanda Tyner and Dymon Wood. Nancy Ohmes was absent.

Mike Conway called the meeting to order and determined a quorum was present. He then turned the meeting over to Dennis Hammontree.

Dennis presented copies of the pool bids from 3 different companies. They were Merit Pools, Associated Pools and K.C. Gunite. Dennis went through each bid. (See exhibit #1) The base bid from each company included the pool and equipment building. The base bid from Merit was \$596,238. The prices for the options were \$3,372 for the containment area; \$9,039 for the Raindrop umbrella; \$100,458 for the slide package for a total of \$709,107. Merit's bid for the bathhouse/office was \$114,987. The base bid from Associated was \$482,000. The prices for the options were \$4,500 for the containment area; \$8,700 for the Raindrop umbrella; \$81,000 for the slide package for a total of \$576,200. Associated's bid for the bathhouse/office was \$88,000. The base bid from K.C. Gunite was \$459,153. The prices for the options were \$3,400 for the containment area; \$10,820 for the Raindrop umbrella; \$66,620 for the slide package for a total at, \$539,993. K.C. Gunite's bid for the bathhouse/office was \$93,466. The board accepted the low bid from K.C. Gunite for the pool. Jack Banks from K.C. Gunite was present and presented to the board a list of cost cutting ideas to help adapt the pool project to the budget allowed. (See exhibit #2) The total cost of these deletions was \$64,010. The board accepted the deletions with the exception of the recommendation to delete the stone facing on the pool equipment room and install tongue and groove siding. The board felt it was important that the equipment room have the same siding as the clubhouse. K.C. Gunite suggested that we install eight (8) underwater lights in the pool at a cost of \$4,200.

Dave Wasson made motion to accept K.C. Gunite's bid as follows:

Base Bid	\$539,993
Minus deletions (exhibit 2)	-64,010
Add stone facing to equip. room	+1,800
Add underwater lighting	+4,200

TOTAL POOL WITH ALTERNATES

\$481,983

Dymon Wood 2nd. Motion carried unanimously through voice vote.

No action was taken on the bathhouse.

BOARD OF DIRECTORS MEETING

NOVEMBER 8, 1994

The board of directors meeting of the Raintree Lake Property Owners Association was held on November 8, 1994 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Dave Wasson, Marilyn Burasco, Wanda Tyner, Dymon Wood and Nancy Ohmes.

Appointment of a new director was made. Dave Wasson made motion to appoint Marilyn Burasco to the board. Dymon seconded. Motion carried. Marilyn joined the other board members at the table.

The minutes of the October 11, 1994 board meeting were approved. Dymon made motion for approval; Dave 2nd. Motion carried.

The minutes of the special meeting of October 18, 1994 to discuss pool bids were approved. Dave made motion for approval; Dymon 2nd. Motion carried.

Sherry Smoot gave Treasurers Report. Bank balances as of October 31, 1994 were:

Money Market	\$159,125
Checking	14,773
Boat/Lake	25,590
Builders Deposit	21,474

Dues Income for October was \$39,573.72

DUES INCREASE FOR 1995 - Sherry announced per Section 4A of the Raintree Covenants the board of directors may increase the annual assessment for each class in conformance with the rise, if any, of the Consumer Price Index for the preceding month of July. The increase for 1995 will be 2.8%. For Class A annual dues will go from \$313.04 per year to \$321.80.

For Class B annual dues will go from \$208.68 per year to

\$214.52. Sherry made motion for approval; Cindy 2nd. Motion carried. Notification will be sent to all members by December 1, 1994.

Sherry announced the preliminary budget was now available. The final budget would be approved at the December board meeting. Further discussion of the budget would be done at the November 17th worksession.

BOARD ANNOUNCEMENTS

The board reminded everyone of the special assessment meeting to be held November 10, 1994 at 8:00pm at the clubhouse.

NEW BUSINESS

A. Not present - no report

B. Common Ground Regulations were read. These regulations had been submitted to the board for approval for the Raintree directory by the common ground committee. Cindy made motion to approve; Dymon 2nd. Motion carried.

C. Buddy Spurck requested that Brent Pycor of 3837 Windsong be allowed to work on Sundays to get his house finished. Mr. Pycor works during the week and only has the weekends to build his house. Mr. Spurck had a letter from all the surrounding homeowners stating that they had no problem with this. Work would not begin until 9:00 on Sundays. The board agreed to allow the work.

D. Buddy Spurck presented an ARB appeal for a driveway extension at 3905 Windsong Dr.. The 3rd driveway would be 9ft. wide at the front of the house with a portion of it going around the side to a side door out of the 2 car garage. The driveway would be angled down to the street. Dymon made motion to approve the appeal; Dennis 2nd. The board members voting yes were Dave, Dennis, Marilyn, Dymon and Nancy. Board members voting no were Wanda, Cindy and Sherry. Since the appeal required a 2/3rd (6) approval, the motion was defeated.

OLD BUSINESS

A, Dave presented the quorum requirement for each Class for the special assessment meeting November 10, 1994. He explained the the figures could change if past due accounts were paid.

OPEN FORUM

Bill Pflamm asked about grass seed on Hidden Cove. Dave said it would be seeded after December 1st.

Allen Kominz, Bldr. at 226 S.W. 163rd wanted to know the procedure for getting approval for vinyl siding.

A.J. Williams asked about fees that would have to be paid on the pool even if contract is cancelled. Dennis explained there would be some.

Bob Rowland asked about insurance for board members in case of a law suit.

COMMITTEE REPORTS

A. COMMON GROUND-Shirley Thomas said Charlie will pick up replacement shrubs for the 150 entrance. We can get a commercial price at Colonial Nursery. The common ground committee had received a complaint about the appearance of the 291 entrance. The person was instructed to place the complaint with the office in writing. The committee will be planting at Raintree Pkwy. and Seagull ct.. A park bench and trees will be at Sandpiper & Whistling Swan.

B. FACILITIES-Ross Cowan presented a revised quote for the blinds for the clubhouse. The new quote was \$1,100 instead of \$840. They would like to do maintenance on the clubhouse steps and buy a ceiling fan for the office and 2 more 8ft. tables. Dennis made motion to approve \$1,200; Sherry 2nd. Motion carried.

C. LAKE-John Mulvihill explained budget request for 1995. He also said that because of siltation problems the lake committee felt a sand beach on the south side would not be appropriate.

D. STORAGE-Dick Grenier announced the debris in the lot is gone.

E. ACTIVITIES-Sandy Enke said about 125 people attended the hayride. The left over food was donated to the Holly Festival with their proceeds going to the Dare program.

F. SILTATION-Bob Rowland said the committee talked with Joe Willerth about options on the 150 and Ward Rd. silt pond. They will check into getting a permanent easement. The Raintree dam will be inspected on Dec. 5th at 3:00. (Monday)

G. ARB-Paul Landis reported that they approved 3 new homes at their Nov. 8th mtg.. They presented a revised ARB guideline for play structures. They also presented a new guideline for detached structures. Cindy made motion for approval; Dymon 2nd. Motion carried. Recommendation was also made to change the sodding requirement to eliminate all seeding on lots. The new guideline would require full sodding of the entire lot. Dave made motion for approval; Dennis 2nd. Motion carried.

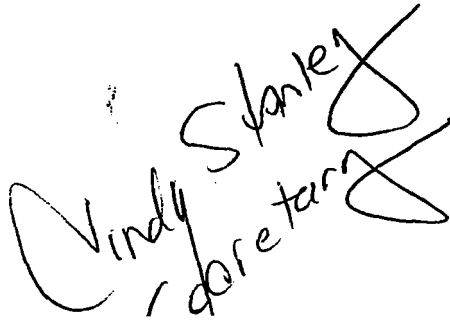
APPROVAL OF BILLS

Dymon made motion for approval; Sherry 2nd. Motion carried.

ADJOURNMENT

Dymon made motion for adjournment; Wand 2nd. Motion carried.

Meeting adjourned 9:30pm.



Cindy Stanley
Secretary

**MINUTES OF SPECIAL ASSESSMENT MEETING
NOVEMBER 10, 1994**

The Raintree Lake Board of Directors held a special meeting of the membership on November 10, 1994 at 8:00pm at the Raintree Lake Clubhouse. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Dave Wasson, Dymon Wood, Marilyn Burasco and Nancy Ohmes. Wanda Tyner was absent.

The purpose of the meeting was to vote on a 3 year special assessment to help fund a new pool. The assessment amount for Class A was \$6.00 per month. The assessment amount for Class B was \$4.00 per month.

The quorum requirement was 313 for Class A; 34 for Class B. This quorum requirement was met with 443 Class A and 85 Class B.

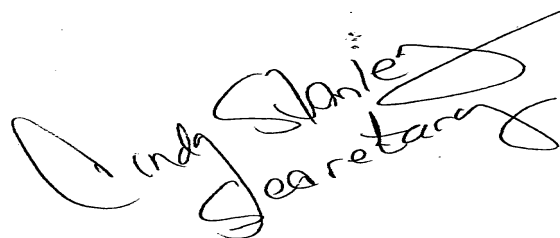
Total votes cast was 527.

Final vote results were 154 against; 373 in favor. The vote had to pass by 2/3rds (66%). It passed by 71%.

Cindy Stanley & Sherry Smoot checked residents in and issued ballots.

Vote counters were Kent Thomas, George Vermillion, Sandy Enke, Gene Thomas and Paul Summers.

Meeting was adjourned at 9:00pm.



Cindy Stanley
Secretary

BOARD OF DIRECTORS MEETING
DECEMBER 13, 1994

The board of directors meeting of the Raintree Lake Property Owners Association was held on December 13 1994 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Dave Wasson, Wanda Tyner and Marilyn Burasco. Nancy Ohmes and Dymon Wood were absent.

The minutes of the November 8, 1994 board meeting were approved. Dave made motion for approval; Marilyn 2nd. Motion carried.

The minutes of the Special Assessment meeting of November 10, 1994 were approved. Dave made motion for approval; Sherry 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot gave report. Bank balances as of November 30, 1994 were:

Money Market	\$163,060
Checking	143
Lake/Dock	25,739
Builders Deposit	22,474

Dues Income for November was \$14,774

Sherry announced that we have moved our bank accounts Bannister Bank of Lee's Summit per the loan agreement on the pool. A 5th a count will be opened for the special assessment money.

Sherry presented the 1995 budget. Wanda expressed concern that the new pool costs and revenue was not shown. Dennis made motion for approval pending the addition of an addendum for the pool costs and revenue; Sherry 2nd. Motion carried.

BOARD ANNOUNCEMENTS

Dennis gave a report as to the progress of the pool. K.C. Gunitite has begun digging and everything is on schedule.

NEW BUSINESS

A) Not present

B) Task Service Corporation appealed an ARB decision for vinyl siding on the house they are finishing at 226 SW 163rd St.. Cindy made motion to approve Journeyman Vinyl Siding in '42 mil. thickness in the color Sterling Grey; Dave 2nd. In a show of hand vote Marilyn, Cindy, Sherry, Dennis & Wanda voted yes. Dave voted no. Motion carried.

C) Ruth Ann Nysten, a Raintree resident and also interested in helping Raintree find management for the new pool, presented a proposed 1995 season operations plan which included a schedule of activities, staffing requirements and supplies, and rules and regulations. The board will further discuss these recommendations at the Dec. worksession.

OLD BUSINESS

Dave Wasson mentioned that since the ARB committee will not draft a guideline for 18" satellite dishes the board needs to consider doing it. Dave suggested that we put an article in the January Shoreline asking for opinions and help in drafting the guideline for possible discussion at the March annual meeting. Dave and Wanda will help with this. Resident Bill Pflamm asked to help also.

Dave suggested that at the December worksession we look at long range planning for Raintree and immediate objectives for 1996.

OPEN FORUM

Dennis Prather of Royale Tern Pt. suggested the association purchase a shredder for residence to dispose of their Christmas trees and for mulch.

Bill Pflamm asked again when Hidden Cove would be seeded. Dave said sometime in Dec.

Shirley Thomas suggested that maybe we could use some of the builders old hay bales from their siltation barriers to lay over the seed at Hidden Cove.

COMMITTEE REPORTS

ACTIVITIES-Sandy Enke reminded everyone that the Raintree Lighting Contest would be held on Dec. 17. The breakfast with Santa was a success.

COMMON AREA-Shirley Thomas reported the committee would like to add more lights to the main entrance. They would like to send a questionnaire to residents concerning common ground usage. They would like to have a table at the annual meeting in March for sign-up of new members and suggestions.

FACILITIES-Ross Cowan reported the blinds should be in any day. They bought 20 new chairs and two 8' tables for the clubhouse. They also fixed the stairs on the deck of the clubhouse and purchased a ceiling fan for the Assoc. office.

LAKE COMMITTEE - No report

STORAGE COMMITTEE-Dick Grenier reported that the roads in the lot will be finished and signs up by spring. He reported that two trailers had been stolen out of the lot.

SILTATION-Bob Rowland wanted to know if Mike Conway had

contacted Mr. Roberts about the Ward Rd. silt pond. Mike said he had not been able to contact Mr. Roberts. Bob reported that there are several problems with our spillway and a letter would be sent to the Association outlining these problems.

ARB-Paul Landis reported they had approved 3 new homes that night. He mentioned that the plans for the new Raintree pool had not been submitted to the ARB. The committee looked the plans over and submitted a list of recommendations to Dennis.

APPROVAL OF BILLS

Dave made motion for approval; Dennis 2nd. Motion carried.

MEETING ADJOURNED 9:20pm.

*Indy Stanley
Secretary*

BOARD OF DIRECTORS MEETING JANUARY 10, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on January 10, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Cindy Stanley, Dave Wasson, Wanda Tyner, Marilyn Burasco and Dymon Wood. Directors absent were Dennis Hammontree, Sherry Smoot and Nancy Ohmes.

The minutes of the December 13, 1994 board meeting were approved as submitted. Marilyn made motion; Dave 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot was absent. Cindy Stanley gave Treasurers Report. Bank balances as of December 31, 1994 were:

General Account Checking Account Lake/Boat Account Builders Dep. Account

\$72,741.55

\$ 200.60

\$32,538.55

\$21,163.61

Dues Income for December was \$24,090.69

BOARD ANNOUNCEMENTS

A) The board of directors announced the nominating committee

for 1995 would be Charles Mallet, Chairman; Art Kinder, Dave Elliott, Joe Carrier and Jim Metzger. Dave made motion to appoint the members; Dymon 2nd. Motion carried.

NEW BUSINESS

A) Not present - Mark Scharosch

B) The board presented to residents present a proposal for the purchase of 3.88 acres of land off of 163rd from Ron Greathouse. The purchase price is \$30,000. Mr. Greathouse will carry a non-interest loan for us with a 5 year payoff, (\$6,000 yearly pymt) Dave made motion to enter negotiations with Mr. Greathouse for the purchase of the 3.88 acres at a price not to exceed \$30,000; Dymon 2nd. Motion carried.

OLD BUSINESS NONE

OPEN FORUM

Bill Pflamm of 3815 LaCross thanked the board for completing the Hidden Cove project. He acquired about the possibility of a swim dock on the west side of the Hidden Cove silt pond. Charlie Mallett said that one is going to be installed next year built from scrap from another dock.

John Smith announced that city engineers would be looking at the problems with the bridge over the spillway and will be getting back with us.

Paul Landis reminded all committees that any exterior improvements should come before the ARB committee.

APPROVAL OF BILLS

Cindy made motion to approve bills as submitted; Dymon 2nd. Motion carried.

MEETING ADJOURNED 8:25pm.

*Cindy Stanley
Secretary*

**BOARD OF DIRECTORS MEETING
FEBRUARY, 14, 1995**

The board of directors meeting of the Raintree Lake Property Owners Association was held on February 14, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Wanda Tyner, Marilyn Burasco, Dave Wasson and Nancy Ohmes. Dymon Wood was absent.

The minutes of the January 10, 1995 board meeting were approved with one, correction. The minutes refered to the appointment of the members of the nominating committee. They should have read that Jim Metzger was appointed. All other members were appointed last year. Dennis made motion to approve with the correction; Sherry 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot gave Treasurers report. Bank balances as of January 31, 1995 were:

Checking Acct.	\$ 735.49
Money Market Acct.	99,443.35
Lake/Boat Acct.	39,645.26
Builders Acct.	21,149.03

Dues income for January was \$28,737.20

Dave mentioned that the Money Market balance would be reduced by \$4,148 when that money is deposited into a Special Assesment Acct.. Dave also suggested that at the next worksession the board members need to decide which financial reports they want in their packets. We are now using Quicken.

BOARD ANNOUNCEMENTS

A. Dave presented a drawing of the proposed usage of the land the board is negotiating to buy from Ron Greathouse on the southside. (3.88 acres)The boards proposal is for no immediate use. When it is used it would be for a maintenance building and park. Some residents expressed concern about usage and additional traffic on 163rd.

B. Mike announced that the new 1995 Raintree Directories are available.

C. Mike reminded everyone to turn in their long term survey which was in the February Shoreline.

D. Mike reminded everyone of the Annual Meeting, March 30, 1995. He asked if anyone was interested in running for the board to please turn their name into the office.

NEW BUSINESS

A. Mark & Kelly Scharosch appealed an ARB ruling for a 30 year Timberline Roof in Weathered Wood. Wanda made motion to approve the appeal and allow the roof which was already on the house; Dave 2nd. In a show of hands vote Dave, Marilyn, Sherry>Dennis, Wanda and Nancy voted yes. Cindy voted no. Motion carried. (address 3914 Hidden Cove)

B. Judy Olsen -_ appeal ARB ruling for 5ft. fence. Mrs. Olsen was not present.

C. Mike read the proposed policy for board spending on capital improvements. Mike explained that the board felt any amount over \$150,000 for capital improvements should require a feel of the membership as to the spending of such money. Dave made motion for approval; Dennis 2nd. Motion carried.

D. John Smith presented an insurance proposal for the association for 1995-1996 from CNA Insurance. USF&G and States Insurance Co. both declined to quote. Dave made motion to accept CNA,'s Insurance bid for a yearly premium of \$22,010.00 to be paid monthly at \$1,831.00; Sherry 2nd. Motion carried.

E. Joe Willerth presented a right of entry agreement for the Little Blue Valley Sewer District to enter the associations property for coring, surveying, etc. Joe explained that a pumping station is planned at the bottom of the dam with the line running towards Cole Younger street; east under Raintree Drive to 291. There was discussion as to whether we own the property where the drilling will take place or if Paul Roberts owns it. It was decided that we would go ahead and give approval for assess to any land the association may own for the drilling and surveying. Cindy made motion for approval; Dave 2nd. Motion carried. Mike will sign the agreement

F. Cindy presented the board with a copy of Bannister Banks Corporate Resolution to Borrow. Cindy explained that her and Mike Conway would be signing the resolution and its purpose was to allow the two of them to initiate the pool loan with Bannister Bank and that it needed approval from the board. Dennis made motion to approve; Dave 2nd. Motion carried.

OLD BUSINESS

Dennis gave a pool update. He said the structure was in; the equipment room floor had been poured with construction to start next week; stainless steel gutter would be in next week; the

approximate cost to pour the floor and plumb for the bathhouse was \$15,000. The board will consider doing that part of the bath house since the ground is already tore up.

OPEN FORUM

Shirley Thomas on Sapelo told the board that the 7ft. driveway extension the board approved for Buddy Spurck, which was not to be used for the parking of automobiles, was being used for that purpose.

Bill Pflamm on LaCrosse Ct. suggested that a fine be assessed to the people with the 30 year roof. The fine should be the difference in price of a 40 year and 30 year roof. Wanda said that according to our bylaws we cannot fine homeowners.

APPROVAL OF BILLS

Dennis made motion for approval of bills as submitted; Sherry 2nd. Motion carried.

Meeting adjourned 9:05pm

Andy Skank
Secretary

Executive Session
February 14, 1995 (after board meeting)

Board members present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Wanda Tyner, Marilyn Burasco, Dave Wasson and Nancy Ohmes. Dymon Wood was absent.

Joe Willerth, Raintree attorney was present.

A. The board reviewed with Joe the contract for the proposed land purchase for Lot 2, Brigance Acres from Ron Greathouse. Dennis made motion to accept the contract; Dave 2nd. Motion carried.

The purchase price is \$30,000 to be paid with \$1,000 at signing of the contract; \$5,000 cash at delivery of deed; \$24,000 financed at 8% and amortized for 5 years with 60 monthly payments of \$486.63 beginning April 1, 1995 and ending March 31, 2000.

B. Done at board meeting (Litte Blue Valley Sewer Agreement)

C. Joe presented information on Lots #773 & #971 that George Jeffers owns. The lots are being taken back by Paul Roberts. Paul would like all past assessments and fines dismissed. Dave informed the board that the buyers of lot #971 are willing to pay past money owed. The board decided to accept this on lot #971. The board will negotiate with Mr. Roberts to gain access to 3 silt ponds with a permanent easement in exchange for dismissing the past assessments on lot #973.

D. Joe told the board that he had informed Howard Roe, 4061 Pendant, of a pending lawsuit concerning his roof. (Lack of metal valleys) The board agreed to continue with the lawsuit.

Cindy Stanley
Secretary

Board of Directors Meeting

March 14, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on March 14, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Sherry Smoot, Cindy Stanley, Marilyn Burasco, Wanda Tyner, Dave Wasson and Dymon Wood. Nancy Ohmes and Dennis Hammontree were absent.

The minutes of the February 14, 1995 board meeting were approved. Marilyn made motion; Dymon 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot presented treasurers report. Bank account balances as of February 28, 1995 were:

Checking Acct.	\$1,894.83
Money Market Acct.	\$26,158.79
Special Assess Acct.	\$4,148.00
Boat/Lake Acct.	\$43 572.90
Builders Acct.	\$21,013.73

Dues Income for February \$32,249.67

BOARD ANNOUNCEMENTS

Mike announced that we are in litigation with a member of the association for their failure to install metal valleys and laminated hips & ridges when they installed a new roof:

Mike reminded everyone of the annual meeting March 30, 1995.

Geri requested that she be able to purchase a dot matrix printer for around \$200 to print labels for the Shoreline and the billing. She explained that the paper and ink for the laser printer is expensive. The board granted her request. Geri will put an article in the Shoreline to sell the extra printers we have.

Dave explained changes since the January motion on the Greathouse contract for the 3.88 land purchase on the south side. Dave explained that the no interest loan was thru a contract for deed which would not allow the association title to the property until the loan committment was satisfied. The board decided to do a direct purchase of the property at 8% interest with purchase price remaining at \$30,000. Ron would finance the loan for 5 years and the monthly payment would be \$486.63. Ron Greathouse also wanted six (6) months to remove his personal property off the land. Dave made motion to proceed with the purchase with the changes; Dymon 2nd. Motion carried.

NEW BUSINESS

A. John Mulvihill, Lake Committee Chairperson, requested the board approve funds for the purchase of a new patrol boat motor and signs for the swim docks. He received 3 prices for motors:

- American Marine 60 Hsp. 1993 Evinrude for \$3,750
- Pat's Marine 70 Hsp. 1993 Evinrude for \$4,400
- Blue Springs Marine 70 Hsp. 1993 Johnson for \$4,400

The lake committee recommended the Evinrude from American Marine. The committee would like to purchase signs for the swim docks that say "Swimming Only. No Boats" from Wright Signs. The price for 36 signs was \$634. Cindy made motion to approve \$4,400 for the purchase of the motor from American Marine and for the purchase of the signs; Sherry 2nd. Motion carried.

B. Shirley Thomas, Common Ground Chairperson, requested the board approve funds for the purchase of 2 benches and 2 tables from Fry & Associates, which will be placed at various locations around the lake on common ground. Dave expressed concern that the F.O.B. be changed from factory to destination. Cindy made motion to approve \$1,763.12 for the purchase of the tables and benches with the F.O.B. changed to destination; Sherry 2nd. Motion carried.

C. Geri presented information about the renewal of the Community Associations Institute. This involves the receipt of the "Common Ground" magazine bi-monthly and the opportunity to attend programs thru-out the year. The yearly fee is \$225. The association can subscribe only to the magazine for \$59 a year. Dave made motion to renew membership for \$225; Dymon 2nd. Motion defeated. Cindy made motion to subscribe to the magazine for \$59 a year; Sherry 2nd. Motion carried. Dave asked for a roll call vote. Wanda vote yes; Marilyn vote yes; Sherry vote yes; Cindy vote yes; Dymon vote no and Dave vote no.

D. Cindy explained to members present that the board had been considering having the floor poured and the plumbing installed for the bath house at this time since the ground is already tore up. If we did it later not only would we have to move fencing from the pool but also bring in trucks which would make another mess. Dennis had received an estimate of around \$13,000 to do this job from K.C. Gunite. The board felt that because we were in better financial condition than we thought we would be we could go ahead and spend the money. Cindy made motion to approve \$15,000 (\$2,000 for misc.) for the bath house floor and plumbing pending the bathhouse be made handicap assessable and doors be added to the bath house; Dymon 2nd. Motion carried.

E. Dave presented a proposed resolution for the usage of Brigance Acres (3.88 acres on the south side) by this board. Cindy made motion to adopt the resolution as submitted; Sherry 2nd. Motion carried.

OLD BUSINESS

Jim Metzger asked if his son could buy a sand filter from the old pool. The board agreed to sell the filter for \$50.

OPEN FORUM

Larry Kincaid on Marsh Wren asked about Dessa Burrell's garage door. The board said we are in litigation at this time.

Mia Slavon on Lido Dr. asked why there was a waiting list for boat slips. John Mulvihill answered several of her questions. Mia felt that some names were on the list who should not be. (current long term lease owners) Dave said that the list would be checked and those names removed. Wanda suggested that guidelines on slip rental be published in the next directory.

APPROVAL OF BILLS

Cindy made motion to approve bills as submitted; Sherry 2nd. Motion carried.

MEETING ADJOURNED 8:30pm



Cindy Stanke
Secretary

Board of Directors Meeting
April 11, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on April 11, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Sherry Smoot, Marilyn Burasco, Bob Rowland, Dennis Hammontree, Roland Thibault, Dave Wasson, and Nancy Ohmes. Carl Cage was not present.

The minutes of the March 14, 1995, board meeting were approved. Marilyn made the motion; Sherry Smoot seconded, motion carried.

TREASURERS REPORT

Dave Wasson presented treasurers report. Bank account balances as of March 31, 1995 were:

Checking Acct.	\$ 1,262.26
Money Market Acct.	\$43,813.45
Money Market Special Fund	\$ 9,276.45
Boat/Lake Account	\$43,221.62
Builder's Account	\$21,578.75
Dues Income for March	\$33,976.02

Audit report - Jim Mitchell

\$143,000 net asset, -

No tax depreciation on the Club House because it was donated.

The pool and bathhouse can be depreciated, probably in 1996, no property taxes will have to be paid.

As a whole Raintree is in good shape.

BOARD ANNOUNCEMENTS

Mike Conway introduced the new Board Members, Bob Rowland, Carl Cage, Marilyn Burasco and Roland Thibault.

New Officers:

Mike Conway-President

Dennis Hammontree-Vice-President

Marilyn Burasco-Secretary

Dave Wasson-Treasury

NEW BUSINESS

A. Shirley Thomas, Chairman, Grounds Committee explained that a house on Green Teal wants to plant trees and a flower garden on the common area. The By-Laws state that the common grounds committee does have the right to make that decision. The decision was to let the residents on Green Teal plant trees on the common area, but no flower garden.

B. New members for the ARB Board were presented, Mary Lou Rowland, Erma Mallot and Roger Miller. Dave Wasson make the motion to accept the new members, Sherry seconded; the motion was approved.

C. Parcel "A" Chairman - Jim Metzger
Parcel "B" Chairman, tabled until met month, Dave made motion, Nancy 2nd, approved.

D. Mike Poindexter and wife appealed to the Board on behalf of the playhouse they are building in their back yard.. They are willing to draw up a contract that states they will not use the playhouse as a storage shed, and they will remove the playhouse if they move. Mr. Sandman said he lives behind the Poindexters and he does not find the playhouse offensive. Dave said we should contact our lawyer to see if we could draw up a contact. Joe was at the meeting, he said yes.

Bob Rowland made a motion for a contract to be drawn up and signed by the Poindexters. Dave amended the motion to read that the contact should read that if the Poindexters sell their home, the new owners would have to sign a contact also.

C. Larry Kincade wants to buy recycled plastic instead of hay bails to put up around the new homes as silt control. The plastic will cost \$180.00 per roll, each roll is 400 ft by 1 foot high. If Raintree would have to put the plastic barriers on a new home sight they would be charged. Dennis is going to check the "OSHA". Rob Rowland made a motion to purchase material up to \$300.00 to try as siltation control for the new homes. Marilyn seconded.

D. David presented a Digital Satellite Systems policy. The policy was tabled until May meeting.

E. Swim Lesson Contract by Jeff Kelly Enterprises was presented and accepted.

F. Photo I.D. Machine was discussed. Dennis made motion to buy machine. Approved.

G. Dave Wasson presented resume from Barbara Webb for pool manager. Dennis made motion to accept Barbara Webb as pool manager for a salary of \$4,200.00 for 15 weeks. Barbara will not only be pool manager but will be a lifeguard.

H. Dave made the suggestion that we move the refrigerator from the Clubhouse into the Concession stand area and buy a new refrigerator for the Clubhouse. Dennis is to look into the price of a new refrigerator.

I. There are some items in the storage area that need to be moved, owners unknown, going to run pictures in the Shoreline.

OLD BUSINESS

Fence for pool:

Wrought Iron fence would cost \$18,000 more than the \$7,000 the vinyl coated fence will cost. The pool is commercial property, so therefore the vinyl coated fence is within code of Lee's Summit and Raintree ARB. Dave moved we approve chain link fence, Nancy seconded. Mike called for a vote. Bob vote no; Nancy vote yes; Dennis vote yes; Marilyn vote yes; Roland vote no; Dave vote yes; Sherrie abstained; Mike did not vote.

Yes, we want fireworks for July 4th; would like for Damon to think about organizing the event.

Charlie Sandman has a house across the street that has not been finished in 7 months, there is mud all over the street and sidewalk. He wants something done.

Bob Rowland suggests we draw up a new contract that states we can fine a builder that does not have their house done on time. Dave thinks we should fine the builder \$1,000 three days after he has been notified.

Larry Kincaid would like for every Raintree resident to have a Raintree bumper sticker on his/her car, that way we could identify cars in the area. Bill Flamm does not think that is a good idea, his wife is a school teacher and she does not want her students to know where she lives.

Bills submitted, Bob Rowland approved, Marilyn second.

MEETING ADJOURNED 10:00 p.m.

Marilyn Buasco

Board of Directors Meeting
May 9, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on May 9, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Carl Cage, Mike Conway, Marilyn Burasco, Bob Rowland, Rowland Thibault, and Dave Wasson. Dennis Hammontree, Sherry Smoot and Nancy Ohmes were not present.

The minutes of the April 11, 1995, board meeting were approved. Carl made motion to accept the minutes as written, Rowland seconded, they were approved.

TREASURERS REPORT

Dave Wasson presented the treasurers report. Bank account balances as of April 30, 1995 were:

Checking	\$ 1,115.00
MM General Fund	\$52,320.07
MM Special Fund	\$ 9,291.11
Boat/Lake Account	\$38,690.84
Builder's Account	\$21,151.73

BOARD ANNOUNCEMENTS

Mike read Sherry Smoot's resignation. Rowland moved that we accept Sherry's resignation, Carl seconded the motion, the motion was approved. The Board went to Shirley Thomas as the next highest in the voting to see if she would accept the position to replace Sherry on the board. Shirley accepted.

NEW BUSINESS

Kenneth & Lois Carlson make an appeal to the Board to put siding on their resident at 4166 Lafayette Place. Mike called for a verbal vote:

Dave, no; Carl, yes; Shirley, no; Bob, no; Rowland, no.

Appeal denied.

Rob Rowland said if the By-Laws say no siding then it should be that way. Mike reviewed the policy of overriding the ARB, saying the board had in the past approved siding for some residents. John O'Shield (representing the Carlsons) did not understand why we could go with steel siding instead of vinyl. Warranty the same, vinyl or steel.

Dave said policy is policy!

Bob Rowland thinks we should table the other two appeals until the ARB can look into changing the policy on siding.

Shirley Thomas thinks we should have a policy with all the guidelines.

Don & Charlene Fisher wanted the board to look at their sample of the siding they wanted to put on the back and sides of their home. They wanted to start the next day so they could have the house done by summer. Mr. and Mrs. Fisher were both upset because the board would not look at the samples of the siding they brought.

Mike would like to see a policy in place in 30 days.

Rowland wants to protect the property value of the homes in this area. Bob Rowland suggests that John O'Shield stay and maybe help set policy, John O'Sheild said he would like for us to also talk to some manufactures. There are some homes in Raintree with siding that are not legal and about 4 homes were approved for siding by the past board.

Baptist Triathlon:

The Triathlon will be held August 27th.

Some concerns about the streets being blocked off by Joe Carrier,

Mike ask the Triathlon committee if there could be a driving lane around all of Raintree.

And problems or concerns with the Triathlon should call Bruce Tremmell, 251-2384 with the Lee's Summit Police Department.

Pool Furniture:

Ross Cowan would like to purchase 22 chairs and 6 chaise lounges for the new pool area not costing over \$500.00. Marilyn made the motion to purchase \$500.00 worth of chairs and chaise lounges for the new pool. Shirley seconded, approved.

Dave Wasson wants to purchase a new refrigerator for the club house and put the old refrigerator in the pool area to hold pop and candy. Bob Rowland make a motion to purchase a refrigerator for up to \$600.00. Rowland seconded, approved.

Summer Security:

Contract for summer security was submitted. Bob Rowland make the motion to sign the contract and for Mike to set the schedule. Dave seconded, approved.

Summer Hours:

Monday thru Friday 9:00 a.m. to 5:30 p.m.

Saturday 9:00 a.m. to 3:00 p.m.

Sunday Closed

Extra office help from middle of May to middle of October.

Carl made the motion to accept the new summer office hours and office help. Bob Rowland seconded, approved.

Siltation Barrier:

The new plastic barrier are a 100% success. There are three builders interested in purchasing the plastic barrier instead of hay bails. The Raintree Homeowners Association will take over the purchasing and selling of the plastic barrier.

Accounts Receivable:

Dave Wasson wants to establish a policy that all applications for construction and or improvement to lots and or units shall have all assessments on regular inspection paid to date before construction and/or improvement shall be place before the ARB for approval.

If they want to build a house, all assessments will be paid to date on that lot. Spec houses could set for a year with no payment, if they are going to build, then they are going to pay their dues first.

This policy would have no effect on Act 7 Section 4 of the covenant with the respect to the 30 day

ARB approval. They cannot go to the ARB until that section is paid.

Satelite Dish:

There was an article in the Shoreline on the Satelite Dish and there was no calls or letters about what people want, as of May 9, 1995; tabled until June.

OLD BUSINESS

Parcel B - Bob Christian

Bob Rowland made the motion for Bob Christian to become Chairman of Parcel B, Dave seconded, approved.

Summerfest:

There will be fireworks.

Mike said Damon would not do summer feast, he did not have enough time. He said he would assist.

Ron and Connie Cowan to do fishing derby,

Marilyn Burasco consented to do the Carnival and Parade.

Dave to see if Joe and Mike Burns would do the volleyball tournament.

OPEN FORUM:

Bill Fleming is concerned about the ditch up to his property; Charlie said we were going to sod up to the property line, about 400 feet. Art is to talk to Buddy Spurk about repairs and the water and mud on that property. Since the city did the repairs on the property and caused some of the problem, we should write a letter to the city to come out and look over the problem.

Connie is concerned over the Ward Road detour and what are they going to do.

Mike Poindexter of Normandy, the house at 4076 Lido, Lot# 232, still is not painted and there is a mess all over his yard. Is there anything we can do? Mike wants the guy to finish the outside and yard.

Mike Conway, stated that our contract only talks about the time in finishing the outside of the home, and we are addressing that problem. Bob Rowland wants to know about the siltation. Mike Poindexter said you cannot walk on the common area or sidewalk without walking in mud. Bob ask Art if we sent 4076 Lido the 3 day letter about the siltation, if not can we get the letter sent. Dave Wasson, mentioned we have had complains January, February and April. Bob, ask did we send letter? Art wrote letter recommending to fine his \$250.00, if Raintree has not sent the letter then send a letter and if no barriers in 3 days fine him and Raintree will put up the Barriers.

Larry Kincaid named the 3 biggest siltation problems:

1. 150 & Ward Rd.
2. West Hidden Cove
3. Windemere

Mike Conway told us all about a new Retirement Development that wants to meet with the Raintree residents at the Clubhouse, concerning the building of a multi-family development for older people

Mike ask ARB to work on a vinyl siding policy that we could live with. We would have a special meeting to approve the vinyl siding policy.

Meeting adjourned at 9:30 p.m.



Board of Directors Meeting
June 13, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on June 13, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order by Dennis Hammontree. Mike Conway was out of town. Directors present were, Dennis Hammontree, Marilyn Burasco, Bob Rowland, Shirley Thomas, Roland Thibault, and Carl Cage. Nancy Ohmes, Dave Wasson and Mike Conway were not present.

The minutes of the April 11, 1995, board meeting were not approved due to Bob Rowland and Roland Thibault's name's were misspelled. With that correction, they will be approved.

TREASURERS REPORT

Dave was out of town: Dennis gave the treasurers report.

Checking	\$ - 787.06
MM General Fund	\$64,460.16
MM Special Fund	\$20,901.16
Boat/Lake Account	\$28,996.69
Builder's Account	\$21,720.98

BOARD ANNOUNCEMENTS

The date concerning the retirement community development off of Ward Road has been changed to June 26.

NEW BUSINESS

Randy Kidd is concerned about the common area behind his house; the rain has caused the ground to sink. Randy wants someone from the common grounds committee to come out and look at it. It was agreed that Charlie would take care of the problem. If it cannot be fixed right away, then a barrier should be put around the problem for safety.

David Knox was not at the meeting, but the city came out and made them put up hay bales.

Corporate Resolution - Mr. Roberts wants lots 1940, 1054, 1065 and 1084 annexed into Raintree Lake. Shirley moved to accept the corporate resolution as written. Marilyn seconded. Carl added that the corporate resolution should be signed by Mike Conway. The motion was approved.

Ross Conan wants to buy four or five chaise lounges at \$45.00 each for the pool. Bob made a motion to buy 20 chaise lounges at no more than \$45.00 each. Shirley seconded. Motion was approved.

It has been suggested that the pool stay open an extra hour two nights a week. It was brought to

the board's attention that the old pool used to have "adult only swim". Charlie Sandman said that in the beginning Life Guards needed a 10 minute break every hour, that was where "adult swim" came from. Chris Pointdexter has some concerns about some of the rules, so Bob Rowland made a motion for Chris Pointdexter to chair a pool policy committee. Shirley seconded. The motion was approved.

Bicycle Safety, Shirley Thomas - the bicycles have become a problem. She would like some kind of safety program or policy set up. Shirley is going to see if the Lee's Summit Police has some type of policy, maybe a sticker or safety meeting.

OLD BUSINESS

A flyer was sent out about vinyl siding in the Shoreline. There were only 2 letters in response.

ARB came into the board meeting to tell us they were also working on guidelines for vinyl siding. Dennis said we would table any discussion until the ARB came up with some guidelines.

OPEN FORUM

Mike Sample, said four houses are being built on this street and the builders are not cleaning up. The builder is already five months over the time limit of building. Charlie Sandman said one house should be built before they can build any more homes. Roland Thibault knows a guy who would come out and clean the street for a fee. Raintree should not let builder start any new homes until all liens are paid. Bob made the recommendation that we talk to Joe about whether we can do something to builders about fining them more money.

Bob made the motion we approve the bills. Roland seconded, the motion was approved.

Meeting was adjourned at 8:45.



Board of Directors Meeting
July 16, 1995

The meeting of the Board of Directors of the Raintree Lake Property Owners Association was held on July 16, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order by Mike Conway. Directors present were Dave Wasson, Shirley Thomas, Carl Cage, Marilyn Burasco, Mike Conway, Dennis Hammontree, Roland Thibault, and Bob Rowland. Nancy Ohmes was not present.

The minutes of the June 13, 1995, board meeting were approved.

TREASURERS REPORT

Checking	\$ 814.54
MM General Fund	\$129,097.06

MM Special Fund	\$ 27,097.06
Boat/Lake Account	\$ 29,593.90
Builder's Account	\$ 21,802.81

BOARD ANNOUNCEMENTS

As of this date, the pool is not for rent.

NEW BUSINESS

William and Doris Clark of 4085 Marline Drive, Lot 268, want to put in a fence closer to the front of their house than the rules allow. Several Board Members want to look at the property before voting; we will make our decision at the work session.

Dave Wasson wants to change the clubhouse rental fee from \$125.00 to \$175.00 plus tax. Carl Cage made the motion to raise the rent from \$125.00 to \$200.00. Bob seconded. Shirley, Carl, Marilyn and Bob voted yes. Dave, Dennis and Roland voted no.

Dave Wasson read the following statement:

The following policy statement shall become effective on July 12, 1995.

ALL APPLICATIONS FOR CONSTRUCTION AND/OR IMPROVEMENTS TO LOTS, MULTI-FAMILY RESIDENTIAL UNITS AND/OR COMMERCIAL UNITS SHALL HAVE ALL ASSESSMENTS, FINES AND/OR LIENS PAID TO DATE BEFORE CONSTRUCTION AND/OR IMPROVEMENT APPLICATION SHALL BE PLACED ON THE ARCHITECTURAL REVIEW BOARD AGENDA.

THE APPLICATION OF THIS POLICY WITH REGARD TO ARTICLE VII, SECTION 4, OF THE COVENANTS AND BY-LAWS OF THE ASSOCIATION SHALL NOT AFFECT THE 30 DAYS ARB LIMIT AND SHALL NOT APPLY AS TO THE APPLICATION APPEARING BEFORE THE ARB.

Dennis made the motion to accept the policy as read by Dave Wasson. Shirley seconded, the motion was approved.

Chris Poindexter - Pool Committee

Chris expressed many concerns.

1. Zero entry still slippery- in the fall the pool will be drained and problems taken care of.
2. Guard at bottom of water slide - much decision, probably no guard will be put at bottom of the slide.
3. Age raised from 8 to 12 - will consider for next year, and raising the age of babysitters to 18.
4. Lifeguard behavior - all concerns will be looked into.
5. Trash at pool - there are now more trash barrels.
6. Pool Manager - Dave will talk to Chris about the problems.

Life guards are now in uniforms. Chris also would like to see the pool open until 9:00 p.m. on Tuesday, Wednesday and Friday and on weekends 10:00 a.m. to 10:00 p.m.

Mike said we all need to remember the pool is a new experience for us. Next year we can make improvements. Looking for a new guard, they are very hard to find.

Mike complimented Chris on the good job she and her committee have done. Dennis would like to see any decision on the pool to take place at the work session. Dave would like for the guards to be at the next pool policy meeting, which is on Saturday at 9:00 a.m.

Completion of Bathhouse/Office:

Dave wants to get bids on the bathhouse/office now so we can get started by September, '95.

Dave would also like to put a deck on the area outside the fence with table and chairs.

The board agreed to get sod on the area in front of the pool house. Mike made the motion to get the pool area sodded for no more than \$2000.00. Shirley seconded, the motion was approved.

Shirley Thomas:

The park benches are now in place and look very nice. The letter for violators was sent out with a date deadline. There will now be dated pictures taken of any violation.

A petition was presented by the homeowners of Harbor Cove, Raintree Lake, requesting that the Raintree Lake Property Owners Association Board of Directors take whatever action the Board deems necessary to alleviate the unsightly and inappropriate conditions that presently exist on Lot #HC42. The petition was signed by 29 homeowners.

Dave said he went by lot #HC42 and talked to the owner. We do not have any time limits as to when you have to build on your property. Dave made the motion that we go to Joe to see what Raintree can do when a property owner does something to his property without ARB approval, such as trash, or flowers garden not set back far enough. Bob seconded, the motion was approved.

The drain in the back of Bowsprint will be fixed and the sidewalk needs to have the caution tape put around the back area.

We would like parking violations printed in the Shore Line.

Mike reported on the Baptist Telethon. They want to set up the swim course on August 6, using the Raintree patrol boat, and starting at 7:00 p.m. Board approved. Mike said they are trying to arrange a lane for cars all the way around the course.

OLD BUSINESS:

Dave made the motion to grant permanent easement as per the Lee's Summit Water Department's document. Rowland seconded, the motion was approved.

Paul Barr said his wife has a business in their home and they would not have moved to this area if we did not allow Satellite Dishes. They admitted they had not read the guidelines first.

Rowland does not want Satellite Dishes at all because of what it does to the area. Shirley said the problem is that not all residents will get permission first.

Rowland said they could put in a sky light with Satellite Dish in the attic. The residents did not like that idea.

Mike tried to explain that if we approved a 18-inch dish someone else would want a bigger one. According to the 148 returned surveys, 78% wanted Satellite Dishes. Bob Belcher thinks that the people on the board are narrow minded because they do not want Satellite Dishes. Rowland does not want one on any roof. Bob Belcher does not want them in front yards. Right now there are no guidelines on Satellite Dishes. Mrs. Barr said she would help write a policy. The Board will not approve anything until the ARB has guidelines. Mike suggested we table the Satellite Dishes problem until the policy/guidelines are put together.

Mike read the following letter submitted by the RLPOA Architectural Review Board concerning Vinyl Siding:

THE MEMBERS OF THE ARCHITECTURAL REVIEW BOARD UNANIMOUSLY AGREE AND RECOMMEND TO THE RLPOA BOARD OF DIRECTORS THAT VINYL SIDING NOT BE ALLOWED ON HOUSES AT RAIN TREE LAKE AND THAT STEEL SIDING BE REMOVED FROM THE ARCHITECTURAL GUIDELINES.

THE ARB HAS CONTACTED MANY OF THE HIGHER QUALITY SUBDIVISIONS IN LEE'S SUMMIT AND THE METRO KANSAS CITY AREA AND HAS CONSISTENTLY FOUND THAT NEITHER VINYL NOR STEEL SIDING ARE ALLOWED. THE ARB HAS ALSO DISCUSSED THIS ISSUE WITH MANY RAIN TREE RESIDENTS AND PUBLISHED PROPOSED SPECIFICATIONS FOR VINYL SIDING IN THE "SHORE LINES" WITH A REQUEST FOR RESIDENT INPUT. ALL INPUT RECEIVED, BOTH VERBAL AND WRITTEN, HAS BEEN AGAINST VINYL SIDING.

THE ARB MAKES THIS RECOMMENDATION TO NOT ALLOW VINYL SIDING FOR THE ABOVE REASONS, AS WELL AS THAT IS ALLOWED, ENFORCEMENT OF PROPER USE OF MATERIALS AND INSTALLATION TECHNIQUES COULD BE VERY DIFFICULT TO ENSURE ANY KIND OF ACCEPTABLE QUALITY.

Mike explained why the ARB came up with this policy. They feel that vinyl siding could downgrade the area. It was brought out that there are already some homes at Raintree with vinyl siding. Mike also stated that most upper class areas do not allow siding at all.

Dave said most houses in the area are not made of good wood and they are coming off and you have to paint every four years.

Shirley made the motion to remove steel siding from Raintree's guideline as of August 1, 1995 and accept the ARB recommendation. Rowland seconded. Dave said our guidelines still say they can have steel siding and we are going to have trouble with people who are going by the book. It was brought out that the book reads that the rules are subject to change.

The motion was approved.

OPEN FORUM:

Mrs. Sandy Doty, 321 S.W. Seagull said there are two homes that have been under construction for two years, lots 316 and 312. The doors are unlocked, the yard not sodded, windows broken and kids can go in these homes to play. Jim Metscher suggested we sod the yard and charge the builder. Also, call the city of Lee's Summit. Mike would like to know who the owner is. We think the builder is Branta. He went bankrupt. Sandy also wanted to know if Raintree had any plans for the common ground on Seagull. We are not sure that has been deeded over to Raintree.

Jim Metzger wants us to do something about all the homes who have sump pumps draining onto the common area. They should be made to drain out into the street.

Bob Rowland made the motion to approve the bills, Roland seconded, the motion was approved.

BOARD OF DIRECTORS MEETING

August 8, 1995

The meeting of the Board of Directors of Raintree Lake Property Owners Assn. was held August 8, 1995, at 7:00PM at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order by Mike Conway. Directors present were: Bob Rowland, Roland Thibault, Mike Conway, Shirley Thomas, Carl Cage and Nancy Ohmes. Dave Wasson and Dennis Hammontree were not present.

The minutes of July 16, 1995 were corrected on page three to read "The Baptist Triathlon will endeavor to maintain one open lane around the course" and, under Old Business, Dave made the motion to grant "permanent" easement as per the Lee's Summit Water Department's document. Concerning the ARB ruling, concerning vinyl and steel siding, Special notification was sent to all constituents. The minutes were approved.

TREASURER'S REPORT

Checking	\$1,089.73
MM General Fund	\$111,447.36
MM Special Fund	\$13,061.50
Boat/Lake Account	\$28,937.11
Builders Account	\$22,878.97

OLD BUSINESS:

Board Announcement: Concerning the Raintree Drive Spillway, Mike says the City of Lee's Summit has determined that they own the bridge and will be affecting repairs. Fortunately the condition of the bridge over the Spillway is not dangerous, however, it does need to be repaired as soon as possible to minimize additional damage. ..

NEW BUSINESS

Sandy Enke, Activities Committee, requests the Pool be closed at 5PM the night of the luau. It was discussed leaving the gates open for strollers, No swimmers, however, it was determined a lifeguard would need to be on duty, so the gate will be closed.

Bob Rowland moved that the pool be closed August 20 from 5PM to 8PM the night of the luau. Shirley seconded the motion and the motion passed.

Sandy Enke announced she will resign after the Luau and the position is open for replacement.

Dick Greiner announced that the Lake Committee, at their last meeting, made a recommendation that lights be installed on Raintree Dam with the cost not to exceed \$1500. Mike indicated, since this is a city street, the city should install and pay for the lights.

The Lake Committee also requested that the South Boat Ramp be reopened. In the event of a sudden storm, they want all avenues available to empty the lake. The Boat Committee did not ask for this closure. Ira Roberts said Pyramid

Development owns ramp to Common Ground (lake) - a 10 foot easement.
The Lake Committee wants to adopt the new Missouri Boat Laws and print them in the Shoreline.

Ira Roberts reported he has done preliminary drawing of the Raintree Drive/Ward Road draining pond but doesn't have \$55,000/\$60,000 to put into the pond. This project has been tabled by Mr. Roberts until the money is available. Ira stated "Environmental Design" would draw up licensed plans for \$5,500 with 20% up front.

The ARB Front Elevation Guidelines were presented to the Board. Bob Rowland moved that we accept the guidelines; Shirley seconded the motion, the motion passed.

The ARB suggested regulations for sump pump discharge. They want all new construction to have a Dry Well with a minimum of 36" round by 36" deep, with the top 36" below ground to be below frost depth. The Dry Well should be 10 feet from the foundation at the lowest side of the house with a 6" pipe into Dry Well with check valve. Ask to table until workshop.

Shirley asked the Board to consider a contract to trim shrubs at the seven islands, the Entrance on 291 and Cole Younger Lake and consider a maintenance contract for 1996. She will look into bids and report to workshop.

Jean Smith was appalled at growth on Entrances and stated the Club House is a disgrace. She would like to see a professional crew to maintain entrances.

Michel Filer stated she had a pool party the end of July and was embarrassed at the appearance of the front of the pool area. There was trash and diapers in the parking lot, no sod, trash on stairs and deck by restrooms, slime in bathrooms (a health hazard). She felt the outside of the clubhouse was poorly maintained. She suggested we need nice permanent trash cans available at entrance and parking areas. Sidewalks are in poor repair and there are thistle at the old pool area.

Nancy Ohmes suggested we contact Cobblestone maintenance crew. It was also suggested we need an additional sidewalk to the pool. Mike stated the Board decided last Fall to wait until the new bathhouse was built before entrance was sodded. The Life Guards are supposed to review bathrooms three times per day and clean.

Michel also complained about the life guards visiting with their friends and not watching the pool area.

Bob Rowland suggested we need more help and should look into a General Manager or Operations Manager and a larger crew.

OPEN FORUM:

Mary Eckhert complained about the rock pile at the South Boat Ramp. The ramp is also very slick. Mike said we would remove rock after we find out who put it there. Bob Rowland moved that the rock on the south ramp be removed in five days. Carl Cage seconded the motion and the motion passed.

Mike had information concerning lighting on the dam. A bid from MO Pub for 4 lights on wood poles was as follows: Yearly cost for each light is \$133.92 for 4 lights the yearly cost would be \$535.68. There will be an additional charge of \$.47 per foot for underground wiring. The total distance of the wiring is 2,030 feet for an annual cost of \$954.10. This would bring the total cost to \$1489.78 per year, or \$124.15 per month.

It was brought up that the city owns the street and should be responsible for installing and paying for the street lights.

A question was raised concerning the Garden Area on Lot HC 42. No comment.

Bob Rowland made the motion to approve the bills; Nancy seconded the motion and the motion passed.

The meeting was adjourned.

BOARD OF DIRECTORS MEETING
September 12, 1995

The meeting of the Board of Directors of the Raintree Property Owners Association was held September 12, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order by Mike Conway. Directors present were: Dave Wasson, Carl Cage, Shirley Thomas, Marilyn Burasco, Mike Conway, Dennis Hammontree, Roland Thibault and Bob Rowland. Nancy Ohmes was not present.

The minutes of the August 8, 1995, board meeting were approved.

TREASURER'S REPORT

Checking	\$ 1,383.02
MM General Fund	\$122,579.36
MM Special Fund	\$10,804.05
Boat/Lake Account	\$ 28,551.75
Builder's Account	\$ 21,042.97

BOARD ANNOUNCEMENTS

Dave said all committees received a letter from him with instructions about working on the 1996 fiscal year budget, and recommends to the board that at our September work session that the board come prepared to think in terms of what our ideas and concepts are for long term capitol improvements not only next year but in the next 3 fiscal years so that we can begin looking at a good 3 to 5 year plan.

NEW BUSINESS

Mr. George Dahmer was fined \$1,000 for adding a driveway that was denied by the ARE. George Dahmer was not present. Mr. Dahmer wants to appeal at the September 28 work session.

Dave moved to enforce the \$1,000 fine. Shirley seconded, Dave, Shirley, Marilyn, Dennis and Bob voted yes to the motion. Roland and Carl voted no. The motion passed.

Carrie Cooper was introduced as the new Activity Committee Chairperson.

Violation Hearing: Bernard McArdle was not present. Dave would like to postpone any action on this until the April 1996 board meeting or until such time as Mr. McArdle appears before this board of directors. Bob Rowland ask if Dave was making this a motion, Dave so moved. Dave wants to postpone this until such time as Mr McArdle's desires to come before the board. Mr. McArdle he has been notified by mail and Dave thinks it gives him ample time. Mr. McArdle actions at the pool that particular evening were totally uncalled for and Dave thinks that as a board we want to impose a suspension of his rights for the use of the pool. Dave believes April would be a good time to impose for June, July and August, and impose the maximum 90 day suspension. Bob seconded. Dave said Mr. McArdle did this in public in front of small children, in front of women and everybody else, his behavior was totally uncalled for. Dave also found out that Mr. McArdle's dues were not paid for the second quarter of the fiscal year '95 and therefore he was in arrears and should not have been admitted into the pool. Mr. McArdle was let in by the pool manager due to his pleas that his children were there and he did not have time to go get his pass for the pool. We have notified Mr. McArdle that there is going to be a sanction imposed and he does have the right to appear before this board before the sanction is imposed at the April board meeting 1996. Mr. McArdle was mailed a letter letting him know that he was on the agenda for the September board meeting.

Mike said our insurance carrier said we do have to post NO ALCOHOL and enforce it or we can find another insurance carrier.

Dave read the letter sent to Mr. McArdle from Raintree. Dave amended the primary motion that Mr. McArdle be sent a followup letter stating the intent of the board to take action on full suspension of membership rights at the October board meeting covering the period from June 1 through August 31, 1996, suspension of pool rights. Bob seconded, this motion is only for Mr. McArdle, not his children. The motion carried.

POLICIES AND REGULATIONS - Bob Rowland

Bob had a meeting on policy and regulations trying to make up some enforcing rules and regulations. We have had some problems in the past 18 months, and would like to set down a guideline of rules and regulation on how to enforce them. Bob got together with Joe Willard to give us some ideas that Lakewood is using. They have gone through them, Shirley was nice enough to type them all up, changes were made and at this time they would like for the board to look at them. Bob would like the board to put them in the Shoreline for the home owners to look at and give us their feedback - good, bad, or indifferent. At that time we will redo them and hopefully get them into effect by the end of this year. We can have rules and regulations that make sense and are fair to you and me and the guy down the street.

Rowland has some questions, he was not sure we want to put them in the Shoreline. It might make a book instead of a small monthly newsletter. We should send to the members and let them take a look at them and also if they have any input or questions then we can review, but Rowland feels we can go ahead and send them out.

Dave thinks there is still a lot of massaging that needs to be done. Shirley feels if we shorten it too much someone will find a loophole somewhere. Right now this could be a policy not a covenant. Mike wants a rule committee set up. Dennis suggested that Shirley be the lead person and she said OK. Shirley would like to meet September 19, at the clubhouse 7:00p.m. with the board to go over ideas.

OLD BUSINESS

Procedure Enforcement - Shirley Thomas

We have a procedure policy that is enforce now but the wording in Item A says that the general manager is responsible for enforcing procedures. Shirley would like for Item A to read "the enforcement of this policy and procedures shall be the responsibility of the association and/or the appointed person." Dave made the motion to accept this change. Bob seconded. The motion carried.

Bowsprit - Dennis said the city will do the work if we buy the pipe. Bob made a motion to fix the pipe with a price up to \$4,000. Shirley seconded. The motion carried.

Dick Griner wants to fix the ramp at the north side of the lake. Dave made the motion to fix the ramp for a price not to exceed \$1,500.00 with 3 bids. Bob seconded, the motion carried. The committee makes the decision on which bid to except. Dick also submitted a proposal for boat slips. Mike tabled it until

work session.

Landscaping - Shirley Thomas

Shirley has 4 bids from 4 different landscaping companies to do the maintenance and landscaping of both entrances. Shirley made the motion to accept the bid for \$460.00 from Midwest Lawn and Garden to maintain the 2 entrances, trimming and not to exceed \$600.00 if they will do the clubhouse and the area by Cole Younger Pond. Bob seconded, the motion carried.

OPEN FORUM

Shirley is still concerned that the builders are not putting up their siltation barriers. Our policy states that if builders do not put barriers up, Raintree will put them up. The problem is we do not have anyone at Raintree to do the work. Raintree needs to hire part time help.

Fred Karn still wants to know what is being done about the lot with the garden. On September 30, 1995, three board members will be meeting with the owner of that property. The board will get back with Mr. Karens after the meeting.

The board received a letter from Kathy Byrnes stating she would be willing to do Summerfest for 1996. Mary Godfrey who is on the activity committee said they would like for Summerfest to come back under the activity committee division.

Darrell Bennett wants to know what is being done about the drainage at Pendant Drive and Royale Court. Shirley said 2 years ago it would cost \$7,000 to fix. Bob thinks we should set 3 bids and fix, with the money coming out of the siltation committee's fund. Dave wants to take out the sidewalk and make it just a drainage ditch when we fix it. Bob Rowland is to get the bids.

Jim Metzger wants to know what we are doing about the two abandoned houses? Joe would like to put in the Shoreline that if you have a tree hanging or growing out into the street that it be trimmed.

Dave moved we approve the bills, Rowland seconded, the motion carried.

BOARD OF DIRECTORS MEETING

October 10, 1995

The meeting of the Board of Directors of the Raintree Property Owners Association was held October 10, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order by Mike Conway. Directors present were: Dave

Wasson, Carl Cage, Shirley Thomas, Marilyn Burasco, Mike Conway, Roland Thibault, Nancy Ohmes and Bob Rowland. Dennis Hammontree was not present.

The minutes of the September 12, 1995, board meeting were approved.

TREASURER'S REPORT

Checking

MM General Fund MM Special Fund Boat/Lake Account Builder's Account

\$ 859.59
\$106,502.43
\$17,684.05
\$ 26,984.27
\$ 21,042.85

BOARD ANNOUNCEMENTS

There will be a Town Meeting to discuss the proposed changes in the Lee's Summit charter at the Raintree Lake Clubhouse on October 12, 1995. Mike read a letter from Baptist Medical Center thanking Raintree for the BEST EVER year. They donated a nice Triathlon poster to be hung in the office at Raintree.

Bob Rowland got 3 bids on repairing the sidewalks on Raintree Drive/Ensign Drive and Raintree Drive/Hidden Cove. Roland made the motion to except the bid from D & D Construction in the amount of \$8,120.00. Shirley seconded. The motion passed.

Siltation Committee - Ty Cooper

Mr. Cooper has gotten 3 bids for the repair of the boat ramp and excavation of silt from Hidden Cove/Whistling Swan Cove. Bob made the motion to accept the bid from Ron Henley, in the amount of \$8,000, but not to exceed 50 hours of combined track hoe usage for the Lake Committee and the Siltation Committee, and 100 hours for usage of two dump trucks, with written approval from Mr. Roberts that the dirt can be put on his property. Shirley seconded. The motion passed.

Dues Assessment Increase - Dave Watson

In pursuant to Article 6 Section 4 Part A and also Section 25 of the covenant, as it addresses the annual assessments, it basically states that we are to use the Department of Labor Statistics CPI increase for the metropolitan area as of July 1 of the previous year since our fiscal year begins in January. Checking with the Department of Labor, the CPI for Kansas City from July 1, 1994, to June 30, 1995, which is effective July

1,1995, the CPI increase was 2.8%, our current annual assessment for the fiscal year 1995 for Class A is \$321.80 and Class B 214.52. Adding the additional 2.8% the annual assessment for the fiscal year 1996 would be Class A \$330.81 and Class B \$320.53. This increase equals a \$9.01 annual for Class A and \$6.01 annual for Class B. Dave moved that the dues be increased for the fiscal year 1996 by the CPI index of 2.8% that the annual assessment then be effective January 1, 1996, for Class A \$330.81 and Class B \$320.53. Shirley seconded. The motion passed.

OLD BUSINESS

Bernard McArdle did not attend last month's meeting because he was sure nothing good would come out of it. Mr. McArdle brought up a lot of problems he felt Raintree has. We told him that had nothing to do with his coming to the pool with alcohol in a glass bottle. Mr. McArdle said he was sorry that he brought glass in the pool, but he has seen lots of people drinking at the pool.

Lights on the Dam- Geri

Geri wants an official ruling on lights at the Dam.

Carl made the motion to put 4 lights, equally spaced, with the City of Lee's Summit taking care of the cost, and a Hold Harmless agreement if any damage is done to the Dam.

Lots 172 and 39 had a bulldozer working on Sunday. Dave made the motion to fine Rockwell, and Simpson Construction \$1,000 each, but then amended to \$500.00. Shirley seconded. The motion passed.

Bob is concerned that maybe the subcontractor did not know he was not suppose to work on Sunday.

Open Forum:

Jane Shaw, 716 Sea Gull, was fined \$250.00 for not putting up the proper siltation barriers. Jane brought her neighbor plus a letter signed by her neighbors that they did take care of their siltation barriers at all times. Jane also brought pictures showing the barriers they put up. Bob made the motion to refund their fine. Roland seconded. The motion passed.

Connie Cowan thinks the grounds around the Club House look awful, and the sign needs to be replaced, something needs to be done with the fencing around the old pool.

The reason some of the things do not get done around Raintree is we don't have enough help. Bob made the motion to hire 2 young people to do the work around Raintree with Charlie as Supervisor, and with Geri as overseer until Charles get back. Shirley seconded. The motion passed.

Bob Rowland and Mike Conway talked about going to the Metropolitan Lake Association of which we are members. The association has various clinics, common grounds, siltation and water testing. Bob would like to see Raintree doing our own water testing. Mike said the association tours different lake communities. They have visited Weatherby Lake and this last tour they went to Lakewood. The purpose is to see what facilities they have, what problems they are having and hopefully come up with some ideas they can bring back to Raintree. Raintree will host the Metropolitan Lake Association in the Spring.

BOARD OF DIRECTORS MEETING
NOVEMBER 14, 1995

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on November 14 1995 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and the meeting was called to order. Directors present were: Mike Conway, Dave Wasson, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, and Roland Thibault. Absent were: Dennis Hammontree and Nancy Olunes.

APPROVAL OF MINUTES

Dave Wasson wanted it noted on page one of the minutes his last name was misspelled. Carl Cage made motion to accept the minutes as amended by Dave Wasson. Roland Thibault seconded and the motion carried.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of October 31, 1995

Checking	\$ 1,125.65
MM General Fund	\$123,035.52
MM Special Fund	\$ 13,510.84
Boat/Lake Account	\$ 25,270.54
Builder's Account	\$ 20,363.90

Income during September

Dues: \$35,397.34

Assessment: \$7,680.00

BOARD ANNOUNCEMENTS

Mike Conway made no announcements for the Board. Dave Wasson asked to be a last minute addition to Old Business regarding Policy Enforcement,.

NEW BUSINESS

RickDavis -ARB Appeal

Rick Davis appeared before the Board to appeal the ARB denial of a building permit for Lot #1505 (Windsong). Mike Conway explained that the ARB was concerned with drainage. The ARB were concerned about flooding the property and/or the neighbors property being flooded. Rick Davis stated that he has complied with every demand made by the ARB. They plan to build on the lot a channel water away from the buildings and into the street. The City of Lee's Summit has okayed building on the lot. Mike Conway stated that it is the belief of the ARB that the property as is, is setting on a flood plane

Rick Davis suggested the owners of the property sign a release for the Board of Directors if they can meet all the requirements of the City. He is sure that the owners will build on the property so it will not flood.

Dave Wasson said that channelling the water will possibly flood the lot #68 which is across the street from lot #1505.

Shirley Thomas asked is a 3-plex could be built on the lot instead of a 4-plex to allow more room for drainage on the side of the buildings.

It was suggested that two members of the ARB meet with the City Engineer to explain Raintree's concerns and make recommendations. Rick Davis asked to be present at the meeting. It was recommended that Raintree receive a hold harmless agreement from the City.

Mike Conway asked Roland Thibault to attend the meeting for the Board of Directors. Bob Rowland stated he would try to attend.

Mike Conway explained to Rick Davis that the purpose of the ARB is to review plans and to ensure the quality of Raintree Lake. The lot has been nothing but problems and they do not see it as a buildable lot.

Shirley Thomas will contact Bob O'Brien and set up a meeting for all to attend. Rick Davis stated that he would meet with the City Engineer and the ARB at their convenience. Shirley said she would contact Rick with the date and time of the meeting.

Mike Conway thanked Rick Davis for attending and his cooperation.

Todd Hinken - Fine Appeal

Todd Hinken appeared before the Board to appeal a \$250 fine for no siltation barriers. Todd Hinken explained to the Board that he had siltation barriers on his lot from the beginning of construction to final grade. He said he was at the site every day making sure it was kept clean. He removed the siltation barriers before he sodded. Dave Wasson announced that he had driven by the lot several times and it was well maintained during construction. Bill Flamm told the Board that he drove by the lot twice a day during construction and it was always well maintained.

Bob Rowland made a motion that Todd Hinken pay for the siltation barriers that were installed on his property and a fine of \$50. Roland Thibault seconded. Mike Conway asked for a vote. In favor was: Bob Rowland, Marilyn Burasco, Dave Wasson, and Roland Thibault. Motioned passed.

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Unsodded home - Shirley Thomas

Shirley Thomas asked what procedures should be taken regarding two lots on 163rd that are occupied and have not been sodded. The Board decided that letters should be sent to the home owners notifying them that they are in violation of the Raintree covenants.

Square Footage Guidelines

This issue was tabled due to questions that changes were not made which were recommended at the work session.

Phase 2 Approval

Dave Wasson explained the contract proposed between Raintree Lake and Boudreaux Remodeling. The cost of the bathhouse and office will be \$85,063. This does not include landscaping. Dave made a motion to approve the contract, Shirley Thomas seconded, motion passed. Mike Conway thanked Dave for his excellent work on the contract.

Dave added that a fire hydrant would be needed to bring the building to code. The potential cost of the fire hydrant could be \$7,000.

Mower Deck Purchase

Dave Wasson asked the Board to approve the purchase of a new Walker mower deck. The Association would trade in the old mower deck for the new one increasing the mower from 54" to 62". The cost of the mower deck is \$1,880. Larger tires would be exchanged at a cost of \$175. A \$930 trade in allowance would be received for a final cost of the new mower deck at \$1,230. Dave made a motion to purchase the new Walker mower deck, Bob Rowland seconded and the motion passed.

OLD BUSINESS

Bob Rowland announced that at the October Board meeting, the Board approved \$8,000 to clean out Whistling Swan and Hidden Cove. The contractor hired has not started on the work and has not returned phone calls. Bob stated that Ira Roberts had agreed to the work at the same price. Bob Rowland made a motion to change the contractor on the job and to delete the Henley contract. Dave seconded, motion passed. Comments were made that the original bid included work to the north ramp. Ira Roberts indicated that he would look at the problem.

Bob Rowland announced that barring any rain or snow, the sidewalk repair will begin on Monday.

Mike Conway announced that security service which was hired for the summer has stopped since the first of September. Mike indicated that he would be in favor of additional security hours. Bob Rowland motioned that security be used for four hours, four days a month. Mike amended the motion to four hours, eight days a month. Roland Thibault seconded, motion passed.

Mike Conway stated that he was upset with the number of homes that were being occupied before the home was complete. He would like to see it put in the builder's contract that builder's need to receive an occupancy permit from the City and a occupancy permit from Raintree prior to any home owner moving in. If they don't follow this policy, he would like to see them fined.

OLD BUSINESS

Dave Wasson announced that the Board members were given a list of boat slip owners who were currently delinquent on dues. Dave would like an enforcement of policy and notify these people that they have forfeited their lease on the slip and any refund would be applied to delinquent dues. Dave stated that he was in contact with the last person on the list and wished not to discuss it in open session due to the personal nature of the situation. Shirley Thomas asked if these people had been notified that they were in arrears. Dave stated that they had. Bob Rowland motioned that the people whose dues were delinquent be notified that they had forfeited their rights to a boat slip and any refund be applied to delinquent dues. Shirley Thomas seconded and the motion passed.

OPEN FORUM

Art Kinder

Art Kinder commented that during his outings around the lake, he thought it would benefit the Association if a dumpster be placed at the ramp a couple times a year for the Raintree residents to use. Art thought residents would use this dumpster for yard waste and tree limbs. After discussion, it was recommended that a dumpster or chipper be rented next spring.

Shirley Thomas

Shirley Thomas asked about the status of the garden on Sapelo. Mike Conway answered that he had been in contact with the attorney that morning discussing the situation. The present plan is to begin building a case against her showing the covenants she is violating. The attorney recommended that three Board members meet with Stephanie Hazelton to voice the Association's objections. This meeting has not been set.

Dave Wasson

Dave Wasson announced to the Board that the budget work would be finalized at the next work session in order to have it approved at the December Board Meeting and published in the January Shore Lines.

APPROVAL OF BILLS

Bob Rowland motioned to approved the bills submitted. Roland Thibault seconded and the motion carried.

ADJOURNMENT

The meeting was adjourned at 9:30 PM.

BOARD OF DIRECTORS MEETING
DECEMBER 12, 1995

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on December 12 1995 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and the meeting was called to order. Directors present were: Mike Conway, Dave Wasson, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, and Nancy Ohmes. Absent were: Dennis Hammontree and Roland Thibault.

APPROVAL OF MINUTES

Dave Wasson asked for a correction to the minutes. Under Treasurer's Report; it should read October instead of September. Dave motioned the minutes be accepted as amended. Carl Cage seconded. Motion passed.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of November 30, 1995

Checking	\$ 4,487.96
MM General Fund	\$127,235.33
MM Special Fund	\$ 3,229.65
Boat/Lake Account	\$ 25,839.59
Builder's Account	\$ 19,443.56

Income during November

Dues: \$27229.53

Assessment: \$5868.00

BOARD ANNOUNCEMENTS

Thank the Facilities Committee

Mike Conway thanked the Facilities Committee for donating their time on a Saturday painting the clubhouse.

Bathroom Update

Dave Wasson announced that the building permit had been received from the City on Thursday and building should begin as soon as weather permitted.

Winter Security

Mike Conway announced that due to vandalism at Raintree, security patrol will continue through March.

NEW BUSINESS

Lake Committee -New Dock

John Mulvihill spoke for the Committee. He stated that the dock on Seaside Sparrow was beyond repair. He asked the Board for a replacement four finger dock. He quoted two bids of \$9000 and \$9823 were received and the Lake Committee recommends the bid from Kribbs Welding of \$9000. He stated that the leases did not expire until next year however, the Committee had adequate funds in their account to cover the replacement costs. Shirley Thomas motioned to authorize replacement of the dock at Seaside Sparrow for \$9000. Bob Rowland seconded. John added that Kribbs requires 25% down payment. Motion carried.

Elite Investments –ARB Appeal

Christopher Storm appeared before the Board. As the future home owner of Lot #679, he asked the Board to waive the 30% masonry frontage guideline. He stated that he was not aware of the guideline prior to the ARB meeting. He had already decided on the style of home to build and received his loan commitment. Mike Conway asked for a comment from the ARB. Gene Thomas spoke for the ARB, stating that the policy is only used as a guideline. Mike asked for a show of hands with a yes vote overriding the ARB denial. Dave Wasson, Marilyn Burasco, Nancy Ohmes, Carl Cage, and Shirley Thomas raised their hands. Bob Rowland did not.

Lynn Goodman - Fine Appeal

Lynn Goodman appeared before the Board. He stated that he was appealing the three fines he received on his lots due to no siltation barriers. He maintained that he had been keeping up on the siltation barriers yet he had gotten behind on the three he had been fined for. He remarked that children in the neighborhood often took down the siltation barrier, the wind blew it down, or it disappeared with no explanation. Mike Conway asked for recommendations, Bob Rowland stated that Lynn had signed a builder's agreement but continues to ignore it and should be fined. Mike asked for a show of hands for those in favor or keeping the fines in place. Shirley Thomas and Bob Rowland raised their hands. Mike asked for a show of hands for those in favor of an alteration of the fine. Dave Wasson, Carl Cage, Nancy Ohmes, and Marilyn Burasco raised their hands. Mike then asked for a recommendation to the alteration. Dave Wasson made a motion to reduce the fine by 50%. Nancy Ohmes seconded. Mike called for a vote. Dave, Wasson, Marilyn Burasco, Nancy Ohmes, and Carl Cage voted in favor. Bob Rowland and Shirley Thomas voted against. Motion carried. Mike Conway asked

Buddy Spurck-Fine Appeal

Buddy Spurck did not appear due to illness.

Newberry/Musgrave Appeal

No one was present for the appeal.

1996 Budget Approval

Dave Wasson submitted the budget for approval. He stated that changes were required from the budget submitted for the meeting. The changes were as follows: Dues income changed to \$392,009, representing the additional lots in the Raintree Lake Estates. The additional security changes the amount to \$8,000. for security expense. These changes the totals of total expenses to \$309,535; the total expense & fixed payment to \$390687; the total revenue minus total expenses to \$36,322. Dave Wasson motioned the budget for 1996 be accepted as amended. Bob Rowland seconded. Motion Carried. Dave stated the budget would be published in the January *Shore Line*.

Occupancy Requirement

OCCUPANCY REQUIREMENT

The home must be inspected by the City of Lee's Summit and granted an occupancy license. An occupancy license issued by the City of Lee's Summit and a final inspection by RLPOA are required before occupancy of the home can occur. Failure to do so will forfeit any deposits and/or cause a fine to be levied. The City occupancy license is to be presented to the RLPOA office

and the final inspection requested. The final inspection will be performed within 48 hours. The inspector will either approve and sign this contract or advise what steps must be taken to get approval. If the inspection is not performed within 48 hours the RLPOA inspection will be forfeited. The office manager will sign off for the inspection forfeiture and occupancy will be granted.

Mike Conway introduced the occupancy requirement as an answer to homes being occupied prior to completion. He did not want to be asked for approval at the meeting but wanted input for the board and audience. Joe Willerth asked if the Association was controlling the interior of the home. Mike answered that we were not. Mike expressed his desire to include this as part of the builder's agreement. Joe Willerth suggested that this policy be postponed for a month to verify if the City is willing to cooperate with the Association regarding this policy and to study how to incorporate this policy into the builder's agreement.

Siltation Committee -

Larry Kincade, Siltation Committee Chairman, appeared before the Board. He stated he wanted to hire E.T. Archer, an engineering firm, to prepare a design for the dam and spillway at the pond located at Ward Road & 1-50 Highway. He explained that he was not asking for funds to do the work only design plans for the work. The City will not approve any plans unless it has an engineering stamp. We will need the plans to submit to contractors when the work is eventually done. That pond is the worst for siltation. Larry stated that he had contacted three companies for bids: E.T. Archer bid for \$3,490, Larkin & Associates bid for \$8,000., and Willis Ratcliff did not submit bid. Bob Rowland asked that Larry bring copies of all bids to the office for filing. Dave Wasson voiced his objection due to the land not being owned by the Association. Bob Rowland asked Joe Willerth the legal implications. Joe responded by recommending we receive a license agreement from Paul Roberts. Mike Conway stated that the Association has a verbal agreement with Roberts giving permission to de-silt the pond and the Association has a verbal agreement giving permission to re-build the dam. He is not in the financial position to do either. Bob asked Joe Willerth to contact Paul Roberts for the appropriate agreement required. Bob Rowland made a motion to approve the funds to do the project but not to do the project until permission is granted from Paul Roberts. Shirley seconded. Marilyn Burasco, Nancy Ohmes, Bob Rowland, Carl Cage, and Shirley Thomas voted for. Dave Wasson voted against. Motion carried.

OLD BUSINESS

New Square Footage Requirements

SQUARE FOOTAGE

All sections of single-family residences at RAINTREE have minimum square footage areas which will vary by type of home.

Minimum Size Requirements. Any residence consisting of a single level above ground level shall contain a minimum of 1,600 square feet of enclosed floor area. If, however, a single level residence shall contain a basement garage, the minimum enclosed floor area shall be 1,800 square feet. Any residence consisting of two levels above ground level shall contain a minimum of 1,000 square feet of enclosed floor on the first level above ground level and an overall minimum of 1,800 square feet of enclosed floor area in the two levels above ground level. Any residence consisting of a level or part of a level below ground level with garage beneath a part of the living area, sometimes referred to as a "split level" or a "split foyer", shall have a minimum of 1,600 square feet of total

enclosed floor area on the level above ground level and above the garage. It shall have an additional 250 square feet of enclosed floor area either above or below the principal living area, for a total minimum enclosed floor area of 1,850 square feet. The words (for enclosed floor area) as use herein shall mean and include areas of the residence enclosed and finished for all year occupancy, computed on outside measurements of the residence, and shall not mean or include any patio areas, basements, garage, porches or attics. A residence containing less than the minimum enclosed floor area provided herein may be erected on any of said lots with the written consent of the Architectural Review Board, it being intended that the foregoing shall serve as a guide for the Board's consideration. GARAGES

Each residence shall have an attached or basement private garage for not less than two nor more than three cars. The driveway on each lot shall contain sufficient paved area for the off-street parking of at least two cars. All garages must be equipped with doors which shall be kept closed as much as practicable to preserve the appearance of the elevation of the house fronting the street.

Gene Thomas appeared before the board. He stated that the ARB would like to use these new guidelines for square footage requirements. He stated that they were not intending to change the covenants but to use as guidelines to recommend that people build larger houses. Dave Wasson explained that if a house is brought in front of the ARB for approval which has the required 1,200 square footage, the ARB cannot disapprove the house. Shirley Thomas noted that a correction is necessary. In the paragraph regarding square footage, after the sentence (for enclosed floor area), it should read USED instead of USE. Joe Willerth stated that the original garages were approved as "per level". Shirley made a motion that the square footage requirements/garages be accepted as amended. Bob Rowland seconded. The motion carried.

KC Metro Lakes Association Membership

Mike Conway asked that the Association sustain their membership for the Kansas City Metropolitan Lake Association for \$250.00. Dave so moved. Bob Rowland seconded. The motion carried.

OPEN FORUM

Bruce Warner

Bruce stated that two months ago, a boat slip policy was submitted to the Board and as of yet he had not heard of any changes or any feedback. Mike Conway answered that the Board is working on the policy. They plan to present the amended changes to the Lake Committee and to publish the proposed policy in the *Shore Lines*.

Joe Willerth

Joe announced that the Stoney Creek project has been postponed until January 8, 1996. Joe recommended that the Board keep on top of this project, as although it is being postponed, it is not over.

Mike Conway

Mike announced that thanks to the Thomas', the Board had the opportunity to look at the proposed plans of the widening of 291 Highway. Anyone interested can see them during normal office hours.

Shirley Thomas

Shirley Thomas asked if a motion was required to accept the bid from Midwest Lawn & Garden for maintenance of the landscaping at Raintree next year. She has received the bid however would prefer a written contract. The bid is for \$1,410 for six applications during the year. Bob Rowland asked if the area around the clubhouse was included. Shirley answered that it did not. Mike told Shirley a motion was not required to pursue a contract.

Bob Rowland

Bob Rowland asked that the Lake Committee look into adding four additional docks on the lake and moving the existing docks located on the main body of the lake into coves. Dave explained that by moving the docks into coves, there would not be room for additional docks. Mike added that Raintree was currently at the maximum number of docks by the recommendation of the Army Corps of Engineers. Bob stated that he would like to contact the Lake Committee and the Army Corps of Engineers for their recommendations.

APPROVAL OF BILLS

Marilyn Burasco made motion to approved the bills as submitted. Shirley Thomas seconded. The motion passed.

ADJOURNMENT

Before adjourning the meeting, Mike Conway thanked Charlie Mallett for being Santa this year.

**BOARD OF DIRECTORS MEETING
JANUARY, 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 9 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and the meeting was called to order. Directors present were: Mike Conway, Dave Wasson, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, Nancy Ohrnes, Roland Thibault and Stan Harmon.

APPROVAL OF MINUTES

Carl Cage motioned that the minutes of December 12, 1995 be approved as submitted. Shirley seconded. Motion passed.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of December 31, 1995

Checking	\$ 1,088.24
MM General Fund	\$128,386.48
MM Special Fund	\$ 9,143.69
Boat/Lake Account	\$ 29,420.16
Builder's Account	\$ 22,014.45

Income during December Dues: \$19,218.52

Assessment: \$3975.00

Dave also announced that the Account's Receivable is \$72352.41.

BOARD ANNOUNCEMENTS

Board Member Replacement

Mike announced that Dennis Hammontree had resigned from the board due to his job demands. Mike stated that Roland Thibault would be taking over as Vice-president. Dave motioned that Stan Harmon fill the seat left open by Dennis. Carol seconded. Motioned passed. Stan stood, thanked the board and spoke briefly about himself.

Acknowledgment

Shirley Thomas thanked Charlie Mallett, Jim Metzger, and Tim Warner for the good job decorating the entrances for Christmas.

Honorary Board Member

Mike Conway asked any interested parties notify the office regarding being a honorary board member. He asked that the current board solicit people to be an honorary board member.

NEW BUSINESS

Clubhouse Refund - Darrell Bennett

Dave Wasson stated that Darrell Bennett had rented the clubhouse on Sunday, December 17, 1995. The clubhouse was rented to another party the previous night who did not clean up after their party. Darrell Bennett had to clean the clubhouse before his party could begin. Dave recommended that the rental fee of \$133.00 be returned to Darrell Bennett. Bob Rowland made the motion, Roland Thibault seconded and the motion carried.

Buddy Spurck - Fine Appeal

Did not attend

Dog on Ice

Mike Conway explained that over the weekend, a dog had wandered onto the ice and had fallen through. Mike suggested that Raintree purchase a raft such as the fire department has to rescue people on the ice. The majority of the board felt this would put the association in jeopardy with regards to liability. After discussion, the board decided it best that rescues should be left to the professionals.

Ward Road & 150 Silt Pond

Bob Rowland presented a proposal from Ira Roberts to the board for cleaning the silt pond and erecting a dam at the 150 & Ward Road silt pond. Ira Roberts explained his bid. The bid for the dam could change after the engineering study is done and recommendations made for construction. Ira stated that verbal permission has been given for the engineering study and for him to clean out the silt pond. Ira stated that a permanent easement agreement is currently being worked on. A permanent easement agreement would contain a non-exclusive basis due to city requirements with retention basin. Bob Rowland motioned to accept Roberts Ira Roberts bid pending receiving the signed agreement from Paul Roberts. Shirley seconded. Motion carried. Dave Wasson voted against.

OLD BUSINESS

Newberry Appeal

Did not attend

Rules & Regulations

Roland Thibault presented the Rules & Regulations to the board. These rules & regulations are for the intent to enforce the present rules and regulations. He suggested that the rules & regulations be published in the next 2 issues of the *Shore Lines* before implementation. It was decided that a copy would be sent to Joe Willerth, the RLPOA attorney, for review. It was not decided when the rules and regulations would come up for a vote.

OPEN FORUM

Ty Cooper

Ty Cooper announced that four Raintree members attended the Metropolitan Lakes Association and gave a brief summary of the meeting. He also announced that Raintree Lake had applied for the Adopt a Stream Project and had been given Middle Big Creek. This would be kicked off in the spring. He would be coordinate the effort and be looking for volunteers.

Geri Frink

Geri Frink announced that the Stoney Creek Development had been postponed to February 12, 1996, in front of the planning and zoning commission.

Shirley Thomas

Shirley Thomas announced a neighborhood watch meeting would be held in the clubhouse on January 27, 1996 at 10:30 AM.

Jim Metzger

Jim Metzger asked that residents be required to put their trash in trash cans and not to use the plastic trash bags. This would eliminate the dogs tearing open the bags and rummaging through the trash. Nancy Ohmes stated that she requires her residents to use plastic bags instead of trash cans to stop trash from blowing all over the neighborhood. Jim also suggested that basketball goal be installed. He stated that a half court could be installed for \$1200. The board said they would take it under advisement

Art Kinder

Art Kinder stated that there was an article recently in the newspaper about radon testing kits which could be requested from home owners association. He recommended that the association publish an article in the *Shore Lines* asking how many people would be interested in obtaining a kit.

APPROVAL OF BILLS

Bob Rowland motioned that the bills be approved as submitted. Roland Thibault seconded, motion carried.

ADJOURNMENT

Mike Conway adjourned the meeting

**BOARD OF DIRECTORS MEETING
FEBRUARY, 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 13 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Mike Conway, Roland Thibault, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, and Stan Harmon. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Dave stated that the minutes needed to be amended. Carol should be Carl (Cage) under "Board Announcements, Board Member Replacement". And there is an additional Roberts under "New Business, Ward Road & 10 Silt Pond". Dave motioned to accept the minutes with these amended changes. Shirley seconded, the motion carried.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of January 31, 1995

Checking	\$ 2,788.98
MM General Fund	\$98,891.86
MM Special Fund	\$13,141.10
Boat/Lake Account	\$36,340.38
Builder's Account	\$20,731.92

Assessment: \$8,860.00

Dave made an amendment that the Money Market General Fund should be increased by \$12,000. and the Money Market Special Fund should be decreased by \$12,000.

NEW BUSINESS

Insurance Renewal

(Due to time limitations, John Smith asked to speak to the Board early).

John Smith from Twin Lakes Insurance presented the insurance renewal to the Board of Directors, explaining the coverage and costs. (Policy on file). It was noted that no other insurance companies submitted bids. Dave motioned to approve the renewal with Twin Lakes for another year. Shirley seconded and the motion carried.

John Smith announced as Alderman that the Stoney Creek Development had withdrawn their plans and the land was up for sale. He also stated that 163rd Street would have street lights installed and the City was currently working on a maintenance contract with Cass County to maintain 163rd.

BOARD ANNOUNCEMENTS

Stoney Creek Development

See above

Annual Meeting

The board reminded the audience that annual meeting for Raintree Lake Property Owners Association would be held on March 28, 1996 at Aldersgate Church.

NEW BUSINESS

Glenda Vinson

Did not attend

Greg Andrews - ARB Appeal

Greg Andrews appeared before the board asking for approval on a tile roof for his house to be located on Gull Point Drive. He stated that he would use the appropriate color (samples were shown) to match the other roofs. Bob motioned to approve the roof using #1679 Boss Tile. Stan seconded. A roll call was asked for and the motion carried.

Cerra & Sons - ARB Appeal

Bob Cerra appeared before the Board. He explained that he had asked for a refund of the erosion deposit for Lot #1024 but was denied until the entire sidewalk was repaired. He stated that he had replaced the sidewalk in front of the house; however, the sidewalk he was being asked to repair had been broken prior to his building. He was willing to make repairs to the common area which was damaged while building but did not think it was his responsibility to repair the entire sidewalk. After discussion and questions among the Board, Bob motioned that Cerra seed and straw the common area and the lot next to Lot #1024. After completion the deposit would be refunded. Dave seconded and the motion carried.

Insurance Renewal

See above

Siltation Committee

Larry Kincade announced that he resigned as chairman and that Ty Cooper would be the new Chairman of the Siltation Committee. Bob Rowland motioned that Ty be approved as the new chairman. Shirley seconded, the motion carried.

Ty announced that he had been in touch with E.T. Archer and they would soon be finished with the engineering plan for Ward Road and ISO silt pond. Currently the plan is on Friday they meet with Bob O'Brien to receive the permit. E.T. Archer's payment of \$1,750. was due as per the contract. No dirt had been moved at this point; however, maybe after Friday they would be able to begin digging out the pond.

Baptist Triathlon

Mike Conway asked for a motion to approve the Baptist Medical Center Triathlon to be held at Raintree on August 25, 1996 starting at 7:00 and ending at 11:00 AM. Carl made the motion, Shirley seconded and the motion carried. Dave Wasson abstained.

Easement Agreement

Mike announced that he had executed the agreement in order for Ira Roberts to begin the work. He had Joe Willerth (legal representative) and John Smith (insurance agent) look at the agreement. At that time Joe Willerth arrived. Joe was asked for his opinion of the agreement. Joe stated that he thought it would benefit the association to de-silt the lake because we had been unhappy with the condition for several months. He had been asked and submitted a temporary easement agreement to Paul Roberts last year. Paul did not respond to the temporary easement agreement but submitted the permanent easement agreement. Bob stated that this agreement states that Raintree Lake will be responsible for repairs as needed. He asked who would decide when repairs are needed. Joe stated that his interpretation was that the statement was to take the responsibility off of Roberts and future owners of the land. The Board told Joe to file the easement.

CPO Program

Dave Wasson added to this the agenda. He submitted to the Board the CPO certification program for the swimming pool. It will be held in St. Louis on March 5 and 6 from 8:30 to 5:00. The cost is \$150. per person which includes materials, registration, OSHA training, material handling, Risk Management and the Certificate. Last year the Association paid KC Gunite \$35 week for them to hang their certificate by the pool which is required by the Fire Department. Shirley recommended that two people attend. Dave stated that he is going and Roland stated that he would be available to attend. In order to register in time, the form must be submitted by February 23rd. Mike made a motion to approve two people to attend and approve the cost of registration and travel expenses up to and including \$800. Shirley seconded and the motion carried. ;

OLD BUSINESS

Neighborhood Watch Program

Shirley announced that a neighborhood meeting was held last month. She stated that another neighborhood meeting would be held for those new people in the neighborhood. The man which conducts the neighbor meetings has been asked to return on March 16 at the clubhouse at 10:00 AM. Also, the police department has a program in which they will come to your home and do an inspection of how to make your house safer. They have a lot of very useful information and she recommends that people attend.

Pool Concessions

Dave Wasson announced that he would like the Board to keep in mind different options for the pool concessions. Pepsi would install a glass front cooler and the

cost to purchase from them would be \$9.50 a case. The second option would be to purchase a double door cooler (12 cubic foot) at a used price of \$800 - \$1300 or new of \$19,000 plus. And do the same as last year by buying soft drinks from Sam's. Their current price is \$6.28 a case. The third option is to buy a 400 pound ice machine at a used price of \$800 or \$1900 new. Pre-mix from Pepsi runs \$12.50 a tank. Bob asked if Coke had been contacted about giving a bid. Dave stated that Coke could not supply Dr. Pepper which was the most popular drink among the kids last year. Dave said that using the refrigerator like last year did not work. The refrigerator could not keep up with the demand. Dave said the profit margin is best with the ice machine and the pre-mix. Dave he wanted to inform the Board of their different options.

OPEN FORUM

Roland introduced and welcomed Duane Baldwin as the Honorary Board Member

Joe Willerth

Joe stated that he had been approached by Dave Elliott and asked if it would be possible to discuss the charter commission election at the annual meeting The Board decided not to allow this type of political issue but decided it would be permissible for him to pass out handouts.

Larry Kincade

Larry stated that security needed to be advised of the area on the east side of the dam where he has seen trespassers.

Bob Roland

Bob stated that he attended a Lakes Association meeting last night (February 12th) He stated the Metropolitan Lakes Association is holding a Lake Landscaping Clinic on March 25th which Shirley will be attending. He also asked that Raintree Lake host and spear-headed by the Lake Committee, a Lake Safety Clinic on May 13th. The Board had no objections as long as the Lake Committee had no objections. Dick Greiner stated the Lake Committee had no objections. Mike motioned that Raintree host this event. Shirley seconded and the motion carried.

Shirley Thomas

Shirley stated that she read Art's report and noticed homes continuing to be occupied prior to being completed, no sod after being completed and an unsightly garden but does not understand with the report of Rockwell Construction putting paint in the lake. The Board decided to send information regarding the incident to Joe Willerth to have him contact them to make repairs. Shirley asked about the status of the policy regarding homes being occupied prior to being finished. Mike answered that he is continuing to work with Joe Willerth on the policy.

Darrell Bennett

Darrell asked about the status of satellite dishes being allowed at Raintree. The Board answered that a policy is currently being worked on but none has been approved.

Bill Flamm

Bill Flamm asked about the condition of the lots where the 4-plexes are being built. The lots are full of trash. The Board answered that they are working on the problem that letters had been sent out.

APPROVAL OF BILLS

Marilyn motioned to approved the bills. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting

**BOARD OF DIRECTORS MEETING
MARCH 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 12, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Mike Conway called the meeting to order. Directors present were: Mike Conway, Roland Thibault, Marilyn Burasco, Bob Rowland, Shirley Thomas, and Nancy Ohmes. Stan Harmon and Carl Cage were absent.

APPROVAL OF MINUTES

Nancy made a motion to accept the minutes of February 13, 1996 as submitted. Bob seconded and the motion carried.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of February 29, 1996

Checking	\$ 203.80
MM General Fund	\$ 138,345.55
MM Special Fund	\$ 10,028.02
Boat/Lake Account	\$ 34,159.98
Builder's Account	\$ 28,310.47

Income during February

Dues: \$40,561.16

Assessment: \$7,958.00

Dave announced that Jim Mitchell is scheduled out next week and will be at the board meeting in April to submit his report.

BOARD ANNOUNCEMENTS

Date of Work Session

Mike announced that the date for the work session had to be rescheduled due to a conflict with the annual meeting. The work session will be held on March 21, 1996.

Stoney Creek

Mike announced that Stoney Creek is on again. He and Bob attended the meeting on Monday night at that meeting the zoning board turned Stoney Creek down. Main drawn backs: lack of infrastructure to take care of another 600 homes. The site plans goes in front of the alderman on the 25th of March.

Annual Meeting

Mike announced that a quorum is required to hold the annual meeting and encouraged everyone to come or send their proxy. The annual meeting will be held on March 28th

NEW BUSINESS

ARB Appeal - Gary Walker

Gary Walker appeared before the board to appeal the ARB denial of his driveway and additional garage. He asked that he be allowed to put the driveway along the side of his house and a garage in the back. This would eliminate the complaints of him parking his car at the side of his house. After some discussion, Dave motioned to override the ARB and approve the driveway, garage, and brick patio. Roland seconded. A hand vote was called for. Yes votes: Nancy Ohmes, Roland Thibault, and Dave Wasson. No votes: Bob Roland, Marilyn Burasco, and Shirley Thomas. The motion was denied. Gary Walker asked the reasons for the denial. Shirley stated that there was no way to guarantee that he would put a garage in the back and build a parking pad in the rear of his house. Joe Willerth spoke up and said that is what litigation is for and that reason wasn't in the covenants to deny. Bob Roland stated that he objected due to the driveway being built over a sewer. Bob motioned reconsider: to approve the driveway, garage and brick patio after an approval from the city is received. Shirley seconded. A hand vote was called for. Yes; Nancy Ohmes, Roland Thibault, Dave Wasson, Bob Rowland, Shirley Thomas. Marilyn Burasco abstained. Motion carried.

ARB Appeal - Marshall

Max Marshall appeared before the board to have a fence approved. The fence he would like to install would replace the existing wood fence. The new fence would be made of white plastic. Mr. Marshall presented pictures of other similar fences at Raintree. Bob Made a motion to approve the fence, Shirley seconded. Hand vote was called for. Yes; Nancy Ohmes, Bob Rowland, Shirley Thomas, Dave Wasson. No; Roland Thibault. Motion carried

Pool Committee

Mike presented the pool rules submitted by the pool committee. Dave announced that pool cards would not be kept at the pool this year. Dave mentioned other differences in the rules from last year. Dave stated that number 9 he would like to change that number to 10 years of age from 12 years of age. On the water slide rules, Dave wanted to add under number 1 or pass a swimming test given by a lifeguard. Bob motioned to accept the new pool rules as amended, Roland seconded and the motion carried. It was asked if swimming lessons would be offered this year. The board decided that swimming lessons could not be offered in order to allow adequate time to clean the pool each morning.

Siltation Committee

Ty Cooper appeared before the board. Ty announced that everything is in place for Bob O'Brien to issue the permit for the siltation pond at 150 & Ward. He asked that E.T. Archer be paid their final payment. The Board approved final payment to E.T. Archer. Ty asked for approval of \$4,850. for an inspector to be present during the construction at 150 and Ward Road. The Board approved the funds for the inspector. Ty also asked the board for funds to have a geo survey of the lake done. Ty asked for \$10,960. for the survey. Dave motioned that the board approve \$10,960

for the geo survey of the lake. Bob seconded and the motion carried. The funds will be borrowed from the Lake Committee funds if necessary

Greg Berry - A.R.B. Appointment

Shirley made a motion to accept Greg Berry as a member of the Architectural Review Board. Roland seconded and the motion carried.

Pool/Concrete Work

Dave submitted a proposal from D & D to repair the concrete sidewalk around the pool area. Bob made a motion to approve the proposal for \$4,818 from D & D. Roland seconded and the motion carried.

David Elliott

David Elliott appeared before the board and asked that he be allowed to speak at the annual meeting regarding the Lee's Summit Charter Commission. Shirley made a motion to allow David Elliott to address the membership at the annual meeting for 15 minutes. Roland seconded and the motion carried.

Steve Bennett - Fine Appeal

Steve Bennett appeared before the board to appeal the fine levied for working on Sunday. Steve said that he had forgotten the rules and would have stopped if someone had asked him to. Bob motioned to waive the fine, Roland seconded, the motion carried.

OLD BUSINESS

Rules & Regulations

The Rules and Regulations were tabled.

Boat Slip Policies

Mike stated that he had been working with the Lake Committee and they have come up with the submitted policies. Mike asked that the board read and consider the following policies. No action was taken.

OPEN FORUM

Ross Cowan/Scott McMillin

Ross Cowan asked the Board in regards to the concrete that was dumped on the acreage on 163rd St. Scott McMillin also asked the board what would be done to correct the eyesore caused by the dumping. The board responded that the rock would be pushed into the pond so that neighbors would not be able to see it.

Bill Flamm

Bill Flamm asked the board what was being done to other builders who were working on Sundays. The Board answered that proper procedures were being followed.

Gary Olsen

Gary Olsen asked the Board about the house on Georgetown which has been in the middle of painted and having siding installed for over a year. The Board said they would look into the matter.

APPROVAL OF BILLS

Dave made a motion to approve the bills as submitted. Roland seconded and the motion carried.

ADJOURNMENT

Mike Conway adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING

APRIL 9 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 9, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Marilyn Burasco, Nancy Ohmes, John Godfrey, John Glover, Greg Andrews, and, Roger Miller. Carl Cage was absent.

APPROVAL OF MINUTES

Bob made a motion to approved the minutes of the March12, 1996 meeting. Nancy seconded and the motion carried.

TREASURER'S REPORT

Roland announced that Jim Mitchell, the auditor for Raintree, was unable to attend April's meeting as scheduled but will submit his report at the May's meeting.

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of March 31, 1996

Checking	\$ 46.56
MM General Fund	\$ 155,564.43
MM Special Fund	\$ 1,505.30
Boat/Lake Account	\$ 34,288.92
Builder's Account	\$ 28,384.24

Income during March

Dues: \$29,410.43

Assessment: \$6172.00

BOARD ANNOUNCEMENTS

Introduction of Board Members

Roland asked that each board member introduce themselves and indicate what class they represent. Each board member was recognized. Roland then introduced the new officers as: Bob Rowland as the Vice-President, John Godfrey as Treasurer, Marilyn Burasco as Secretary, and himself as President.

NEW BUSINESS

Ben Cerra - Fine Appeal

Ben Cerra appeared before the board. Mr. Cerra asked that the board overturn the fine he was assessed for not having siltation barriers on lot #1070. Mr. Cerra discussed the benefits of a reverse grade being used as a siltation barrier and was asked to speak to Ty Cooper, the Siltation Chairman, with regards to that. It was explained to Mr. Cerra that he was not fined but charged for the siltation Raintree installed on the lot. It was determined that Mr. Cerra was charged for 200 feet of siltation barrier when he should only be charged for 100 feet. Bob Rowland made a motion to correct the amount charged Mr. Cerra to \$450.00. John Godfrey seconded and the motion carried.

David Knox

David Know was not present

Tricia Navato - Swim Lessons

Tricia Navato appeared before the Board. She asked that the Board overturn the policy which was made at the last Board meeting which was not to offer swimming lessons at Raintree this year. Tricia Navato stated that since Raintree was a lake community that offering swimming lessons should be a necessary. Tricia also brought to the Board signatures from other residents who wanted swimming lessons to be offered at Raintree. Roland stated that the decision was made due to time limitations with swim lessons and cleaning the pool. Bob motioned that the Pool Committee, the pool manager and the company which offers swim lessons work together so that swim lessons can be offered. John Godfrey seconded and the motion carried.

Steve Froehlic - Fine Appeal

Steve Froehlic appeared before the Board. Steve Froehlic asked the Board to reverse the \$500.00 fine he received for working on Sunday. He was not the one working on Sunday, it was a sub-contractor. Nancy stated that it was his responsibility to notify his subs that they could not work on Sunday. She stated that if he had told them, then he should pass this fine onto them. Otherwise, he was at fault for not notifying them Sunday work was not allowed. Bob made a motion to deny the appeal. Roger seconded and the motion carried.

Summerfest

The Board was given the letter submitted by Cathy Byrnes announcing that she needed to resign from the Summerfest Committee due to a family illness. Carrie Cooper appeared before the Board. Carrie Cooper stated that the Activities Committee was considering taking over Summerfest. Many of the Activities Committee members will be out of town on July 4th, and they are considering hiring a company to do the work that volunteers have done in the past at the carnival. Carrie asked that if they did take over Summerfest, they be granted a 10% overage on the Summerfest budget to handle the possible cost. Carrie stated that the Committee would make their decision by Saturday. Bob made a motion that if the Activities Committee decides to handle Summerfest, that the 10% be granted, if needed, and a \$2,500. Checking account be opened to be used as they see fit. John Godfrey seconded and the motion carried.

Shirley Thomas

Shirley Thomas appeared before the Board. Shirley reminded everyone that the neighborhood watch program would be this Saturday from 1:00 to 3:00 and everyone was welcome.

Shirley also asked the Board if they had voted on a pool manager and his salary. Roland answered that they had but he could not remember when and would have to check the minutes of past meetings.

Lake Committee - Dick Greiner

Dick Greiner appeared before the Board. Dick asked the Board for approval to purchase a welder/generator for \$650.00. Dick stated that this was the welder that Charlie had been borrowing over the past years and that Jerry Reynolds now wanted to sell it. Roger motioned to approve the purchase of the welder for \$650.00 with the money to be taken out of the Lake Account. Bob seconded and the motion carried.

Facilities Committee

Charlie Mallett appeared before the Board. Charlie asked the Board to approve \$5,000. to have the landscaping done in front of the new construction. Charlie stated that Dave Wasson had indicated that the money had been allocated in the original plans. Charlie stated that they needed approval before the next board meeting because now was the time of year to plant and seed. Bob made a motion that if the funds were available and after receiving three bids, up to \$5,000. be approved for landscaping. John Godfrey seconded and the motion carried.

Charlie then asked the Board for the approval of \$2,000 to have the area in front of the office & clubhouse ver-ti-cut and seeded. Bob made a motion to approve \$2,000 after the Committee received three bids to have the area ver-ti-cut and seeded. John Godfrey seconded and the motion carried.

Charlie then asked the Board for approval for termite treatment of the new construction. The bid submitted by Terminix was \$1,200. for the initial treatment. The Board requested that the Committee get two more bids before they would consider approval.

Siltation Committee

Ty Cooper appeared before the Board. Ty announced that the sidewalk repair will be completed this week. He announced that work had begun on the silt pond at 150 and Ward Road.

ROLAND CALLED FOR A BRIEF RECESS

OLD BUSINESS

Land Purchase

Roland announced that at the annual meeting, the purchase of six lots from Paul Roberts was discussed. At that time the majority of the membership was in favor of purchasing the land. The price of the land is \$143,856. Marilyn made a motion to purchase the land at the price of \$143,856. Greg seconded. The Board discussed with members of the audience regarding the loan approval and the availability of funds. Bob announced that he had asked Susan Spuill and Rick Bain to contact residents in the area of the land for their comments. Rick Bain stated that there were no objections to a well planned out facility. There were only a few who objected to the project all together. Susan Spuill stated that a Planning Committee should be considered to work on a master plan for the area. The board stated that it would probably be three to five years before any construction would begin. The board voted on the motion and the motion carried.

OPEN FORUM

Art Kinder

Art Kinder announced that he had been receiving information from the City concerning Building permits in Lee's Summit.

Tricia Navato

Tricia Navato asked the Board about the uncompleted house on Seagull. Bob answered that the problem is currently being handled by the attorney. Roland stated that he would call Joe Willerth for an update.

Charlie Mallett

Charlie Mallett stated that the Facilities Committee had received a complaint from Charlotte Bradbury, regarding the pay telephone at the clubhouse. She had requested that the pay telephone be moved because it attracts kids who play their music loud. She also suggested that gates be put across the parking lot at night to keep kids out. Charlotte Bradbury was in the audience. She asked that the board look into the problem as soon as they had time. Bob asked that Geri contact the phone company for information to moving the pay phone into the pool area.

Chris Poindexter

Chris Poindexter asked that the Board look into having a noise ordinance. They have had problems with people in their neighborhood playing music extremely loud and unless a complaint is signed, the police won't do anything.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

**BOARD OF DIRECTORS MEETING
MAY 14 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on May 14, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Marilyn Burasco, Carl Cage, John Godfrey, John Glover, Greg Andrews, and Roger Miller. Nancy Ohmes was absent.

APPROVAL OF MINUTES

made a motion to approve the minutes from April 9, 1996. Bob Rowland seconded and the motion carried.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of April 30, 1996	
Checking	\$20,462.86
MM General Fund	\$68,492.99
MM Special Fund	\$ 7,729.86
Boat/Lake Account	\$34,083.12
Builder's Account	\$29,483.02

Income during April

 Dues: \$38,288.13

 Assessment: \$7,800.00

Roland then introduced Jim Mitchell to submit the auditor's report. Jim Mitchell submitted a copy of the auditor's report to each board member and a copy to the office for file. Bob Rowland noted that a correction should be made to the last page, second paragraph regarding the balloon payment of \$210,000 being due June, 1998 instead of 1988.

BOARD ANNOUNCEMENTS

Land Purchase

Roland Thibault announced that the process for the land purchase on the south side has been completed and we now own the property.

NEW BUSINESS

Bob Belcher

Bob Belcher did not attend the meeting

Ben Simpson

Ben Simpson did not attend the meeting.

Activity Committee - Teen Swim

Carrie Cooper asked the Board to close the swimming pool early on June 21st in order to set up for the teen swim. Carl Cage made a motion to close the pool at 7:30 PM for the teen swim. John Glover seconded and the motion carried.

Carrie gave the board an update on the Summerfest activities. Carrie announced that they were still looking for someone to oversee the ski show. Marilyn Burasco said that she would have Bob (Burasco) give Carrie the number to the MOKAN ski club.

Pool Manager

Roland announced that they had been talking to Dave Wasson to be pool manager. Roland announced that Dave had received his CPO certificate. CPO meaning Certified Pool Operations. Bob Rowland made a motion to hire Dave Wasson as pool manager. John Godfrey seconded and the motion carried. Roland stated that the salary has been set and is less than what was paid last year.

Dock Placement

Roland gave the audience some history on the dock, stating that the dock was a replacement and when it was placed it was moved a little bit down from where it was originally. It was the opinion of members who leased slips that location was a better location. Then other members were complaining. The board's opinion was that it didn't make that much difference in addition the board is going to ask the Lake Committee to look into moving those docks which are on the main channel to more secluded, more protected areas. With that in mind, the board didn't think they should move that slip back to where it was, particularly if they were thinking of moving some of the other slips. Bob Rowland made a motion to leave the dock at Seaside Sparrow where it is at. Roger Miller seconded and the motion passed.

Chris Gordon

Chris Gordon appeared before the Board. He asked that Jud Wood who is building a home in Raintree to be allowed to work on Sundays. Jud Wood is building the home by himself. Chris submitted a petition from the neighbors giving their permission for Jud Wood to work on Sunday. Chris Gordon stated that he understood that this had been allowed in the past and is asking for the same consideration. Bob Rowland made a motion to deny the request to allow work on Sundays. John Godfrey seconded and the motion carried.

Buddy Spurck-ARB Appeal

Buddy Spurck appeared before the board to appeal the disapproval of the duplex to be built at 3853 S.W. Harbor Cr. Buddy stated that he had engineers design a plan to correct the drainage problem on the lot. The City's building inspector has approved the plans. Roland Thibault asked Gene Thomas what the ARB's concerns were. Gene stated that the ARB is concerned with the water drainage to the adjoining lot. He stated the ARB would like a hold harmless agreement so the ARB relieved of responsibility if a drainage problem did occur in the future.

Buddy stated that he didn't feel that was necessary due to the fact that the City's Engineer has approved the plans and wants the same consideration as any other builder.

Greg Andrews asked Joe Willerth regarding the hold harmless agreement. Joe stated that he has reviewed the plan with the City Engineer who said the plan would not worsen the problem. He further stated that the Board could approve the plans based on the opinion of the City experts and that all other Raintree requirements have been met.

Carl made a motion to reverse the ARB denial of the appeal based on engineering reports provided by both the applicant and the City with the finding that it will not worsen the drainage. John Godfrey seconded. A hand vote was held, Carl Cage, Roger Miler, Greg, John Glover, John Godfrey, and Marilyn Burasco voted in favor. Motion carried.

Facilities Committee

Ross Cowan appeared before the Board.

Termite Control

Ross stated that he had received three bids for termite control. Bell Pest Control = \$805., Milberger Pest Control = 2952, Terminex = 1200. Ross recommended that the Board accept the lowest bid. Roger made a motion to accept Bell's contract for termite control. John Godfrey seconded and the motion carried.

Pest Control

Ross also asked the Board to approve \$120. for regular pest control for the clubhouse facility. Greg made a motion to approve pest control not to exceed \$120 for annual pest control and to continue as part of the regular budgeted service.

Sod

Ross stated that he had received three bids for sodding the old pool area and around the new pool. Heltz bid totalled \$6357. Teal's bid totaled \$6154. Pepper Prairie's bid totalled \$4441. Rich Brothers' bid totalled \$6168. Ross recommended that only the area in front of the new pool be sodded since the other areas now have grass coming up from seeding being done

Charlie Mallett stated that the strip by the flag pole was where the water came in from to the new pool and if the fire hydrant still needs to be put in, the ground will have to be torn up for installation. He recommends leaving that area alone for the time being.

Bob Rowland made a motion to sod with fescue the area around the new pool using Pepper Prairie Farm and verticut and seed the strip area in front with the cost not to exceed \$3000. John Godfrey seconded and the motion carried.

Weed Control

Ross asked the board to approve weed control for the clubhouse area. Bob Rowland made a motion for weed control not to exceed \$500 for areas designated by Ross and Shirley. John Godfrey seconded and added that the weed control be incorporated into the annual budget as maintenance. The motion carried.

Dave Wasson - Pool Supply Purchase

Dave Wasson appeared before the Board asking to purchase trash containers, can containers, and mop bucket for the pool from Rubbermaid

Roger made a motion to accept the bid for the purchase of pool supplies. John Godfrey seconded and the motion carried.

OLD BUSINESS

Swim Lesson - Tricia Navato

Tricia Navato appeared before the Board. She read the letter (See enclosure). She stated that she had asked Jeff Kelly of PSI to come to the Board Meeting to explain why the one hour a day of swim lessons would not be feasible for his company.

Jeff Kelly, President of PSI, appeared before the Board and stated that giving one hour lessons, Monday through Friday would not be feasible for lessons because there is no weather make-up day. also with only 4 students per class with 2 instructors, it would not be worth it to his company to come out to Raintree. Jeff stated that his company is willing to give lessons during the open pool hours.

John Godfrey suggested lessons being available for two hours a day from 10AM to Noon. Jeff further suggested that lessons be held from Tuesday through Thursday with make up day on Friday and a prorated cost for the residents for shorter lessons.

John Godfrey made a motion of offering swim lessons for 2 hours a day from 10 AM till Noon on Tuesday through Thursday and weather related make up day on Friday for three sessions. And in the event more lessons were needed a fourth session could be offered. Roger seconded and the motion carried.

150 dam

Roland Thibault added the 150 dam bids to the agenda. The Board and the audience discussed the bids and the contractors' contract. After some discussion, Roger made a motion to hold a special meeting at the work session on May 23, 1996 to review the bids and to make a decision. John Godfey seconded and the motion carried.

OPEN FORUM

Gene Thomas

Gene Thomas asked the Board to appoint Mike Slagle as a member of the ARB. Roger made the motion, Bob seconded and the motion carried.

Tricia Navato

Tricia Navato asked of the status of the homes on Seagull which not completed. Joe Willerth announced that the they were in the midst of litigation with the builder and the builder had stated that he would be completed by June 15th. Tricia also stated that she was insulted by the Board's attitude regarding swim lessons.

Larry Kincade

Larry Kincade stated to the Board that the work being done by the Middle Big Creek on the other side of the dam were dragging mud onto Raintree Parkway. Gene Thomas stated that he has the contact name and phone number and will give it to Geri so she can contact him about the problem.

Joe Willerth

Joe Willerth announced to the Board that the Stoney Creek project was denied by the City due to the developer not attending. He stated that the project has not "gone away" and will continue to keep everyone updated.

APPROVAL OF BILLS

Roger Miller made a motion to approve the bills as submitted. Bob Rowland seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

**BOARD OF DIRECTORS MEETING
JUNE 11, 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on June 11, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Marilyn Burasco, John Godfrey, Greg Andrews, and Roger Miller, and Nancy Ohmes. Carl Cage was absent.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes from May 14, 1996. Nancy Ohmes seconded and the motion carried.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of May 31, 1996	
Checking	\$ -935.10
MM General Fund	\$106,597.95
MM Special Fund	\$ 7,729.86
Boat/Lake Account	\$ 27,956.62
Builder's Account	\$ 29,095.09

Income during May

Dues: \$29,288.81
Assessment: \$6,264.00

BOARD ANNOUNCEMENTS

Thanks to the City of Lee's Summit

Roland announced he wanted to thank the City of Lee's Summit, the volunteers and all the donations that were received after the Microburst. He stated that he would like Joe Willerth to write a resolution to thank the City of Lee's Summit for the quick response after the Microburst. Bob Rowland made a motion to approve the resolution, Roger seconded and the motion carried.

John Glover Resignation

Roland announced that John Glover's resignation had been received. The Board is giving Cobblestone the opportunity to find a replacement for Class B Board Member.

Work Session Date

Roland announced that due to conflicting date with the Ward Road meeting, the date of the work session will need to be changed. The Board decided to have the work session on Monday, June 24th.

NEW BUSINESS

Satellite Dish Guidelines

Roland read the guidelines for satellite dishes submitted by the Architectural review board

"Note" the current guidelines for exterior antennas shall remain in effect as presently published.

Raintree Lake will allow 18" O.D. (or smaller) satellite dishes to be installed on a residents property if the following guidelines are followed, and have prior approval.

1. A scale plot plan must be submitted to the A.R.B. for approval indicating mounting conditions and finished height (of dish and all pieces).

2. Satellite dish may NOT be installed on the exterior walls or roof of any structure.

3. Satellite dish shall be placed in the back yard of a residence so that it cannot be seen from the street, common area and lake, and shall be screened from view on three sides by landscape materials approved by the A.R.B.. Satellite dish and all associated pieces of equipment, including mounting devices, shall be no higher than 42" above the adjacent grade.

If due to site restrictions, the above cannot be accomplished, then the dish must be camouflaged by a "Granite Landscape Boulder" or approved equal, or installed in a "Sky-Dome Satellite" or approved equal.

There was discussion between the Board and members of the audience. Joe Willerth recommended to table the guidelines until the new satellite law comes out in August. Roland recommended that the guidelines be tabled until the work session. Bob Rowland made a motion to table the satellite guidelines until the work session and to publish those results in the July *Shore Lines*. John Godfrey seconded and the motion carried.

Irma Walburn – ARB Appeal

Irma Walburn did not appear. Bob Roland made a motion to deny the appeal. Roger Miller seconded and the motion carried.

Mary Lou Rowland

Mary Lou Rowland appeared before the Board. Mary Lou asked the Board for \$1,800 additional in the checking account for Summerfest. Bob motioned to allocate \$1,800 for the Summerfest checking account. John Godfrey seconded and the motion carried.

Mary Lou also asked the Board for shelves in the Activities storage closet. Bob made a motion to spend up to \$300 for shelves. Roger seconded and the motion carried.

OLD BUSINESS

Placement of Docks off Main Channel

Roland announced that at the last Board meeting, the Lake Committee was asked to recommend coves which could be used to relocate boat docks off the main channel to more secure cove. Dick Greiner stated that the Lake Committee wanted to caution the Board of potential legal action with moving dock location. Dick stated that the Lake Committee wanted to make a study of the depth of the coves but indicated the following coves for placement: Bowsprit, Kingfisher, and the east

(south) of Normandy cove. Joe Willerth stated that the Board would need to show just cause for relocation the boat docks. The Board stated that the reason for moving the docks would be for safety reasons and to lesson maintenance costs. Dick stated that the Lake Committee recommended that the Board bring it to the attention of the dock owners before the docks are moved. He stated that the Lake Committee never wanted boat docks on the main lake but would now caution the Board before moving the docks. Roland asked that a letter be mailed to those slip lessees advising them that their boat dock may be moved to a safer location and their comments should be submitted in writing to the Board or to the Lake Committee. Bob Rowland made the motion that the letter be mailed, Greg seconded and the motion carried. The docks under consideration for relocation are: O - P - Q.

OPEN FORUM

Charlie Mallett

Charlie Mallett asked the Board to consider replacing "I" dock instead of repairing it. That dock was damaged in the Microburst. Charlie recommended that the Board apply the insurance money to a new dock. Roger motioned to replace "I" dock with a new dock using the insurance money. John seconded and the motion carried.

Geri Frink

Geri Frink asked the Board if the swimming pool would be available to rent for private parties. Marilyn motioned not to allow the swimming pool to be rented out for private parties. Roger seconded and the motion carried.

Mary Lou Rowland

Mary Lou Rowland asked if pest control for the clubhouse had been approved. The Activities Committee had seen several roaches and ants in the clubhouse. The Board answered that they had approved the funds for pest control and instructed Geri to have the service performed immediately.

Shirley Thomas

Shirley Thomas gave an update on the 291 entrance. She announced that any seeding would be done in September. Also, the pine tree behind the entrance which was removed, will not be replaced with the permission of RLPOA.

Bill Flamm

Bill Flamm asked the Board if they had approved the duplex to be built on Hidden Cove. The Board answered that it was approved.

Joe Willerth

Joe Willerth reported to the Board that Stoney Creek and Raintree Lake Estates preliminary plats were approved by the City. Joe also stated that he had pictures taken, by air, of the damage caused by the microburst. Roland Thibault indicated that he would like copies of the pictures.

Roland Thibault

Roland Thibault announced that Ira Roberts had been awarded the contract to reconstruct the 150 dam.

APPROVAL OF BILL

Roger Miller made a motion to approve the bills as submitted Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
JULY 9, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on July 9, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Marilyn Burasco, John Godfrey, Greg Andrews, and Roger Miller, and Carl Cage. Nancy Ohmes was absent.

APPROVAL OF MINUTES

Roland asked that the minutes be corrected to read that only the Raintree Lake Estate plat was approved. John made a motion to approve the minutes from June 11, 1996. Bob seconded and the motion carried.

BOARD ANNOUNCEMENTS

Honorary Board Member

Roland introduced Jan Buske as the Honorary Board Member and thanked her for coming.

Thanks to the Activity Committee

Roland thanked the Activities Committee for a wonderful job during the Summerfest Activities.

Recognition Ceremony

Roland announced that a recognition ceremony will be held for those who suffered damaged in the Micro Burst, the volunteers, merchants, and the hospital on Thursday at 7:00 at Trailridge Elementary. The ceremony is by the City and RLPOA Board in order to give appreciation and recognize those who helped.

NEW BUSINESS

New Board Member

Roland announced that due to John Glover's resignation a seat on the Board is open. John's seat was from Class B. Roland stated that Nancy was asked if she had anyone to fill in for John. She did not and recommended that the next in line be appointed. Roland announced that Shirley Thomas was on the ballot and was next in line and asked Shirley to come forward. Marilyn made a motion to appoint Shirley Thomas on the Board to replace previously held by John Glover. Bob seconded and the motion carried.

Robertson - ARB Appeal

Tom & Tracy. Robertson appeared before the Board to appeal the denial of widening of their driveway. The Robertsons stated that they wanted to widen their driveway to the north to allow parking of additional vehicles. Their children will soon be driving and that Lafayette is already congested with cars parking on the street. They want to bring the driveway in line with the wing wall. Gene Thomas, ARB member, was asked the opinion of the ARB. Gene stated that the ARB denies approval to cut down on the amount of concrete surrounding a house. After discussion among the Board, Roger made a motion to approve the extension of the driveway to the corners of the garage on both sides but not to exceed the house lines. Bob seconded and the motion carried.

Ed O'Dell - ARB Appeal

Ed O'Dell appeared before the Board. Ed asked that the Board approve the widening of the driveways of the four-plexes being built to ease the parking on Harbor. The Board reviewed the plans submitted but were questioning the exact location of the driveway. Greg made a motion to approve the extension as illustrated not to exceed 8 feet on each of the end units. With the condition that the builder is to supply plans to indicate detail changes prior to pouring. Shirley seconded and the motion carried.

Mark McWilliams - Fine Appeal

Mark McWilliams and Rick Davis appeared before the Board. Mark McWilliams told the Board that he had had several problems at the site. There had been rain, hay bales were taken and other vandalism has been done. He has apologized to the neighbors. He has solved all the neighbors problems. Roland stated that six letters had been sent prior to the fine was levied. Bob asked to see the builder's agreement. Mark McWilliams stated that the barriers did not keep up out of the street. Bill Flamm stated to the Board that sub-contractors had moved the barriers but did not put them back into place. He also stated that trash was constantly a problem. Dave Wasson told the Board that he had received several complaints about the condition of the site by Raintree members. Roger made a motion that the appeal to eliminate the fine. Shirley seconded and the motion carried. Roland told Mark the fine will be due by July 13th.

Norris Greer - Averio Common Ground

Norris Greer appeared before the Board. Norris told the Board that problem that he is having on Averio is not a new problem but one that has been there for some time. The problem is that the flow of the run-off water into the lake that comes off Averio half way down plus Raintree Drive comes down between Breezy Point and Averio. The flow was never right. It doesn't drain correctly. In the middle of the block water accumulates and not it is silted in. It smells like sewer and has bacteria growth. It is a health risk. It isn't graded right which makes it hard to mow. He is asking the board to look into the problem. Bob told Norris that they have looked into it and work is scheduled to be done but may not be done until next year. Norris asked that the area be cleaned out soon for health reasons. Roland asked Charlie if that could be done with our tractor. Charlie said that it was too steep for our tractor. Bob asked Charlie look into the problem and report back to the Siltation Committee or to the Board at the work session what could be done to dry the area out. Bob asked Norris to bring information he had to the Siltation Committee's meeting on the first Wednesday of the month.

Bret Childress – Fine Appeal

Bret Childress appeared before the Board. Bret said that he had received a letter about siltation barriers which needed to be installed on the lots he was building on. The letter was sent to Miller Enterprises and he did not receive the letter for several days. Bret said that a grass barrier was there and that the lot was flat. Bret stated that there was not mud on the street. Bret asked that the Board remove the fine and charges of the barriers. The Board stated that an agreement was signed which stated that siltation barriers would be installed on the lot. A letter was mailed informing him that barriers needed to be installed or Raintree would. Bob motioned that the appeal be denied. Shirley seconded. The motion carried.

Smoking at the Pool

Bob announced that he asked this subject be brought up. He said that several people have asked him why children under the age of 18 are allowed to smoke at the pool. Discussion was opened to the audience. It was brought up not to allow under age children to smoke at the pool. It was brought up to eliminate smoking at the pool altogether. Dave Wasson, pool manager, stated that enforcement would be difficult. The lifeguard's priority is the safety of the people in the pool. Roland recommended that the topic be tabled to the work session.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of June 30, 1996	
Checking	\$ 1,019.02
MM General Fund	\$108,327.00
MM Special Fund	\$ 13,993.86
Boat/Lake Account	\$ 30,256.21
Builder's Account	\$ 29,595.09
Disaster Fund	\$ 6,786.00

Income during June	
Dues	\$26,490.54
Assesment	\$5,658.00

Shirley asked if the six lots were down as assets. Geri stated that the first payment was made in July and an adjustment had been made.

Shirley stated that a good job has been done to keep the pool expenses down.

OLD BUSINESS

Placement of Boat Docks

Roland stated that the Board had received several letters moving of boat docks and petitions regarding placement of the dock. Jean Smith presented a petition to the Board against the possible placement of a dock in Bowsprit Cove. Jean read the petition. Bob Mela stated he was against the moving of his boat dock. He stated that there is not a safety problem. Don Vogelsmeiers stated that he did not want his dock moved. Bill Schmoeger stated he did not want his dock moved. Roland stated that the movement of those docks to more secluded location was due to the number of boats on the lake. And the possibility of an accident when boats are pulling out of the docks. The reason is a safety issue. Judy Schmoeger stated that she had asked for a safety buoy at the end of the buoy and if people observed it, there would not be a safety issue. She would still like to request that these buoys be installed. Paul Roberts present to the board plans for a marina would allow more boat docks to be on the lake and solely the safety issue. Several other members voiced their argument against the movement of their boat dock or the placement of a boat dock in their cove. The placement of buoys by the boat docks were discussed. Lowering the speed limit was discussed. People subleasing slips for a premium price was discussed. Installing additional boat docks was discussed. Roland stated that he would like to see a committee

established made up of two people from the north side of the lake, two people from the south side of the lake, two Board members, and two Lake Committee members, to look into the possibility of a marina and placement of boat docks and to report back to the Board. Bob made a motion to place two no wake bouys in front of each dock, 50 feet from the shoreline, on the main channel of the lake, as a test for the rest of the summer to see if it helps the flow of traffic. At the end of the summer it will be reviewed if the bouys help. Bob added to the motion to have a committee made up of two people from the north side of the lake, two people from the south side of the lake, two Board members, and two Lake Committee members to look into the possibility of a marina, to look at the safety issue of docks and to look at dock leases. John seconded and the motion carried. Judy Schmoeger asked if a lake patrol could be hired to enforce the policies. Roland stated that lake patrol has been hired but are not on the lake all the time. A member of the audience asked if it would be published in the shore lines that the bouys have been installed and ask people to observe them.

Satellite Dish

Roland announced that the Board was looking into guidelines for satellite dishes. Roland read the proposed satellite dish guideline. Bob Belcher spoke to the Board indicating the Federal government had passed legislation regarding the restriction of satellite dishes to voice his complaint to the Board that they have taken a long in time in passing guidelines for satellite dishes. He voiced his opinion that the guidelines presented were unreasonable. Joe Willerth stated that Bob Belcher made valid points and that maybe the Board should wait until the Federal guideline is passed in August and passed guidelines to agree with the new guidelines. Discussion among the audience opened with pros and cons about the satellite dish. Bob made a motion to table the satellite dish until the Board meeting in September. John seconded and the motion carried.

Closing of Swim Docks & Clubhouse Grounds

Roland announced to the audience that there is concern that there are some people using the swim docks that are not residents. Also, there are people who are residents using the swim docks and the clubhouse area to party until all hours of the night. It has been proposed that the swim docks and clubhouse area be closed from 10 PM to 6 AM. Discussion opened to the audience voicing against the closing of the swim docks. Discussion opened among the audience regarding the telephone in the parking lot which attracts people who cause noise and disturbance. It was decided to have the pay phone removed. The majority of the audience voiced the need for additional security. Roland stated that he would increase the hours of security.

OPEN FORUM

Jean Smith

Jean Smith asked the board about the work being done on 291 Highway entrance. The Board responded that they had little to no control over the construction, however they had been assured that damages to our entrance would be repaired when the work was completed.

Dennis Steffes

Dennis Steffes asked the Board to take action about the resident on Lighthouse Point who is renting rooms in her house. The renters are causing noise disturbances and recently broke into his home. Tom Berry and other residents of Lighthouse Point voiced complaints about the resident and their renters. The Board instructed Joe Willerth to look into the situation.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills as submitted. John seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
AUGUST 13, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on August 13, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Carl Cage, Shirley Thomas, Roger Miller, John Godfrey and Bob Rowland. Nancy Ohmes was absent.

APPROVAL OF MINUTES

Shirley Thomas made a motion to approve the minutes from July 9, 1996. Roger seconded and the motion carried.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of July 31, 1996	
Checking	\$ 1,449.47
MM General Fund	\$85,268.16
MM Special Fund	\$ 7,548.71
Boat/Lake Account	\$20,776.00
Builder's Account	\$30,308.30
Disaster Fund	\$ 6,786.00

Income during July

Dues: \$61,525.27
Assessment: \$8,186.00

Roger made a motion to approve the Treasurer's report. Shirley seconded and the motion carried.

BOARD ANNOUNCEMENTS

Baptist Triathlon

Roland reminded the audience that the Baptist Triathlon would be held on August 25th. The Triathlon starts around 7 AM and lasts until 10:30 AM. There will be a mailing out to residents reminding them of the run.

City Proclamation

Roland announced that Raintree had received a proclamation from the City of Lee's Summit for the volunteer work during the Microburst. Roland read the proclamation:

Whereas, in the late evening of Sunday, May 26, 1996, a microburst caused severe damage to homes and injury to the residents of the Raintree Lake and Windemere sub-divisions; and,

Whereas, The City of Lee's Summit believes in recognizing the unselfish efforts of those individuals and organizations; and,

Whereas, The citizens of Lee's Summit and surrounding areas are proud of those individuals and organizations, and are also fortunate that such outstanding individuals and organizations are part of Lee's Summit and the surrounding communities; and,

Whereas, This tribute is an honor to the hard work, unselfish acts, and community support witnessed during and after the microburst incident.

Now, Therefore, I, Karen R. Messerli, by virtue of the authority vested in me as Mayor of the City of Lee's Summit, Missouri, do hereby officially endorse and support the efforts of all those honoring Raintree Homeowners Association and do hereby join the citizens of Lee's Summit in expressing thanks and gratitude for your assistance to the community in its time of need.

In testimony whereof, I have hereunto set my hand and caused to be affixed the Great Seal of The City of Lee's Summit, Missouri, this 11th day of July 1996.

Roland suggested the proclamation be framed and placed in the office.

NEW BUSINESS

Siltation Committee

Shirley Thomas gave an update on the 150/Ward Road project. She announced that Ira should be completing the project very soon.

Bob Rowland announced that the Lake Winnebago tour would be held on August 24th.

Roland announced to the audience that water samples taken by Ward Road by 161st and 163rd came back with a microorganisms count beyond counting. Art would be taking additional sample the following day and would notify Ty or Roland as soon as the results were in.

Mike Cohee -Fine Appeal

Mike Cohee appeared before the Board. Mike told the Board that the fine was unfair because he does the best he can to keep the siltation barriers in place. He does his best to follow all the rules there are at Raintree which other sub-divisions do not have. Roger made a motion to deny the appeal, Shirley seconded and the motion carried.

Lake Committee

Dick Greiner appeared before the Board for the Committee. Dick stated that he had received a bid for dock repairs from Kribbs at a cost of \$9,125. Dick explained that he had hired other individuals to do the repairs but they had not done the repairs. The Kribbs are the dock builder which Raintree has used in the past and he felt comfortable they would do a good job. Carl asked if the money for the repairs would be taken from the Lake account. Dick indicated that it would. Roger made a motion to approve \$9,125 for dock repairs and the funds to come from the Lake account. Carl seconded and the motion carried.

Dick also explained to the Board that four boat docks were expiring this year. Those docks were: Normandy "C", Green Teal, Marsh Wren, and Kingfisher. The Lake Committee recommends leaving Normandy "C", replacing Green Teal, Marsh Wren and Kingfisher. Further, they recommend taking the old Kingfisher dock to Averio. The cost for four docks would be \$39,340. Kribbs asks for 10% down. Roger made a motion to approve \$39,340 for replacement of boat docks at Green Teal, Marsh Wren and Kingfisher and the money to be taken from the Lake account. Bob seconded and the motion carried.

Judy Romi - Clubhouse Rental Price

Ken Romi appeared before the Board. Ken asked the Board to reconsider the cost of renting the clubhouse. It is his opinion that residents of Raintree should be able to use the clubhouse free of charge. His neighborhood is planning a block party but do not want to pay the \$200 charge for using the clubhouse. It is his opinion that the use of the clubhouse by residents is paid by the quarterly dues. The Board answered that the majority of rentals are for wedding receptions and that \$200 was a very reasonable charge for usage of the clubhouse. Ken continued to argue his opinion and stated that he would write an opinion article for the Shore Lines.

Facilities Committee

Chris Storm appeared before the Board. Chris asked the Board to approve funds for bicycle racks for the clubhouse area. Bob suggested the Facilities Committee negotiate price for buying several bike racks. Chris mentioned to the Board that the Committee is currently seeking bids for new siding for the clubhouse.

OLD BUSINESS

Joe Willerth

Joe Willerth updated the Board on the satellite dishes. He announced that the dishes which are one meter or less have been included under the Federal guideline. The new law takes effect in thirty days.

Ty Cooper

Ty updated the Board on the 150 dam. He stated that Ira had a few items left which were; seeding & mulching, rip rap to place, move dirt, and acceptance by E.T. Archer.

Bob Rowland

Bob asked that it be placed in the Shore Lines to remind residents that they need to get permission prior to putting anything on Common Area. Remind them they need to come to the Common Ground Committee to receive approval. Shirley Thomas stated that the article she had written for the Shore Line did mention this.

OPEN FORUM

Ron Greathouse

Ron asked the Board the plans for removal of the tree stumps left by the Microburst. Roland stated he would give Charlie the names of those companies who helped during the Microburst and he would get bids from them for grinding the stumps.

Mark Bell

Mark asked the Board about the fund set up for the victims of the Microburst. Roland stated that no funds had been appropriated, however, the Board would discuss that issue at the executive session.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
SEPTEMBER 10, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on September 10, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Carl Cage, Shirley Thomas, Roger Miller, John Godfrey Bob Rowland and Nancy Ohmes.

APPROVAL OF MINUTES

Shirley asked that the minutes of August 13 be corrected on the second page to read Roger made a motion instead of Roger mad a motion. Carl made a motion to accepted the minutes of August 13, 1996 as corrected, Roger seconded and the motion carried.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of August 31, 1996

Checking	\$ 1,023.51
MM General Fund	\$46,231.86
MM Special Fund	\$15,719.16
Boat/Lake Account	\$18,705.65
Builder's Account	\$30,436.21
Disaster Fund	\$7,161.00

Income during August

Dues: \$23,695.29

Assessment: \$3,862.00

Shirley asked John what the invoice for GeoSystems was for. John told Shirley he would get her a copy of the invoice for her review.

BOARD ANNOUNCEMENTS

Roland announced that David Sullivan had resigned as Chairman of the Architectural Review Board and that Jr. Enke would take over as Chairman. Shirley made a motion to appoint Jr. Enke as Chairman of the Architectural Review Board, Bob seconded and the motion carried.

NEW BUSINESS

Paula Stephenson - ARB Appeal

Paula Stephenson appeared before the Board. Paula stated that she had made application for a dog pen on her property. Paula stated that the dog, along with her husband, was gone and no longer living at the house. However, she would like to keep the pen for her tomatoes. The pen would be used to protect the; tomatoes from rabbits. It would also be used to keep her dog out of the tomatoes. The Board asked if the pen was already in place. Paula stated that it was. Paula asked if she

couldn't keep the pen, if she could cut the fence down to a shorter acceptable length. The Board told Paula that they could only vote on the dog pen and she would need to apply to the Architectural Review Board for any other type of fencing. Bob made a motion to approve the appeal of the dog pen. Shirley seconded. None of the Board members voted in favor and the motion was denied.

OLD BUSINESS

Satellite Dishes

Roland read the proposed guidelines for satellite dishes.

The diameter shall be no larger than 1 meter (39 inches).

No satellite dish shall be installed on Common Ground property.

The preferred location, allowing for good reception, is the back yard within close proximity of the dwelling.

The installation should be as unobtrusive as possible and landscaping is suggested to screen the satellite dish so as to maintain some aesthetic qualities.

If you have any questions regarding installation, please contact the Architectural Review Board.

The Board discussed the guideline and questioned the height of the antenna which was part of the Federal guideline. Bob made a motion to approve the guideline and to add the information about the masts. Roger seconded and the motion carried.

It was announced by the Board that at the September work session, the Board would discuss the proposed Builder's Agreement, Boat Leases, and the Rules and Regulations.

Bob announced that the permit for Raintree's dam would be expiring in November. Geri stated that the required forms had be given to the Lafe Committee to complete.

Shirley announced that Ira's work is almost done on the new dam at 150 & Ward. Seeding is the only item left to complete. The Board told Charlie to put a chain across both ends of the dam to prevent people from driving across.

OPEN FORUM

Paul Landes

Paul Landes told the Board that Deffenbaugh Disposal had bought Constable Trash. He stated that he had done a survey several years ago and most people were concern with regards to trash being picked up on different days of the week and trucks in and out of Raintree all the time. He stated that a letter to Deffenbaugh at this time asking them to pick up the new route on the same day as their regular run would eliminate trash truck driving through Raintree five days a week.

Joe Willerth

Joe Willerth asked if the new buoys that were put in were successful. The Board replied that a new committee had been formed to look into the progress of the buoys.

Shirley Thomas

Shirley asked if anything had happened with removing the stumps that was brought up by Ron Greathouse at the last Board meeting. Roland stated that he had forgotten to give the information to Charlie but would do so.

Shirley also stated that a resident had planted bushes on the Common Ground at Averio & Breezy Point. Charlie Mallett added that the mowers could not get around them. It was decided that Charlie would talk to the person responsible for planting them. Charlie would give the person the opportunity to move the plantings before he cut them down.

Shirley announced that a resident had ask her about spraying the trees on Ward Road for worms. She had contacted the Forestry Service and was told that spraying was not recommended. The trees are not being harmed and the first frost would solve the problem.

Art Kinder

Art Kinder asked the Board for a ruling on posted signs. The Board agreed that signs at the entranceway looked tacky and should not be there. The Board agreed that any signs posted on poles should be removed but signs posted on the ground would be allowed during the duration of the event.

Paul Landes

Paul Landes asked about the high cost of renting the clubhouse. The Board replied that this topic had been covered at the previous Board meeting with regards to expenses, etc.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Carl seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
OCTOBER 8, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on October 8, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Carl Cage, Shirley Thomas, John Godfrey Bob Rowland. Absent were: Roger Miller and Nancy Ohmes.

APPROVAL OF MINUTES

Carl made a motion to approve the minutes of September 10, 1996 as submitted. Greg seconded and the motion carried.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of September 30, 1996

Checking	\$ 504.49
MM General Fund	\$41,860.59
MM Special Fund	\$19,759.67
Boat/Lake Account	\$17,699.30
Builder's Account	\$31,554.21
Disaster Fund	\$7,161.00

Income during September

Dues: \$16,993.74
Assessment: \$2,875.00

Bob asked that the Activities Committee account be listed on the monthly report.

BOARD ANNOUNCEMENTS

Thank you from Baptist Triathlon

Roland read a letter of thanks from the Baptist Medical Center. The 1996 poster was displayed and Roland asked that it be hung in the office.

NEW BUSINESS

John Smith

John Smith appeared before the Board. As Alderman for the City of Lee's Summit, he explained the revenue bonds which are on the ballot on November 5th. John brought graphs and charts and reviewed the benefits of passing the revenue bonds.

Siltation Committee

Geri Frink announced that Ty Cooper was out of town. Ty wanted to submit the 1997 budget to the Board.

Dock on Duck Pond

Roland Thibault announced that the residents living at 4313 S.W. Sapelo had installed a fishing dock on the duck pond. The property owners would like to keep

the dock there and would give the dock to the Association. The property owner was not present. The property owner had the other property owners living on the duck pond to sign a petition indicating that they had no objections to the dock and would not install one behind their property. The Board expressed concern that a president would be set if this dock was approved. Carl made a motion that the home owner remove the dock behind 4313 S.W. Sapelo at his cost. Bob seconded the motion amending that the home owner remove the dock within 10 days of notification. Motion carried. John Godfrey voted against the motion.

Shirley Thomas - Status of Microburst Houses

Shirley Thomas addressed the Board. She said that Art had brought to her attention that home are being rebuilt and changes are being made without the ARB's approval. Geri was instructed to send out letters to those property owners involved.

Shirley Thomas - Common Ground Plantings

Shirley Thomas explained to the Board that a home owner had done some landscaping on the Common Ground by Seaside Sparrow. Shirley said the home owner had submitted a letter for approval on the landscaping. Shirley added that a complaint had been received about the landscaping but that she did not see a problem except for one tree. Shirley made a motion to approve the letter with a license agreement, stating they will maintain the landscaping. Greg indicated that he did not think it was fitting that they ask for approval after the landscaping had already been done. John added that this was similar to the dock on the duck pond that the Board just voted against. He encouraged the Board to be consistent. Roland announced that a motion had been made and ask for a second. No one seconded. The Board further discussed the landscaping voicing opinions for and against. Greg said that he would like to see the area before he voted. John made a motion to table issue because the Board was not prepared. Greg seconded. Voting in favor was John, Greg, Carl, Bob and Shirley. Marilyn abstained.

Lake Committee

Dick Greiner appeared before the Board. Dick asked the Board to approve extra funds to repair the security boat. He said that the Board had approved \$1500, however, with marine grade plywood, the cost could raise to \$2,000. Bob made a motion to approve up to \$2,000 for repairs to the security boat. Carl seconded and the motion carried.

OLD BUSINESS

Boat Slip Policy

Raintree Lake
Boat Slip Policy
October 8, 1996

A. PURPOSE AND INTENT

This policy shall establish guidelines for the placement of boat slips, for their maintenance and for the administration of Boat Slips, in order to preserve the aesthetic quality of Raintree Lake while encouraging the use of pleasure craft on the lake.

B. LOCATION OF BOAT SLIPS.

The location of each slip shall be at the discretion of the RLPOA Board of Directors.

C. BOAT SLIP LEASING

The issuance of the boat slip leases shall be the responsibility of the RLPOA. RLPOA retains the right to terminate a boat slip lease for violation of this policy, failure to pay annual assessments as due, or loss of membership status of the lease by virtue of sale of property and/or movement from the area as called for under the Covenants and Bylaws of the Association. Lessee shall be reimbursed on long term leases for the remaining years at the original cost to the lessee not the current rate for long term lease, and short term lessee shall be reimbursed their remaining monthly per-diem (current lease cost divided by 12 months); less any monetary indebtedness to RLPOA. Upon termination of lease by the Association, the individual will have the right to place their name to the bottom of the Official Boat Slip Waiting List provided their membership status becomes active.

The sale or assignment of a primary long term or short term lease upon sale of residential property shall be limited in any future lease entered by the Association to provide that it may only take place with written consent of the Association which shall not be unreasonably withheld and that the right to transfer said slip with the residential property shall only be permitted for the current property owners that are current lease holders as of the date of this policy. Subsequent transfers of a lease or boat slip by subsequent owners or assignees of the lease shall not be permitted.

Subletting of boat slip leases shall be permitted provided all conditions of membership are met and official forms are completed in the RLPOA office by lessee and sublessee.

The number of boat slip leases (long and/or short term) shall be limited to one (1) per lot ownership of members as recorded on the official assessment account of the RLPOA. This provision shall exclude multiple lot ownership held for development of single family, multi-family and/or commercial development, sale and/or rental. Members with current multiple leases shall keep those leases until they do not renew or they sell their property, at which time only one (1) slip lease may be transferred with the house or lot. All other slips will go to the RLPOA for the Boat Slip Waiting List.

D. OFFICIAL BOAT SLIP WAITING LIST AND ASSIGNMENT

The Official Boat Slip Waiting List shall be maintained at the RLPOA office. Lot owners who desire to lease a boat slip shall sign up in person on the Official Boat Slip Waiting

List by coming into the RLPOA office to sign a Boat Slip Waiting List Entry form, of which the lot owner will receive a copy.

The General Manager, or official designee, shall maintain and organize the Official Boat Slip Waiting List so lot owners' priority can be readily determined. The List shall be made available for inspection by lot owners during regular business hours. The Lake Committee Chairperson shall also have a copy of the Official Boat Slip Waiting List.

The Official Boat Slip Waiting List shall contain names of lot owners who do not currently lease a slip, as well as lot owners who currently have a lease and wish to relocate.

Priority of lot owners on the Official Boat Slip Waiting List shall be established as first in time signing up, provided lot ownership has been uninterrupted from time of first signing up, lot owner has not turned down any official offer for a slip and all current dues and assessments are paid.

When a boat slip becomes available the RLPOA office shall make reasonable attempts to inform the lot owner with the highest priority as follows:

1. If three (3) working days pass and the lot owner cannot be reached by telephone, at their business or home number, a registered letter will be mailed to their home address, as listed in the Association files, stating they have ten (10) days in which to respond to the RLPOA office with regard to acceptance or refusal of the boat slip assignment.
2. If the lot owner refuses a slip opportunity, the name shall be removed from its current priority and, if requested, added to the bottom of the Official Boat Slip Waiting List. In the event of a request for a specific dock, notation will be made on list for information of availability by dock opening requested. Each waiver/exception must be approved on a case by case basis by the Lake Committee with approval by the Board.
3. If lot owner fails to respond, then their name will be removed from the Official Boat Slip Waiting List. A lot owner removed from the list may thereafter sign up on the Official Boat Slip Waiting List and priority will be determined by the subsequent sign up date.

E. SLIP RENEWAL

Current boat slip lessees shall have first right of renewal of their current boat slip.

Leases expire on December 31 of calendar year. Lessees shall be notified on or before November 15 of lease expiration date. Lessee shall have until January 15 of following year to renew lease. Full payment of lease cost is required upon signing of new lease.

Failure to make timely payment of annual assessment, lease or other fines or liens imposed by the Association shall be cause for forfeiture of the lease.

F. MAINTENANCE AND MODIFICATIONS

Boat slips and docks shall be maintained in good condition by the RLPOA maintenance personnel and/or other persons authorized by the Lake Committee with approval of the RLPOA, Board of Directors.

No modifications to docks and/or boat slips is permitted without approval of the Lake Committee and filed with the RLPOA office. Unapproved lessee modifications shall be removed at an hourly rate of \$25.00 for removal.

Boat lifts shall be specifically permitted upon executions of an appropriate addendum to lease of boat slip. The lessee may install the boat lift if the boat lift type and structure has been approved by the RLPOA Board of Directors. Lessee shall be responsible for maintenance and insurance of said lift and shall be responsible for the cost of removal of the lift, in a timely manner, as defined by the RLPOA Board of Directors, not to exceed ten (10) days, in the event of repairs to be effected by the lessor at the end of the lease or upon forfeiture of membership rights the Leasee assumes all fiscal responsibility. Lessee shall be responsible for costs of monthly billing, removal and reinstallation, repairs and installation of electricity on the aforesaid dock to be installed and repaired by a certified electrician and approved by the City of Lee's Summit. Lessee shall hold RLPOA harmless for lessee's act or omissions or those of lessees acts or agents which might result in property damage or injury to others. Further RLPOA shall not be responsible for any damage to the lift, docks or other boats caused by installation or operation of the aforesaid boat lift.

Any watercraft or lift may be removed by RLPOA if any violation of this Boat Slip Policy occurs without recourse or permission of Leasee and lease becomes null and void.

G. ADMINISTRATION

The Lake Committee shall, from time-to-time, make recommendations to the Board of Directors for renewal fees and boat slip policy.

The Office Manager or official designee shall be responsible for:

1. Maintaining files for original boat slip leases, renewals and sub-leases.
2. A list and description of boats.
3. Collection of slip fees.
4. Recording the location and lease status of each boat slip.

Recording the registration number and lot owner information of each leased slip.

5. Checking compliance with boat slip policy, with the aid of the Lake Committee.

H. USE AND DESIGN

1. Boat slips shall be occupied only by boats/watercraft properly registered by the RLPOA office.
2. Boats/watercraft must be properly secured to the boat slip when docked or stored.
3. For safety reasons, all accessories and equipment should be stored in boat or on the shore, not on the dock.
4. All docks on Raintree Lake shall be of the design approved by the Lake Committee and authorized by the **RLPOA** Board of Directors.
5. All slips shall be numbered and docks designed by alphabetical lettering.
6. RLPOA Board of Directors shall keep jurisdiction over the location and construction of the docks and may approve modification of same following recommendation by the Lake Committee and notice to the membership.

Roland opened the floor for discussion of the proposed boat slip policy. Members of the audience disagreed with "Item B" and said that the map was not attached and many home owners did not know such map existed. The Board said that they would change the line to read, "The location of each slip shall be at the discretion of the RLPOA Board of Directors". "Item D" was discussed and the Board agreed to add "if requested" under item 2, reading "If the lot owner refuses a slip opportunity, the name shall be removed from its current priority and if requested be added to the bottom of the Official Boat Slip Waiting List. "Item H" was discussed. Item 6 was restated to read, "**RLPOA** Board of Directors shall keep jurisdiction over the location and construction of the docks and may approve modification of same following recommendation of the Lake Committee and notice to the membership.

Bob made a motion to accept the boat slip policies as amended. Carl seconded and the motion carried.

OPEN FORUM

Judy Schmoeger

Judy told the Board that the new buoys installed on the lake were working great.

Joe Willerth

Joe Willerth stated that the Board should begin working with the ARB in regards to bringing the clubhouse up to code for handicap access.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
NOVEMBER 12, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on November 12, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Shirley Thomas, Roger Miller, Nancy Ohmes, John Godfrey Bob Rowland. Absent was: Carl Cage.

APPROVAL OF MINUTES

The following were corrections to the minutes of the October Board of Directors meeting: Correct spelling of president to precedent and Bob Rowland called the meeting to order. Shirley made a motion to approve the minutes as corrected.

TREASURER'S REPORT

John Godfrey submitted the Treasurer's report as follows:
Bank Account Balances as of October 31, 1996

Checking	\$ 730.73
MM General Fund	\$85,895.31
MM Special Fund	\$ 2,693.75
Boat/Lake Account	\$ 9,940.99
Builder's Account	\$32,177.21
Activity Committee	\$ 1,640.73
Disaster Fund	\$7,161.00

Income during September
Dues \$45,380.15
Assessment: \$9,454.00

BOARD ANNOUNCEMENTS

NEW BUSINESS

Date of November Work Session

Roland announced that since the scheduled date of a work session is Thanksgiving, a new date needs to be scheduled. The Board agreed to hold the November work session on the 26th.

Steve Bennett - Fine Appeal

Steve Bennett appeared before the Board. Steve explained that he had been fined because he had taken longer than five months to complete his home. Steve further explained that the house was completely finished except for the sod. He had difficulties in getting the sod company to come out. Bob made a motion to reduce the fine to \$250.00 and to refund \$250.00 of his deposit. John seconded and the motion was carried. Greg and Nancy abstained. Shirley voted against.

Robert & Janet Turley

Robert & Janet Turley appeared before the Board. They asked that they be permitted to use the clubhouse, at no charge, for an Optimist Club. They would only need to use it while they organized the club. Roger made a motion to allow use of the clubhouse limited to one night a month for six months. Bob seconded and the motion carried. The night of use would be worked out with Geri.

Troy & Jeanna Green

Dr. Troy & Jeanna Green appeared before the Board. They complained that their neighbor had erected a basketball goal very close to his bedroom window. The Board instructed Geri to send a letter to the Green's neighbors asking them to apply for approval of the basketball goal so the Architectural Review Board could analyze the complaint. The Board asked Geri to include in the Shore Lines a note that approval is needed on play equipment.

Troy Green - ARB Appointee

Jr Enke introduced Troy Green as the newest member of the Architectural Review Board. Roger made a motion to appoint Troy Green to the Architectural Review Board. Shirley seconded and the motion carried.

Preliminary Budget

John Godfrey presented his preliminary budget to the Board. He stated that he had reviewed all the Committees recommendations and had tried to be accommodating but that cuts had to be made. The Board would discuss the budget at the November work session.

Dues Increase

John Godfrey stated that the CPI for the period was 2.9%. John stated that the preliminary budget he prepared and his recommended to the Board was to increase the dues by 2.47%. After discussion, Roger made a motion to increase the dues 2.9% as per the CPI. Shirley seconded and the motion carried.

OLD BUSINESS

Common Ground Planting - Jean & Juanita Wood

Roland moved this item up on the agenda in order for Jean and Juanita Wood to retire for the evening.

A license agreement had been drawn up by Joe Willerth between the Woods and Raintree Lake to retain and maintain the plantings on the Common Ground behind their house. Bob suggested a clause be in the agreement that if the Wood fail to maintain the property, the agreement would be void. Bob made a motion to approve the agreement with the additional amendment. Shirley seconded and the motion carried. Joe would have the final license agreement ready in time for approval at the work session.

NEW BUSINESS

Boat Slip Lease

The boat slip lease was presented to the Board for approval. The following corrections were made. The last page; the corrected line is: The Lessee shall be responsible for maintenance of insurance of said lift and shall be responsible for cost of removal of the lift in the event of repairs or replacement of dock at any time to be effected by Lessor at the end of this Lease Agreement. Also, on the last page; the corrected line is: Raintree Lake operating Rules and Procedures define delinquency as any account unpaid after 90 days following final date for payment. Bob made a motion to approve the lease dated November, 1996 as amended. Roger seconded and the motion carried.

Boat Slip Rental Fee

The Board discussed with each other and with audience members the cost of the boat slips for 1997. Roger made a motion to set the boat slip fee at \$250.00 per year for annual leases and for ten year leases. Shirley seconded, John, Marilyn, and Nancy voted against, Roger, Shirley, Bob and Greg voted in favor, the motion carried.

Lake Committee

Dick Greiner appeared before the Board. He stated he wanted the Board to be aware of the following which the Lake Committee is reviewing and has under consideration: The patrol boat has been repaired and is stored in the caves. The Lake Committee is considering accepting a 16' Mark Twain boat which someone has offered to donate. The boat stickers for 1997 may be raised to \$35.00 to those who do not attend the safety meeting. Dick asked that the funds taken from the Lake Committee for the Siltation Committee be repaid as soon as funds allow. The Committee will be holding four safety meetings in 1997.

OPEN FORUM

Joe Willerth

Joe addressed the Board. Joe stated that Mr. Bordner had submitted plans to the Planning Commission regarding the land on the west side of Ward Road for housing addition. The Planning Commission did not approve the plan. Joe indicated that the matter would "more than likely" be presented again and he would keep the Board apprised of the situation.

Shirley Thomas

Shirley Thomas told the Board that there is a possibility of a new Chairman for the Common Ground Committee.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for coming.

BOARD OF DIRECTORS MEETING
DECEMBER 10, 1996

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on December 10, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Shirley Thomas, Roger Miller, Carl Cage, John Godfrey and Bob Rowland. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the November 12, 1996, Board of Directors meeting, Roger seconded and the motion carried.

BOARD ANNOUNCEMENTS

ICE SKATING

The Board discussed the issue of ice skating on the lake. The Board agreed that ice skating should not be allowed at any time. The Board asked that notices be put out with the next quarterly billing and in the next issue of the Shore Lines that ice skating is not allowed at any time at Raintree.

DECEMBER'S WORK SESSION

Roland announced that the December's work session will be held on January 7, 1997. The only item of discussion at the meeting will be rules and regulations.

NEW BUSINESS

COMMON GROUND

Fred Lange appeared before the Board for the Common Ground Committee. Fred asked that the Board approve the 1997 landscaping contract from Dandy Lawn. Fred stated that Dandy Lawn's bid was for \$4,640.00. This includes the clubhouse, pool area and selected other areas in Raintree. Fred would like to pay Dandy Lawn \$1550.00 to initiate the contract and to be applied towards the 1996 budget. The Facilities Committee would contribute \$225.00 from their 1996 budget to cover the cost for the clubhouse grounds. Bob made a motion to accept the bid from Dandy Lawn and to Fred's request of payment. Shirley seconded and the motion carried. Fred also notified the Board that the Common Ground Committee would be removing the tree stumps in January.

ARCHITECTURAL REVIEW BOARD

Jr. Enke appeared before the Board asking them to approved Joe Logsdon as a new member of the Architectural Review Board. Roger made a motion to approve Joe as a member to the Review Board, Shirley seconded and the motion carried.

Jr. Enke appeared before the Board stating that they had received a request from Paul Roberts to help him insure compliance of the Estate Lots square footage guidelines. Jr. stated that this would only benefit the Association because the Estate Lot square footage is more that the covenants of Raintree. The Board decided that if Paul Roberts would submit a letter to the Association stating that the Association can

hold up approval of the house plans on the Estate Lots until we receive a letter from stating that Paul has approved the plans. The Board instructed Geri to ask the builder for the letter when he submits house plans for approval.

FACILITIES COMMITTEE

Ross Cowan appeared before the Committee. Ross asked the Board to approve funds to replace the railroad ties in front of the clubhouse with concrete. The railroad ties which serve as a walkway have become hazardous and are no longer useful. Ross asked for \$1,150.00 to replace the railroad ties: Bob made a motion to approve Ross' request. Shirley seconded and the motion carried.

Ross also asked the Board to approve funds to replace the shake shingle siding on the clubhouse. Ross had received two bids; one for \$8767.00 and one for \$7500.00, with a third bid due the following day. Bob made a motion to approve Ross to establish a contract for siding replacement not to exceed \$7500.00. Roger seconded and the motion carried.

YEAROUT FINE APPEAL

Marie Yearout appeared before the Board. She asked the Board to dismiss the fine they received for not having their roof finished according to the Raintree covenants. She stated that the corrections had been made to the roof after hiring a new roofer. Carl made a motion to dismiss the fine. Roger seconded. John, Marilyn, Carl, Greg and Roger voted in favor. Bob and Shirley voted against. The motion carried.

LAUNCHING WATERCRAFT

Shirley asked that the Board make it a written policy that no one can launch watercraft from the Common Ground. Roger stated that he thought it was prohibited. Shirley answered that it was not a written policy although it was implied. She would like to see a type of fine or penalty imposed those who do. Shirley made a motion to approve as policy that launching watercraft from the Common Ground is a violation punishable by immediate removal of boat stickers. Roger seconded. Roland called for a count. In favor were Shirley, Roger and Carl. Motion was denied. Bob made a motion to table the topic until the January work session. Greg seconded and the motion carried.

ANNUAL MEETING

Roland announced that we were unable to use Aldersgate Church for our annual meeting due to conflicting schedules with the church. The covenants state that the meeting shall be held on the last Thursday in March. Geri was asked to contact Trailridge Elementary or Greenwood and if they were unavailable to contact Lake Winnebago Country club. Bob asked Joe about changing the date of the meeting. Joe answered that if any controversy arose, it could be found that the meeting was invalid because of the wording of the covenants. It was decided that the location of the meeting be changed before a new date be set. Geri was asked to contact the locations and call the Board when a new location was found.

OLD BUSINESS

TREASURER'S REPORT

The Treasurer's report was delayed until John arrived.

John Godfrey submitted the Treasurer's report as follows:

Bank Account Balances as of November 30, 1996

Checking	\$ -89.95
MM General Fund	\$64,095.81
MM Special Fund	\$10,187.24
Boat/Lake Account	\$ 6,123.64
Builder's Account	\$23,402.50
Activity Committee	\$ 1,666.05
Disaster Fund	\$7,161.00

Income during November

Dues: \$23,192.19

Assessment: \$4,764.00

1997 BUDGET

John Godfrey submitted the 1997 Budget. John answered several questions regarding the Budget. Changes to the submitted Budget were: to separate the dues income from the special assessment income, to add the payments for the pool, lots, and acreage. Shirley asked if the Board approves the Lake Committee's budget. John answered that the Board does not approve their budget but does approve their spending during the year. Roger made a motion to approve the Budget with the changes. Bob seconded and the motion carried.

OPEN FORUM

John Ball

John Ball asked the Board about the mulch pile that has been sitting on the corner of Raintree Drive and Raintree Parkway. John said that it was an eyesore to our Entranceway. John was told that the property belongs to Paul Roberts and that he had given the City permission to put the mulch there.

John also asked the Board about the gate leading down to the pump station. He said the yellow gate was an ugly color and the plastic fencing looked worse. Geri was asked to contact the Blue Valley Sewer District asking to move the gate or the possibility of changing the color.

John further asked the Board about getting 'No Parking' signs posted on Raintree Parkway on the dam. Geri was instructed to contact the City for 'No Parking' signs.

Connie Cowan

Connie Cowan asked the Board for lighting in the parking lot of the clubhouse. She said that the parking lot was extremely dark and she was afraid to walk out of the clubhouse at night because the parking lot was too dark. The Board agreed that the parking lot was too dark and discussed ways of installing immediate lighting. They discussed attaching lights to the clubhouse and shining the light down on the

parking lot. The Board asked Ross to check into the cost of such lighting and report to the Board at the work session.

Joe Willerth

Joe Willerth asked the Board if the Disaster Fund had been distributed. The Board answered that they were working on it and hoped to have the funds distributed by the end of the year.

Shirley Thomas

Shirley asked the status of the houses damaged in the Microburst with regards to approval from the ARB. Geri said that letters had been sent out to those who hadn't filed for approval. Shirley asked for a follow up on those letters.

Art Kinder

Art Kinder asked the Board if the Federal law regarding satellite dishes included antennas. He asked if Raintree had any control over the placement of antennas. The Board asked Joe to verify but they were certain that the Federal law included antennas.

Jim Metzger

Jim Metzger told the Board that he had walked the north side of the lake and counted no less than 750 trees on the Common Ground. He would like the Board to consider this number when they approve trees being planted on the Common Ground by residents. He is concerned by the number of trees the Association is responsible for.

Roland Thibault

Roland stated that the Builder's Contract would be tabled to the work session. Bob stated that if each Board member could read the contract prior to the January work session on January 7th it could be easily discussed at that time.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming and wished everyone a Merry Christmas.

BOARD OF DIRECTORS MEETING
JANUARY 14, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 14, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Greg Andrews, Marilyn Burasco, Roger Miller, John Godfrey, Nancy Ohmes and Bob Rowland, Carl Cage appeared after the meeting had started. Absent: Shirley Thomas.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the December 10, 1996, Board of Directors meeting, Bob seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of December 31, 1996

Checking	\$ 378.66
MM General Fund	\$78,737.46
MMSpecial Fund	\$ 4,966.29
Boat/Lake Account	\$14,248.25
Builder's Account	\$23,752.17
Activity Committee	\$ 998.38

Disaster Fund	\$7,161.00
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Income during December

Dues:	\$23,982.94
Assessment:	\$4,876.00

BOARD ANNOUNCEMENTS

There were no Board announcements.

NEW BUSINESS

MAX MARSHALL

Max Marshall did not appear at the meeting due to an illness in the family.

BUILDER'S CONTRACT

Roland opened discussion concerning the new builder's contract. Joe Willerth expressed concern that the builder would not be given the opportunity to make any correction and would be fined immediately. It was explained that the immediate fines only for paragraph 11. The builder would still have the ability to appeal the fine to the Board. A change was made in Paragraph 11, to read "if this paragraph is not adhered to, fines will be assessed immediately upon discovery. Notification of infraction will be sent to the builder/owner. The Board told Geri that the letter of infraction must be mailed the day the fine starts. The amount of the new deposit was discussed but remained as the contract read at \$1,200. Roger made a motion to accept the builder's agreement as amended. John seconded. Nancy voted against, all others voted in favor and the motion carried.

OLD BUSINESS

RULES AND REGULATIONS

Copies of the Rules and Regulations were passed out to the audience. Roland read the Rules and then opened discussion. Joe Willerth questioned Section SB; and recommended that it read, "if no appeals hearing is requested, all sanctions specified in the notice shall be effective upon the expiration of the ten day period". Joe also recommended that a specific amount be set for a specific violations. Dave Wasson agreed with Joe indicating that it should be spelled out much the fine would be for a particular violation. Roland suggested that it be less specific and be listed as an architectural violation is so much and a safety violation is so much, instead of listing every type of architecture and safety violation. Roland said that the rules and covenants are and always have been in place, they are trying to put some teeth into enforcing the rules that are already in place. The Board asked Joe to work up and submit to the Board a fine structure. Bob made a motion to publicize the rule and regulations in the Shore Lines as amended and be placed on the agenda for the February Board meeting. Carl seconded and the motion carried.

APPOINT APPEALS COMMITTEE

Roland explained that when, and if, the rules and regulations were passed an Appeals Committee will be needed. The Board had thought that the Appeals Committee be made up of one person from each of the other committees. Joe suggested that the Chairperson of the committee be one of the attorneys that live at Raintree to uphold parliamentary procedures. The Board asked Joe to contact those attorneys and ask for a volunteers. The Board would like to Committee made up of five people with three alternates. The Committee members would have to be available to meet with a short notice. The people on the Committee must be in good standing with the Association. John made a motion to create an Appeals Committee, made up of five members with an alternate of three, and to solicit an attorney to the Chairman. Notice should be put in the Shore Lines asking for volunteers. Members will serve on the Committee for one year. Bob seconded and the motion carried.

OLD BUSINESS

Bob Rowland

Bob Rowland asked the status of the "No Parking" signs on the dam and the color of the gate at the dam. Geri stated that Blue Valley said that they would change the color we wished, however, the color would be needed for safety reasons. The Board discussed color and asked for yellow with black reflective markings. Geri stated that Blue Valley would not paint until weather warms up.

Roland Thibault

Roland asked if the annual meeting was set for Lake Winnebago. Joe asked about the proclamation being presented at the annual meeting. The Board asked to see the proclamation at the work session.

OPEN FORUM

Ty Cooper

Ty Cooper announced to the Board that there was going to be an Open House on the 291 Highway project on February 5th at Aldersgate Church from 4 to 7 PM.

There would be no formal presentation but anyone could attend and ask questions and view the drawings.

Dick Greiner

Dick explained to the Board that the Lake Committee had originally ask for and received approval to replace the dock at Kingfisher and to move the old Kingfisher dock to the Averio location. Dick stated that the Lake Committee has now decided to keep the dock at Kingfisher and to replace the Averio dock. Dick explained that the policy had been to replace a dock every ten years and he would like to see that changed to on a "need to basis". John made a motion not to replace the Kingfisher dock and to replace the Averio dock and to change the dock replacement policy to on a "need to basis". Bob seconded and the motion carried.

John Whyte

John stated that he was elected from his neighborhood to come to the Board. His neighborhood wanted to know why the dues were increased. The neighborhood was concerned that the Board raises the dues simply because the can. John answered by stating that when he sat down to do the budget, he wanted to have a 5 percent cushion. The 5 percent wasn't there without an increase. He had considered less than the consumer price index but it was explained to him that if the full increase wasn't taken now, we couldn't go back and increase it more later. John stated that the audience at the Board meeting that night was in complete favor of increasing the dues the full amount. The 5 percent cushion that John wanted to have in the budget was for the unexpected expenditures that happen during a year.

Bob Rowland

Bob announced to the audience that Raintree was a member of the Metropolitan Lake Association which is holding a meeting on February 10th regarding security. The meeting is going to be held at the Ararat Shrine with a dinner before the meeting. Reservations for dinner are needed by January 25th. In March the meeting will be regarding water run-off.

Greg Andrews

Greg asked about the boat slip waiting list and if it was moving. Dick Geiner answered that it was moving but slowly and that there is a special committee looking into the waiting list and boat docks but that they hadn't met recently. He continued that with the changes the Board had made, that Greg should check his location on the list, that it had probably gone up.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming.

BOARD OF DIRECTORS MEETING
FEBRUARY 11, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 11, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Marilyn Burasco, Nancy Ohmes, Shirley Thomas, Greg Andrews and Roger Miller. Absent: Carl Cage.

APPROVAL OF MINUTES

Shirley stated the minutes from the last Board meeting required the following corrections: when discussing the builder's contract; in the fourth line down the word "were" is missing. On the second page, in the sixth line down, the word "how" was left out. When discussing the Appeals Committee, the correct wording should be "the Committee", instead of to Committee. On the last page, the minutes should read that "Dick Greiner asked", instead of ask the Board. Shirley made a motion to approve the minutes of the January 14, 1997, Board of Directors meeting as amended. Bob seconded and the motion carried.

BOARD ANNOUNCEMENTS

Roland reminded the audience of the Annual meeting on March 27th at Lake Winnebago CityHall.

Bob told the audience about the Metropolitan Lake Association's meeting at Ararat Shine. Bob stated that the meeting discussed security and was very informing. Shirley explained several highlights of the meeting. The most important was that associations need to enforce their rules. The possibility of nonenforcement could open the association to a law suit. The use of no trespassing signs and the use of a camera for the lake patrol was recommended. Bob stated the next meeting of the Metropolitan Lake Association would be on March 3, 1997 at Park Plaza Hotel regarding water run-off.

Shirley reported on the 291 highway meeting at Aldersgate. She stated that the meeting was just a simplified presentation with pictures and charts. People were on hand to answer questions but no official presentation was made. Bob stated he was concerned with the safety of Raintree residents. He explained that Raintree will have no access to 291. Residents must exit onto 150 Highway with no signal light. Discussion opened with the audience. Charlie Sandman suggested that Raintree push for an access road onto southbound 291 and signal lights onto 150. The Board distributed response sheets to the audience and asked them to return the sheets to the Highway Department. Due to the shortage of response time, it was recommended that a petition be signed by as many Raintree members and mailed to the Highway Department.

NEW BUSINESS

Jeff Edwards – Fine Appeal

Jeff Edwards appeared before the Board. Jeff explained to the Board that it was his understanding that siltation barriers were needed only at the back of the lot. Jr.

Enke, chairman of the ARB, explained that the plot plan that was returned to Jeff Edwards shows an arrow pointing to the rear of the property, however, the arrow indicated the location of the sump pump not siltation barrier. He understands Jeff's confusion and recommends that Jeff put up barriers on the front of the lot and Jeff's fine be lifted. Jeff said that after receiving the first letter he had put up 2 X 4s. When he received the second letter, he reviewed the plot plan and thought that he only needed barriers at the rear of the lot. Shirley said that there had been dirt piles at the front of the lot which is right by a street drain and that the letters indicate the seriousness of siltation. Jeff said that his subs were responsible for the dirt piles. Shirley made a motion for the fine to stay and the appeal to be denied. Bob seconded the motion. John stated that after Junior's comments and that Jeff took action after the first letter, he did not agree with the motion. Shirley asked for Art's comments. Art replied that the pictures and letters speak for themselves. Roland called for a vote. Voting in favor of the motion were: Marilyn, Bob, Shirley and Greg. Voting against were: John and Nancy. Roger abstained.

Facilities Committee - Ross Cowan

Ross Cowan appeared before the Board. Ross asked the Board for approval on temporary lights for the parking lot. MoPub is offering a lease for 2 lights for a period of 3 years at a cost of \$426 per year. Bob motioned to accept the lease for lighting for \$1,280 for three years for both lights. Shirley seconded and the motion carried.

Ross Cowan asked the Board to approve funds to replace the nine clubhouse windows. Several bids were received and the best bids was from Box Construction. Bob recommended that a beginning and completion date be specified in the contract. Bob made a motion to accept the bid to replace nine clubhouse windows with double-hung windows, not to exceed \$3,000. Roger seconded and the motion carried.

Ross asked the Board to allocate money to replace the carpet in the kitchen area. The Committee plans to replace the kitchen carpet and take the, carpet in the old office to replace the stairs where it is worn. John made a motion to approve an \$1,100 expenditure for carpet, for the Committee to receive three bids to be submitted at the February work ++++session. Bob seconded and the motion carried.

Insurance Renewal

The Board discussed insurance renewal for the Association. Twin Lakes had submitted a proposal at the January work session. Johnston Insurance had submitted a proposal a few days prior to the Board meeting. The Board discussed the differences between the two proposal. Bob made a motion to accept Twin Lakes Insurance coverage for \$15,373 for one year. Roger seconded and the motion carried. The Board asked that the insurance bids for next year be received in December in order for a proper review.

Lake Committee

Dick Greiner appeared before the Board. Dick asked the Board to approve the reimbursement from the Siltation Committee for the extra water testing which was done in 1996. Dick explained that the Lake Committee takes responsibility for one

weekly water testing during the summer months. The Siltation Committee had requested additional tests totalling \$665. Bob made a motion to reimburse the Lake Committee the entire cost of water testing during 1996 in the amount of \$1,000, charging back to the Siltation Committee's budget and from this point forward, water testing will be the responsibility of the Siltation Committee. John seconded and the motion carried.

Dick Greiner asked the Board for funds to cover Lake Committee obligations for new docks and boat stickers. Dick explained that the Committee did not have enough funds on hand to pay for current obligations. Dick explained that the Lake account would need an additional \$4,350 to pay Kribbs for the new docks and money would be needed to pay for the printing of boat stickers. Dick said he was caught short when the Board changed the policy regarding long term leases. Dick said he would need to come back for an additional \$15,000 for operating expenses. John wanted it clarified that the money was a loan and would be paid back to the general fund. Marilyn made a motion to allocate a \$5,000 loan to the Lake Committee to be paid back to the general fund as soon as possible with a monthly budget sheet given to the Treasurer and the Lake Committee Chairman. John seconded. Bill Flamm voiced his objection to the loan. Bill objected to the loan because he believed that if the Lake Account should support itself. He did not believe that money should come from people who don't have a dock to support those few who do have docks. The Board explained to Bill that the money was a loan which would be paid back. Roland asked for a vote on the motion and the motion carried unanimously.

Bob Rowland

Bob stated that his topic: 291 Highway had already been discussed.

Shirley Thomas

Shirley stated that Dave had submitted a letter to the Board regarding being the pool manager. Also, she was concerned that the pool bottom has not yet been painted. Roland answered that Joe had sent a letter to KC Gunitite regarding the painting of the pool. After discussion, the Board asked Joe to send another letter to KC Gunitite stating that if the pool is not painted by May 1st, the Association would hire another company to perform the work. The Board tabled the decision on the pool manager to the work session. They requested that Dave and Jeff, from PSI, attend the work session to discuss managing the pool.

OLD BUSINESS

Rules and Regulations

The Board opened discussion regarding the Rules and Regulations. Roland stated that the Rules and Regulations had been published in the Shore Lines. Roger made a motion to approve the Rules and Regulations as published. Bob seconded. Joe Willerth stated that John Smith had contacted him and he had expressed concern that under Section C, the maximum fine of \$1,000 was too high. The Board answered that not every fine would be \$1,000, that would be the maximum. Charlie Sandman expressed concern that these rules are not enforceable. The Board assured Charlie

that Associations do have the authority to pass and enforce the rules. Roland called for a vote on the motion and the motion carried.

OPEN FORUM

Jack Volz

Jack volunteered for the Appeals Committee. He expressed his appreciation for the new dam at Ward Road and 150 Highway. He asked the Board to consider cleaning out Ward Road Cove. He stated that the silt is very bad in the cove. The Board answered that the Siltation Committee is aware of the problem and that the cove is scheduled to be addressed for 1998.

Bob Burasco

Bob asked the Board if funds were being set aside for siltation problems. The Board answered that there was not a special fund for siltation but planning is being done for siltation problems.

Joe Willerth

Joe told the Board that Paul Mudd had volunteered to be Chairman of the Appeals Committee.

Ty Cooper

Ty asked the Board for approval of funds for a camcorder for the Siltation Committee. Ty stated that the camcorder would show more accurately the siltation problems at Raintree. The Board asked Ty to get prices on the camcorder.

APPROVAL OF BILLS

Shirley made a motion to approve the bills as submitted. Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of January 31, 1997

Checking	\$ 56.01
MM General Fund	\$83,741.18
MM Special Fund	\$ 9889.13
Boat/Lake Account	\$25,088.75
Builder's Account	\$25,137.74
Activity Committee	\$ 941.95
Disaster Fund	\$7,161.00

Income during January

Dues: \$41,081.19
Assessment: \$7,986.00

John stated that there is a meeting schedule on February 22nd for discussion regarding distribution of the Disaster Fund.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming.

**BOARD OF DIRECTORS MEETING
MARCH 11, 1997**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 11, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Marilyn Burasco, Shirley Thomas, Carl Cage, Greg Andrews and Roger Miller. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the February 11, 1997, Board of Directors meeting. Carl seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of February 28, 1997

Checking	\$ 1,099.88
MM General Fund	\$96,878.25
MM Special Fund	\$ 2,875.13
Boat/Lake Account	\$25,155.37
Builder's Account	\$24,137.74
Activity Committee	\$ 2,731.40
Disaster Fund	\$7,161.00

Income during February

Dues: 31,928.47

Assessment: \$6,138.00

John announced that a committee, formed of three Board of Directors and three victims of the Microburst, met to decide the disbursement of the Disaster Fund. 17 letters asking for assistance were received and each received \$200. A note will be placed in the Shore Lines notifying other victims to apply if they have not done so. The funds will be distributed until it is depleted or until June 1st, at that time the balance, if any, will be given to the Salvation Army.

BOARD ANNOUNCEMENTS

Work Session

Roland announced that the date of the March work session needed to be changed due to the date conflicting with the annual meeting. The date of the work session will be Wednesday, March 19th.

Annual Meeting

Roland reminded everyone that the annual meeting is scheduled for March 27th at Lake Winnebago City Hall. Roland read the proposed change of the by-laws for the date of the annual meeting. The by-law change will be voted on at the annual meeting.

NEW BUSINESS

Karen Debitetto

Karen Debitetto appeared before the Board. Karen stated that she wanted to thank the Board for coming and acting on her complaint regarding Mr. Wood plantings on the Common Ground. Karen stated that she was not asking the Board to change their vote on the trees nor to take any further action. She only wanted to clear up a misunderstanding. She heard that a remark was made by a Board member criticize her for waiting three years before complaining about the trees. She wanted it made clear that she did not wait three years before complaining.

Cox - ARB Appeal

Kathy Cox appeared before the Board. She asked the Board to reverse the Architectural Review Board's denial of her parking pad. Kathy stated that she had a list of several different addresses which also had parking pads and she didn't want to be singled out. The Board answered that she was not being singled out. Kathy stated that changes were made during construction, mostly to the inside, but they put in the parking pad instead of the back patio. The Board answered that changes to the house plans must have prior approval by the Architectural Review Board. John made a motion to approve the appeal to maintain and allow the Coxes to keep the pad. Shirley seconded. Voting against were: Shirley, Greg, Bob and Roger. Voting in favor were: John. Marilyn and Carl abstained. The appeal was denied.

Siltation Committee

Ty Cooper appeared before the Board. Ty asked the Board to approve funds to purchase a camcorder. The Siltation Committee would use the camera to record the amount of silt going into the lake. John stated that Ty had submitted three bids and the camera was part of the Siltation Committee's budget. John made a motion to approve funds to purchase a camcorder and case, not to exceed \$800. Shirley seconded and the motion carried.

Jeff Kelly Enterprises

Jeff Kelly did not attend the meeting.

Lake Committee

Dick Greiner appeared before the Board. Dick spoke to the Board regarding the loan which was approved at the last Board meeting. Dick stated that it was his impression that the loan was for \$20,000. The Board answered that the loan was for \$5,000. Dick said that additional funds would be needed for operating during the summer. Dick asked the Board for a guarantee that \$15,000 be available without any further motion from the Board. John asked that a projected income and expense report be submitted to the Board along with a plan indicating a payoff schedule broken down by quarter. Greg made a motion to assure the Lake Committee of up to \$15,000, if needed, providing that an income, pay back schedule, and a detail list of expenditures was provided by the Lake Committee. The payback schedule be reported quarterly. Bob seconded and the motion carried.

Dick stated that jet ski lifts were not allowed at the present time but the Committee had received a request for a lift. The Board stated that they would maintain the current policy of no jet ski lifts.

Dick added that the Committee had received a request to move the location of a existing boat dock. The Board quickly answered that no docks would be moved.

Dahmer - ARB Appeal

George Dahmer appeared before the Board. He stated that he had received a conditional approval of his new home construction. The conditional approval was if the garage door in the back of the house be changed to a normal size door. George told the Board that the garage door would be used as a utility door in the back of the house. Carl made a motion to approve the appeal. Roger seconded. A vote was called. Shirley voted against, all other Board members voted in favor and the motion carried.

Addition

Roger made a motion to approve up to \$75 of expenses for Bob while he is attending the 291 Highway meeting in Jefferson City on March 26th. Greg seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe informed the Board that the Stoney Creek Estates were on the City's agenda for approval. The preliminary plat shows 712 lots. They are receiving favorable recommendations from the planning commission. Joe stated that he has very little information on the plat because he was just notified that it was back on the agenda. Roger made a motion to have Joe represent Raintree's interest at the City's hearing. John seconded and the motion carried. The Board asked Joe to get more information on the plat and present it at the next work session.

Joe also informed the Board that the McArdle variance was denied. Bob added that McArdle was appealing the denial on March 27th. The Board asked Joe to send a letter to the City asking them to change the date of the appeal due to a conflict with Raintree's annual meeting.

Bob Rowland congratulated Joe Willerth, the new City Attorney of Raymore.

OPEN FORUM

No comments from the audience.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for coming.

BOARD OF DIRECTORS MEETING
APRIL 8, 1997

The Board of Directors meeting of the Raintree lake Property Owners Association was held on April 8, 1997 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault call the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Roger Miller, Greg Andrews, Nancy Ohmes, Chris Storms & Shirley Thomas. Marilyn Burasco arrived at 8:15.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the March 11, 1997 meeting as written. Shirley seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of March 31, 1997

Checking	\$ 521.57
MM General Fund	\$120,072.60
MM Special Fund	\$ 9,032.05
Boat/Lake Account	\$ 31,119.63
Builder's Account	\$ 27,823.34
Activity Committee	\$ 2,731.40
Disaster Fund	\$4,161.00

Income during March

Dues:	\$28,269.87
Assessment:	\$ 5,731.00

Joe Willerth complimented John Godfrey on his excellent financial report at the annual meeting. Everyone agreed.

BOARD ANNOUNCEMENTS

Roland introduced and welcomed new and returning Board members, new and returning officers, Committee chairmen for the next year and staff members. Special thanks to Carl for his work during the last 2 years. Roland stated that property owners are always welcome to call and talk about any concerns with any board member or staff.

Roland Thibault - President

Bob Rowland - Vice-President

Greg Andrews - Secretary

John Godfrey - Treasurer

Roger Miller - Member at Large

Chris Storms - Member at Large

Marilyn Burasco - Member at Large

Nancy Ohmes - Class B Member

Shirley Thomas - Class B Member

Committees:

Dick Greiner - Lake Committee

Ty Cooper - Siltation Committee

Carrie Cooper - Activities Committee
Jr. Enke - Architectural Review Board
Fred Lange - Common Ground Committee
Ross Cowan - Facilities Committee
Staff
Dave Wasson - Pool Manager
Geri Frink - Office Manager
Art Kinder - Codes Controller
Charlie Mallett & Jim Metzger - Maintenance/Mowers
Joe Willerth - Attorney

NEW BUSINESS

DONNIE BROUHARD - ARB APPEAL

Donnie Brouhard appeared before the Board to request an appeal on an ARB denial of the sidewalk extension from the drive way to the side garage door at his home at 4078 Camelot. He said the neglect to get prior approval was an oversight as they were so busy doing repair after the Microburst. Donnie's neighbor from across the street spoke in his behalf about all the hard work the family had done and how the neighbors approved of what he had done. The rest of the repairs from the microburst had prior approval from the ARB.

The Board approved the sidewalk extension; with 7 for and 1 (Shirley Thomas) against, with the understanding that the wall be extended as presented to the Board.

CERRA & SONS - ARB APPEAL

Cerra & Sons and Mr. & Mrs. Jack Knight at 5001 Raintree Circle appeared before the Board and requested approval on the color of the tile roof for their house which is currently under construction. The ARB. approved the tile roof but not the color the family was requesting. The ARB. said it was in the process of making a recommendation to the Board concerning tile roofs and colors that would be compatible with the current policies. Motion was made by John Godfrey to approve the color "Old Mission" as a one time exception until an official policy can be developed. Shirley seconded the motion; 7 were for and Bob Rowland was against.

DON THOMPSON - MOVING DOCK

Don Thompson could not appear before the Board so Dick Greiner spoke in his behalf. Request was being made to relocate the replacement dock less than 100 feet to allow for better access for the boat owners. Erosion has washed away the common ground at that point to less than 2 feet. Roger Miller made a motion to allow the dock to be relocated north and east, positioned as best as possible by the Lake Committee but less than 60 feet. Bob Rowland seconded and all were in favor. Geri was requested by the Board to send a letter of this intent to all slip holders being affected.

FRED LANGE - COMMON GROUND COMMITTEE

Fred Lange could not appear before the Board so Shirley spoke in his behalf. A bid has been received for tree stump removal but it has been identified that there are also some dead trees from the Microburst that need to be removed. Bob Rowland moved that the Common Ground Committee be allowed to spend up to \$1,110 (from

account #511 - Common Ground Area Improvement and Repair) to get trees and stumps removed. Motion was seconded and passed. John Godfrey left early, Marilyn abstained, Bob Rowland, Chris, Roger & Nancy voted in favor and Greg and Shirley opposed.

OLD BUSINESS

JEFF KELLY ENTERPRISE

Joe Willerth spoke in behalf of Jeff Kelly regarding approval of his contract to provide swim lessons and develop and participate in local swim team competitions. Joe recommended approval of the contract with the following stipulation: Proof of Insurance (liability and worker's comp), all participants to sign a waiver of responsibility towards the Property Owners Association, the dates be corrected from June 9, 1997 to July 25, 1997, and no key for accessibility to office or pump room. Dave Wasson to supervise same as last year.

Roger Miller moved to accept the contract as corrected by Joe. Shirley seconded and all were in favor.

OPEN FORUM

DAVE WASSON

Dave Wasson reported on bike racks for pool area. He had been given a bid of \$588.88 for 2 racks (including freight) from Flaghouse. Dave had gotten 2 bids and Flaghouse was the best deal. Each rack will hold 18 bikes and will be made out of 2 in galvanized steel and each rack will weigh 140 pounds.

Shirley moved to approve Dave spending up to \$600 for bike racks. Roger seconded and all were in favor.

JOE WILLERTH

Joe Willerth reported on the City's progress regarding the pool, installed without permission by McArdules' at 4063 S.W. Pendant. The pool installation company testified that they had measured from the survey stakes in place at the time. The issue has been postponed until the May meeting at City Hall to allow time for the property to be resurveyed.

Discussion of By-laws change and the possibility of the change being done at a regular Board meeting. Board will check By-laws for compliance.

Discussion of the propane tank approval letter for a tank at a Raintree home. 316 S.W. Green Teal

APPROVAL OF BILLS

Bob Rowland made a motion to approve the bills for payment as submitted. Roger seconded and all were in favor.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for their attendance.

BOARD OF DIRECTORS MEETING
MAY 13, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on May 13, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, John Godfrey, Roger Miller, Marilyn Burasco and Shirley Thomas. Chris Storms arrived at 7:20. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Greg made a correction on page 2; the Common Ground Committee was allowed to spend \$1,100 not \$1,110; to remove trees and stumps. Shirley made a motion to approve the minutes of the April 8, 1997 meeting as corrected. Marilyn seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of April 30, 1997

Checking	\$ 32.82
MM General Fund	\$ 136,984.87
MM Special Fund	\$ 5,229.55
Boat/Lake Account	\$ 12,458.99
Builder's Account	\$ 32,427.73
Activity Committee	\$ 697.19
Disaster Fund	\$ 561.00

Income during April

Dues:	\$55,092.08
Assessment:	\$11,444.00

Bob questioned the amount in the activity fund. Do they write small or large checks? Common practice was they write checks less than \$500.

BOARD ANNOUNCEMENTS

Roland Thibault introduced Michael Lamkey as an Honorary Board Member.

NEW BUSINESS

Donnie Brouhard - License & Easement Agreement

Donnie Brouhard built a trellis and part of it was mistakenly built on the common ground. The Common Ground Committee recommends acceptance of the trellis. A license & easement agreement was presented to the Board. Bob made a motion to approve and Marilyn seconded and the motion carried unanimously.

Cerra & Sons - Fine Appeal

Ron Cerra appeared before the Board to request his fine be appealed regarding siltation barriers on Lot 1275. Mr. Cerra said he repaired the fence each time he received a letter and he called Geri to tell the RLPOA he had fixed the problem. Much discussion was made and Art Kinder was not present to explain. Mr. Cerra went back with Ty Cooper to see the evidence on video tape. A motion was made by Bob that the fine be lowered to \$100 and Mr. Cerra would get with Ty Cooper to make sure the silt barrier was properly in place within 2 days, or the fine would go back to \$250. John seconded the motion; 6 were for and Greg Andrews was against. Motion carried.

Cameron Miller - ARB Appeal

Cameron Miller appeared before the Board to request an ARB appeal on a concrete extension added to the driveway. Mr. Miller presented pictures to the Board. Gene Thomas explained the ARB's intention to discourage concrete parking pads. Mr. Miller said his intention is not to park his vehicles on it, but to allow him to back his boat into the garage. Bob made the motion to approve the appeal, to allow the concrete extension. Marilyn seconded the motion. Voting in favor of the motion were: Bob, Marilyn, John and Chris. Voting against were: Greg and Shirley. Motion approved.

Jr. Enke - ARB Tile Roof Guidelines

Jr. was not present to explain a proposed guidelines for tile roofs. There was a problem with the wording about the types of color allowed. Roger made a motion to table it until the next work session. Chris seconded the motion, unanimous vote to table it.

Lake Committee

Dick Greiner appeared before the Board to request another \$5,000 for expenses. The expenses are mostly for boat patrol personnel and ramp guards. Roger made the motion to transfer \$5,000 into the Lake Committee from the General Fund. Bob seconded and the motion carried unanimously. The Board had previously approved \$20,000 to be loaned to the Lake Committee in \$5,000 allotments, this is the second installment.

Storage Committee

Dick Greiner stated that 15 - 20 parking spots have items parked, but the ownership of the boat, trailer or car is unknown. We will publish pictures in the Shorelines to try and find the owners.

A large sign needs to be made stating the hours when people may come into the storage lot. Bob made the motion to have a sign made. Shirley seconded and the motion approved unanimously.

Activities Committee - Fireworks Approval

Roger made a motion for the Activities Committee to spend \$800 now for a downpayment for fireworks and the total to be not more than \$4,300. Shirley seconded and the motion approved unanimously.

OLD BUSINESS

The Board discussed the annexation of 3 plots of the Raintree Lake Estates. The location of these plots were not exactly known. Roger made a motion to table the approval of these 3 plots. Shirley seconded and the motion approved unanimously.

Roland announced the invitation of the Little Blue Valley Sewer District's completion of the project. The dedication will be May 14, 1997, 10:30 AM at the Raintree lift station. A luncheon will follow at the Raintree Clubhouse.

OPEN FORUM

Nolen Roberson

Nolen announced an open house on May 26th, 1 year after the Microburst. He also announced that the Boy Scouts would be having their annual Pancake Breakfast on the morning of May 26th at the clubhouse.

Judy Schmoeger

Judy asked if Raintree could have a propane tank removed or hidden. Joe Willerth will ask the owners to provide screening around the propane tank. ARB approval was not given for the propane tank.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for their attendance.

EXECUTIVE SESSION

Non-payment of dues:

3 homeowners owe over \$1,000 for non-payment of dues. Joe wants to file suit, Board approved.

Stoney Creek Subdivision:

City meeting scheduled for June 2nd.

BOARD OF DIRECTORS MEETING
JUNE 10, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on June 10, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, Roger Miller, Marilyn Burasco, Shirley Thomas, Chris Storms and Nancy Ohmes. Absent: John Godfrey.

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the May 13, 1997 meeting as submitted. Shirley seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of May 31, 1997

Checking	\$ 919.43
MM General Fund	\$ 128,328.92
MM Special Fund	\$ 16,696.05
Boat/Lake Account	\$ 8,537.49
Builder's Account	\$ 34,947.15
Activity Committee	\$ 147.61

Disaster Fund	\$ 00.00
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Income during May

Dues:	\$34,432.79
Assessment:	\$ 6,854.00

BOARD ANNOUNCEMENTS

None

NEW BUSINESS

Summerfest update:

The activity schedule has been put in the Shorelines. Mary Lou Rowland said things are going as scheduled.

ARB - Jr. Enke

There was discussion about the height of fences around swimming pools. There are times when a 6 foot high fence would be okay. The ARB is to come up with a guideline for fences that enclose yards with swimming pools.

The Builders are not putting in the required trash receptacles on the job site. Should we use their deposit money to have the dumpster put on the job site? The Board decided not to install a dumpster on the builder's lot A warning

letter would be mailed. They have 3 days to put in the dumpster or receive a fine of \$50 per day.

Driveways with parking pads are being put in without ARB approval. Many parking pads are already in place. Some board members expressed that they would rather have cars parked on the pads, rather than on the street. Should we levy a fine to the owner or builder who builds something other than what was approved by the ARB? Discussion on this matter was tabled until the next work session, June 26.

Triathlon Approval

Baptist Medical Center would like to have the Triathlon on August 24, 1997 at 7:00 A.M. They would be using the clubhouse grounds, but not the clubhouse. Roger made the motion to approve. Shirley seconded and the motion was approved unanimously.

Activities Committee

The Board was asked to approve bills for Summerfest. Party goods \$700, tent and tables \$750. Bob made the motion to approve. Roger seconded and the motion was approved unanimously.

Facilities Committee

Ross Cowan said he secured a bid for an additional air conditioner unit to be installed in the clubhouse meeting room. The board instructed Ross to get additional bids. The installation should be done without adding floor registers in the middle of the floor.

OLD BUSINESS

Tile Roof Guidelines:

Two changes in the proposed amended roofing guideline were made. Striking the words muted orange, and changing the word "should" to "shall" so the sentence will read. "The material used in the roofing if consisting of concrete or ceramic shall have a slate or barrel design in the above specified colors". Greg made the motion to approve and Bob seconded the motion. Voting in favor of the motion were: Greg, Bob, Roger, Nancy, Chris and Marilyn. Voting against were: Michael and Shirley.

Lake Committee:

Dick Greiner reported how the lake patrol could get us a free jet ski from Blue Springs Kawasaki. The Lake Committee would only have to pay for insurance (about \$260) and gas. Dick explained the purposes for the jet ski usage. Chris made the motion to enter into this free loaner agreement. Bob seconded and the motion approved unanimously. Joe Willerth will create the contract on Raintree letter head.

The swim area bouy has been removed from the former beach area near the south end of the causeway.

Chemicals to control algea growth is expensive and not intended for total lake usage. It will be used in some dock areas.

Signs for the docks are being removed. The Board recommends the Lake Committee to get stencils and Charlie will paint the signs on the docks.

OPEN FORUM

The bridge on south Ward Road will be closed on June 16th for about 60 days.

The Common Ground Committee plans to do mulching at the front entrance and in other areas. The estimated cost will be just under \$1,600. Shirley made the motion to approve up to \$1,600 from the S10 landscape fund. Bob seconded and the motion carried.

Common Ground Committee requested the removal of 2 trees located by the duck pond. Roger made the motion to approve. Shirley seconded and the motion carried.

Common Ground Committee needs to know what they can remove without Board approval. Trees need approval. Bushes and shrubs, no approval needed.

Pool - Dave Wasson

The pool leak is fixed. Dave said a pool heater is needed. Dave is to get bids on a pool heater.

Walking trail - the land needs to be surveyed before we begin. The funds are not now available.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for their attendance.

EXECUTIVE SESSION

Bronte Law Suit - Lots 686 and 688

The lots are still not sodded, the sump pumps are not draining properly and some paint work was not completed. We are to send a letter stating what works needs to be done. We will hold off on legal action at this time.

Propane Tank:

We have sent a letter and have received no response. The city has approved the tank.

Paul Roberts:

Annexing/Platting over common ground. We need the deeds for these lands.

BOARD OF DIRECTORS MEETING
JULY 8, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on July 8, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, John Godfrey, Roger Miller, Marilyn Burasco, Shirley Thomas and Chris Storms. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the June 10, 1997 meeting as submitted. Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of June 30, 1997

Checking	\$	253.75
MM General Fund	\$	146,235.87
MM Special Fund	\$	13,580.14
Boat/Lake Account	\$	9,678.89
Builder's Account	\$	35,225.21
Activity Committee	\$	147.61

Income during June

Dues:	\$34,782.57
Special Assessment:	\$ 7,170.00
Pool Loan Balance	\$43,236.75

AUDITOR'S REPORT

Jim Mitchell explained the purposes of the audit, and handed out the Raintree Lake Property Owners Association, Inc. Financial Statements as of December 31, 1996. Jim went through his report to the Board. John asked what the \$30,000 depreciation per year was based on. It was based on the 20 year expected pool life. Bob asked if we were getting the depreciation for the new office addition. The office addition depreciation was included with the pool depreciation.

BOARD ANNOUNCEMENTS

On July 16, 1997 the Highway Department will meet with residents of Raintree, Saddlebrook and Winnebago. The meetings will be at the Raintree Clubhouse at 7:00 P.M. The Highway Department will discuss their plans on how the 291 corridor will be built.

Roland Thibault thanked the Activities Committee for all the work they performed on the Summerfest.

NEW BUSINESS

Janet Kruegar

Janet Kruegar wanted to use the old pool area in addition to the Clubhouse for a wedding reception on May 16, 1998. Bob made the motion to allow Mrs. Kruegar the use of the old pool area with the Clubhouse rental for no additional charge. Roger seconded and the motion was approved.

Lake Committee

The swim dock on Lafayette has two problems. Nearby residents are complaining of late night visitors (teenagers). The dock is in the main channel with no swim buoys. There was discussion on how to handle the problems. Roger made a motion to move the Lafayette swim dock near the clubhouse. Bob seconded and the motion was approved. Roger made a motion that all swim docks will have a curfew of 11:00 PM- 7:00 AM. The Lake Committee will have the signs made for all the swim docks. Bob seconded and the motion was approved.

The Lake Committee needs the Board's approval to purchase the signs and poles for the new signs for boat docks, swim docks and courtesy docks. Roger said he could supply the poles at cost. Bob made a motion to have the signs made 12" x 18", installed on metal posts and not to exceed \$1,200. The sign will be placed at the front entrance to the dock. The money will be paid out from the General Fund. Roger seconded and the motion was approved.

ARB - Parking Pad Guideline

Roland read the ARB parking pad guidelines. There was discussion if the guidelines should be more specific, or let the ARB make those specific decisions. Roger made a motion to accept the guidelines as written. Shirley seconded and the motion was approved.

OLD BUSINESS

Cox Appeal

Since the Board has reversed their position and now allows parking pads, Mrs. Cox would like to receive her builders deposit of \$500. Bob made a motion to give back Mrs. Cox's builder deposit of \$500. Roger seconded and motion was approved.

There was discussion on how to inform the new property owners of Raintree's rules and regulations.

OPEN FORUM

Richard Richardson made a request to add lighting to the boat dock on Bowsprit. The residents/boat slip holders would pay for the installation cost and the monthly electrical bill. Bob made a motion to allow 3 lights to be installed with no more than 40 watt bulbs. John seconded if it will comply with City codes and the ownership will revert to the **RLPOA**. The motion was approved.

Joe Willerth had been contacted by Glen Jones to represent the Stoney Creek subdivision. The Board told Joe not to represent the Stoney Creek subdivision.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting, thanked everyone for their attendance.

BOARD OF DIRECTORS MEETING
AUGUST 12, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on August 12, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Marilyn Burasco, Shirley Thomas, Chris Storms and Nancy Ohmes. No one was absent.

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the July 8, 1997 meeting as written. Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of July 31, 1997

Checking	\$ 1,077.61
MM General Fund	\$ 115,091.63
MM Special Fund	\$ 20,790.79
Escrow Account	\$ 20,705.27
Boat/Lake Account	\$ 8,967.51
Builder's Account	\$ 33,114.24
Activity Committee	\$ 2,291.68

Income during July
Dues: \$43,078.50

Assessment: \$ 8,686.00

Bob Rowland asked where the income from parties and activities is listed. John said that income is in the Profit and Loss Statement 420B activities income. Bob requested that John add a miscellaneous fund income to the cover sheet in the future.

BOARD ANNOUNCEMENTS

Roland Thibault read the new slate officers elected at the Cobblestone Homeowners Board.

President.....Gary Sheets
Vice President.....Dana Famuliner
Secretary.....Jane Tucker
Treasurer.....Barbara Spatz
Bookkeeper.....Theresa Wells
Member.....John Prouty
Member.....Jack Krueger

NEW BUSINESS

Sanford/Jane Lapoint ARB Appeal

They are asking the Board to allow vinyl soffits and fascias installed on their house. They said the vinyl soffits and fascias will require less maintenance. Bob made the motion to allow the vinyl soffits and fascias. Chris seconded and the motion was approved, with one no vote from Shirley.

Terry Hancock - Waterscape Pond

Terry asked if the pond can be removed. He had a petition from local homeowners in support. Terry is concerned about the safety of the many small children in the neighborhood. We are communicating with Mr. Roberts regarding the ownership of the common ground. Bob contacted the city and they say that all the waterscape ponds are not necessary. The present concern is a safety issue. We should contact the city and then the city can urge Mr. Roberts to clean up the area. Raintree can put up a safety construction fence around the pond.

Robert Bordner - Windemere

Mr. Bordner presented a plan to have a street in the Windemere subdivision connect into Raintree at Lido Drive. The state's road plan of 291 is causing concern and we will table this issue and get back with Mr. Bordner.

Harold Tims - ARB Appeal

Mr. Tims built a retaining wall at 4513 S.W. Gull Point Drive without having the ARB's approval. Mr. Tims said a driveway can go up to the property line. However, the ARB has five issues of concern regarding this retaining wall for the driveway.

1. The retaining wall was not on the initial plans submitted to us, nor the city, but he built it anyway.
2. Since the wall is connected to the house it can then be considered as part of the house structure, and therefore it needs to adhere to the side set-back restrictions.
3. There is a question about the water draining off the driveway. Does it drain into the neighbor's yard?
4. Safety is another concern. There is only a small curb on the side of the driveway. The drop off beyond the curb tapers and it exceeds a 6 foot drop. Mr. Tims said the guard rail is being built.
5. The wall looks unsightly. Ms. Moore was present to voice her displeasure on its appearance.

There was much discussion and heated opinions from Board members, Mr. Tims, Mr. Andrist (the Owners), ARB members and the neighbor (Ms. Sherri Moore). The matter was tabled until four issues can be settled.

1. The City approves the lack of side set-back to the retaining wall.
2. Mr. Tims will have an engineer's approval for the wall.
3. The City gives plans on how the water drains off the property.
4. Ms. Moore will think of some landscaping plans and how the wall can be dressed up.

Shirley Thomas - Siltation

We have a water drainage problem behind the homes on Averio and Breezy Point. The water drains into the Averio cove. The water doesn't drain adequately leaving the area difficult to maintain. Ty Cooper found it difficult to get access to the job site and therefore contractors were unwilling to bid the job, using concrete. Don Thieman explained the purpose of the Trilock block. It can be brought in with smaller vehicles, solving the access problem. Art Atkin surveyed the channel and checked for suitability of the Trilock block. Archer can draw up the plans and specifications. We could then have contractors bid from those plans. The high cost of the Trilock block was the problem, about \$40,000 total cost. Bob made the motion to have Archer design plans for the Averio project. The plan will allow the project to utilize concrete block, or poured concrete. Archer will try to have the design ready for the next work session on August 28th. The Archer plan will not exceed \$3,500. John seconded and the motion was approved.

Pool Pay OU

John Godfrey read the current dollar amount to pay off the pool loan, \$43,662. The amount in the special fund is \$20,855.22. The amount in the escrow account is \$20,782.29. John made the motion to use the above monies, and to take \$3,025 from the General account to pay off the pool loan. Shirley seconded and motion carried. There will not be a special assessment for the 4th quarter.

Occupied Homes - Bob Rowland

Houses are being occupied before the house is finished. How can we stop this practice? During the next work session we can take a look at what conditions the house must meet before we say the house is complete and ready for occupancy.

OLD BUSINESS

Roland announced the date for the upcoming Triathlon of August 24th. Roland read the flyer for the Raintree Roundup. It will be on September 13th at 7:30 PM.

OPEN FORUM

Security

Does security check on people using the swim dock by the Clubhouse? Are these people Raintree residents? When does security patrol the Raintree area? Various times, Roland has their schedule. Kids hang around the docks and clubhouse at night. How do we get them to leave? Signs have been installed by all the docks restricting their use and times to be used. Curfew around the Clubhouse will be 11:00 PM- 7:00 AM.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for their attendance.

**BOARD OF DIRECTORS MEETING
SEPTEMBER 9, 1991**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on September 9, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Marilyn Burasco. Absent were: Shirley Thomas, Chris Storms and Nancy Ohmes

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the August 12, 1997 meeting as written. Marilyn seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of August 31, 1997

Checking	\$ 445.16
MM General Fund	\$ 132,745.99
MM Special Fund	\$ 00.00
Escrow Acct.	\$ 00.00
Boat/Lake Account	\$ 4,380.24
Builder's Account	\$ 32,954.44
Activity Committee	\$ 244.21

Income during August

Dues \$36,838.78

Other Income \$ 5,182.90

On August 13th the swimming pool loan was paid off. A balance of \$129,748 is due on the 6 Lots.

BOARD ANNOUNCEMENTS

The Board make no announcements.

NEW BUSINESS

Swimming Pool/Dave Wasson

Dave said the pool season went well. No drownings, no C.P.R. given, only small repairs were needed.

Dave is willing to manage the pool next year. Dave said a pool heater is needed. Estimated installed price is about \$16,000.

Frank Wirt/Fine Appeal

The silt fence was down for more than three days. Mr. Wirt said he had the fence down for construction equipment access. Bob made the motion to reduce the fine to \$125. John seconded and the motion carried

Kurt Pycior/Fine Appeal

2 issues: The sod was not laid down prior to occupancy of August 1, 1997 and the sump pump does not drain to the street. Roland read the letter sent to Mr. Pycior. The sod was laid late in August. Mr. Pycior was advised by the sod company not to lay the sod because of the hot weather. The City was also requesting residents to conserve water. Mr. Pycior assured the Board that the sump pump does drain to the street. The pump line exits the house on the side front corner. The Board's decision was to table this matter until they could confirm the sump pump drain.

Clubhouse Usage/Rhonda Majors

Mrs. Majors requested to use the clubhouse each second and fourth Wednesday of the month between 6:30 - 8:00 PM. Rhonda is not a resident of Raintree, however, 65% of the girl scout troop lives at Raintree. Two major issues. 1) Would liability requirements be met without having security personnel? We can check with our insurance agent. 2) We would have to establish a policy allowing non-profit organizations to use the clubhouse.

Michael Lamkey/ARB Appointment

Michael has been asked to join the ARB. Roger made the motion to approve. Bob seconded and the motion carried.

ARB Approval Policy

Roland read the addition to the ARB policy. Joe Willerth said the fine of \$200 should be changed to read "...will be fined up to \$200.". This addition will be effective January 1, 1998 and will be in the Shore Lines for the next three months to inform the residents. Bob made the motion to approve the additional ARB policy. Roger seconded and the motion carried. The policy addition will read as: Any Raintree resident who does not receive prior approval from the Architectural Review Board as outlined in the Raintree Lake Property Owners Association Architectural Review Board Guidelines for Architectural Control will be fined up to \$200.00. Replacement or maintenance of existing structures and/or existing improvements with approved materials shall not require Architectural Review Board approval.

The Board then worked on the wording for the builder's portion of this additional ARB policy. Bob made the motion to have the added ARB policy go into effect on November 1, 1997. It will be added to the builder's written contract. Roger seconded and the motion carried. The policy addition will read as: The Builder/Owner and Raintree Lake Property Owners Association agree, in the event the Builder or Owner shall initiate construction or any improvement, alteration, fence, wall, driveway, residence or other structure without prior written approval of the Architectural Review Board, as outlined in the Raintree Lake Property Owners Association Architectural Review Board Guidelines for Architectural Control, that the Board may impose a fine of up to \$750, which may be withheld from the Builder's or Owner's deposit on which may constitute a lien against the property. The parties further agree that any changes to the plans or improvements to be made by the Builder or Owner of the plan shall be indicated on the final plans in printed form and approved

prior to the initiation of construction. No penciled changes will be submitted or approved.

Greathouse - Buy Back of Acreage

Raintree bought the acreage from Mr. Greathouse so Raintree would have a place for the maintenance equipment if Mr. Roberts no longer allowed us to use his land. The Board was not interested in selling the land back to Mr. Greathouse. The office would send a letter thanking him for his interest.

OLD BUSINESS

Windemere

The Windemere sub-division would like to use Raintree's Common Ground as a road access to and from Raintree Drive. The Board could not approve changing Common Ground usage. It would take a 2/3 majority vote at the annual meeting. Joe will send a letter back to Mr. Bordner stating the problems that are present.

OPEN FORUM

Darin Zechel

Darin Zechel tried to explain the communication problem between the Board, Mr. Tims, and Mr. Andrist. When the Board makes a request to Mr. Tims to correct a problem, the Board was expecting Mr. Tims to pay the costs, not Mr. Andrist. Roland will talk to Mr. Andrist and try to explain the Board's position.

Charlie Mallett

Charlie has found a tree service that will remove 5 dead trees and 2 old stumps for \$956.25. Roger made the motion to go with this bid, the cost not to exceed a \$1,000. Marilyn seconded and the motion carried.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for their attendance.

BOARD OF DIRECTORS MEETING
OCTOBER 14, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on October 14, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Shirley Thomas, Chris Storms and Nancy Ohmes. Absent: Marilyn Burasco

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the August 12, 1997 meeting with a correction of: under Board Announcements, change the word "make" to "made". Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of September 30, 1997

Checking	\$ 1,830.02
MM General Fund	\$129,232.84
Boat/Lake Account	\$ 4,543.17
Builder's Account	\$ 37,877.64
Activity Committee	\$ 138.63

Income during September

Dues	\$30,336.67
Other Income	\$ 2,305.89

John also announced that the committee budgets are about to be turned in. He gave the time frame he was planning to work with those budgets.

BOARD ANNOUNCEMENTS

The Metropolitan Lake Association will have a reception on October 19, from 3 - 5 PM at the Raintree Clubhouse for the Lee's Summit Public Works Commissioner, Police Chief and Community Development Director.

There will be a Halloween party and dance October 25, 7:30 PM at the Raintree Clubhouse.

The Common Ground at Sunset Cove and Sunset Ridge has been deeded over to Raintree Lake. Shirley said some sidewalk is missing. City engineer, Bob O'Brien, is checking to see who is to put in the sidewalk.

NEW BUSINESS

New Chairman of ARB

Jr Enke submitted his resignation as ARB Board Chairman. The ARB wanted Joe Logsdon as the Chairman. Roger made the motion to appoint Joe Logsdon as the new ARB Chairman. Shirley seconded and the motion carried.

Pool Manager

Dave Wasson did an excellent job as pool manager this year. Bob made the motion to hire Dave Wasson as the pool manager for the 1998 pool season. Roger seconded and the motion carried.

Siltation Committee

The surveying of the Averio-Breezy Point common area is completed. Ty is meeting with the city on how to correctly extend the city's storm drains. A letter from E.T. Archer was read explaining the difference between using a concrete channel and a concrete pipe in the Averio Common Ground area. The Glenn Jones project is not complying with rainwater runoff standards. Too much silt is present in the runoff. All other areas of the lake is okay in regards to rain water runoff. Water samples are being taken at the head water area of Mr. Roberts silt pond, west of Ward Road.

Lake Committee

The Lake Committee recommends a new price for the 1998 boat stickers. If the resident goes to the boat safety meeting, the price is \$15 per boat/watercraft. Not attending the meeting, the price is \$50 per boat/watercraft.

The Lake Committee plans to pay back the \$10,000 loan in February.

The swim dock on Mallard Point needs to be replaced. The cost is \$3,630. The boat docks are presently in good condition. They have a bid to build a 6 slip courtesy boat dock for \$7,900. The Lake Committee is going to continue with the jet ski lease. The annual boat dock lease fee will be \$250. Roger made the motion to approve the boat dock lease fee of \$250. Bob seconded and the motion carried. The boat sticker price will be put in the Shore Lines and voted on during the November Board meeting.

OLD BUSINESS

4513 Gull Point/Harold Tims

Joe Willerth explained what actions have been taken in regards to the retaining wall at the location. Letters have been drafted and received from the lawyers on both sides. Joe has received an engineering opinion from the City. Raintree is still asking for the engineering plans and landscaping plans. A meeting will be setup on October 20 or 24th at 5 PM at 4513 Gull Point. The lawyers and concerned parties will attend. Roland and Bob will represent the Board, Joe Logsdon will represent the ARB.

StoneyCreek Development/Joe Willerth

Joe explained the zoning change of the land from agricultural to R-1. The transition zone housing will have a minimum square footage of 1,800 square feet.

OPEN FORUM

Gail Garrett 4268 Averio

Her home backs up to the Averio Common Ground area. She showed pictures of the area showing how the tagnate water backs up. They are willing to allow Raintree access through their yard to the Common Ground.

Mark White - 3837 Windsong

He has a small boat and trailer he would like to park under his deck. Could he put up lattice work under the deck to hide the boat? Board decision was: He should go to the ARB and get approval for the lattice work.

Dewayne Siniawski 824 Lighthouse Point

They are planning on building another house but are concerned about the rule of not moving in before the sod is laid down. Board decision was: If the sod can't be laid, they should present a letter explaining the reason, and state when it will be put down.

John Smith - November Elections

John Smith, Tom Lovell, Shelley Kneuvean: They presented a slide show explaining the goals for Lee's Summit's parks and roads. A ballot is on the November election asking for a tax increase for these issues.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for their attendance.

**BOARD OF DIRECTORS MEETING
NOVEMBER 11, 1997**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on November 11, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Marilyn Burasco, Roger Miller, Shirley Thomas, Chris Storms and Nancy Ohmes. Absent: Greg Andrews

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the October 14, 1997 meeting. Shirley seconded and the motion carried.

BOARD ANNOUNCEMENTS

Roland announced that due to Thanksgiving, the November work session would be held on November 25, 1997

NEW BUSINESS

Lake Committee

Dick Greiner appeared before the Board. Dick explained that the Committee had received three bids for additional courtesy docks which would be placed behind the clubhouse.

Dick also asked the Board to approve \$3,600 to replace the condemned swim dock in Mallard Point. Both topics were tabled to the November work session.

Common Ground Committee

Shirley spoke in behalf of the Committee. Shirley stated that the 1997 budget for the Common Ground Committee was eaten up by the tree stumps which needed removed due to the micro burst. Additional funds may be needed in 1998 for projects which could not be done this year.

Siltation Committee

Ty Cooper appeared before the Board. Ty asked the Board to approve funds for the annual survey of the lake. Ty was questioned as to the necessity of the survey. Art, representing E.T. Archer, answered that the survey would be an effective tool with dealing with the City of Lee's Summit and the State of Missouri, especially regarding the widening of Highway 291. Ty added that the survey could be used as leverage against builders in proving siltation. Roger made a motion to approve \$11,800 for the 1997-98 lake survey. Shirley seconded and the motion carried.

Ty also asked the Board to approve funds for the Averio drainage problem. Ty had received three bids; \$70,500, \$64,785, \$56,085. Ty explained that the

low bid had just been received that day and he had not been able to review the details of the proposal. John raised concerns spending the large sum of money which would only benefit a small group of residents He questioned Ty regarding the necessity of the project. Ty and other Board members stated that it was a high priority project. Ty said the Averio drainage would take priority over dredging Sunset Cove. Charlie Mallett suggested in order to reduce cost, only the top portion of the area be repaired. The top is in the worst condition and is where the majority of the drainage problem is located. The Board asked Ty to contact the contractor with the lowest bid to ask him to come to the work session to discuss the proposal. Roger made a motion that a special meeting be held on November 25, 1997 to review the proposals for the Averio project and to sign a contract with a contractor. Shirley seconded and the motion carried.

Lang - ARB Appeal

Dennis Lang appeared before the Board. He asked the Board to allow him to erect a fence with the front fence line be place at the front foundation line of the house in order for him to let his dogs out of the house and into the fenced yard. Bob suggested that Mr. Lang install, or move, the door to the back of the garage, then the Architectural Review Board would be open to making a exception to the 20 foot setback guideline. Roger made a motion to deny the appeal of Mr. Lang. Shirley seconded and the motion carried.

FINANCIAL REPORT

(The Financial Report was delayed until John's arrival.)

Bank Account Balances as of October 31, 1997

Checking	\$ 608.12
MM General Fund	\$163,861.33
Boat/Lake Account	\$ 2,139.64
Builder's Account	\$ 40,127.57
Activity Committee	\$ 138.63
Income during October	
Dues	\$48,089.12
Other Income	\$ 1,393.80

NEW BUSINESS CON'T

Dues Increase

John explained according to the Raintree Covenants (Article VI; Section 4), the Board of Directors can increase the yearly assessment by the rates of the consumer price index for all urban consumers from July the preceding year to July of the current year. The increase from 1996 to 1997 was 2.2%. Current yearly assessment for single family is \$340.40, the new amount would be \$347.88. Current yearly assessment for Cobblestone and Windsong is \$226.92, the new amount would be \$231.91. Bob made a motion to increase the dues 2.2%. Roger seconded and the motion carried.

Budget

John instructed that members of the audience be given copies of the 1998 proposed budget and opened the floor for discussion. Dave Wasson asked the Board the reason the pool heater had not been added to the 1998 budget. John explained concerns for the expenditure compared to the income. Some Board members and majority of the audience expressed the desire and need for the pool heater. John motioned to increase Dave's budget by \$19,200 for the pool heater and annual gas expense. John announced that the budget would be finalized at the work session and approved at the December's Board meeting.

OLD BUSINESS

Lake Committee

Dick Greiner appeared before the Board. Dick asked the Board to vote on the cost of boat stickers for the 1998 boating season. The Lake Committee and the Board had discussed charging \$50 per boat for boat stickers, unless the resident attended a safety meeting. Attendance at a safety meeting would reduce the cost of the stickers to \$15 per boat. The Board discussed with the audience options: recording the safety meeting, charging a fixed fee and eliminate the safety meetings, having the Missouri Lake Patrol give a safety meeting, holding additional meetings, or requiring all residents to attend the meetings. The Board decided to let the Lake Committee control the details. John made a motion to charge \$50 for boat stickers and reducing the cost to \$15 to those attending a safety meeting. Marilyn seconded and the motion carried.

John asked Dick to give a summary at the annual meeting explaining the Lake Committee's budget and goals for 1998. Bob added he would like to know about the pay back of the loan to the general fund and where the money is coming from.

Tims' Refund on #1074

Joe Willerth recapped the situation. On October 10th, Roland, Bob, Joe Logsdon, and himself met with Harold Tims, Mr. Tims' attorney, and Mr. Andrist, owner of Lot #1074. Mr. Andrist was adamant that he would not install stucco nor a guard rail on the wall. At the meeting, they discussed different types of plantings which would soften the look of the wall. Joe stated that a letter had been sent from Tims' attorney regarding the plantings. Joe read the letter.) The letter advised of the types of bushes that would be planted on Ms. Moore's property. Mr. Tims wants it understood that Ms. Moore would be responsible for trimming of the bushes. Joe reported the Geri had spoken to Ms. Moore and she was not satisfied with such an agreement. Shirley made a motion that Joe respond to Tims' letter and to all parties concerned that the Board accepts the recommendations of the plantings. Furthermore, if Ms. Moore does not agree to the planting on her property, the Board would find it acceptable for Mr. Andrist' to plant the

bushes on his property. Once this is done, the refund of the deposit would be forthcoming. If Ms. Moore continues to be dissatisfied with this proposal, she will have to find her own legal consul. Marilyn seconded and the motion carried.

OPEN FORUM

Bill Flamm

Bill asked the Board for clarification regarding the last Board meeting. The speaker from the City who asked for support of the tax for parks, stated that the location of the park was uncertain whether in north Lee's Summit or south Lee's Summit. However, in the newspaper, Bill read that the location of the park would be north Lee's Summit. Bill stated that we were lead astray at the last Board meeting regarding the parks issue. The Board agreed.

Dick Greiner

Dick announced that Ben had some firewood stolen out of the storage lot and as a result began locking the lot. Dick said this may cause problems in the future as to who assumes responsibility of locking and unlocking the lot. The Board asked Dick to bring the issue to the next work session.

APPROVAL OF BILLS

John made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting and thanked everyone for their attendance.

BOARD OF DIRECTORS MEETING
DECEMBER 9, 1997

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on December 9, 1997 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Shirley Thomas and Chris Storms. Absent: Marilyn Burasco and Nancy Ohmes.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the November 11, 1997 meeting. Bob seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of November 30, 1997

Checking	\$ 701.89
MM General Fund	\$ 189,170.51
Boat/Lake Account	\$ 4,995.08
Builder's Account	\$ 39,284.02
Activity Committee	\$ 138.63
Income during November	
Dues	\$34,575.34
Other Income	\$ 2,366.50

6 Lots Balance \$127,000

BOARD ANNOUNCEMENTS

Roland announced that due to Christmas, the December work session will be held on Monday, December 22, 1997, an alternate date will be Monday, December 29, 1997.

NEW BUSINESS

Budget Funds for 55 & Over Group

The seniors group has planned for a bus to take the group to see the Longview Christmas lights. Afterward they will have a get together activity at the clubhouse. Can they play bingo? Call the Missouri gaming commission first. John made a motion to add \$500 to the Activities Committee budget to be held separate for the 55 & Over account. Bob seconded and the motion carried.

Facilities Committee - Playground Equipment

Rachelle Doerhoff presented playground equipment proposals. John made a motion to accept the equipment from Miracle Recreational Company, not to

exceed \$10,500. to be installed at the Clubhouse location. This will include removal of the old equipment and installing the new. Chris seconded. Voting in favor: John, Chris, Greg, and Shirley. Voting against: Bob and Roger. Motion approved. If funds become available possibly playground equipment can be placed on the south side of the lake.

Sherri Moore

Roland read Sherri's letter to the Board. Ms. Moore hadn't talked to Mr. Andrist about adding detail to the wall. Mr. Tims' attorney did talk to Mr. Andrist, he would not allow brick or stucco to be added. If Ms. Moore is to paint the wall she should get Mr. Andrist's approval. John explained why Mr. Tims should be fined. Gene Thomas said a fine is appropriate since he didn't get the ARB's approval to build the wall. John made a motion to fine Mr. Tims \$500 for a breach of the builder's contract. Ms. Moore will be given up to \$250 to help pay for the bushes to be planted. Greg seconded and the motion carried. Although Roland could not vote, he was adamantly opposed to the fine.

Cass County Taxes

Joe Willerth will contact the County assessor and see if the six lots are eligible for tax exempt status. We should go ahead and pay the taxes under protest. Bob made a motion to pay all the taxes on the six lots under protest and to inform the County we are developing this land for Common Ground. Roger seconded and the motion carried.

OLD BUSINESS

Dennis Lang's Fence

Mr. Lang has started to put up the fence; however the setback is only 13 feet from the front of the garage. Stop construction, the setback should be 20 feet. He should submit a new plan to the ARB. If he can go back 18 feet he may continue, or put the fence back to the far edge of the garage.

Averio Drainage - Ty Cooper

Ty as a bid from John Belcher Co. using Tri-lock block for \$41,940 with a 1 year maintenance bond and a 1 year manufacturers guarantee. Ty will use the balance of the 1997 silt fund along with some of the 1998 silt fund monies. Roger made the motion to accept the Belcher bid not to exceed \$42,000, with a 1 year guarantee of labor and materials. Bob seconded. Voting in favor: Bob, Roger, Shirley and Chris. Voting against: John and Greg. Motion carried.

Common Ground Budget

The Common Ground budget was hit hard from the cost of removing trees damaged by the Micro Burst. Bob made the motion to add \$2,500 from the 1997 surplus fund and add it to the 1998 Common Ground budget. Shirley seconded and the motion carried.

1998 Budget

Roger made the motion to accept the proposed 1998 budget. Bob seconded and the motion carried.

OPEN FORUM

Richard Richardson

Richard Richardson has scheduled the clubhouse for a September 12th wedding. He would like to setup a tent on the old pool site and have a disc jockey for outdoor music. Bob made the motion to allow the tent, and the outdoor music. May play up until 11:00 PM. Roger seconded and the motion carried.

Joe Willerth

Joe Willerth reported on the City Council's action regarding the Lido Stub. The Council approved the Windemere plat addition; however did not condemn the Common Ground at the Lido Stub.

Joe checked the plats and found that RLPOA had no Common Ground at the Regatta or 291 entrances, only the median strips. RLPOA does not have ownership of the wall at the 291 entrance. We own only the west half of the Cole Younger Lake not the east half.

The plat that Mr. Goodman is developing needs some finishing work on the Common Ground. Shirley made the motion to have Joe Willerth write Mr. Goodman a letter listing the work to be done before we accept the Common Ground. Bob seconded and the motion carried.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault thanked the Board and other Committees for a job well done. Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
JANUARY 13, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 13, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, Roger Miller, Shirley Thomas, Marilyn Burasco and Chris Storms. Absent: John Godfrey and Nancy Ohmes.

APPROVAL OF MINUTES

Shirley made a motion to approve the minutes of the December 9, 1997 meeting. Roger seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of December 31, 1997

Checking	\$ 10.52
MM General Fund	\$ 197,395.56
Boat/Lake Account	\$ 12,896.28
Builder's Account	\$ 37,884.42
Activity Committee	\$ 229.16

Income during December

Dues	\$24,868.72
Other Income	\$ 2,050.99

BOARD ANNOUNCEMENTS

Roland announced that the Raintree Annual Meeting will be held at the new Aldersgate Church on March 26, 1998.

NEW BUSINESS

Siltation Committee

Ty Cooper was not present. Siltation items will be delayed until the February meeting.

OLD BUSINESS

Taxes on the 6 Lots

Joe Willerth read a letter he sent to the Association reviewing the tax situation on the 6 Lots. The County Assessor will abate the taxes because the 6 Lots are currently used as Common Ground area.

Bronte Property

Joe has sent letters to Mr. Bronte asking him to finish the house, or we can finish it and then apply a builder's lien against the property.

Sidewalks on Regatta

Joe is negotiating with Mr. Spurck to put in the sidewalk on the east side of Regatta. We will get bids on the cost of the job.

McArdle Property

Lee's Summit hasn't taken any action yet.

Brigance Property

The house on Lot #945 complies with the Raintree building covenants. Parcel B, next to Lot 945, is not bound by the covenants of RLPOA.

Tim's' Refund on Lot #1074

Joe sent a letter to Mr. Tims and his lawyer on January 6, 1998. Joe read the letter he sent.

Mr. Goodman's Development

Joe has sent a letter asking Mr. Goodman to do some finishing work on the Common Ground. We are waiting for his reply.

OPEN FORUM

No one had comments.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland Thibault thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
FEBRUARY 10, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 10, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, Roger Miller, Shirley Thomas and Nancy Ohmes. Absent: John Godfrey, Chris Storms and Marilyn Burasco.

APPROVAL OF MINUTES

Bob made a motion to approve the minutes of the January 13, 1998 meeting. Roger seconded and the motion carried.

TREASURERS REPORT

Read by Roland Thibault.

Bank Account Balances as of January 31, 1998

Checking	\$ 2,964.29
MM General Fund	\$220,340.73.
Boat/Lake Account	\$ 25,554.51
Builder's Account	\$ 39,084.42
Activity Committee	\$ 163.13

Income during January

Dues	\$40,747.32
Other Income	\$ 2,146.34

BOARD ANNOUNCEMENTS

The candidates who intend to run for a position on the Board of Directors need to come to the Raintree Lake office and fill out the form.

The Annual meeting will be held in the new Aldersgate Church on March 26, 1998.

The February work session will be on February 26, 1998. The March work session will be on March 24, 1998.

NEW BUSINESS

ARB - Joe Logsdon

The ARB wants to amend the covenants concerning the minimum square footage requirements of all new single family residents. They are requesting a minimum square footage of 1,600 sq. ft.. Joe Willerth stated that changing the covenants is not an easy thing to do. It would require 75% of all homeowners to sign the document with a notary seal.

The ARB wants to add another guideline to new construction. Because questions arise, they highly recommend that the builder, representative or owner be present when the plan is submitted for approval. Roger made a motion that it is highly recommended that the builder, representative or owner be present at the ARB meeting when submitting plans to the ARB. Bob seconded and the motion carried. Effective April 1, 1998 and to be put in the new Raintree directory.

Facilities Committee - Ross Cowan

Ross has three bids on the parking lot. Ross needs more time to get additional references but he would like to proceed if the references check out. He asked to get approval not to exceed \$100,000. Then, he will get back to at least three Board members for final approval. Bob made the motion to approve. Roger seconded and the motion carried. Completed date by April 15th.

Ross has matching bids on how the clubhouse air conditioning can be upgraded. They will replace the two evaporator units inside and will replace two condenser units outside. They will add an extra air conditioner above the old office and the matching condenser will be outside. Roger made the motion to go ahead with the bid from Greenwood Heating and Air. If the Greenwood references don't look good, Ross is authorized to make a contract with Sharp and Long. Ross is to get back to at least three Board members for final approval. Shirley seconded and the motion carried.

Chris Poindexter - Girl Scouts

The Girl Scouts from Trailridge Elementary are asking to use the clubhouse for a fund raiser. The fund raiser would be an open house; they are selling candles and accessories from Party Lights. The date would be in late March or April on a Sunday afternoon from 1-5 PM. Roger made the motion to approve the use of the clubhouse, to waive the rental fee and to check with Geri on scheduling and advertising in the Shore Lines. Bob seconded and the motion carried.

Dave Wasson - Pool

Dave will work with Jeff Kelly on arranging the scheduling for the swim lessons and the times for the swim team.

The pool heater bid from KC Gunitite was \$9,166.70. The budgeted amount was \$18,000. Bob made the motion to approve the bid from KC Gunitite. Roger seconded and the motion carried.

Roger made the motion to spend monies for the swim team and pool supplies not to exceed \$1,000. Bob seconded and the motion carried.

Shirley Thomas - Playground Equipment

Since there was a \$9,000 savings from the budgeted pool heater, Shirley wanted to go ahead with purchasing playground equipment for the south side. The issue was tabled until a later date.

Insurance Renewal

Bob made the motion to renew our insurance with Twin Lakes for 1998-1999. Roger seconded and the motion carried.

Shirley Thomas - Village at Oxford Meadows

The planned sub-division is to be adjacent to Raintree, near 150 and 291 Highways. Our concerns are the possibility of high density housing and too much traffic. Joe Willerth will attend the City Council meeting and Board members are encouraged to attend.

Geri Frink - Annual Meeting Agenda

Geri would like to put the Annual meetings' agenda in the Shore Lines. Items to be included: Square footage increase, Oxford Meadows, City Council candidates, more to be added.

OLD BUSINESS

Siltation Committee - Ty Cooper

Canceled. Ty was absent.

OPEN FORUM

Shirley Thomas

Is Mrs. Hopkins property available to be bought?

Dave Wasson

Thanks for having the dinner for the committee members.

Joe Willerth

The suit against Bronte was filed and served on February 6th.

Lot 634, 215 Seaside Sparrow has no gutters or sod, suit will be filed if work is not completed.

Charlie Mallett

It is unclear where the boundary line for the Common Ground around the 150 Highway silt pond is. Where are we to mow? Please have Mr. Roberts mark the boundary lines.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland Thibault thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
MARCH 10, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 10, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms and Nancy Ohmes. No one was absent.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the February 10, 1998 meeting. Bob seconded and the motion carried.

TREASURERS REPORT

Read by John Godfrey:

Bank Account Balances as of February 28, 1998

Checking	\$ 11,756.43
MM General Fund	\$ 230,916.13
Boat/Lake Account	\$ 26,756.85
Builder's Account	\$ 42,832.95
Activity Committee	\$ 4,055.10

Income during February

Dues:	\$42,723.20
Other Income:	\$ 1,677.70

BOARD ANNOUNCEMENTS

The March work session will be on March 24, 1998.

The Annual meeting will be held in the new Aldersgate Church on March 26, 1998.

NEW BUSINESS

Bill Euwer - Clubhouse Wedding

Bill has scheduled to use the clubhouse on April 25th for a wedding. He request permission to setup a canopy on the west side of the clubhouse. Roger made a motion to allow the canopy for the wedding. Bob seconded and the motion carried.

Denise Haley- Swim Team Meeting

Denise would like to use the clubhouse on April 8th to have a meeting for the parents of the swim team. She would also like to have three monthly meetings. Marilyn made a motion to allow Denise to schedule swim team meetings in the clubhouse. Shirley seconded and the motion carried.

Paul Landes - Trees on Common Ground

Paul is requesting that the common ground committee needs to visually inspect where trees are planted on the common ground. Fred Lange planted trees with the common ground committee approval; however, Paul believes those trees block the view of the lake for him and others. Bob made a motion to table this discussion until 2 Common Ground and 3 Board Members go over to inspect this site. We would then take up this issue at the March work session. Roger seconded and the motion carried.

Charlie Mallett - Tractor

Charlie has a good bid from Lawn & Leisure of Lee's Summit for a new tractor. The cost is \$10,500 with trade-in of our old tractor. Bob made a motion to approve the purchase. Roger seconded and the motion carried.

OLD BUSINESS

Shirley Thomas - Playground Equipment

Shirley would like the Board to allocate \$10,000 for playground equipment, to be installed on the south side near the six lots. An article requesting input from the homeowners nearby yielded mixed results. Some want it near them, some do not. The Board asked the Common Ground Committee to obtain a bid for 6 - 12 parking spaces from the contractor now working on the parking lot. Roger made a motion to allocate up to \$10,000 for the playground equipment on the south side. Bob seconded and the motion carried.

Dick Greiner - Lake Committee

Dick announced that \$5,000 has been paid back to the general fund.

The signs near the docks and swim areas are being thrown into the lake, pole and all. The Lake Committee would like to use a different attachment method. Bob made a motion to change the sign mounting from poles to fastening the signs to the dock with screws that can't be easily removed. John seconded and the motion carried.

The new courtesy dock by the Clubhouse should be installed by April 4th. The Lake Committee will be given time at the Annual Meeting to speak about their budget status, projects completed, and projects planned.

OPEN FORUM

Dick Brighthaupt - Common Ground Committee

Dick obtained two bids from Dandy Lawn and Atchison Lawn & Landscape for landscape maintenance at the entrances of 150 and 291 highways. The common ground committee is asking for a budget increase of \$2,500 to meet the low bid received. We could do the job with our own personnel, but let the professionals do the spraying. John said we should spend the money and get the job done right. Roger made a motion to raise the common grounds budget by \$2,500 to meet Atchison's bid of \$7,500. The

common ground committee is to see that the services provided meet our needs. Bob seconded and the motion carried.

Jim Metzger

Jim Metzger asked if we need to continue with the Triathlon each year? Each year they add sand to our lake; do we benefit from this event? Roland ask for a show of hands, with a majority of the audience in favor of keeping the Triathlon. Roland stated that he would ask again at the Annual Meeting on how the members feel about having the event.

Bill Flamm - Using Rented Waverunners

Bill asked if he brought in two rented waverunners could he use them during his daughter's birthday party. Safety is our major concern. We allowed 1 hour use of the lake for a test drive for purchasing a watercraft or boat. Request was denied.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
APRIL 14, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 14, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Nancy Ohmes. No one was absent.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the March 10, 1998 meeting. Nolen seconded and the motion carried.

TREASURERS REPORT

Shirley read the Treasurer's report. (Chris arrived late.)

Bank Account Balances as of March 31, 1998

Checking	\$ 7,161.88
MM General Fund	\$273,399.55
Boat/Lake Account	\$ 26,852.49
Builder's Account	\$ 45,381.69
Activity Committee	\$ 2,123.21

Income during March

Dues	\$41,165.00
Other Income	\$ 2,877.00

BOARD ANNOUNCEMENTS

Roland introduced the Board of Directors and the officers for 1998/99. They are: Roland Thibault, President; Bob Rowland, Vice-President; Chris Storms, Treasurer; Shirley Thomas, Secretary, Marilyn Burasco, Roger Miller, Nolen Roberson all Class A representatives. Nancy Ohmes and Ed Odell as Class B representatives.

NEW BUSINESS

Jerry Emerick

Jerry Emerick appeared before the Board. Mr. Emerick was appealing the Architectural Review Board's decision to disapproved his request for vinyl siding. Mr. Emerick explained that he was the owner/builder of the home being built on Lot #887 on Whistling Swan. A representative of the vinyl siding manufacturer made a Presentation to the Board. After the presentation, the Board opened the floor for questions and comments. Roger

made a motion to overturn the ARB and approve the vinyl siding, Shirley seconded. Roland called for a vote. No one voted in favor, all votes were against. Jerry Emerick asked the Board if the masonry siding would be allowed on his house. The Board answered that at this time, masonry siding is not allowed but that he could present it to the ARB for guidelines and approval.

Chris Pinkepank

Chris Pinkepank appeared before the Board. Mr. Pinkepank explained that he was the builder on Lot #727. He stated that he had received a letter from the Raintree office indicating that he had driven over the Common Ground and that he should repair the ground as soon as weather allowed. Several days later he received a second letter fining him for driving on the Common Ground. He didn't understand why he was first given a letter stating that he should fix the area when weather allowed and then a few days fined. The Board explained to him that he was fined because he continued to use the Common Ground for ingress and egress after he was told not to. Roger made a motion to deny the appeal, Bob seconded and the motion carried.

Jack Zorn

Jack Zorn, 4105 S.W. Leeward, appeared before the Board. Lynn Goodman has finished building in his development of Harbor Cove and Mill Harbor. The Common Ground in this area is in terrible condition. A drainage problem on the Common Area is causing an erosion problem on his property. The dry basin was being seeded a few weeks ago without the ground being properly prepared. The condition of this area draws others to abuse it. Southwestern Bell has made ruts in the Common Ground by their trucks when they were working on Cole Younger. The Board explained to Mr. Zorn that they were aware of the condition of the Common Ground. The Board told the Raintree staff to collect bids for the items that needed attention: sidewalk installation, sowing of the dry basin, tree trimming and/or removal at the tree line, and to contact Southwestern Bell regarding the damage they caused to the Common Ground. The Board assured Mr. Zorn that they had been aware of the condition and in contact with the City of Lee's Summit for whatever assistance they could provide regarding finishing the sidewalks.

Lake Committee

Dick Greiner, Chairman of the Lake Committee, appeared before the Board. Dick gave the Board pictures of the dock at Kingfisher showing the poor condition. The cost of repairing the dock would be \$1,100.00. A new dock would cost \$14,015.00. The dock was scheduled to be replaced next year but the winter had caused more damage than they anticipated. The Lake Committee recommends replacement this year and asked the Board for \$14,015.00. Nolen made a motion to approve the replacement of the Kingfisher dock for \$14,015.00. Shirley seconded and the motion carried.

Roger asked Dick if boat stickers would be available after the Thursday night safety meeting. When Dick answered no, that hadn't been the

practice, Roger said that was discrimination and that stickers should be made available. Dick answered that they would be made available.

Kevin Jackman

Kevin Jackman, 4277 S.W. Averio, appeared before the Board to ask that the swim dock at Averio be returned. It was his understanding that some residents had requested it be removed, so he was asking that it be returned. Several residents on both sides of the issue were present stating their opinions for and against the swim dock's location. Robert Nicholas, 4183 S.W. Lafayette, was present and voiced his objections to returning the dock. Chris made a motion to table in order for both sides to take their concerns to the Lake Committee. The Lake Committee would return to the Board with a recommendation. Roger seconded and the motion carried.

OLD BUSINESS

Pfeifer King

Pfeifer King was not present

OPEN FORUM

Charlene Fisher

Charlene Fisher asked the Board if anyone was granted permission to plant a tree and flag pole on the Common Ground which will block her view of the lake as it grows. The Board answered that they were in contact with the person who planted the trees and flag pole. He had received permission from the Common Ground Committee, which he was a member. The Board had instructed him to move some of the trees so they wouldn't block the lake view. The Board stated that the flag pole was planted on private property, Charlene answered that the flag pole appeared to be on Common Ground.

Joe Willerth

Joe Willerth, 4500 S.W. Bowsprit, asked the Board about the possibility of a community-wide trash service. Several other homes association have signed with a trash company to service their area and been given quite a savings by the trash companies.

Joe also brought up the stop sign missing on Bowsprit. He wasn't aware that Raintree is responsible for replacement. Joe said RLPOA could be held liable if stop signs are missing. Bob asked Charlie to check with the City to see if they would take responsibility for replacing the poles. Charlie said he would put up a temporary stop sign until the issue is settled. Joe suggested the issue be put on next month's agenda and the community be notified of the issue. Charlie said he would look into the issue and report back to the Board.

Bob Rowland

Bob brought up the issue of the Architectural Review Board needing a set quorum. He recommends that the ARB's membership be set at 7, if a

member misses 3 meetings in a 6 month period they lose their seat on the Board, and the Chairman votes only to beat a tie. After discussion, the matter was tabled to the work session.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
MAY 12, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on May 12, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Nancy Ohmes. No one was absent.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the April 14, 1998 meeting. Nolen seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of April 30, 1998

Checking \$ 1,672.37

MM General Fund \$282,958.60

Boat/Lake Account \$123,201.34

Builder's Account \$ 52,452.90

Activity Account \$ 1,360.69

Income during April:

Dues \$50,285.52 and Other Income \$11,047.65

Roger asked Chris of the additional other income for the month. Chris explained that the income was mainly due to mowing income.

BOARD ANNOUNCEMENTS

There were no Board announcements.

NEW BUSINESS

Lake Committee

Dick Greiner appeared before the Board. Dick first updated the Board on the items. The patrol boat and jet ski are ready to go for the season, the lake patrol has been hired and they are currently trying to find a ramp guard. The patrol will start on May 15th. The signs are up on the docks around the lake, thanks to Jim and Charlie. The new dock on Kingfisher will be installed on May 22nd.

Dick also asked the Board to approve \$3,200 for Kribbs to replace the blue foam with encapsulated foam on the clubhouse dock. A bid of \$4,200 for Kribbs to repair the docks around the lake. This includes 40 logs which are deemed necessary. Dick also asked for approval to borrow funds, as needed, to cover expenses this summer without coming to the Board each time. He

said that the cost to replace the Kingfisher dock was needed, but not budgeted.

The Board stated that the cost of the courtesy dock should not have been paid from the Lake Account but from the General Account. They instructed Geri to correct the error. With this correction, the Board felt the funds would not be needed.

Bob made a motion to approve \$3,200 to replace the clubhouse foam with encapsulated to be paid from the General Account. Roger seconded and the motion carried.

Bob made a motion to approve \$4,500 to replace 40 logs and make reasonable repairs to the docks to be paid from the Lake Account. Roger seconded and the motion carried.

Backflow Testing

Geri Frink presented to the Board that the City required that the sprinkler systems on Regatta and at the 291 entrances be tested for backflow. Charlie had reported that the sprinkler systems had not been used and the Common Ground Committee had referred the situation to the Board. The cost of the testing is \$100, or the City would disconnect the systems if they were not being used at no cost. If it was ever needed, the testing would be required. Roger made a motion to disconnect both sprinkler systems until the 291 highway is rerouted. Nolen seconded and the vote was as follows: In favor, Nolen, Roger, Shirley, Chris. Against; Nancy, Bob, Marilyn, Ed. Roland voted due to the tie and voted in favor.

New Truck

Charlie Mallett appeared before the Board and presented information for a new vehicle which is needed for the maintenance crew this summer. Charlie showed the Board different brochures and pricing information regarding the vehicles. Charlie stated his preference would be the "gator" which is \$5,570, the cheapest. Bob made a motion to allocate the funds not to exceed \$5,600 plus tax to purchase the John Deere 2-wheel 'gator' for use of the maintenance of Raintree Lake Property Owners Association. Nolen seconded and the motion carried.

Facilities Committee

Ross Cowan appeared. Ross asked the Board approve funds for the parking lot lights. The Committee thought about using the lights at the 291 Highway entrance but their availability was unknown. The Committee would like to match the lights that are used at the swimming pool. The bids they have received is \$1,200 for each light, 4 lights, total \$4,800. The Committee estimates \$6,000 for installation, lights, and everything. Roger made a motion to approve the expense, not to exceed \$6,000 for the parking lot lights installed. Bob seconded and the motion carried.

Ross also asked for approval of \$2,000 for a new clubhouse sign. The Board stated that Ross should come back to the Board with designs and an exact dollar amount.

OLD BUSINESS

Swim Dock at Averio

Dick Greiner spoke for the Lake Committee. Dick stated that the residents involved had met and presented a proposal to the Lake Committee which the Board had a copy. Dick stated that the Lake Committee recommends returning the dock for a trial period of one year. The issue opened for discussion. Bob Degre and Ron Greathouse spoke in favor of returning the swim dock. Bob made a motion to return the swim dock for a period of one year but prior to its' return, it must be in tip-top shape with signs attached, curfew staying at 11:00 PM and 2 buoys be in place. Nolen seconded and the motion carried.

ARB Quorum

Bob asked Joe Willerth about the required quorum for the Architectural Review Board as listed in the regulations. Joe stated that a quorum is the majority of the members on the ARB. The Board of Directors can set the number of members but the quorum would be the majority of that number. Bob stated he would like to see a set member of five with two alternates, to be used as needed. Chris made a motion to set the ARB board at 5 members with 2 alternates which would require 3 as a quorum. Shirley seconded. Ed asked the Board why Greg Andrews, who signed up to serve on the ARB, was denied as a member and told that his services were not needed. If he was not needed, then why were his services solicited at the Annual Meeting? Roland answered that everyone solicites people to serve on committees, including the Board of Directors, even though there may not be an immediate opening. Ed stated that the regulations read that only the Board of directors can appoint a member to the ARB but the present ARB voted to deny Greg. Ed asked what the criteria were to serve. Joe Willerth stated that the regulations state that only the Board of Directors can appoint a member to the ARB, the ARB only recommends. Greg stood and stated that he would like to work with the ARB as a constructive member. Roland told Greg that his concern was that Greg would have a personal agenda and not keep to the facts. His prior experience on the Board of Directors has caused concern with the other members of the Board of Directors as well.

A vote on the ARB quorum was called and the motion carried.

Shirley then made a motion to appoint Greg as an alternate to the ARB, Ed seconded. Chris questioned if it was possible to remove a member of the ARB if it was shown that necessary. Joe answered that it was possible. Voting in favor was: Ed, Nancy, Chris and Nolen. Voting against were: Shirley, Bob, Roger and Marilyn. Roland cast the deciding vote in favor of the motion.

OPEN FORUM

Jim Metzger

Jim announced to the Board that May 22, 1998 would be his last day of work. He would no longer be working for the Association. He has enjoyed working

with Charlie and for the Association. Roland thanked Jim for all his help and hard work and commended him for a job well done.

Chris Storms

Chris asked the status of the Bronte lot. Joe answered that a court date was set for June 8th unless an agreement is reached. He needs an update on the cost of sod before court in the event Art or Geri needs to testify.

Joe also announced that he had been in contact with Mr. Emery's attorney regarding vinyl siding and had been forwarding that information to the Board.

Joe again notified the Board that in the Lynn Goodman controversy, he would not be able to represent either party. He had done business for both sides and would be in conflict representing Raintree.

Geri asked the Board for a special board meeting the night of the work session to approve the bids to repair Goodman's area. Bob voiced concern in not giving more notice to the membership before holding such a meeting. Roger made a motion for a special board meeting on May 28th at 7:00 PM for the allocation of funds to repair the Mill Harbor/Harbor Cove area. Shirley seconded and the motion carried. Bob abstained and one voted against.

Bob Rowland

Bob asked Geri if any contact had been made contacting the owner of the property on 163rd Street. Geri answered that the owner had been identified but they had not responded to any letters. Connie Cowan added that she had been in recent contact with the owner regarding another matter. Geri and Connie would work together to contact the owner about selling the property.

Roland Thibault

Roland announced that a thank you card had been received from the Girl Scouts for the use of the clubhouse for their event.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

SPECIALMEETING - ELECTION OF OFFICERS

PRESIDENT: ROLAND THIBAUT
VICE PRES: BOB ROWLAND
SECRETARY: SHIRLEY THOMAS
TREASURER: CHRIS STORM

IT WAS AGREED THAT MINUTES BE WRITTEN AND KEPT FOR ALL WORKSHOP MEETINGS.

DISCUSSED INCREASING ART'S WORKING HOURS.

NEED TO TIGHTEN UP RULES AND REGS ON BUILDERS AND HOMEOWNERS.

DISCUSSED SECURITY - WILL HAVE LONGER HOURS - THEY WILL BE IN MARKED CARS AND IN UNIFORM

NANCY DISCUSSED BETTER PATROL ON LAKE - RE: "PARTY COVE".

BOARD OF DIRECTORS MEETING

JUNE 9, 1998

The Board of Directors, meeting of the Raintree Lake Property Owners Association was held on June 9, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Nancy Ohmes. No one was absent.

APPROVAL OF MINUTES

Corrections were made to the May 12, 1998 minutes: Discussing the Averio dock, the word should be trial, not trail. Roland Thibault's name was misspelled when discussing the Girl Scouts. Bob made a motion to approve the minutes of the May 12, 1998 meeting as corrected. Roger seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of May 31, 1998

Checking	\$ 1,143.16
MM General Fund	\$283,464.10
Boat/Lake Account	\$ 24,565.21
Builder's Account	\$ 48,352.90
Activity Committee	\$ 1,043.03

Income during May

Dues	\$24,802.24
Other Income	\$ 2,853.20

Shirley asked what work E.T. Archer was being paid for. It was explained that they were being paid the balance of work done in February.

BOARD ANNOUNCEMENTS

Shirley announced that Raintree and Lake Winnebago would be holding a meeting on June 23, 1998 at 7:00 PM. The meeting would discuss watershed problems and watershed management. They have invited the highway people, city people, county people, and any Raintree member who would be interested, is welcome.

NEW BUSINESS

Carrie Cooper

Carrie Cooper did not attend.

Robert Clausen

Robert & Lisa Clausen appeared before the Board. They asked that the Board appeal the June 2, 1998 ruling of the ARB regarding the need to move their

fence. The ARB had approved a fence to be installed in their backyard with the sides being attached to the neighbor's fence. Joe Logsdon, ARB Chairman, stated that the ARB approved the fence to be attached to the neighbors, not knowing that the neighbors' fence was on the other side of the Common Ground. The ARB did not give permission to fence in the Common Ground. Robert stated that they had relied on the ARB for approval, they were not aware of Common Ground behind them and would not have had the fence installed unless he could tie to his neighbor. The Board suggested to Robert that he contact the fence company regarding the cost to move the fence. Since they should have went by the survey plan and have done work in Raintree in the past, they could be liable for the cost of moving the fence. The Board said that they could not approve the fence on the Common Ground.

Graham - ARBAppeal

Did not attend. Is not appealing

ARB - Fine Structure

Joe Logsdon appeared before the Board. Roland stated that he had thought the plan would be reviewed and presented at the July Board meeting. He said that he would get together with Joe, Roger, Bob and whoever wanted to be involved and work out a plan.

ARB - Vinyl Siding

Joe Logsdon appeared before the Board. Joe stated that the ARB stand firm with their opinion of no vinyl siding.

Common Ground Committee

Jeanne Smith appeared before the Board. Jeanne stated that the Common Ground Committee was working on a program in which they will be able to receive free trees from the State. They plan to meet with Atcheson to work up a landscaping plan. Atcheson knows the program and know how the plan should look to get approval from the State. Atcheson will do this for free, with hopes of doing the work. Bob stated that he was not satisfied with Atcheson's work and does not trust them.

Jeanne also stated that the Committee would like the policy changed regarding posts for street signs. The policy was changed due to the cost of the wood posts, but steel posts were not appealing especially when they would be mixed with the wood posts, which are already installed. Chris said he understood there would be a liability factor if Raintree continued with responsibility of replacing the street signs. John Smith answered that there wouldn't be liability involved regarding Raintree. Jeanne suggested the community's opinion be polled for the change. Shirley made a motion for Raintree to replace the existing wooden street posts with wooden posts. Ed seconded and the motion carried.

BillBeck - Wave RunnerLift

Bill Beck appeared before the Board. Bill stated that he had submitted a plan for a jet ski lift to the Lake Committee at their last meeting. The Lake Committee told him that a plan for jet ski lifts was submitted to the Board and turned down in the past. Bill asked the Board their reason for not approving jet ski lifts, the Board answered that they had not seen any new information on jet ski lifts. Bob answered that he was at the Lake Committee meeting and no action was taken at their meeting. Dick Greiner stated that he was not present at the Lake Committee meeting but would put the information on the Lake Committee agenda for July. The Lake Committee would review the information and return to the Board with their opinion.

Elaine Degre - Security Committee

Elaine Degre appeared before the Board. Elaine explained that a neighborhood watch meeting had been held at her house and the first neighborhood watch meeting for the Raintree area would be held on June 10, 1998. Elaine asked the Board if there was a Committee to review security and if not, could one be started. There are many free programs being offered by the police department and she would like to see many of those offered at Raintree. Nolen made a motion to establish a Community Safety Committee, with free use of the clubhouse and Elaine to be the Representative. Shirley seconded and the motion carried.

OLD BUSINESS

MillHarbor- Common Ground

Shirley explained to the Board that a bid had been received from Walker's Tree Service for \$1,100. for trimming of the two tree lines on Mill Harbor/Harbor Cove area. Walker's has done some good work for the Association in the past. Roland questioned the dry return basin needing seeding. Shirley answered that the area couldn't be done until spring. Shirley made a motion to approve the bid of \$1,100 from Walker's Tree Service. Nancy seconded. Question arose from Joe Willerth that the proper notification was given to the owner and that Geri had verified the legal owner, Geri answered that she had not heard back from the title company. Bob made a motion to table until ownership could be verified. Roger seconded and the motion carried.

OPEN FORUM

Chris Storms

Chris Storms asked Joe Willerth the status of the Bronte law suit. Joe replied that a check for sod had been received from Bronte and scheduling for the sod had been handled by Art Kinder. Art added that the sod was to be laid that week, weather permitting.

Joe Willerth

Joe Willerth stated that he had received a telephone call, from Paul Roberts and would elaborate during the executive session.

John Smith

John Smith told the Board that the City had been working with Buddy Spurck and the sidewalk would be installed by Buddy. The City will be starting the slurry seal the second week in July and curb replacement will start next spring. Joe Willerth asked John to check with the City regarding the McArdle variance. Nolen asked John if it was against city ordinance for his neighbors to drain their sump pump onto the street, which then in turn runs onto his driveway which is at the end of the cul-de-sac. John answered that it was against City ordinance and he would look into the situation.

Bob Rowland

Bob Rowland asked that the Board entertain the idea of allowing pumping water from the lake. He suggested that ideas and comments from the community be heard.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Nolen seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

JULY 14, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on July 14, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Nancy Ohmes. Roger Miller was absent.

APPROVAL OF MINUTES

Corrections were made to the June 9, 1998 minutes: Shirley stated on the second page in the first paragraph should read, "Since they should have followed the survey plan..." and another correction; under ARB Vinyl Siding, it should read "Joe stated that the ARB stands firm..." and under Mill Harbor Common Ground, in the third line up a period should be used instead of a comma. Nolen made a motion to approve the minutes of the June 9, 1998 meeting as corrected. Marilyn seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of June 30, 1998

Checking	\$ 1,212.96
MM General Fund	\$170,977.25
Boat/Lake Account	\$26,791.89
Builder's Account	\$53,349.25
Activity Committee	\$ 2,390.96

Income during June

Dues	\$34,897.44
Other Income	\$ 6,787.42

The Board answered a few questions from the audience. The Builder's Account and contract will be reviewed at the next work session.

BOARD ANNOUNCEMENTS

Watershed Meeting

Shirley explained to the audience that a watershed management study was being done for Raintree and Lake Winnebago. It would have the input of Cass County, Jackson County, the State, government people and the highway people. They will be coming up with ways to protect our watershed. (An audience member asked Shirley to explain watershed.) A Cass County employee will write up a plan and present it at the next watershed meeting. Shirley explained that she will try to notify everybody of the date of the next meeting and everyone was invited.

Baptist Triathlon

Roland announced that the Baptist Triathlon would be held on August 30, 1998. The audience had a few concerns: practice swimmers were swimming further than 50 feet from the shore, residents not having access in and out of Raintree during the triathlon and the membership not having the opportunity to vote on the issue. Roland stated that the issue would be on the agenda for the annual meeting. Shirley made a motion to approve the Baptist Triathlon to be held on August 30, 1998 Bob Rowland seconded and the motion carried.

NEW BUSINESS

Kathy Spalitto

Kathy Spalitto appeared before the Board asking for permission to use the outdoors during her party on August 22nd. She would like to use the area where the old pool used to be and use of the swim dock. The Board indicated that the common area was open for use of all the membership and their guests as long as the member was present. Kathy said she would like to set up canapes in the old pool area. Bob made a motion to approve the use of the area and the swim dock during the party as long as the guests were accompanied by Raintree residents. Nolen seconded and the motion carried.

Joyce Miller – ARB Appeal

Joyce Miller appeared before the Board asking the Board to approve a privacy fence around her backyard. Joyce stated she wanted a privacy fence around her backyard for several reasons: to keep the Windemere kids out of her yard, separate her dog from the neighbors, security, and a in-ground swimming pool will eventually be put in. Joyce said that she had received written approval from her neighbors but the ARB had lost all her paperwork so she didn't, have any type of information to show the Board the height, location or type of fence. Bob Rowland made a motion to table the issue until the work session so Joyce Miller would have enough time to gather the information about the fence to present it to the Board. Nolen Roberson seconded and the motion carried.

Wilson - ARBAppeal

Did not attend

George Watts

Did not attend

Ed Lintner - Fine Appeal

Ed Lintner appeared before the Board to ask for a refund of the fine he was issued for a parking pad. He said now that parking pads are acceptable, he would like to have his money back. Roland answered that the fine was over three years ago. Chris stated that he was fined because he didn't get ARB approval before putting in the parking pad. Nolen make a motion to deny the refund request. Bob seconded and the motion carried.

Mark Berry - Fine Appeal

Did not attend

Vern & Cheryl Keeth

Mr. & Mrs. Keeth appeared before the Board. They had submitted an application with the ARB for a driveway extension. The ARB had approved the extension however not as far as they would like the driveway to extend. The ARB denied the request because it went beyond their guidelines. Mr. Keeth explained the area, showing a diagram where they would like to place the extension. Bob Rowland made a motion to table the issue to the work session in order for the Keeths to rework their plan to make it more appealing to the eye. Shirley Thomas seconded and the motion carried.

Donnie Brouhard

Donnie Brouhard appeared before the Board. Donnie wanted to discuss with the Board the jet ski issue. Donnie thanked the Board for their time and thanked the people who had handed out the flyers discussing the issue. Donnie stated that the problems on the lake with PWCs involve parents allowing underage kids to ride jet skis and residents allowing guest who do not know the rules of Raintree to use their jet skis. Donnie asked the Board and the Lake Committee to act aggressively with the violators on the lake and not to take a quick, easy fix. Donnie went on to state that he had passed around a petition and had received 129 signatures. When collecting signatures he spoke to the people and had received several suggestions for solutions. He asked that the Board consider the proposed solutions. He listed them as: PWC users pay a deposit at the beginning of the season and receive the refund if they had no violations, PWC would pay a higher amount for their stickers which would pay for additional security, strict rules which would remove violators from the lake, a cove set aside for PWC in order for them to go in any direction and not be restricted to the counterclockwise direction around the lake, the patrol having the ability to immediately remove PWC violators from the lake and the patrol follow the rules they enforce. Donnie summarized that with putting a system in place that will affect the violators not penalize the masses Raintree would continue to be an enjoyable lake community.

There was an usually large number of members in the audience which in turn voiced their opinions, objections, and suggestions to the Board.

Chris Storms made a motion to table the PWC issue, turning it back to the Lake Committee for review and possible options and to increase the lake patrol. Ed Odell seconded and the motion carried.

OLD BUSINESS

Mill Harbor Common Ground

Shirley stated that a bid had been received for \$1,100 to trim the trees on the Common Ground. Ownership was in question at the last meeting and the funds were not authorized. Mill Harbor has been determined as the owner and she would like to have the work done, using the funds of this builder's deposit. Shirley made a motion to authorize spending \$1,100 to have the trees trimmed and the money retained from Mill Harbor's deposit. Marilyn seconded. An audience member

questioned removing trees from the area. Shirley answered that many people living in the area had made the request several months ago and were in favor of removing the trees. Joe questioned the legal aspect of going onto someone's property without their permission. Shirley and Marilyn voted in favor of the motion, all other Board member voted against and the motion failed.

Bob made a motion to have Joe send Lynn Goodman a letter asking for the deed to the Common Ground and to use the funds on deposit to clean up the area. Marilyn Burasco seconded and the motion carried.

Fine Structure

Roland stated that he wanted to present the fine structure to the Board for collective review and legal opinion. He asked that the members of the Board review the structure and it be brought to the August Board meeting for a vote. Shirley made a motion to table the proposal for the ARB Fine Structure for review and have it presented and voted on at the August meeting. Marilyn seconded and the motion carried.

Lake Committee

Dick Greiner appeared before the Board. Dick asked that the Board approve a jet ski lift for use on the lake. The Lake Committee recommends approval of the Mini-Champ PWC lift. Jim Newell asked that the Board consider approval of a side mount jet ski lift. Dick added that the Lake Committee was not ready to recommend approval on the side mount at this time. The matter would need to be reviewed and recommendations from the manufacturer would be needed. Ed made a motion to approve the Mini-Champ or equivalent front mount PWC floater. Nolen seconded, Shirley abstained, Bob voted against and the motion carried.

Nolen asked the Lake Committee to look into the possibility of renting the space between the dock and the shore for jet skis. The area could be make available and generate income. The Lake Committee stated they would look into the issue.

OPEN FORUM

Jim Metzger

Jim Metzger asked the Board why the property was going to be removed from the Common Ground. In the past anyone placing property on the Common Ground was told that the property would belong to the Association and the residents would be able to use it. Jim asked why the change in policy. The Board answered that more and more people were putting every type of equipment on the Common Ground and they would like more control.

Audience Member

An audience member told the Board that in the Shore Lines it was stated not to walk in the street. Since the south side does not have sidewalks, they must walk in the street. Is the Board going to take action about getting them somewhere to walk? The Board answered that they were in the process of having the ground surveyed for a walking trail.

Jerry Emerick

Jerry asked the Board about the condition of the streets on the south side. They City had come through and slurry sealed the streets and they were in horrible shape. The Board answered that the City was planning to make repairs to the streets but not until next spring.

Donnie Brouhard

Donnie asked the Board if they had a time frame for the walking trail around the lake. The Board answered that no time frame had been set because they were still in the process of getting bids for the survey work. The survey would have to be done to insure the walking trail would be on the Association's property. Then bids would need to be taken for the walking trail itself.

Joe Willerth

Joe informed the Board and the audience that the widening of highway 291 would take 2 1/2 of our front islands. The State had offered \$20,000 for our loss but were still in negotiations with the Board. The widening of 291 will cause a terrible loss to our entrance way along with the developers land. An audience member asked if the State had to replace the entrance way with what they were taking. Joe answered that the State only had to pay a fair market price for the land. The time frame for beginning work on 291 was mid 1999.

Joe also announce that the law suit against 316 Seagull had been settled. The builder had paid for the sod.

Audience Member

An audience member asked about the number of geese on the lake and if anything could be done about their numbers. The Board answered that the water was being tested once a week but nothing could be done about the number of geese.

Roland Thibault

Roland and the Board thanked the Activities Committee for their hard work on Summerfest. The fireworks display was the best ever.

APPROVAL OF BILLS

Marilyn Burasco made a motion to approve the bills as submitted. Nolen Roberson seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
AUGUST 11, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on August 11, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Roger Miller. Nancy Ohmes was absent.

APPROVAL OF MINUTES

Shirley made the following corrections: under Kathy Spallito the word canapes is misspelled. The word should be canopies. Also, under open forum, it should read that "the Board is in the process of getting bids to have the grounds surveyed"
Bob made a motion to approve the minutes as corrected. Roger seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of July 31, 1998

Checking	\$ 783.40
MM: General Fund	\$173,233.56
Boat/Lake Account	\$ 9,414.35
Builder's Account	\$ 48,757.05
Activity Committee	\$ 1,524.16

Income during July

Dues	\$62,584.07
Other Income	\$ 4,688.00

Jim Mitchell, auditor, appeared before the Board to present and explain the auditor's report for 1997. Jim explained that the report should read 1997, not 1996. Chris Storms asked about the increase/decrease amount for interest and depreciation expense. Jim answered that it should have been footnoted that adjustment have been made. A correction will be available by the next Board meeting. Jim added that his recommendation is to up grade to "Quick Books" for our accounting system.

BOARD ANNOUNCEMENTS

Shirley thanked Charlie and his crew for a job well done in mowing and taking care of the common grounds this summer.

Shirley reported on the Watershed meeting that was held the night before. She stated that there were enough people to start up a Committee but they were still looking for a Chairman. They were setting up an educational agenda regarding, water quality, property values among other topics. The next meeting has yet to be set but she would let the Board know the .next meeting date.

NEW BUSINESS

Light for North Board Ramp

Geri appeared before the Board and asked for Board approval to have an area light installed on the north boat ramp. The light was needed for the people who launched boats early in the morning. Roger made a motion to approve an area light to be installed by Missouri Public Service between the boat ramp and the courtesy dock. Nolen seconded and the motion carried.

Tamara Crowell Planting on Common Ground

Tamara Crowell appeared before the Board to ask permission to keep the trees and bushes that she had planted on the Common Ground. Shirley stated that she was concerned with the maintenance aspect of the trees and bushes; the plants would hinder the mowers during the mowing season. Trees needed to be planted at least 10 feet apart in order for the tractors to fit in-between the trees. Tamara stated that she was willing to do the mowing and to keep the area mowed and along with 291 Highway going in closer to Raintree, she felt that the trees would act as a noise break. Legally, the Board could not tell Tamara what to plant on the property since Raintree does not own the land. Tamara asked that the matter be settled now because, at some time, Raintree will own the property. Bob made a motion to table the issue in order for Tamara to meet with the Common Ground Committee and with Charlie to discuss the issue and to come back to the October Board meeting with a recommendation. Roger seconded and the motion carried.

Bruce Chambers - Garden on Common Ground

Bruce appeared before the Board. He stated that he was notified by Art that his garden was on the Common Ground. Bruce asked the Board the width of the Common Ground and where the Common Ground started along his property. Roger answered that the Common Ground can be measured from the back property lines on his (Bruce Chamber) plot plan. Bruce asked whose burden it was to prove the Common Ground boundaries. Art stated that he had taken the plot plans of both neighbors and can not say where his (Chambers) property lines are. Nolen made a motion to table the issue until the October Board meeting in order for Raintree to get a plot plan and determine if the garden is on the Common Ground. Art would get a copy of Bruce Chambers' plot plan and determine on whose property the garden is located. Bob Rowland seconded. Donnie Brouhard added that the Board should consider the property owners who take care of the Common Area and the benefit they do for Raintree. The motion carried.

Common Ground Committee

Machelle Seiler appeared before the Board. Machelle asked the Board to approve \$1,250 for a tree planting program with the State of Missouri. The maximum amount per organization is \$5,000 with the program paying on a 80/20 percent. Machelle stated that it was a new policy but may not be available next year. The deadline to apply was September 1, 1998. She felt confident in applying for the program because sympathy would be with Raintree due to the Microburst. The Committee is looking at that area and the southside where few trees are planted. The contractor would plant the trees and Raintree would maintain them. Nolen made a motion to

approve the Common Ground Committee recommendation to allocate not to exceed \$1,250 to take part in the State's program, if approved. Shirley seconded and the motion carried.

Ray Foster/Michael Lamkey

Did not attend.

OLD BUSINESS

Fine Structure

The Fine Structure was presented to the Board. The original was from Roland and the revised copy from Joe Willerth. Shirley asked if the resident should stop the work at the time of improvement. Shirley was answered that it is noted in paragraph "e". Under paragraph "h", the word may should be changed to shall. Geri stated that under paragraph "a", a member of the ARB should not be able to issue a citation. The Board agreed. Roger stated under paragraph "d", it should read owner/contractor. The Board disagreed, saying owners only. Shirley made a motion to accept the Fine Structure as corrected. Roger seconded and the motion carried. The Fine Structure will be in the September Shore Line and to take effect on October 1, 1998.

Lake Committee

Dick appeared before the Board. The Lake Committee had been asked by the Board to revise the boat regulations. They have two changes that they would like approved, with additional changes to come. Dick asked for copies of the boat regulations to be handed out among the Board and audience. Under Miscellaneous Operating Rules, paragraph "d"; changed to read, "No vessel shall be left unattended, except when properly secured to a courtesy dock or individual slip". Dick also made a change in the same paragraph to read; "No vessel will be permitted to be secured to a swim dock or buoy of any kind." Shirley motioned to approve the changes to the boating regulations, Roger seconded and the motion carried. The change will be published in the Shore Lines and effective October 1, 1998.

Dick asked for clarification from the Board regarding the Appeals Committee.

When someone receives a citation from the lake patrol, does the person appeal to the Appeals Committee or to the Lake Committee? The Board answered that all appeals proceed to the Appeals Committee but the Lake Committee may want to send a member from their Committee to the appeal for clarification of the situation. Dick asked if the Board would be receptive to fines of \$25, \$50, or \$100 for serious fines. The Board answered in a positive manner.

Dick was asked the status of the lake patrol. Dick responded that there was still one opening due to Steve quitting.

A member of the audience asked the status of the jet skis on Raintree Lake. Dick answered that the Lake Committee did not have enough time to review and discuss all the issues. Roland instructed Dick to have his Committee take the time needed and bring the recommended changes to the December Board meeting. The changes could then be in effect in January, 1999. Bob added that the Board won't vote on the issue until it is published in the Shore Lines.

Builder's Contract

Geri presented the Builder's contract to the Board. She stated that paragraph #12 had been changed to read, "The deposit shall be placed in an interest bearing account and shall be handled by the Raintree Lake Property Owners Association. RLPOA shall retain any and all interest generated by such account for management and handling fees. Roger made a motion to approve the change in paragraph #12 which was part of the contract dated July 30, 1998. Shirley seconded and the motion carried.

291 Highway

Joe Willerth updated the Board and the audience regarding the State take over of the islands at 291 entrance. Joe stated that the State had offered \$20,000 for our land. There is a viewing on Tuesday, August 18, 1998 at 10:45 with the State people and the Board to discuss the area. The number of sprinklers differs between Raintree's accounting and with the State's count. Bob and Roland were planning on attending and other Board members if they were available. Joe has nothing to report with Paul Roberts regarding the State taking his land.

Joe expressed that Asbury Title was still reviewing the Goodman Common Ground transfer and nothing to report on that issue.

OPEN FORUM

Donnie Brouhard

Donnie asked the Board why it was necessary to survey the entire common ground. The Board replied that there have been questions arising as to the exact location of the Common Ground, as had happened at this meeting.

Vern Keeth

Vern Keeth appeared before the Board. He stated that he had failed to call early enough to get on the agenda but had appeared before the Board previously regarding his driveway extension. The ARB had denied his request for a driveway extension because they were unable to, due to their guidelines. He appeared at the work session to explain his plan to the Board and was now asking for approval. Roger made a motion to approve the appeal of the ARB denial. Bob seconded and the motion carried.

APPROVAL OF BILLS

Roger Miller made a motion to approve the bills as submitted. Bob Rowland seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

**BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 1998**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on September 8, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell, Roger Miller and Nancy Ohmes.

APPROVAL OF MINUTES

Marilyn made a correction to the minutes of August 11th, she was not present at the meeting. Roger made a motion to accept the minutes as corrected. Bob seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of August 31, 1998

Checking	\$ 1,018.95
:MM General Fund	\$ 153,034.85
Boat/Lake Account	\$ 7,127.79
Builder's Account	\$ 46,046.72
Activity Committee	\$ 785.36

Income during August

Dues	\$23,774.92
Other Income	\$ 4,792.72

Chris announced that the budget process has started for 1999. Committees are to submit their budget figures by October 9th. After discussion, the preliminary figures would be needed by the work session on September 24th.

BOARD ANNOUNCEMENTS

NEW BUSINESS

Paul Crain

Paul Crain appeared before the Board. He is building a house on lot #1235. He would like to get permission from the Board to work on Sundays. There are no houses on the area of Gull Point where he is building and so there would be no neighbors to disturb. He is asking that the brick layer be able to work on Sunday. The brick layer can only work weekends, so it would delay the work if he was only allowed to work on Saturdays. Bob Rowland stated that although there are no neighbors nearby, the noise would echo across the lake. The topic opened for discussion among the audience. Nolen made a motion to allow Paul Crain to work on Sunday if he doesn't make any objectionable noise. Shirley seconded. Voting in favor were: Ed, Nolen, Nancy, Marilyn, Roger, Chris. Voting against: Shirley. Bob abstained. Motion carried.

Siltation Committee

Shirley was present for the Siltation Committee. Shirley announced that Alan VanDeusen would be Co-Chairman of the Siltation Committee to assist Ty Cooper. Alan asked the status of the Averio project. The Board replied that the topic would be discussed in an executive session after the meeting.

Lake Committee

Dick Greiner appeared before the Board. Dick and the Board had copies of the Lake Regulations the Lake Committee recommended. The changes were discussed and changes were made. Dick stated he would have an update ready at the work session and the Board could take action at the next Board meeting.

The Board advised Dick that they would like to see the Lake Patrol work weekends throughout September.

OLD BUSINESS

291 Highway Update

Joe Willerth, attorney for the Association, appeared before the Board. Joe updated the Board and the audience regarding the status of the State take-over of the 291 entranceway. An agreement could not be reached with Roberts with respect to joining forces against the State. There will be a hearing on September 21, 1998 regarding the issue.

Lynn Goodman Common Ground

Geri announced that at the work session, a resident complained of drainage problems from the Common Ground onto his property. Geri asked Joe if the Association would be liable if Lynn Goodman signed the deeds to the Common Ground at Harbor Cove and Mill Harbor giving the Association ownership. Joe answered that the Association could not be held liable for situations that were present prior to ownership.

OPEN FORUM

Ross Cowan

Ross Cowan, Chairman of the Facilities Committee, asked the Board if they would allow a Kansas City newspaper machine to be placed on the clubhouse grounds. The Board answered no.

Dave Wasson

Dave Wasson, pool manager, announced that the pool was now closed for the season. Shirley congratulated Dave on a successful year and a job well done. Dave asked the Board for funds for a shade area at the pool. The lumber would cost approximately \$1,087 and Charlie and his crew could erect the structure. This would be cheaper than hiring a contractor. Roger made a motion to approve funds for the pool shade structure not to exceed \$2,000, using Raintree's personnel and to be completed no later than May 1, 1999. Ed seconded and the motion carried.

APPROVAL OF BILLS

Roger Miller made a motion to approve the bills as submitted Marilyn Burasco seconded and the motion carried

ADJOURNNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
October 13, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on October 13, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell, Roger Miller and Nancy Ohmes.

APPROVAL OF MINUTES

Shirley made a motion to accept the minutes of September 8, 1998. Marilyn seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of September 30, 1998	
Checking	\$ 7,183.47
MM General Fund	\$142,582.39
Boat/Lake Account	\$ 6,241.52
Builder's Account	\$ 37,434.27
Activity Committee	\$ 630.51

Income during September

Dues	\$26,354.39
Other Income	\$ 3,259.00

BOARD ANNOUNCEMENTS

Cobblestone Board

Roland announced the newly elected Board members for Cobblestone. They are: Gary Sheets, President; Dana Famuliner, Vice-President; Dick Irwin, Secretary; Barbara Spatz, Treasurer; Nancy Jones, Bookkeeper; Rex Hazelton, Maintenance; Lee Hammond, Member.

Date of November Work Session

Roland announced that due to the Thanksgiving holiday, the November work session would be held on November 24th, the Tuesday prior to the holiday.

Shirley asked the audience for any video or pictures of problem during the heavy rain so she could take them to the City. She and other Board members are concern with the silt from the new development running onto Raintree.

NEW BUSINESS

Terry Francis/Richard Witte

Terry Francis and Richard Witte did not attend

Delegation from Orleans Court

Jerri Mulvihill read a letter to the Board in response to the letter of complaints the property owners on Orleans had received. A copy of the letter is on file. Jerri was speaking for her neighbors of Orleans stating the neighborhood was falsely accused and they were present to clear their name and reputation. The people on Orleans have an annual block party for which they had a city permit and which the Raintree Association promoted. There were different incidents given as examples of how the street rallies together to help one another. The property owners on Orleans like and get along with one another. The person who complained about parties every weekend was not telling the truth and the people on Orleans would like a letter of retraction and one sent to the Chief of Police. The complaint of the golf balls did not happen at the block party and was a separate incident. That matter is being handled by the courts. The group added that Truman Jones harasses them during their block parties by standing out on his patio, cussing to the children, making obscene gestures and making false accusations.

The Board replied that they were lead to believe that the parties were being held on a regular basis, the golf ball incident happened at one of these parties and they believed the parties were getting out of hand. The Board apologized to the delegation from Orleans stating the letter should never have been sent to them and a retraction letter would be mailed. The golf ball incident is a matter for the police department and not the Board of Directors.

Bob made a motion that a letter be sent stating that after discussion and review the previous letter was sent in error and merely a block party. Any vandalism should be handled by the police department. Marilyn seconded and the motion carried. Roland thanked the delegation for coming.

George Watts

George Watts did not attend.

Common Ground Committee

Machelle Seiler appeared for the Common Ground Committee. Machelle reported to the Board that the Missouri Conservation Department had rejected Raintree's request for the tree program.

Machelle then asked the Board to approve \$2,500 for trees to be planted at Raintree. They would use some of the locations listed with the State program along Starboard and along the south side boat ramp. Atcheson would honor the prices for the trees that they gave for the complete project and the Common Ground Committee could afford. Machelle has called other Landscaping companies and their prices are higher.

The Board told Machelle that they need the other bids in writing from the other landscaping companies. Bob indicated that he was not happy with the job Atcheson did this summer. Machelle answered that Atcheson was only contracted for three trimmings which was not sufficient. The Raintree maintenance crew did additional trimmings last year which they did not do this year. Machelle stated that the extra rain did not help the entrances, however, overall she was happy with Atcheson.

Machelle asked the Board for funds to purchase two park benches to be placed around the lake. The location for the park benches has yet to be determined as they are still placing test signs around the lake, and getting responses. Bob made a

motion to purchase two park benches and the concrete necessary for installation not to exceed \$600. Roger seconded and the motion carried.

Paul Crain letters regarding building

Paul Crain did not appear

Ross Cowan - Facilities Committee

Charlie Mallett appeared for the Facilities Committee. Charlie asked the Board for \$1,450 to have the inside of the clubhouse painted. The bid included the labor and material for the walls and touch up of the trim. Charlie said the Committee had received other bids and Bill Flamm's was the cheapest. Bob added that he wanted it in the contract the date when the work would be completed. Roger made a motion to approve \$1,450. for the clubhouse painting. Shirley seconded and the motion carried.

Charlie added that a structural engineer had looked at the clubhouse deck. He indicated that the deck could be repaired instead of replaced. Charlie asked the Board to consider what they wanted.

Jack Zorn

Jack Zorn appeared before the Board. He brought a rock which had hit Mr. Zorn's house when the Raintree maintenance personnel were mowing the Common Area behind his house. Mr. Zorn indicated that the dry retention pond was a dangerous situation. The pond area needs to be cleaned; the overflow is clogged and there is debris all over. The rocks are a dangerous situation which could cause death. The Board asked Charlie to check and make necessary repairs to the area.

OLD BUSINESS

Survey of the Common Area

Geri submitted the bids she received for surveying the Common Ground. One bid was for the South side of Raintree Parkway on the south side of the lake. The other bid was a bid for a test survey which included two streets. Ed Odell stated that he had talked to the Real Estate office and they had an aerial survey of the lake they would give us.

OPEN FORUM

Don Fisher

Don Fisher asked the Board if they were going to vote on changing the age of boat operators on Raintree. The Board answered that it was going to be reviewed but due to personal reasons, Dick Greiner had to cancel. Don was oppose to the change. The Board suggested that Don attend the Lake Committee meeting in November to voice his complaints to the Committee. The Board also stated that the date the voting age would be voted on it would be published in the Shore Lines.

John Weddington

John Weddington appeared before the Board to complain about the vacant lot on Marline. The new owners are not keeping the lot mowed and there is hay bales around the mail box with tall weeds growing through. Geri stated that she had

spoken to the owners of the lot. They were moving into a duplex at Raintree and would be able to keep a closer eye on the property. They would not be building for several more month. John added that the hay bales were left behind from Spurck when he had built on a vacant lot. Art was going to ask Spurck to remove the hay bales but they were still there. Erosion barriers are needed on the lot because of the dirt. The Board asked Charlie to check the area to see what is needed. A letter should be sent to the property owner to clean up the property.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
November 10, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on November 10, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Chris Storms, Nolen Roberson, Ed Odell, and Roger Miller. Absent were: Nancy Ohmes, Marilyn Burasco and Shirley Thomas.

APPROVAL OF MINUTES

Roland noted a few changes to the minutes of October 13th. On the first page under "Date of November Work Session", in the second paragraph, the wording should be concerned instead of concern. Also, on the third page under "Open Forum, Don Fisher", the wording should be opposed instead of oppose.

Roger made a motion to approve the minutes with changes, Chris seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of October 31, 1998

Checking	\$ 1,082.33
MM General Fund	\$ 156,520.25
Boat/Lake Account	\$ 5,316.49
Builder's Account	\$ 48,415.55
Activity Committee	\$ 590.54

Income during October

Dues	\$46,333
Other Income	\$ 3,031

BOARD ANNOUNCEMENTS

Work Session

Roland announced that the November work session would be held the Tuesday before Thanksgiving.

Bob Rowland

Bob announced that the Kansas City Metropolitan Lakes Association and Raintree Lake will be hosting a seminar on siltation and builders in the metropolitan area. The event will be held on November 17, 1998 at the Adams Mark Hotel. Everyone is invited.

December WorkSession

The Board agreed to hold the December work session on December 17th since the date of the usual work session would be on Christmas eve.

COMMITTEE REPORTS

Facilities Committee

Ross Cowan appeared before the Board. Ross reported that the Committee had planned to have Christmas lights installed on the front of the clubhouse. Ross asked for additional funds to have Christmas lights installed further to include the pool house. Bob made a motion for the funds, not to exceed, \$650.00 for installation and maintenance of Christmas lights for the clubhouse facilities. Roger seconded and the motion carried.

Ross asked Roland the status of the artwork on the clubhouse sign. Roland answered that he currently had nothing to show the Committee.

Ross asked the Board for funds to replace the benches in front of the clubhouse. Roger made a motion to approve the funds, not to exceed \$600 for replacement benches for the front of the clubhouse. Ed seconded and the motion carried.

Ross announced that the clubhouse would be painted the week of Thanksgiving.

Lake Committee

Donnie Brouhard reported to the Board. He announced that he had received some phone bids to repair the boat ramp on the north side of the dam. The bids that he had received ranged from \$60,000 to \$95,000. Donnie asked if the Board would appropriate such amounts for repairs. After discussion, Charlie would relay the measurements of the steel required and Roger would bid on the cost.

Dick Greiner submitted to the Board the new Lake Regulations the Committee had approved. Dick stated that the regulations would be printed in entirety in the December *Shore Lines* and he would ask the Board to vote on the regulations at the January Board meeting. Roland stated he felt strongly that, if the Lake Committee makes one policy, the policy should be enforced across entire Raintree; fishing, boating, and pool. Roland would also want a date on the new policies. Roger made a motion to accept the new Lake Regulations dated November 2, 1998. Nolan seconded and the motion carried. The Lake Regulations will be printed in the December's *Shore Lines* and be voted on at the January Board meeting.

NEW BUSINESS

Mike Slagle

Mike appeared before the Board and asked that the Board re-instate the Pool Committee. He explained that the previous summer he had become a frequent user of the pool and he thought a forum was needed for residents. He stated that the Committee would work with the Board and with the pool manager to help improve Raintree's pool. The Committee would gather ideas and advance them to the Board. Roger made a motion to re-instate the Pool Committee and Mike Slagle as Chairman. Bob seconded and the motion carried.

Ron Hocker

Ron Hocker appeared before the Board. Ron asked the Board for approval of drainage work involving the Common Ground. Ron had asked the ARB for approval, however, the ARB informed him to get approval from the Board of Directors. Ron explained that he was having serious drainage problems on his property. He would

like to install a french drain along the fence-line of his property and it would drain onto the Common Ground behind his property. The Board asked Ron to obtain permission from his neighbor and asked Joe Willerth to compose an Easement Agreement to be signed between Ron and the Board.

Jerry Emerick

Jerry appeared before the Board. Jerry discussed the fine for \$200.00 for not obtaining approval from the ARB prior to installing the retaining wall on his property. Jerry stated that he attended the ARB meeting when his house plans were approved. He stated that although the retaining wall was not on his plans, it was discussed at the ARB meeting that evening. He went with the understanding that it was a "given" that the retaining wall was needed. There were two members of the ARB present at the meeting. One member did not recall the discussion of the retaining wall and another member did. Bob recommended that the issue be tabled until the next Board meeting until Jerry can obtain ARB approval on the retaining wall and take a picture of the wall for the Board to see. Bob also recommended to Jerry to obtain approval on the rear wall at the same time. Jerry agreed.

Jerry also asked the Board to lesson the \$650.00 fine for siltation barriers by \$200.00. He said that the fine should have been for 9 days not 13 days. Ed made a motion to reduce the fine by \$200.00 to \$450.00 for mud and gravel in the street. Nolan seconded. Voting in favor were: Ed Odell and Nolen Roberson. Voting against were: Chris Storms, Roger Miller and Roland Thibault. Bob Rowland abstained. Appeal denied.

1999 Dues Increase

Chris Storms asked the Board to approve the 1999 dues increase. The increase would be 1.7% as per the CPI. Roger made a motion to approve the dues increase equal to the CPI index. Bob seconded and the motion carried. Ed Odell voted against.

1999 Boat Slips

Geri asked the Board to approve the rate of the 1999 boat slip rentals. The rate in 1998 was \$250.00 per year and asked for approval for the same in 1999. Roger made a motion to approve the 1999 boat slip rental rate as \$250.00 per year. Bob seconded and the motion carried.

No Thru Trucks in Raintree

Geri stated that Bob had asked for information on a sign from the City regarding restricting trucks driving through Raintree. Geri stated that she had been in contact with Richard Zentz at the City. He stated that, if Raintree wanted the "No Through Trucks" sign, a written request needed to be submitted to the City. The City's legal department would then assess the situation with regards to the availability of an alterative route. He had indicated to Geri that enforcement would be difficult since a police officer would have to see the truck driving through Raintree. Bob made a motion to have Joe Willerth compose a letter requesting the sign and send it to the City. Roger seconded and the motion carried.

Norma Gough

Norma did not attend the meeting.

Separate Bank Account for Siltation

Chris asked that a separate bank account be opened for the siltation reserves. The account would be an interest bearing account and the \$20,000. budgeted for this year would be used to open the account. Each year funds would be added to the account as budgeted. Roger made a motion that a separate, interest-bearing bank account be opened for the siltation emergency fund with the budgeted \$20,000. Bob seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe thanked Roland and Ed for their help in preparation and testimony regarding the State condemnation of our entranceways. The State has not made a decision on the offer. Negotiations have been put on hold regarding a different entrance. Roberts cooperation would be needed and Roberts is waiting to hear the States offer on his property.

Joe also informed the Board that progress had been made regarding the unfinished house on the south side. Goffinet, the owner of the property, had promised he would have the house finished by sodding and guttering within one month. The money, including legal fees, has been sent to Joe's office to be retained if the work is not completed. The only reason the work wouldn't be completed would be weather.

Joe added that the Averio project was completed.

Joe also added that the City's legal department had contacted him with regards to the McArdle lawsuit. The City would like Raintree to assist with financial help with the lawsuit. Joe had not heard from the City as to an estimated cost and would come back to the Board with further information.

OPEN FORUM

Dick Greiner

Dick informed the Board that the Lake Committee was working on a manual for the Lake Patrol. These guidelines will be used by the Lake Patrol officers and hopefully will be ready next year.

Dick also informed the Board that a 26 foot boat had been seen on the lake. The title shows the boat as a 21 foot boat which is the reason it was stickered for the lake. The Lake Committee will check the manufacturers numbers as to the correct length. The Lake Committee will not issue this person a sticker for '99.

Darin Zechel

Darin notified the Board that several acts of vandalism had happened on Gull Point several weekends in a row. There have been large groups of kids hanging about on Gull Point. Roland stated that the security should be less fixed. Security's schedule should be at different times during the week. Bob stated that he would like to see additional security on Fridays and Saturdays. Roland said he would like security to

work through the week and occasionally on a Sunday. The patrol cars should not be parked longer than 15 minutes. Bob made a motion to increase security on Fridays, Saturdays and Sundays to two patrol cars, not to exceed a maximum of \$2,500 from now until January 1st. The patrol will be staggered schedules. Roland added to have one patrol on various days throughout the week. Ed seconded and the motion carried.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Nolan seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
December 8, 1998

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on December 8, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Chris Storms, Nolen Roberson, Ed Odell, Shirley Thomas, Nancy Ohmes and Roger Miller. Absent: Marilyn Burasco.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of November 10, 1998, Nolen seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of November 30, 1998	
Checl.d.ng	\$ 1,901.50
MM General Fund	\$172,004.26
Boat/Lake Account	\$ 11,084.33
Builder's Account	\$ 44,986.15
Activity Committee	\$ 590.54

Income during November

Dues	\$ 29,518.21
Other Income	\$ 1,844.00

Chris also presented the budget for 1999. He explained that money had been set aside for largest expenditures next year. They include; a new tractor, sidewalks/walking trail, rip rap, Sunset Cove dredging, a wheel chair lift, and pool surface repairs. Questions were raised by the audience and answered by the Board. Roger made a motion to approve the budget for 1999. Bob seconded and the motion carried.

BOARD ANNOUNCEMENTS

December WorkSession

Roland reminded the audience that the date of the work session had changed from the usual fourth Thursday to the 17th of December. The usual date is on Christmas eve.

COMMITTEE REPORTS

Common Ground

Shirley reported for the Common Ground Committee. The Committee was asking the Board to approve the expenditure of \$2,500 for trees on the common ground. Mabelle did get bids from four different companies as she was asked to do by the

Board. Atcheson Landscaping's bid was the lowest. Their bid was \$201 for a 2" Red Sunset Maple, Autumn Purple Ash and a Pin Oak. A 1.5: Indian Magic Pink Crabapple was bid at \$110. The Common Ground Committee would use the placement program developed by Atcheson for the State project. Roger made the motion to accept Atcheson, as the low bid, for the amount not to exceed \$2,500. Shirley seconded and the motion carried.

NEW BUSINESS

Siltation Committee

Ed Odell spoke to the Siltation Committee. Ed spoke to his cousin regarding the average cost of backhoe work. Ed's cousin estimated the average cost for a backhoe and man would be \$60 per hour.

Gene Thomas spoke for the Committee. Gene indicated that they had decided not to go with a backhoe and operator at this time. They had two other projects which were more pending. Gene explained that Alan and Charlie had surveyed the shore line for areas in need of rip rap. The Committee would like the Board to approve funds for 30 load of rip rap at \$125 per load to be placed around the shore line this winter. Bob made a motion to approve the funds, not to exceed \$3,750, for rip rap around the lake. Roger seconded and the motion carried.

Gene also had water samples which were taken from different areas of the lake. The samples represent the amount of silt going in the lake. Gene explained that the Committee would like the Board to approve funds to test turbidity and establish bases of twelve sites around the lake and then take additional samples throughout the year to record changes. The lab would discount the cost of the sampling at \$18 each for 36 samples. Roger made a motion to approve the funds, 36 samples at \$18, to test for turbidity. Ed seconded and the motion carried.

Christmas

Geri asked the Board to approve the office being closed from noon on Christmas eve, Christmas day, and the Saturday after Christmas. Shirley made a motion to have the office closed at noon on Christmas eve, Christmas day; December 26th, noon on New Years eve, New Years day, and January 2nd. Nolen seconded and the motion carried.

Bob Rowland

Bob explained that Michael Lamkey had resigned from the ARB. This would increased David Sullivan from an alternate to a regular member, leaving an alternate opening on the ARB. Bob made a motion to approve Kathy Mudd as an alternate on the ARB. Shirley seconded and the motion carried.

OLD BUSINESS

Jerry Emerick

Jerry Emerick appeared before the Board. Jerry asked the Board to waive the \$200 fine he received for the retaining wall on his house. Jerry indicated that he had gone to the ARB and received approval as the Board had requested him at the

previous meeting. The Board was given pictures of the wall and the topic was open for discussion. Ed made a motion to waive the \$200.00 fine against Jerry, Nolen seconded and Roland called for a vote my hands. Voting in favor were: Nancy, Nolen, Chris and Ed. Voting against: Shirley. Abstaining: Roger and Bob. The motion carried.

Jerry also asked the Board to reduce the siltation fine by six days. The Board had refused to reduce the fine at the last meeting but Jerry had a satisfactory report from the City dated October 16th. He was continued to be fined until October 22nd. The Board indicated that the City is not as concerned with the mud in the street as the Association is because they don't have to pay for dredging; that falls to the Association. Ed made a motion to reconsider the fine, reducing it by 6 days or \$300. Nolen seconded and Roland called for a vote of hands. Voting in favor were: Ed, Nolen and Nancy. Voting against: Roger, Bob, Chris and Shirley. The motion failed.

Harbor Cove/Mill Harbor Common Ground

Shirley brought to the attention of the Board the survey of the people surrounding the tree line in the Common Ground in Harbor Cove and Mill Harbor. The survey indicates that the majority of the residents are in favor of removing the brush, trees and cleaning up the area. Roger made a motion to accept the bid of \$1,100. submitted for clean up. Chris seconded and the motion carried.

Shirley also asked the Board to approve funds for grass seed for the same area. Roger answered that the area would probably use less than \$500 in grass seed and Board approval was not needed.

Joe Willerth – 291 Update

Joe updated the Board and audience with regard to the State take-over of the islands at the 291 entrance. The Association was awarded \$46,000.00 from the Commissioner. The State has filed an exception. With Board approval, Joe had filed an exception and the Developer (Paul Roberts) had filed an exception for his property. Joe will keep the Board updated with any further results.

Joe added that there was nothing to report on the lawsuit against McArdle.

Joe reported that he did not have a signed contract with Roberts or Archer regarding the Ward Road dam. The office had a signed contract" with Roberts but not with Archer. Joe will contact Archer and ask them to inspect the dam and for a copy of the contract. Joe suggested that the Siltation Committee inspect the dam to insure the actual problem exists.

Joe has been in contact with the City regarding the sidewalks along Raintree Parkway. He is waiting for the City's legal department to analyze the City easements along Raintree Parkway.

Joe informed the Board that the legal matter with Goffinet has tentatively been settled. Goffinet has paid in the money to have the sod laid and the guttering installed. He has a contractor hired to do the work but has told Joe that there is a contract pending to sell.

OPEN FORUM

Roland explained during open forum

Greg Andrews

The storm drain next to his house and the open area has been planted with grass seed by Ben, Robert's employee. The silt running into the lake has been reduced because of the grass. Ben told Greg that he didn't have time to plant anymore. Greg asked the Board for assistance to help plant the grass seed. Jim explained that the Association had a disc to help work the ground. The Board asked Geri to contact Ben if we could help with seeding.

Roger Miller

Roger suggested an article be placed in the January and February issues of the *Shore Lines* that the square footage covenant is on the agenda at the annual meeting. A quorum will be required and additional announcements would grab the residents' attention. Joe stated that to change a covenant, three-fourths of all property owners, husband and wife, would have to sign the change and their signatures be notarized.

Joe Willerth

Joe complemented the Directors for their hard work on the budget. He suggested that Chris make a presentation at the annual meeting explaining the budget process. He added that, if more residents had seen the process, like the last work session, they would understand the hard work that goes into the budgeting for the association.

Nancy Ohmes

Nancy informed the Board that Windsong had experienced flooding again. There were 10 townhomes which had water come in the front and out the back during the flood. Windsong will be suing the City. The owner of Windsong will be out to determine a solution to the excessive rain water. They have considered a retaining wall or lifting the buildings to eliminate the flooding problem. Nancy wanted to know what the ARB needs to approve the change. Bob informed Nancy that any changes to the outside appearance needs to have the approval of the ARB.

Ed Odell

Ed asked Roland about the lot which is across the street from Roland, next to Steve. The vacant lot would be a good retention pond but is plotted to be a building lot.

Fred Schieszer

Fred asked the Board to change the wording of the Boat Regulations which were printed in the last issue of the *Shore Lines*. Under Section D paragraph 3, subpart k, the wording has been changed to read; All vessels shall maintain a counter-clockwise traffic pattern at all time. If the change from powerboats to vessels is approved, it would eliminate sail boats from Raintree. The Board agreed with Fred and said they would make the change.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
January 12, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 12, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Chris Storms, Nolen Roberson, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. Absent: Roger Miller.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of December 10, 1998, Nolen seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of December 31, 1998

Checking	\$ 298.23
MM General Fund	\$168,864.75
Siltation Account	\$ 20,000.00
Boat/Lake Account	\$ 21,853.31
Builder's Account	\$ 43,971.80
Activity Committee	\$ 334.81

Income during December

Dues	\$28,792.53
Other Income	\$ 2,275.37

BOARD ANNOUNCEMENTS

Roland announced the annual meeting for the Raintree Lake Property Owners Association will be held on March 25, 1999 at the Aldersgate Church.

COMMITTEE REPORTS

Activities Committee

Geri submitted the planned activities for 1999. The Board asked the date of the fireworks display? They also inquired in regard to the planned activities for Summerfest.

Lake Committee

Dick Greiner appeared for the Committee. Dick announced that the only changes in the Lake Regulations which were on the agenda for approval was the direction the sail boats should follow while under full sail.

The dock at Whistling Swan is the only replacement dock needed this year.

The Lake Committee plans to pay off the loan from the General Account in January. The pay off amount is \$5,000.

Bob stated that Dick is doing a good job. In the next year the dock slip prices could possibly go down.

The dates of the Safety Meetings have been set. Four meetings will be held this year. A charge of \$50 will be charged for boat stickers with a \$15 rebate if attending a safety meeting. Bob added that the money will be used for additional security on the lake.

Joe Willerth suggested that Dick give an explanation at the annual meeting of the extra security and separation of funds.

Shirley made a motion to approve funds, not to exceed, \$15,000 to replace the dock at Whistling Swan. Bob seconded and the motion carried with Nancy abstaining.

Architectural Review Board

Erma Mallett announced that the ARB is in need of a member for the alternate seat due to a recent resignation.

Siltation Committee

Shirley spoke for the Committee. The Siltation Committee will be holding a meeting on January 21st discussing the new Junior High School. It is an open meeting but they only expect the Siltation Committee, certain City officials, Lake Winnebago members, and Albert from Mo Conservation.

Facilities Committee

Charlie appeared for the Committee. Ross announced that the clubhouse painting was complete. They are currently obtaining bids to repair the clubhouse deck and the elevator to bring the clubhouse into ADA compliance. Bob suggested looking into the elevator that Lakewood currently uses. Dick suggested talking to Steve Bloom regarding the elevator. Charlie answered that Ross was looking into elevator since that is his line of expertise.

NEW BUSINESS

Pam Gerlach

Did not attend. Ask to be on February's agenda.

Chris Storms

Chris stated that he would like to move an additional \$30,000 from the General Fund into the Siltation Emergency Fund. The money is in the budget for the Siltation Committee to dredge Sunset Cove. However, with the City working on Ward Road and the Committee deciding not to dredge the Cove until after the road work is done, he recommends that the money ear-marked for this project be deposited into their account.

Bob made a motion to add \$30,000 and the 1999's \$20,000 to the Siltation Fund. The \$30,000 is the money set aside in the budget to dredge Sunset Cove. Shirley seconded. The motion carried with Ed voting against and Nancy abstaining.

Chris announced that the balloon payment on the loan for the six lots is due in April. Geri was asked to look into having the loan refinanced.

Chris also asked for Board approval to purchase new computers for the office. Chris has been looking and talking to companies regarding new equipment. The computers will be built for Raintree, not purchased from a retail store. Shirley made a motion to approve up to \$4,500 for computers and software for the office. Marilyn seconded and the motion carried.

Shirley Thomas

Shirley asked the Board if a no parking sign on the dam would be beneficial. During the recent snow fall, cars were parked on the dam making it difficult to maneuver around. Bob made a motion to have the City place no parking signs on both sides of Raintree Parkway at the dam. Marilyn seconded and the motion carried with Ed and Nancy abstaining.

OLD BUSINESS

New Lake Regulations

The Lake Regulations were submitted for approval by the Lake Committee. The regulations had been published in the *Shore Lines* for notification of the membership. It was recommended to explain that sail boat only when using their sail do not have to follow the traffic flow. Bob made a motion to approve the new Lake Regulations but to include the wording of All vessels except sailboats, under sail, shall maintain a counter-clockwise pattern around the lake. Shirley seconded and the motion carried with Nancy abstaining.

Joe Willerth

Joe submitted the proposal from E.T. Archer regarding 150 and Ward Road dam. Joe explained the proposal and answered questions from the Board and the audience. Joe recommended that the Board accept the proposal. The Board asked Joe to ask Archer if they would draw up plans for the culvert and to recommend contractors to do the work. Shirley made a motion to accept Archer's proposal and authorize up to \$6,000 for the plans and culvert. Ed seconded and the motion carried with Nancy abstaining. Joe also informed the Board and the audience of the progress regarding 291 widening. The State is still working with Paul Roberts with regards to his property. Joe still hopes to work with Roberts to design a new entrance to Raintree but the agreement between the State and Roberts may not be for quite some time. Joe recommends that Raintree accept the money from the State and place it in a Raintree account. The funds may not be used until an agreement is made but Raintree would be drawing interest on the money until then. Marilyn made a motion to take the money awarded by the State and place it in an account. Bob seconded and the motion carried with Nancy abstaining.

OPEN FORUM

Shirley Thomas

Shirley asked Joe if there had been any progress with Roberts repairing his silt basins on the Estate Lots. The Board discussed what needed to be done to the area. Joe was asked to contact Archer for an assessment of what would be needed for the

siltation ponds. Joe added that he would incorporate the request to Roberts along with the 291 entrance.

Mike Conway

Mike asked if the Board had any weight with the City regarding traffic control in and out of Raintree. The Board indicated that they had very little with regards to traffic control. Mike recommends that the City be represented at the annual meeting to answer questions about road work.

Chris Storms

Chris asked the status of the house on Seaside Sparrow. He knows someone who is interested in the property. Joe answered that Ray Goffinett had contracted the work to be done and possibly the property had been sold.

Roland Thibault

Roland stated that Ben (Robert's employee) had contacted him regarding someone dumping trash onto their property. Charlie will speak to Ben about the trash.

Mary Lou Rowland

Mary Lou asked the Board to address the high amount of larceny at Raintree Lake. There were a higher number of larcenies listed in the paper and she was concerned.

Roland Thibault

Roland stated that he would like to limit the number of terms a Board member can serve to two consecutive terms. He reasons that a Board member, after two terms would tire and this may effect their judgment. By limiting the number of terms, it might trigger more participation from the membership. He would like to see the topic discussed and voted on at the annual meeting. It was questioned the procedure to make such a change.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Nolen seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
February 9, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 9, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Chris Storms, Nolen Roberson, Roger Miller, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. All members were present.

APPROVAL OF MINUTES

Roland asked for a vote to approve the minutes, as written, of the Board meeting of January 12, 1999.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of January 31, 1998

Checking	\$ 3,500.40
MM General Fund	\$183,117.18
SiltationAccount	\$ 20,017.23
Boat/Lake Account	\$ 37,326.42
Builder's Account	\$ 44,130.39
Activity Committee	\$ 2,935.26

Income during January

Dues	\$44,669.06
Other Income	\$ 7,310.29

Chris added that he had transferred \$50,000 to the Siltation Account but it was done after the first of the month. Chris explained the other income was due to the Lake Committee paying off their loan.

BOARD ANNOUNCEMENTS

Roland reminded the audience of the upcoming annual meeting and encouraged people to become candidates.

COMMITTEE REPORTS

Facilities Committee

Ross Cowan appeared before the Board. He asked the Board to approve funds for repairing the clubhouse deck. The bids he received for repairing were: \$20,657 from Decks by Design, \$17,900 from RL Jones, \$16,985 from Page Construction, \$10,000 from Charlie. There were several questions from the Board regarding Charlie's bid and the matter was tabled until Charlie arrived.

Ross notified the Board that he was looking into a wheel chair lift for the clubhouse. He explained, lifts are expensive and may exceed the budgeted costs.

Siltation Committee

Shirley spoke for the Siltation Committee. She explained that they had asked the City for Ward Road project information, maps, plans, etc. The Junior High project is on the Planning Commission agenda along with many other projects that will effect Raintree. Ron Williams, who is on the Planning Commission and a member of Raintree, will keep in mind the effects to Raintree on projects which are on their agenda.

Bob Rowland explained that the Kansas City Metropolitan Lakes Association is willing to pay for one person from Raintree to attend the Erosion Control seminar on February 23rd, in Nashville. There will be four seminars on that Tuesday and they will be sending one person to each seminar. Geri is interested in attending the seminar. Roger made a motion to send Geri to the seminar and to authorize, not to exceed, \$600 for expenses. Bob seconded and the motion carried.

Nancy Ohmes

Nancy reported to the Board that she had an appointment with an engineer regarding Windsong's drainage problem. She would report with his recommendations.

Architectural Review Board

Geri spoke for the ARB. Geri asked the Board to approve Jerry Emerick as an alternate on the ARB. There is an opening due to Gene Thomas resigning. Roger made a motion to approve Jerry Emerick as an alternate on the ARB. Chris seconded and voting against was Shirley Thomas. The other Board members voted in favor. The motion carried.

Facilities Committee

Charlie arrived and explained to the Board that the work would be done "in-house". He would hire people already employed by Raintree to help with the work. Shirley made a motion to authorized up to \$11,000 to repair the clubhouse deck. Ed seconded and the motion carried.

NEW BUSINESS

Pam Gerlach

John Gerlach appeared before the Board. He has rented the clubhouse for December 31, 1999. He would like permission to use the clubhouse past midnight, understanding that the longer period of time is due to the new year. Roger made a motion to extend the Gerlach's use of the clubhouse for 1 hour on December 31, 1999. The clubhouse could be used until 1:00 AM and everybody would be out by 2:00 AM. Chris seconded. Those voting in favor were: Nolen, Chris, Nancy, Roger and Bob. Those voting against were: Marilyn and Shirley. Ed abstained. The motion carried.

Nolen Roberson

Nolen asked the Board to authorize the Boy Scouts, Girl Scouts, or other type of organization to present the flag and Pledge of Allegiance at the Board meetings. He feels this will increase attendance at the meetings and encourage involvement among parents. Nolen made a motion to authorize the Boy Scouts to open the annual meeting on March 25th with the Pledge of Allegiance. Bob seconded and the motion carried.

Cost of Survey 6 Lots

Geri had been in contact with survey companies to re-plot the 6 Lots owned by the Association to one Lot. The City does not allow crossing a building line when building on any Lot. It would benefit Raintree to re-plot the Lots now. A bid had been received from Land Survey for \$1,500 and Genesis had submitted a bid of \$5,000. Construction Engineering was unable to submit a bid and Geri was still waiting for a bid from Hamilton. Roger made a motion to authorize up to \$1,500 for re-platting of the 6 Lots. Shirley seconded and the motion carried.

Insurance Renewal

The insurance renewal cost and policies were submitted for approval. Twin Lakes insurance was the only company able to submit a bid. Roger made a motion to accept the proposal from Twin Lakes. Ed seconded and the motion carried.

OLD BUSINESS

Legal

Joe Willerth spoke to the Board. He had been in contact with Archer and they were attaining bids to repair the Ward Road Dam. He asked the Board to call for a special meeting at the work session to approved a bid. The Board approved a special meeting at the work session on February 25, 1999 to approve bids for the Ward Road dam.

Joe also explained the delinquent account were being processed. There were two declaring bankruptcy and two foreclosures.

Joe announced that the check had been received from the State for our entranceway. The developer had asked the State for his funds but Raintree's name is involved due to our interest on the entranceway. The Board asked Joe to arrange a meeting between them and the developer. Their concerns are the entranceway and the seascapes.

Annual Meeting - Increasing Square Footage

Geri asked the Board if they were planning on listing this on the agenda for the annual meeting. In her opinion, the task would be almost impossible due to the number of signatures needed. After some debate, Geri was asked to present a report showing the square footage of the homes built in the last two years.

OPEN FORUM

Charlie Mallett

Charlie asked the Board to authorize funds to purchase a new tractor. Charlie asked the Board to approve the low bid of \$15,815 from Law and Leisure. Charlie had received three bids for a tractor. Harrisonville Tractor's bid was \$16,998, Stanley Equipment's bid was \$17,556.04 and Lawn and Leisure's bid was \$15,815.00. Roger made a motion to authorize up to \$15,815 plus tax, for the purchase of a new tractor to be used on the Common Ground. Ed seconded and the motion carried.

Dick Greiner

Dick told the Board that Lou and himself had recently become grandparents of twin boys.

APPROVAL OF BILLS

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

March 9, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 9, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Chris Storms, Nolen Roberson, Roger Miller, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. All members were present.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the February 9, 1999 meeting as submitted. Bob seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of February 28, 1999

Checking	\$	\$ 1,082.53
MM General Fund		\$165,370.17
Siltation Account		\$ 70,079.73
Boat/Lake Account		\$ 36,183.78
Builder's Account		\$ 45,477.92
Activity Account	\$	2,935.26
MoDot Settlement		\$ 46,000.00

BOARD ANNOUNCEMENTS

Roland announced the date of the work session in March was on the 16th, due to the conflict of the annual meeting.

Roland reminded the audience of the upcoming annual meeting and encouraged people to become candidates.

COMMITTEE REPORTS

Facilities Committee

Ross appeared before the Board. The Committee is talking to contractors and receiving bids for the wheel chair lift. They had spoken to two companies. Ross will get brochures to show the Board along with the bids. Ross explained that after the wheel chair lift was installed, the restrooms would not be ADA compliance.

Jim Metzger gave the Board an update on the clubhouse deck repair.

Pool Committee

Mike Slagle appeared before the Board. He submitted and reviewed the Board the survey regarding the swimming pool. He listed the likes and dislikes which had been submitted. He asked the Board for their recommendations and direction. The Board suggested that the Committee contact the pool manager with their suggestions. The Board commended Mike for the Committee's work. Mike made a formal recommendation that the Board prohibit smoking in the pool area. After

discussion, the Board asked Mike to contact Dave and bring the issue to the work session.

Siltation Committee

Shirley spoke for the Siltation Committee. The testing continues for the turbidity of the water.

NEW BUSINESS

Wilson

Barney and Jill Wilson appeared before the Board. They explained to the Board that they had built a fence with the unfinished side facing the public. They had corrected the situation but had left one section of the fence as it was. They asked the Board to approve the fence in its current state. Bob made a motion to have the Wilsons turn the fence around so the finished side faces the public, the gated area could be left alone. Chris seconded and the motion carried.

Dick Fiscus - drainage

Dick appeared before the Board. He explained his drainage problem. He had contacted the City and Raintree but both were unable to help. He asked the Board for permission to allow the drainage pipe onto the Common Ground. He stated he would take care of maintenance to the area and accept responsibility. Bob made a motion to authorize a license agreement between Raintree and Dick Fiscus, allowing him a drain pipe to exit onto the Common Ground and have a diversion at the end of the pipe. The license agreement would also state Mr. Fiscus' responsibility for maintenance of the pipe which includes mowing of the area. The Board would have approval or disapproval upon Mr. Fiscus selling his house for extending the maintenance agreement. Roger seconded the motion. The motion carried and Joe was instructed to draw up the agreement.

Swim Lessons

Geri asked the Board to approve Professional Swim Instructions request to hold swim lessons and to manage the swim team for the 1999 season. Roger made the motion to approve, Bob seconded and the motion carried.

Special Account for Southside Improvements

Chris made a motion to open an account in the amount of \$40,300 for the improvements to the southside. The account would be used to hold the money until City approval is received for sidewalks. Shirley seconded and the motion carried.

OLD BUSINESS

Legal

Joe appeared before the Board. He discussed the MoDot discussion regarding Pyramids settlement. He also discussed the expansion of the mini storage along 291 highway. He explained the Ward Road dam project. Shirley made a motion to accept the contact submitted by Archer with a written statement that they would be

Responsible for monetary reimbursement for their part of the repair. Marilyn seconded and the motion carried.

OPEN FORUM

Jim Metzger

Jim was the concerned with the storage lot and the maintenance barn if health issues arose with Paul Roberts. He asked if the State was using Raintree as a lever against Paul Roberts during negotiating their settlement.

Donnie Brouhard

Donnie questioned the Board concerning the sidewalk on the eastside of Marline. The sidewalks on the north side of the lake: Pendant, Marline and Royale are washed out and deteriorated. The Board explained that Ed and Shirley were going to inspect the sidewalks and the Board was planning to make repairs.

Darrell Bennett

Darrell agreed that the sidewalks are in poor condition.

Donnie Brouhard

Donnie asked the Board the status of the walking trail for the north side. The Board explained that there was money in the budget to repair the sidewalks. The sidewalks may be tied together depending on the cost. There is no money in the budget for a walking trail.

Jim Metzger

Jim asked if the City could be contacted and request a "Children at Play" sign. The Board asked Geri to make a request to the City.

Darrell Bennett

Darrell asked the Board if the City would open up the Lido stub. The Board answered that the City would not at this time.

Charlie Mallett

Charlie congratulated the Board on the work they had done and the time they had donated to the Association. Charlie recommended that plaques be awarded to the Board members as they leave to serve as a token of appreciation. Nolen made a motion to thank the Board members at the end of their term with a plaque. Ed seconded and the motion carried.

Joe Willerth

Joe notified the Board that John Smith was in Research Hospital. He had open heart surgery. The Board instructed Geri to send a get-well card and a plant to John.

Shirley Thomas

Shirley thanked the out-going Board members for their hard work during the time they served.

Mike Susic

Mike asked the Board the status of the storage area. He asked why the Association didn't own property of its own to accommodate a storage lot. The Board answered that while Raintree was able to use the current storage space, there are other areas which the money could be put to better use.

Mike voiced his opinion against the boat slip holders charging an excessive amount to sublease their boat slip.

Mike also voiced his opinion in favor of siding on the homes at Raintree.

Ed Odell

Ed made a motion to give Charlie a \$500 bonus considering the money he has saved the Association by repairing the clubhouse deck. Nolen seconded and the motion carried.

APPROVAL OF BILLS

Bob made a motion to approve the bills as submitted. Roger seconded and the motion carried.

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

April 13, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 13, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Arvil Minor, Don Archer, and Shirley Thomas arrived late after the meeting started. Marilyn Burasco was absent.

APPROVAL OF MINUTES

Nolen made a motion to approve the minutes of the February 9, 1999 meeting as submitted. Nancy seconded and the motion carried.

TREASURERS REPORT

Nolen presented the Treasurer's report.

Bank Account Balances as of March 31, 1999

Checking	\$ 468.33
MM General Fund	\$195,647.19
Siltation Account	\$ 70,295.12
Boat/LakeAccount	\$ 36,183.78
Builder's Account	\$ 45,477.92
Activity Committee	\$ 1,352.05
MoDot Settlement	\$ 45,999.92

Income during

Dues	\$39,499.18
Other Income	\$ 3,342.31

BOARD ANNOUNCEMENTS

Ed Odell introduced the new Board members.

NEW BUSINESS

RebeccaSharp

Rebecca appeared before the Board for the Optimist club. She asked the Board for permission to use the clubhouse, free of charge, for Optimist meetings twice a month. She also asked the Board's permission to have a Pepsi machine installed at the clubhouse. Pepsi would give the Optimists a certain percentage from the machine. Nolen motioned to approve use of the clubhouse for the Optimist Club twice a month, the dates to be arranged with the Raintree office. Nancy seconded and the motion carried. The topic of the Pepsi machine was tabled as no agreement could be reached.

COMMITTEE REPORTS

Facilities Committee

Ross appeared before the Committee. Ross presented plans for the wheel-chair lift for the clubhouse. The plans were drawn up by Access Industries. The plans and ideas were tabled for the Board's review of the plans. Ross also presented landscaping designs drawn up by Brian West for the clubhouse area. Ross asked the Board for funds for the landscaping. Nolen made a motion of not to exceed \$1,000 for landscaping of the clubhouse with Don Archer's final approval. Nancy seconded and the motion carried.

Siltation Committee

Ed Odell spoke for the Committee. Ed indicated that Nancy had been in touch with Effertz to plant grass seed west of Ward Road where the trouble spots are. He thanked Nancy for her good work.

Lake Committee

Dick Greiner spoke for the Committee. Dick asked the Board for \$1,000 for a radar gun and accessories to be used on the lake against speeding boats. Voting in favor were: Teresa Bury, Don Archer, Arvil Minor, Shirley Thomas. Voting against were: Nancy Ohmes, Nolen Roberson, and Travis Seibert. Motion carried.

Dick asked for \$3,000 to repair the north boat ramp. Nolen made a motion to approve, Shirley seconded and the motion carried.

Dick also gave the following for the Board's information. The Committee tabled a swim dock on the Estate Lots until ownership issue of the Common Ground could be settled. The Committee voted to lower the price of the boat stickers for all non-motorized vessels to \$10 per vessel. Nolen made a motion to approve the cost of the boat stickers for non-motorized vessels. Nancy seconded and the motion carried. Dick informed the Board that an inspection of the dock were made and a list of repairs were needed. The repairs were scheduled for April 24th at a cost of \$7,130.50 if Board approval was received. Shirley made a motion to repair the docks at a cost not to exceed \$7,200. Nolen seconded and the motion carried.

The floor was opened for discussion of leasing the slips at the clubhouse. The Lake Committee advised the Board that they do not concur with the leasing of the slips. The matter was tabled and no decision was made.

Common Ground

Shirley spoke for the Committee. She indicated that Atcheson had been hired and Mabelle was working with them to plant the trees on the easements at Raintree. The benches had been installed and they were looking into additional locations.

Pool Committee

Mike Slagle addressed the Board. He summarized the surveys the Committee had received. He spoke of the number of surveys which were in favor of banning smoking at the pool. The matter was tabled to the work session.

NEW BUSINESS

Fox - ARB Appeal

Rebecca Fox appeared before the Board. She asked the Board to overturn the Architectural Review Board's decision and allow them to run a drainage pipe down to the ditch beside their house. She indicated they had major drainage coming from lot at Windemere. The ARB stated that they didn't approve nor disapprove the request because the matter did not come under their jurisdiction. The ARB did review the plans, however, and would recommend approval. Shirley made a motion to allow the Foxes to run a drainage pipe down to the ditch. Teresa seconded and the motion carried.

Dave Elliott

Dave appeared before the Board stating that there were fences built by Raintree residents which were located on the Common Ground. He had surveyed Lot #441 and 466, which he owned, and it did come to his attention at that time. Residents on Lafayette have enclosed part of the Common Ground within their fence. Dave further indicated that the Common Ground is being lost due to people putting up fences on the Common Ground. He recommended that a license agreement be made with the people in order to retain ownership of the area. The license agreement would release Raintree from losing ownership if no other compromise could be made.

Little - Use of the Swim Beach

George Little appeared before the Board and asked permission to use the swim beach at the time they rent the clubhouse for their family reunion. He was informed that the beach would be available to all RLPOA members. If guests use the beach, the RLPOA member must be in attendance.

Fender - ARB Appeal

Rory & Lori Fender appeared before the Board. They asked the Board to overturn an ARB denial for their four foot fence to be replaced with a six foot fence. They would like to expand their back yard but currently have a pool. They would like the six foot fence around the perimeters of the back yard. Shirley made a motion to approve the six foot fence. Nolen seconded and the motion did not carry.

OLD BUSINESS

Side walks

Ed presented the bid for the sidewalks on the North side of the lake. The repairs are needed on Normandy, Lido, Royale, Camelot and Marline and the sidewalks would be connected from Normandy to Pendant. Discussion opened regarding installing sidewalks on the north side and not installing sidewalks on the south side. Shirley made a motion to approve the sidewalk repairs and to table the additional sidewalks. Teresa seconded and the motion carried.

OPEN FORUM

Chris Storms

Chris voiced his concern for a walking trail around the lake or sidewalks on the south side. He is concerned that there will be improvements to the north side of the lake and no improvements to the south side of the lake.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

May 11, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on May 11, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Nancy Ohmes, Teresa Bury, Arvil Minor, Don Archer, and Shirley Thomas.

APPROVAL OF MINUTES

Nolen made a motion to approve the minutes of the April 13, 1999 meeting as submitted. Teresa seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report

Bank Account Balances as of April 30, 1,999

Checking	\$ 1,915.60
MM General Fund	\$172,328.57
Siltation Account	\$ 70,538.04
Boat/Lake Account	\$ 39,913.93
Builder's Account	\$ 52,989.97
Activity Committee	\$ 1,352.05
MoDot Settlement	\$ 46,158.87

Income during April

Dues	\$32,913.23
Other Income	\$ 2,785.93

BOARD ANNOUNCEMENTS

Ed introduced Dave from Troop 537 who explained the Boy Scouts Eagle badge. Two scouts made presentations to the audience explaining their eagle scout merit badge projects. Dave closed by offering the scouts' service at Raintree.

Ed welcomed John Smith to the meeting and expressed how pleased the Board was with his improved health.

Ed thanked Geri for the extra work she had done while Debbie was on vacation.

NEW BUSINESS

Jeff Edwards/Karen Bordner

Karen Bordner appeared before the Board. She asked the Board to approve the vinyl siding on the eaves of her house. The Board tabled their decision, asking that a sample of the vinyl siding be presented to the ARB and return with the recommendation of the ARB after seeing the siding.

Rick Bain

Rick Bain appeared before the Board. He asked the Board to overrule the ARB and approve the play house he would like to build for his daughter. The size of the play

house would be 6 X 7 (inside dimension) which is larger than the ARB guidelines. The Board asked if the neighbors had given their approval. Rick stated that they had not. The Board tabled their decision until the neighbors could submit their approval.

Charlie Mallett

Charlie Mallett presented the Board several prices on a powerwasher. The powerwasher would be used to clean the pool and the clubhouse deck. The Board approved the purchase of a powerwasher up to \$1,000.

Watershed Committee

Shirley Thomas asked the Board for a letter of support and up to \$5,000 for Cass County Watershed. Shirley explained that Albert Jones, Cass County Conservation Department, made a presentation at the work session, asking for Raintree's support. Nolen made a motion to allocate up to \$5,000 and a letter for support of the Cass County Watershed. Don Archer seconded and the motion carried.

Shirley Thomas asked the Board for \$1,000 for a consultant on the Ward Road project. The Committee would like to hire an expert regarding siltation problems on the sight. Travis made a motion to table the discussion, Teresa seconded and the motion carried. The members voted in favor, except Shirley.

Cindy Bobbitt

Cindy Bobbit appeared before the Board. Cindy asked the Board for use of the clubhouse every Monday and Wednesday at 7PM for one hour to hold exercise classes for the women of Raintree. There would be no charge for the classes. Teresa made a motion to approve use of the clubhouse for aerobic classes. A signed insurance release would be needed from all participants. A limit of no more than 15 women will be able to participate due to the limited space. Nolen seconded and the motion carried.

Cindy Stevens

Maria Lugad appeared before the Board. She explained that Cindy could not attend due to work schedules. Maria asked the Board for use of the outside clubhouse area to hold their wedding on June 5, 1999. The clubhouse had already been booked by Cindy Stevens. Shirley made a motion to approve the use of the area where the old pool was for use on June 5, 1999. Teresa seconded and the motion carried.

Thompson

Rebecca Thompson appeared before the Board. She asked that the Board approve their house which has a total of 1,868 square foot. The first floor has 958 which is under the ARB guidelines of 1,000. It would cost more money to have the square footage enlarged. Nolen made a motion to approve the appeal, Marilyn seconded and the motion carried. All voted in favor except Shirley who voted against.

Randy Overton

Randy did not appear before the Board. Ed announced that the situation had been resolved.

COMMITTEE REPORTS

Common Ground

Brian West appeared for the Committee. Brian asked the Board for funds for three trash cans to be placed by the playground at the clubhouse, by the north boat ramp, and by the bench at the duck pond. Nolen made a motion to table the purchase to be discussed at the work session. The motion was denied. Shirley made a motion to approve up to \$1,000 for three trash cans to be placed accordingly. Nolen seconded and the motion carried.

Brian stated that the new flags for the dam had been delivered and would be installed shortly.

Brian also stated that the trees would be planted by Atcheson.

He announced that the Committee meetings would be held on Thursday nights to accommodate the Committee members.

Brian stated that the landscaping was being done in-house this year. The landscaping needs checking on and recommends that bids be taken for next year's landscaping service to be done by a reliable company.

A BREAK WAS CALLED BY THE BOARD

Lake Committee

Dick Greiner appeared for the Lake Committee. Dick asked the Board approve the funds for the rubber bumpers to be placed on the docks. The work would be done by the Kribbs, who has done the work in the past. The total needed would be \$2,875. Nolen made a motion to approve not more than \$3,000 for bumpers, Teresa seconded and the motion carried.

Siltation Committee

Shirley made a statement for the Siltation Committee. She announced that the dam on Ward Road had been fixed and the Committee will take depth readings this weekend.

ARB

Erma Mallett did not have a report.

Pool Committee

Dymon Wood appeared for the Pool Committee. Dymon submitted their recommendations for a non-smoking area, additional chairs and a suggestion box. Nolen stated that Dave, the pool manager, was a paid professional and his input is needed on these matters. The Board instructed Dymon that the suggestions should be submitted to Dave for his recommendations before they would act.

OLD BUSINESS

Joe Willerth

Joe told the Board that the State had awarded the settlement for Roberts' (Raintree Lake Corp.). The settlement was below the amount asked for by Roberts'.

Joe told the Board that he had been asked to draw up the covenants for Cheddington Commons, the commercial development on Highway 150. Dave Elliott also indicated that the records for the fences on the Common Ground were not adequate. Surveyors would be needed to verify the property lines. A license agreement between the association and the property owners would be adequate to protect the association against losing property. Shirley asked if an eyeball survey could be done instead of surveying the entire property. Joe answered that it would eliminate many of the properties but a legal survey would be necessary.

Sidewalks

Teresa Bury stated that she has been in contact with the City Engineers regarding sidewalk requirements. The City requires the sidewalk to be 5 feet from the curb and 4 feet in width. The Engineer is asking for a plan, showing where the sidewalk would be placed. Teresa indicated that the process is working forward. It was suggested that the company that was hired to do the concrete work on the north side be contacted to do the sidewalk work on the south side.

Truck Sign

Geri Frink appeared before the Board. An answer had been received by the City stating that we could have with the "No Thru Truck" sign or the "Weight Limit" sign. Enforcement would be difficult. The police officer will have to actually see the truck driving through. The Board voted to have both signs, if possible, installed on Raintree Drive.

Brian Mitchell

Donnie Brouhard appeared before the Board for Brian Mitchell. Brian would like use of the lake for an event called "Day at the Lake" for paraplegics and quadriplegics and let them ride jet skis and teach them to water ski on Friday, July 16, 1999. Marilyn made a motion to approve the event, Shirley seconded and the motion carried.

OPEN FORUM

No one spoke during open forum.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

JUNE 8, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on June 8, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Nancy Ohmes, Teresa Bury, Arvil Minor, Don Archer, and Shirley Thomas.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of the May 11, 1999 meeting as submitted. Teresa seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report

Bank Account Balances as of

Checking	\$ 1,923.44
MM General Fund	\$171,187.60
Siltation Account	\$ 70,778.21
Boat/Lake Account	\$ 48,333.42
Builder's Account	\$ 56,753.91
Activity Committee	\$ 2,621.84
MoDot Settlement	\$ 46,304.64

Income during May

Dues	\$51,216.67
Other Income	\$ 2,893.30

Jim Mitchell reported to the Board the results of the annual financial audit. His recommendations for Raintree were: the approval of the Siltation funds needs to be recorded in the monthly minutes. Also, the Board needed to sign off on \$1,470 from an old assessment. The funds would need to be released into the general fund.

BOARD ANNOUNCEMENTS

Ed announced that new security had been hired. The Lee's Summit police department has been hired to serve as security for Raintree.

Ed announced that the Board was working on amenities for the south side.

Teresa did not have an update on the sidewalks for the south side. She is still working with the City.

Nolen made a motion to release \$1,470 into the general account as recommended by the auditor. Teresa seconded and the motion carried.

NEW BUSINESS

Dennis Ozman

Dennis appeared before the Board and asked that the Board approve the aluminum siding on the soffits of the home he plans to build. Dennis is the owner of Lot #1240 at Raintree Lake. He has taken the house plans to the ARB and they told him he would have to come to the Board on approval of the siding. Erma, Chairman of the ARB, explained that he had not submitted plans for approval but has been to the

ARB meetings only to ask questions. Dennis stated he would like a maintenance free home and therefore would like to aluminum siding. He would not use cheap material and it would not deter the quality of the neighborhood.

Travis suggested the ARB look into the siding issue. Siding on soffits was a different matter than siding on home. Mary Lou Rowland said that the ARB had studied the siding issue two years ago and had decided not to approve siding. She added that siding was not allowed at several other homes association.

The Board told Mr. Ozman that the matter would have to be presented to the ARB and the Board could only act after the ARB disapproved the siding.

Geri Frink

Geri asked the Board to approve funds of \$1,100 for a camera to be used for identification cards. There have been problems with the current camera and the possibility for a replacement may be needed prior to the next meeting. Shirley made a motion to approve \$1,100 for a replacement camera for photo ID cards. Teresa seconded and the motion carried.

Geri announced to the Board that a replacement brushhog was purchased for \$1,500. To repair the broken one would cost \$1,000, so a new one was purchased. Time was a factor in replacement as it is used to mow the Common Ground.

Geri asked the Board to approve the funds to pay off the loan known as the Greathouse acres. The pay off amount is \$4,692.78. Shirley made a motion to pay-off the loan at \$4,692.78, Nolen seconded and the motion carried.

Geri told the Board that the goose round up would be June 14th at 6:00 am.

Geri asked the Board to increase the limit on Committee spending. The Committees can spend \$500 without Board approval. Geri asked the Board to increase the amount. This issue was tabled to the work session.

Valerie LeBeau

Valerie asked the Board to put sand on the swim beach. The sand was washed away due to the flood and would like sand now instead of waiting for the Triathlon to put sand down at the end of the summer. Valerie had a petition with her signed by Raintree members. Jim Metzger objected strongly to additional sand. The matter was tabled to the work session.

Phyllis Moore

Phyllis asked the Board for special consideration regarding bringing her nieces to the pool. Her two nieces, ages 8 and 14, visit her frequently during the summer and enjoy the pool. Purchasing guest passes will be expensive and she would like to purchase a season pass for her nieces. She stated that grandparents can bring in their grandchildren and her nieces are her family. After discussion, the matter was tabled to the work session.

COMMITTEE REPORTS

Common Ground

Brian West, Chairman, appeared before the Board. Brian asked the Board to approve a landscaping program for the Common Ground. He had requested bids

from three companies. Atcheson's bid was only for the spraying and not for trimming and weeding. The clubhouse was a separate bid for budget purposes. Nolen made a motion to allocate \$5,000 for the maintenance and trimming of the areas through the end of August. At that time, the Board would re-evaluate the work. Travis seconded and the motion carried.

Facilities Committee

Ross Cowan, Chairman, appeared before the Board. Ross asked the Board to approve the funds to bring the clubhouse within compliance of the ADA regulations. The City will not give final approval on the wheel chair lift without the bathroom being installed. The money could come from funds allocated to reseal the parking lot which will not be needed this year but was in this years budget. This would include a wheel chair lift and an ADA bathroom. Shirley made a motion to approve \$25,000 to install a vertical wheel chair lift and a disabled bathroom. Travis seconded and the motion carried.

Activities Committee

Geri appeared before the Board. Geri asked the Board to approve the funds for Summerfest. \$3,140.00 is needed for the carnival and \$5,000 is needed for the fireworks. Shirley made a motion to approve the request of the Activities Committee. Don seconded and the motion carried.

Pool Committee

Mike Slagle, Chairman, appeared before the Board. Mike asked the Board to approve the purchase of additional chairs for the pool. The Board told Mike to check out different places for purchasing the chairs. If 10 lounge chairs could be purchased for less than \$500, then Board approval was not needed. Mike was told to check with Dave regarding his budget for the pool. If Dave did have the money allocated, then the chairs could be purchased. Mike asked permission for the necessary sign for swim diapers. The sign would cost \$25. The Board told Mike to get the sign. Mike asked the Board to expand the area of no smoking at the pool. The Committee recommends that 100% of the swimming pool be no smoking and the Board offered 20%. The Board answered that the present "no smoking" area was set for the season but would be reviewed at the end of the summer.

Lake Committee

Dick Greiner, Chairman, appeared before the Board. Dick asked the Board to approve additional funds to complete the repair work to the north boat ramp. Due to the thicker steel plate which was needed, the original cost was given in error. Marilyn made a motion to amend the previous approval and to approve up to \$5,000 for repairs to the north ramp. Nancy seconded and the motion carried.

OLD BUSINESS

Concrete Work

Ed announced that the cost of joining the sidewalks on the north side of the lake would increase if the work could not be done when the repairs were being done.

Ron Baumann was currently hired to do the repair work and would add the adjoining sidewalks for \$16,500. Nolen made a motion to approve \$16,500 to join the sidewalks on the north side of the lake. Nancy seconded and the motion carried.

Rick Bain

Rick appeared before the Board and asked for approval on his playhouse. Rick stated that at the last Board meeting, he was asked to get approval from his neighbors, which he had brought with him. The playhouse would have a total of 42 square feet. Teresa made a motion to approve the play house with the understanding that it only be used as a play house. Travis seconded with the verification of the signatures of the neighbors. All Board members voted to approve except Shirley who voted against. Motion carried.

OPEN FORUM

Connie Cowan

Connie told the Board that the entrance way to the pool was trashy. She inquired as to who was responsible for clean up. The Board asked Geri to inform Dave of the complaint.

Mary Lou Rowland

Mary Lou told the Board of the problems happening on the swim docks. During the last party on the swim dock, the police were called but took several hours to arrive. Geri explained that during the previous weekend, security was not available due to the Cole Younger days.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING

JULY 13, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on July 13, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Nancy Ohmes, Teresa Bury, Arvil Minor, Don Archer, and Shirley Thomas.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of the June 8, 1999 meeting as submitted. Nolen seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report

Bank Account Balances as of June 30, 1999

Checking	\$ 1,461.50
MM General Fund	\$146,400.36
Siltation Account	\$ 71,039.10
Boat/Lake Account	\$ 54,426.87
Builder's Account	\$ 63,953.91
Activity Committee	\$ 2,621.84
MoDot Settlement	\$ 46,459.19

Income during June

Dues	\$44,332.55
Other Income	\$ 9,578.87

BOARD ANNOUNCEMENTS

No announcements made.

NEW BUSINESS

Darin Zechel

Did not attend

Paricia Rourke

Did not attend

Baptist Triathlon

Geri appeared before the Board and asked for approval of the Baptist Medical Center Triathlon to be held on August 29, 1999. Shirley made a motion to approve the Triathlon to be held at Raintree on August 29, 1999, Nolen seconded and the motion carried.

Pfeifer King

Mel Proctor appeared before the Board he is the owner of Lot #1266. The home being built has been approved by the ARB with the exception of the type of roof which Mr. Proctor would like to use, a concrete tile roof. Erma Mallett, Chairman of the ARB, stated that the ARB had no problems with the type of roof they would like to use. The ARB could not approve this type because it is not listed in their guidelines. Nolen made a motion to approve the ARB appeal of the Cerra blend concrete tile roof for Lot #1266, Teresa seconded and the motion carried.

Nolen made a motion to have the ARB draft guidelines for concrete tile roof with like colors and submit them to the Board as Raintree Lake guidelines. Teresa seconded and the motion carried. Mr. Proctor offered to furnish information regarding the roofing material.

Ron & Nola Vaughn

Mr. & Mrs. Vaughn appeared before the Board. They explained to the Board that their basement has been completely flooded after the last couple of rain storms. The ditch in the Common Ground next to their house needs to be deeper and wider which would help eliminate their flooding. There is also a grate which allows water into the lake which needs to be larger in order for the rain water to flow through faster. The Vaughns stated that they have tried to work with the City of Lee's Summit to obtain some relief but to no avail. Nancy explained her flooding problem and this was discussed. Ed told the Vaughns that he would assist them with the City to work out a long term solution. Nolen recommended the Vaughns speak to Bob Johnson at the City, who is familiar with water problems.

Lees Summit Leadership

David Elliott approached the Board to recommend sending a representative of Raintree attend the Leadership Program held by the City of Lee's Summit. David recommended that Geri be sent this year and a representative be sent the following years. Shirley made a motion to approve the funds to allow Geri to attend the Leadership Program. Nolen seconded and the motion carried.

Donna Madison

Donna Madison spoke for herself and her neighbors on Leeward. They have had problems with a neighbor, Tamera Crowell, who is placing food on the Common Ground and on her property, which is attracting all types of animals. Donna complained that Ms. Crowell is placing table food; meat, pizza, cakes, etc. out for the animals. Donna was told by Ms. Crowell that she is feeding the birds. However, it is the neighborhood's opinion that birds do not eat the type of food which is placed out. There are many animals attracted to the food and it is a health hazard to the neighborhood. Ms. Crowell is also planting trees on the Common Ground which have not been approved. Joe Willerth was instructed to send a letter to Ms. Crowell notifying her to stop placing food on the Common Ground and to remove the Common Ground plantings. Donna was asked by Marilyn to call her when she sees Ms. Crowell placing food outside for the animals. Marilyn would come over, at any time of day or night, to act upon the complaint.

COMMITTEE REPORTS

Architectural Review Board

Erma presented new guidelines for play equipment and basketball goals. The Board discussed the guidelines and tabled the issue.

Facilities Committee

Geri brought the issue of the request by neighbors to move or fence the clubhouse dumpster. The Board sent the issue back to the Committee.

Activities Committee

Did not attend.

Lake Committee

Dick announced that they had tested the radar gun and it was working fine. The ramp had been repaired and the work was done under budget. The Lake Patrol was working and citations had been issued.

Pool Committee

Geri reminded the Board with regards to the special guest pass which was discussed at the previous Board meeting. The Board discussed the process the Raintree resident should obtain a special guest pass. Teresa made a motion to approve the special guest pass for those non-resident family members who spend more than 50% of the time as a resident of Raintree. The pass would be for those under 18 years of age, color coded, must be accompanied by a Raintree member and pay \$20 for the pass. Marilyn seconded and the motion carried.

Dave Wasson was present. He asked the Board to approve funds to repair the fence surrounding the pool. He had received bids for repairs and would need up to \$3000 for repairs and installation of a bottom rail. The bottom rail would help stop the trespasser from crawling under the fence. Shirley made a motion to approve up to \$3000 for the pool fence repairs and installation of the rail. Marilyn seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe explained the 291 condemnation and that Don had found an expert to be a witness for Raintree.

Committee Spending Limit

Geri explained that the Board had discussed raising the limit on Committee spending at the work session. Shirley stated that the current \$500 limit was tying the Committees hands and was too low. Shirley made a motion to increase the spending limit of the Committees to \$1000 with the approval given by the General Manager, Geri Frink. Nolen seconded and the motion carried. Marilyn voted against.

OPEN FORUM

No announcements.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
AUGUST 10, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on August 10, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Nancy Ohmes, Teresa Bury, Arvil Minor, Don Archer, and Shirley Thomas.

APPROVAL OF MINUTES

Nolen Roberson made a motion to approve the minutes of the July 13, 1999 meeting as submitted. Marilyn Burasco seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report

Bank Account Balances as of July 31, 1999	
Checking	\$ 4,173.86
MM General Fund	\$133,012.14
Siltation Account	\$ 71,292.51
Boat/Lake Account	\$ 51,345.99
Builder's Account	\$ 66,775.66
Activity Committee	\$ 2,621.84
MoDot Settlement	\$ 46,609.26

Income during July

Dues	\$ 48,256.28
Other Income	\$ 7,624.00

BOARD ANNOUNCEMENTS

John Smith

John Smith updated the Board and the audience on the City's progress. John discussed the closing of Ward Road, the meeting for the West Side (Lee's Summit) improvements, general road improvements throughout Lee's Summit and the flooding/storm water program of the City. John answered questions from the Board and general questions from the audience.

Cobblestone Board Members

Ed informed the audience of the newly elected Board members for the Cobblestone Association.

NEW BUSINESS

Pam Siniawski

Pam appeared before the Board asking for assistance with the drainage problem with her neighbors. She had been to the ARB and they had offered no assistance. Pam indicated that her neighbors had not graded their property in the correct

manner and the rain water was draining onto her property. The Board replied that they could offer no assistance and directed her to the City.

Max Marshall

Max Marshall was unable to attend.

COMMITTEE REPORTS

ARB

Erma appeared for the ARB, offering no report.

Activities Committee

The Committee did not attend.

Common Ground Committee

Brian West appeared for the Common Ground Committee. Brian asked the Board to approve turning the sprinkler system on Regatta back on in order to water the flowers and bushes. Nolen made a motion to turn the water on Regatta, Shirley seconded and the motion carried.

Brian announced to the Board that they will be turning in minutes of their meetings, attend the monthly Board meetings and submit their budget by September 15th.

Brian explained to the Board that Top Care, the present landscaping company, and the Common Ground Committee was concerned with the lack of water on the bushes. The Committee would like to begin a water program to save the landscaping.

Facilities Committee

Ross Cowan appeared for the Facilities Committee. Ross explained that a complaint had been received about the location of the clubhouse dumpster. The Committee met with the neighbors and recently relocated the dumpster. The Committee is waiting to hear feedback regarding the new location.

Ross explained that the wheelchair lift had been ordered for the clubhouse and should be installed in September.

Lake Committee

Dick Greiner was present for the Lake Committee. Dick had presented a list of the stops and violations which were issued by the lake patrol during the summer.

Dick told the Board that the Committee had discussed the leasing of the courtesy docks behind the clubhouse and the Committee did not believe it to be a good idea.

Dick added that the Committee was looking into the possibility of purchasing a pontoon boat with the plans of renting it to members. An article will be in the Shore Lines to get feedback from the residents as to the demand and any suggestions.

Ed asked Dick the reason for not allowing the leasing of the slips behind the clubhouse. He had not seen any written documentation for their reasoning for denial. Dick was persuaded to return the idea to the Committee for further review.

Conservation Committee

San LaPoint reported for the Committee. He informed the Board of the results from the Conservation Department's shock of the lake and announced the report would also be published in the Shore Lines.

San updated the Board concerning introducing spoonbill fish into Raintree lake. He had contacted Lake Winnebago and attended the meeting with the Parks and Recreation Department at Harrisonville regarding the fish. He would be updating the Board as the introduction would be in October.

Siltation Committee

Gene Thomas reported for the Committee. He informed the Board that the Committee was looking into the possibility of purchasing a dredging machine. There are many coves which need to be cleaned. The purchase of such a machine would eventually save the Association money over contracting the work to be done. The Committee is also rethinking the need to clean Ward Road cove now, or wait until the road work has been completed by the City. The Committee will come back to the Board with additional information.

OLD BUSINESS

Joe Willerth

Joe informed the Board that there was little progress to report on the MoDot and 291 Highway issue.

Joe asked that video be taken of the trees on the Common Ground behind Tamera Crowell's house in order to make an accurate decision.

Bordner - Vinyl Siding

Randy and Karen Bordner appeared before the Board asking the Board's approval on installing vinyl siding on their home. The Bordner's explained that they would like to install the siding on approximately 24 square yards in the back of the house. They had plans showing the Board the location. They answered that due to cost, they did not want to install brick or another type of surface covering on that area. Teresa made a motion to over-rule the ARB and approve the Bordner's to install the siding on their house. Nolen seconded and a vote was called. Voting in favor were: Teresa, Nolen, Travis, Nancy and Don. Voting against were: Shirley, Marilyn and Arvil. A vote was called by the president who voted in favor. Motion carried.

OPEN FORUM

Jerry Emerick

Jerry Emerick commended the Board for being open-minded regarding allowing siding on the Bordner's home. He told the Board that they were causing a problem by making an exception on their siding. He had come to the Board with the same type of siding and was turned down. He stated to the Board that by allowing them to install siding, they would and should get additional residents wanting siding on their homes.

Chris Storms

Chris Storms asked the Board if they had addressed the need for additional security at Raintree. Ed explained that he had spoken to the police department and they had told him additional security was not needed.

Chris also asked the Board the status of the sidewalks on the south side of the lake. Teresa explained that she was working with the City and had yet to receive an answer.

APPROVAL OF BILLS

Nolen Roberson made a motion to approve the bills as submitted. Marilyn Burasco seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
SEPTEMBER 14, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on September 14, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Nancy Ohmes, Arvil Minor, Don Archer. Absent were Teresa Bury and Shirley Thomas.

APPROVAL OF MINUTES

Nolen Roberson made a motion to approve the minutes of the August 10, 1999 meeting as submitted. Marilyn Burasco seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report
Bank Account Balances as of August 31r 1999

Checking	\$ 2,466.77
MM General Fund	\$116,982.15
Siltation Account	\$ 71,555.30
Boat/Lake Account	\$ 46,362.11
Builder's Account	\$ 67,030.39
Activity Committee	\$ 695.42
MoDot Settlement	\$ 46,764.83
Income during August	
Dues	\$ 34,940.11
Other Income	\$ 4,464.31

BOARD ANNOUNCEMENTS

Ed explained to the members that the cost of the sidewalks on the south side would be approximately \$60,000. This cost would be for sidewalks from the spillway to Ward Road. Ed would like to Board to consider installing the sidewalks this year. This would mean adding \$20,000 to the budget. Nolen made a motion to discuss the additional \$20,000 to complete the sidewalks from the spillway all the way to Ward Road at the work session. Arvil seconded and the motion carried.

Nancy stated that the City had been measuring and had cut the street (Lemans). Nancy stated that she wasn't aware of City's plans to help with the flooding. Geri told Nancy that the City Engineer was coming to the work session if she would be able to attend.

NEW BUSINESS

Troy Leavitt

Troy announced that he was from the Jackson County Prosecutor's office and needed to know what he could do to help the area. Troy was working with COMBAT and is available to the community. It was explained to Troy that half of Raintree is in

Cass County and suggested that he work with the Cass County Prosecutor to offer services to the entire lake community. The Board told Troy to work with Geri who could publish information in the *Shore Lines*, the newsletter, to reach the residents.

Darrell Vaughn

Mr. & Mrs. Vaughn were present. They requested that the Board approve their application for proposed flood control to their property. They were asking for permission to place a retaining wall on the Common Ground which the ARB could not approve. Don Archer recommended a 4 inch drain at the back of the wall to make it more effective. Joe Willerth stated that the Board could not make any guarantees for effectiveness. Nolen made a motion to approve the Vaughn's retaining wall with the signing of a license agreement. Arvil seconded and the motion carried.

Chris Leible

Chris did not attend.

Bill & Barbara Brady

Bill Brady appeared before the Board. Mr. Brady gave his address and explained that his neighbor at had planted a row of trees between the properties which had grown into a fence. Mr. Brady told the Board that his neighbor had not received approval from the ARB as is required. The tree line hinders the spaciousness of the community and his neighbor did not get approval of the ARB. Mr. Brady asked the Board to uphold the rules and covenants of the Association. The Board answered that from the information they had they could not take immediate action and any trouble with the neighbor would need to be handled between the neighbors. Mr. Brady stated to the Board that because the trees are not on the Common Ground and do not restrict the view of the lake and amenities, the Board will not take action regarding the spaciousness issue stated in the covenants. The Board turned the issue to Joe Willerth, attorney for the Association. Joe answered that the trees were planted over two years ago and do not fall under unusual landscaping as outlined in the guidelines. The Association does not restrict the planting of trees on individual lots. The spaciousness is a general statement, as any tree when fully grown could be described as restricting the spaciousness. Joe also stated concern with enforcing the covenants with regards to this issue because of the age of the trees. Mr. Brady thanked the Board for their time and departed the meeting.

Book Club Meeting

Marilyn stated that the woman whom wanted to use the clubhouse for a book club meeting was not present.

COMMITTEE REPORTS

ARB

No one was present to report for the ARB

Activities Committee

No one was present to report for the Activities Committee.

Common Ground Committee

No one was present to report for the Common Ground Committee.

Facilities Committee

Ross Cowan appeared for the Facilities Committee. Ross told the Board that the wheel chair lift installation will begin the following week. The plumber had begun his preliminary work but the construction is to begin next week.

Ross explained to the Board that the neighbors had complaint about the location of the dumpster. The dumpster hindered the view of the lake from the residents living on Lighthouse Point. Several had attended the Committee's meeting and were willing to bring their complaint to the Board. Ross suggested planting bushes around the dumpster to camouflage the appearance. The Board instructed Ross to have the dumpster to the northeast corner of the parking lot. The location in that particular corner should not obstruct anyone's view.

Ross explained to the Board that the Committee was gathering costs of a shelter house and Christmas lights for the clubhouse.

Lake Committee

Dick Greiner was present for the Lake Committee. Dick told the members of the recent car which ended up in the lake. There was conflicting stories as to why the car ended up in the lake. One was to question the ability of the driver and another was to question the condition of the boat ramp. Dick stated that the Committee would like to place a sign at the north boat ramp indicating that the Association is not responsible to personal property while launching a watercraft. Dick also suggested that a \$25 fine be implemented to those who drain their bilge on the boat ramp, which causes the ramp to be slick.

Dick informed the Board of the desire of the Committee to purchase a pontoon boat for rental by the membership. There were many questions as to who would be responsible to oversee the rental and several policies were discussed. The Board told Dick that due to the pontoon being available to the membership of Raintree, the funds to purchase a pontoon should come from the General Fund. Nolen made a motion to table the discussion to the Work Session. Travis seconded and the motion carried.

Conservation Committee

The Conservation Committee was not called upon for a report.

Siltation Committee

No one was present to report for the Siltation Committee.

OLD BUSINESS

Joe Willerth

Joe informed the Board that Don Archer and Warren Oblinger had been working on a replacement of the 291 entranceway. Details of the State take-over would be discussed at the executive session after the meeting.

Joe informed the Board that funds had been received on some delinquent accounts. However, there had been other residents that had filed for bankruptcy.

David Elliott

David told the Board that he had spoke to Randy Dooley. Randy, employed by a survey company, told David they could eyeball the Common Ground and estimate those fences that are located on the Common Ground. David does not feel the need for the residents to move their fence off of the Common Ground. However, he suggests that a license agreement be signed with those residents who have a fence on the Common Ground. David told the Board that for \$2,000 the surveyors would spent two days in and the area on the north side of Raintree and give the Association an estimate of where the trouble might be. The property owners whose fences that could possibly be on the Common Ground be asked to sign a license agreement. The Board stated that they would like an outline from the surveyors proposing what is involved for the money proposed. Donnie Brouhard questioned the effectiveness of spending funds out of the Association's account for a survey which would not entail the entire property of Raintree. He questioned the reasoning for spending the funds.

OPEN FORUM

Chris Storms

Chris Storms objected to the recently built above ground swimming pool on Green Teal. Chris understood that the ARB could not disapprove such a pool but recommended the ARB look into guidelines for above ground pools. He suggested more stringent guidelines.

Donnie Brouhard

Donnie informed the Board the seriousness of the condition of the north boat ramp. He told the Board that several people had fallen on the ramp. The ramp does not have a good surface and asked the Board to entertain the idea of fixing the ramp correctly.

APPROVAL OF BILLS

Arvil Minor made a motion to approve the bills as submitted. Marilyn Burasco seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
OCTOBER 12, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on October 12, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Marilyn Burasco, Arvil Minor, Don Archer, Teresa Bury and Shirley Thomas. Absent: Nancy Ohmes

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of the September 14, 1999 meeting as submitted. Nolen seconded and the motion carried.

TREASURERS REPORT

Marilyn presented the Treasurer's Report

Bank Account Balances as of September 30, 1999

Checking	\$ 1,727.94
MM General Fund	\$114,181.90
Siltation Account	\$ 71,819.05
Boat/Lake Account	\$ 44,628.47
Builder's Account	\$ 68,481.74
Activity Committee	\$ 375.44
MoDot Settlement	\$ 46,920.93

Income during September

Dues	\$ 23,666.47
Other Income	\$ 5,378.73

NEW BUSINESS

Clubhouse usage - Tracy Simmons

Tracy Simmons appeared before the Board. Tracy asked the Board for use of the clubhouse on Friday, December 10, 1999, from 6:30 to 9:00, for a Christmas party for handicap children. She would like use of the clubhouse at no charge. Marilyn made a motion to allow Tracy Simmons use of the clubhouse, at no charge on December 10, 1999. Teresa seconded and the motion carried.

Clubhouse usage - Debbie Hanss

Debbie Hanss appeared before the Board. Debbie asked the Board for use of the clubhouse on December 12th, a Sunday from 2:00 PM to 5:00 PM for a Christmas party for the foreign exchange students. Debbie asked the Board for use of the clubhouse at no charge. Nolen made a motion to allow Debbie use of the clubhouse on December 12th at no charge and no deposit required. Shirley seconded and the motion carried.

John Smith

John Smith appeared before the Board. He informed the audience and the Board the progress on the Ward Road project. John stated that Ward Road would be opened at the end of November.

John also informed the audience that the City will install the handicap curbs along Raintree Parkway when the Association installs the sidewalks. John asked Geri to contact Chuck Owsley to coordinate the work between the contractor hired by the Association and the City.

BOARD ANNOUNCEMENTS

November Work Session

The scheduled November work session would fall on Thanksgiving. The date of the November work session was rescheduled to Tuesday, November 23rd.

Charlie Sandman asked the Board the purpose of the work sessions. He stated that originally the work sessions were planned for a short period due to the number of issues the Board was handling. Charlie was told that the Board continues to have several issues to discuss and the work sessions are necessary.

Baptist Triathlon

Geri presented to the Board and the audience the triathlon poster the Baptist Medical Center bestowed to the Association for 1999.

NEW BUSINESS

Jerry Emerick - Reduction in Builder's deposit - Fine Appeal

Jerry Emerick appeared before the Board. The Reduction in the Builder's deposit was tabled to the work session.

Jerry stated that he had been fined \$750.00 because he had begun construction on Lot #620 before getting ARB approval. Jerry explained to the Board that he had 5 houses to build at Raintree. He had the plans presented to the ARB and had the deposits paid and the approval of the ARB on 2 of the houses. The ARB would not sign their approval on the other houses because the deposits had not been paid. The City had held up one of the house plans therefore, he had switched his plans on which house to start in order for the excavator to begin. Jerry stated that he had come into the office, to pay the deposit as soon as he received the phone call from the office. Erma, Chairman of the ARB, recommended the Board to uphold the fine because Jerry was a member of the ARB. There was a discussion regarding the situation among the audience, the Board and Jerry Emerick. Shirley made a motion to uphold the fine. Marilyn seconded. Voting against: Travis, Teresa, Nolen, Don, and Arvil. Voting in favor were: Shirley and Marilyn. The fine was overturned.

JB Holt - Fine Appeal

JB Holt appeared before the Board. He stated that he had been fined \$750.00 for beginning construction on a home at Lot #286 without ARB approval. He explained that he had come before the ARB, originally, and they had recommended additional square footage in the house. JB had made changes to the house, adding the square footage. He had submitted the plot plans and the deposit but had not attended the

ARB meeting. At that meeting, the ARB had questions regarding the placement of the house. JB had assumed that everything was approved and he had begun excavating. He was contacted by the office of Raintree but needed to pour the footings as the City required he not have an open hole. There was a discussion regarding the situation among the audience, the Board and JB Holt. Nolen made a motion to uphold the fine. Shirley seconded. Voting in favor were: Shirley, Don, Arvil, Marilyn and Teresa. Voting against were: Nolen and Travis. The fine was upheld.

COMMITTEE REPORTS

Common Ground Committee

Machelle Seiler appeared before the Board. She stated that the Committee began an on-going tree program last spring. They have had good feedback from the new trees that were planted. They would like to continue this fall with 12 additional trees. Machelle asked the Board to approve \$2,500 for 12 additional trees this fall. Marilyn made a motion to approve \$2,500 for 12 trees to be planted. Arvil seconded and the motion carried. Machelle stated that Atcheson would be planting the trees as they were the lowest bid. Ed told Machelle that the Board was not happy with the quality of work Atcheson had done in the past. Machelle replied that the Committee was happy with the work Atcheson had done and maybe there was a difference of opinion of the work they were expected to do. Ed explained that the Committee could use whomever they thought would do the best job for Raintree.

Ed asked Brian, Chairman of the Common Ground Committee, for clarification of the minutes submitted in the September from the Common Ground Committee. Ed told Brian that it was written in the minutes that Ed had a problem with the weed preventer installed on Common Ground property. Ed told Brian that he did not have a problem. He had asked the person applying the weed preventer as to the proper time to apply the preventer. The person indicated that he didn't know why the preventer was being applied at that time. Brian answered that the preventer can be applied at any time during the year but preferably at the beginning of the season but a contract had not been sign with anyone. Ed also asked for an explanation regarding the statement in the same minutes of September regarding "not Charlie". Ed stated that Charlie had done more for the Association than anyone and was more than capable of planting trees. Brian answered that the Common Ground Committee felt that Charlie was the key man and to ask him to plant trees, or other type jobs, would not benefit the Association. In the event that Charlie was injured, it would put Charlie out of commission and he could not do important jobs. Ed read a letter written from Brian to the other Committees. Brian answered that it was a simple question to other committees and one committee could talk to other committees.

Facilities Committee

Ross Cowan appeared for the Facilities Committee. Ross asked the Board to approve the funds for Christmas lights to be installed on the clubhouse. A bid had been received to purchase the lights this year. *Brighter Holidays* would install and remove the Christmas lights and store them for us until next year. The bid from *Brighter Holidays* was \$1,600 for 2 years and \$981 from *Diamond K* Shirley made a

motion to approve \$1,000 for Christmas lights this year and \$625 for next year. Arvil seconded and the motion carried.

Shirley asked Ross about a door bell for the wheel chair entrance. Ross stated that Charlie could install a door bell reasonably cheap.

Ross stated that the Committee was asking the Board to decide on the placement of the clubhouse dumpster. The City of Lee's Summit requires the dumpster be fenced. The fence needs to be 6 feet high so the dumpster cannot be seen from the street. The residents from Lighthouse Point were present voicing their opinion as to the location on the parking lot for the dumpster. The resident complained that certain locations would hamper the view of the lake.

Lake Committee

Dick Greiner appeared for the Committee. Dick asked the Board to approve the cost of the year 2000 boat stickers. The Committee would like to charge the same price as this year; \$50 per boat or \$35 for those attending a safety meeting. Shirley made a motion to approve the cost of the boat stickers to be the \$50 per boat, \$35 for attending the safety meeting and \$10 for non-motorize boats. Marilyn seconded and the motion carried.

Dick announce that the Boy Scouts had printed the numbers and letters on the boat docks, identifying the slips. Dick explained they had done an excellent job.

Dick asked the Board to approve the charge for boat slips in the year 2000. The Lake Committee would like to charge \$150 for a boat slip in 2000. A discussion was held among the audience and the Board regarding lowering the rate \$100. Marilyn made a motion to charge \$150 for a boat slip in 2000 and a notice on the lease to state that the rate could be subject to change in 2001. Shirley seconded and the motion carried.

Dick asked the Board to approve the funds for a pontoon for rental purposes. Dick presented three different pontoons. The American Marine is offering the Princecraft with a down payment now, balance to be paid in January and American Marine would store the pontoon through the winter. The personal property taxes would not be charged to Raintree for 1999. There was discussion of the boats, warranty issues and questions of the stability of the business operation where the pontoon is going to be purchased. Nolen made a motion to purchase the Princecraft for \$13,891. Travis seconded. Four members voted in favor and the motion carried.

Siltation Committee

Alan VanDeusen appeared for the Committee. Alan asked that the Board consider the projects the Committee wanted to accomplish next year. The Committee would like to dredge Sunset Cove, the pond by the storage lot and purchase a dredging machine.

ARB

Erma Mallett presented the Board with guide line for tile roofs. The Board tabled the tile roof guideline to the work session.

OLD BUSINESS

Joe Willerth

Joe stated that he had a matter involving the 291 project which would need to be discussed at an executive session.

David Elliott

David Elliott presented the Board with information regarding the survey for intrusion by property owners fences onto common ground. David stated that for \$3,000 the survey could entail approximately 63 lots. This would let the Association know of the fences which are on or over the property line and on Common Ground. Shirley made a motion to approve \$3,000, to come out of the 2000 budget for the survey. Marilyn seconded and the motion carried.

OPEN FORUM

Charlie Sandman

Charlie Sandman stated that the Board of Directors do not understand the duties of the ARB. The ARB is to protect the property owners not the builders. The Board should look at the appeal as to who was wrong and act accordingly. Charlie stated that the Board's vote against the ARB and vote for the builder was wrong.

Mary Lou Rowland

Mary Lou announced to the Board her decision to resign from the ARB because of the appearance of Board of Director's lack of backing toward's it's Committees.

VickeyBerry

Vickey asked that the matter of the clubhouse dumpster continue. The Board answered that the matter had been tabled to the work session.

Brenda Miller

Brenda approached the Board to asked if the residents on Seaside Sparrow use the clubhouse for a Christmas party on December 5th. The large number of residents living on the street had grown so that it would be difficult to hold the party at a resident's house. Brenda had the members of resident living on Seaside Sparrow sign a petition asking for the consideration. The Board table the matter to the work session.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Don seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
NOVEMBER 9, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on November 9, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury and Shirley Thomas. Absent: Arvil Minor, Don Archer and Marilyn Burasco.

APPROVAL OF MINUTES

Nolan made a motion to approve the minutes of the October 12, 1999 meeting as submitted. Shirley seconded and the motion carried.

TREASURERS REPORT

Shirley read the Treasurer's Report

Bank Account Balances as of October 31, 1999

Checking	\$ 576.52
MM General Fund	\$139,789.99
Siltation Account	\$ 72,075.24
Boat/Lake Account	\$ 43,091.68
Builder's Account	\$ 63,914.89
Activity Committee	\$ 375.44
MoDot Settlement	\$ 47,072.49

Income during October

Dues	\$61,787.89
Other Income	\$ 2,305.67

BOARD ANNOUNCEMENTS

Shirley Thomas

She stated that she was speaking for herself and not for the entire Board of Directors. Shirley read an announced to the audience apologizing to the Committees and Chairmen of the Committees of the treatment they received by the Board at the last meeting.

Date of December Work Session

Due to the date of the December work session coming two days before Christmas, the date of the work session was changed to December 21, 1999.

NEW BUSINESS

New Builder's Contract

Ed announced that there were several factors involved in changing the builder's contract. The first is the settlement received from MoDot for rebuilding an entrance at 291 highway. The second is the \$20,000 in escrow from Roberts which will be needed for flowers and plants for the entrance at 291. Roberts must approve our plan before the money is released. Third is the possibility of a lawsuit by a contractor because Raintree's fines were too excessive. Fourth would be by having

the silt fence installed by Raintree, it would be installed properly and we could maintain the quality of siltation and offset Tom's salary which is \$8,000 a year. With Tom's salary, the \$20,000 in escrow and the \$10,000-\$15,000 in attorney fees it would be a savings of \$43,000. Some of those were issues which were could not go into detail with the audience. Those included the settlement with the State regarding 291 highway. The topic was opened to the audience for comment. Several questions and comments were raised by the audience. Those included: Raintree's lack of enforcement of the present rules, Raintree's liability if Raintree would install siltation barriers, the City of Lee's Summit responsibility for compliance of the builders, the newly hired Siltation controller for the City, the question of the wording of the new builder's contract.

It was suggested that a representative from the City come to Raintree's work session to explain their agenda and their plan for enforcing City ordinances.

Nolen made a motion to table the issue to the work session. Teresa seconded and the motion carried.

COMMITTEE REPORTS

Common Ground

Brian West asked the Board to approve funds for two park benches. The benches were \$250 each, with concrete for installation, the total needed would be \$550. The Board instructed Brian that approval was not needed due to the low cost. Brian also asked that the Common Ground Committee be given consideration regarding input to the design of the new entranceway at 291 at the appropriate time.

Lake Committee

Dick Greiner announced that the Committee's business had slowed down. They were working on the rental contract for the pontoon and storing the security pontoon for the winter. The Committee would not meet in December.

Siltation Committee

Alan

ARB

Erma asked the Board to appoint Gene Thomas to the ARB to fill the recent vacancy. She stated that she would like Gene appointed as a regular member to the ARB, not an alternate. The Board questioned the method of choosing members from alternates. Erma stated that certain members of the ARB had questions with Jerry Emerick being a regular member of the ARB with regards to a conflict of interest. She further informed the Board that Joe Logsdon did not want to become a regular member. (Both are alternates) The Board advised the ARB to resolve their conflicts among themselves. Nolen made a motion to approve Gene Thomas as a member to the ARB. Teresa seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe stated that he had spoken to Doug with MoDot and that Raintree should be able to remove the trees and lighting from the entrance at 291. Geri should contact Don Archer for proper removal.

Tile Roof Guideline

The ARB submitted tile roof guidelines to be approved and listed as an acceptable roofing material. Shirley made a motion to approve. Nolen seconded and the motion carried.

Southside Sidewalks

The Board discussed two bids for installing a sidewalk along Raintree Parkway. There were questions regarding the sodding of the bare areas after the sidewalks were installed. Nolen made a motion to approve up to \$70,000 for sidewalks on the south side of the lake. Shirley seconded and the motion carried. The contract would be awarded at the work session.

OPEN FORUM

Shirley Thomas

Shirley stated that a play ground was still needed on the south side of the lake.

Bob Rowland

Bob notified the Board that while looking in his file, in the office, he found a letter which had never arrived at his house. The letter referred to his spraying of weeds behind his house. He stated that he was using Kerosene, which was an acceptable practice. If he was not allowed to use Kerosene, he would no longer use Kerosene. He further, that it was his opinion, that, when a letter was sent to a resident, prior to being placed in an official file, it should be sent registered mail to guarantee arrival.

Mike Conway

Mike thanked the Board for their time and hard work they devote to the Association. Mike asked the Board about any long range plans for the '6 lot area'. He was interested in a walking/jogging trail around the lake and another pool. The Board answered that they have started with the sidewalks along Raintree Parkway and had published plans for the area in the *Shore Lines*. Mike offered his help in the planning process.

Travis Seibert

Travis commented that he felt Raintree was a good place to live.

Ed Odell

Ed thanked Joe for his hard work and input with negotiations regarding the 291 entrance.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Teresa seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
DECEMBER 14, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on December 14, 1999 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

APPROVAL OF MINUTES

Nolen made a motion to approve the minutes of the November 9, 1999 meeting Arvil seconded and the motion carried.

TREASURERS REPORT

Marilyn read the Treasurer's Report

Bank Account Balances as of November 30, 1999

Checking	\$ 313.80
MM General Fund	\$157,234.91
Siltation Account	\$ 72,340.91
Boat/Lake Account	\$ 47,137.34
Builder's Account	\$ 64,161.37
Activity Committee	\$ 358.26
MoDot Settlement	\$ 47,229.61
Income during November	
Dues	\$28,532.81
Other Income	\$ 1,305.79

BOARD ANNOUNCEMENTS

Ed Odell

Ed announced the date of the December work session will be on Tuesday, December 21st.

Nolen Roberson

Nolen welcomed two Boy Scouts present in the audience working on their community badge.

Marilyn Burasco

Marilyn presented the budget for 2000. Ed thanked the Board for their hard work and long hours working on the budget. Members of the audience had a copy of the budget. Marilyn explained that the necessary improvements could be made within the budget. Nolen made a motion to accept the budget for 2000, Don seconded and the motion carried.

NEW BUSINESS

Tommy Jewitt

Did not attend.

Security

Geri appeared before the Board to ask for additional funds for security during the Christmas season. She asked for an additional \$660.00 for security until the end of the year. Shirley made a motion to approve up to \$700 for additional security until the end of the year. Nolen seconded and the motion carried.

Committee Recognition

Ed explained to the audience that the new committee would help to get the residents involved in the community. Ed commented that they were planning to hire Warren Oblinger to complete a feasibility study. Shirley stated that she would like to get bids for the person doing the study as it has been the past history for the Board to try and get three bids for work done. The feasibility study would make an evaluation of what do to with the land. It was discussed that a land planner or land architect would be beneficial. Nancy stated that she was concern with the limited number of people on the Committee. Geri answered that the Committee's purpose was to work with the Board and the study. Geri appeared before the Board to acknowledge the Raintree View Committee. She gave a handout to the Board and to the audience indicating the purpose of the Committee. An article would be placed in the Shore Lines asking for additional members on the Committee, the Committee was not limited to only those listed on the handout. There was a question regarding the price of the feasibility study. Nolen made a motion to obtain two additional bids for the study and submit the bids at the work session. Shirley seconded and the motion carried.

Teresa made a motion to appoint the new Raintree View Committee. Shirley seconded and the motion carried.

JB Holt

Did not attend.

Builder's Contract

Geri submitted a new builder's contract to the Board for approval. She explained that the changes were to limit the amount of the deposit a builder had to give Raintree if he was building more than three houses. The amount deposited would be \$3,000. The fine system had also been changed. This would help the office when fines needed to be assessed. The fine structure would be changed from a daily fine to a set amount. Shirley motioned Nolen seconded and the motion carried.

COMMITTEE REPORTS

OLD BUSINESS

No Business

OPEN FORUM

Shirley Thomas

Shirley asked for an update on the sidewalks for the south side along Raintree Parkway. The audience was told that Ron Baumann was installing the sidewalks, had started and had completed approximately two blocks.

Shirley also stated that the Raintree community had done an excellent job decorating with all the Christmas lights.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
JANUARY 11, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 11, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

APPROVAL OF MINUTES

Marilyn???????????? made a motion to approve the minutes of the December 14, 1999 meeting, ???????Nolan?? seconded and the motion carried.

TREASURERS REPORT

Marilyn read the Treasurer's Report

Bank Account Balances as of December 31, 1999

Checking	\$ 2,946.84
MM General Fund	\$159,941.86
Siltation Account	\$ 72,598.96
Boat/Lake Account	\$ 57,940.75
Builder's Account	\$ 55,360.75
Activity Committee	\$ 358.26
MoDot Settlement	\$ 47,382.16
Income during December	
Dues	\$26,526.49
Other Income	\$ 3,997.97

BOARD ANNOUNCEMENTS

Annual Meeting

Ed announced that the Annual meeting would be held on March 30, 2000 at Lake Winnebago. Aldersgate was not available.

Nominations

Ed announced that anyone interested in running for the Board could sign up at the office.

NEW BUSINESS

JB. Holt

Mr. Holt appeared before the Board. He asked the Board to reconsider the original fine assessed against him. It was the Board's understanding the Mr. Holt had begun building prior to receiving approval from the ARB. There was discussion of how and when the building begun. Travis suggested the matter be discussed at the work session. Nolen made a motion to table the matter to the January 27th work session. Teresa strongly recommended that Mr. Holt attend the work session in order to

settle the matter as he has been on the agenda several times but did not show. Teresa seconded the motion and the motion carried.

OLD BUSINESS

Joe Willerth

Joe informed the Board that information regarding the 291 entrance should be in their packet. A case had been set for trial in September 11, 2000 which is the same date as the Developer's case. He hopes to have the details settled by the court date.

Sidewalk Contract

Geri updated the Board of the status between Raintree and Ron Baumann. Lee's Summit city requirements were not met, therefore, the City informed Ron to tear up the sidewalk he had poured. The insurance coverage had lapsed and there was no current insurance verification. The Board asked Joe what legal steps could be taken. Joe was then instructed by the Board to send a 10-day demand letter, as per the contract. Geri was asked to contact the City if it was possible to secure a letter from the City as to the reason for stopping the work. New bids would be received from other contractors and they would be requested to secure a bond.

Shirley Thomas

Shirley asked Joe regarding the wording on the plats on the Estate Lots. The wording indicates the dedication of the Common Ground is done with the plat. Joe stated that he continues his status that Common Ground needs to be deeded to the Association.

Appreciation Dinner

Ed stated that the Appreciation dinner was great and Geri did a great job and deserved a round of applause.

COMMITTEE REPORTS

Activities Committee

Carrie Cooper appeared before the Board. She had several items to discuss. First, she agreed that the Appreciation Dinner was great. It was nice to have an event the Committee did not have to plan. Seconded, she wanted to inform the Board that the Committee has established a system so there will be a representative attend the monthly Board meetings. Christmas was their last event and they wanted to thank Santa and the Boy Scouts for their hard work. Carrie invited the Board members to attend their activities. Their presence at the activities is a sign of support and important to the committee. She also asked the Board for some the direction the Board wanted from the Committee. Carrie was told to turn in the checking account of the Activities Committee because they had not attended any Board meetings and their budget for 2000 approved without representation. Geri explained that a memo had been sent to all Committee Chairs stating the policy of spending money and attending Board meetings. Ed explained to the Committee that they were not

authorized to sign checks because no one on the Committee was bonded. Ed explained that the covenants state that bonding was necessary because the Board was financially responsible for Raintree's spending. ?????? Nolan made a motion to suspend check writing privileges of the Activities Committee until it was discussed further at the work session. Nancy seconded the motion and all Board members agreed.

Architectural Review Board

Erma Mallett was present for the Committee. Erma stated that the Committee did not have anything to report.

Pool Committee

Geri informed the Board that the Pool Committee had disband. Nolan made a motion to disband the Pool Committee. Marilyn seconded and the motion carried.

No other Committee had a report due to not having a meeting in January.

OPEN FORUM

Bob Olberding

Bob informed the Board that he had been shopping for a new boat and had difficulties regarding the length of runabouts. The measurements were different according to the State as to where the measurements were taken. Geri stated that the office could only go by the information written on the title.

Donnie Brouhard

Donnie asked the Board which members were up for reelection this year. Donnie was told that three class A' members seats were open and one class B seat was open.

APPROVAL OF BILLS

Nolan made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
FEBRUARY 8, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 8, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of the January 11, 2000 meeting, Nolen seconded and the motion carried.

TREASURERS REPORT

Bank Account Balances as of January 31, 2000

Checking	\$ 947.47
MM General Fund	\$173,565.01
Siltation Account	\$ 72,866.56
Boat/Lake Account	\$ 68,508.34
Builder's Account	\$ 56,176.85
Activity Committee	\$ 340.95
MoDot Settlement	\$ 47,540.32
Income during January	
Dues	\$51,732.52
Other Income	\$ 13,940.00

BOARD ANNOUNCEMENTS

Ed announced the annual meeting will be held on March 30th at the Grace Baptist Church, the old Aldersgate.

Ed announced that Joe Willerth would be making his presentation ahead of the agenda.

Legal

Joe Willerth announced that the Missouri Highway Department agreed to attend Raintree's annual meeting and present the design of 291 Highway. Nolen made a motion to approve and Shirley seconded. The motion carried.

Joe told the Board that he had been asked to review the revised fence agreement and had two suggestions. He recommended that it stated at the beginning that they are signing an agreement. Currently it states so only at the end. He would also recommend a place for a notary signature.

NEW BUSINESS

Mary Miller

Mary Miller appeared before the Board and asked to use the area west of the clubhouse for a wedding. She has reserved the clubhouse on June 3, 2000 and would like to hold the wedding outdoors. Marilyn made a motion to approve the usage of the west side of the clubhouse for a wedding, Arvil seconded and the motion carried.

PSI - Swim Lessons and Swim Team, 2000

Jerry Kelly appeared before the Board. Jerry thanked the Board for use of the Raintree swimming pool in the past. Jerry explained that the swim lessons were very popular and the swim team very successful.

COMMITTEE REPORTS

Activities Committee

Sue Brockman appeared for the Activities Committee. Sue reported that Las Vegas night was a success and they were currently getting ready for the Easter Egg Hunt.

Architectural Review Board

Erma Mallett reported for the ARB. She stated that the ARB had approved two new homes and had approved 2 new homes conditionally due to no paint color submitted. They had disapproved one new home because of the placement on the lot but the Board of Directors had approved it at the special meeting on January 27th. Teresa asked Erma the status of the house which wanted rock on its' front. Erma stated that the original plans had called for stucco but they felt it was too late to require them to remove the siding and place stucco on the house and had approved the rock. Marilyn made a motion to fine the builder for violation of the contract, Shirley seconded and the motion carried.

Common Ground

Brian West reported that the tree program for 1999 was complete as the trees had been planted. Two additional benches had been installed and the Committee was currently accepting bids for a sprinkler system at the clubhouse. Brian asked the Board to approve the contract for landscaping. He had contacted several companies who did not or could not bid on the entire job. He had received two bids: Atcheson at \$8115. and Top Care at \$8175. Atcheson listed more trimmings than Top Care. The Committee recommended the bid from Top Care due to the good past working relationship. Top Care's contract guaranteed an increase of 5% each year through the year 2002. Top Care's contract was for a three year period. Nolen made a motion to approve Top Care's contract, Shirley seconded and the motion carried.

Facilities Committee

Charlie Mallett reported that the Committee was investigating the possibility of placing a picnic area on the west end of the clubhouse.

Lake Committee

Dick Greiner appeared before the Board. Dick submitted the preliminary plans for pontoon rental to the Board. He asked the Board for any recommendations but the Board asked for time to review the recommendations of the Lake Committee. Dick reported that Phil VanDeusen had applied to oversee the pontoon rental.

Siltation Committee

Alan reported that no response had been received from the letter which the Committee and the Board had mailed to the City regarding Ward Road. Roland Thibault mentioned that the work being done, by the Developer, did not have siltation barriers.

Raintree View Committee

San LaPoint, Roland Thibault and Gene Thomas spoke for the Committee. They reported that they plan to review capital expenditures for the Common Ground, they felt that the Committee would be an on-going Committee. They asked for the Board's direction for the Committee.

Conservation Committee

San LaPoint reported that there was an immense response for old Christmas trees. Approximately 150 trees had been placed in the lake for fish habitat.

OPEN FORUM

Tracy Simmons

Ed introduced Tracy Simmons to the audience who is a candidate for the school board.

Bob Rowland

Bob informed the Board that a group had attended the Lake Committee meeting regarding the method and policy of subleasing boat slips. Their recommendation would be that all subleasing be handled through the office. The Board replied that the legal issue should be investigated prior to any further discussion.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Teresa seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

Sidewalk Contract

Geri asked the Board if the sidewalk contract would be awarded at the meeting. The Board discussed the bids and Travis informed the Board that Bud Yokley was able to find a company that would install the sidewalks for \$59,424 and \$4,800 for tearing out the old sidewalk. Travis also recommended that Bud be hired to oversee the construction work. Bud would be paid \$4,000 which would bring the total cost of the sidewalk to \$64,224. This is \$10,829 less than other bids which were received. Ed called Joe Willerth, attorney, to verify that the contract could be awarded after the meeting was called. Joe instructed Ed that it could not be therefore no action was taken.

Geri asked "Do we need an attorney at all Board meetings?" The Board agreed that legal council is needed.

The Board agreed that legal council handle all contract regarding unpaid bills from Ron Baumann regarding the unfinished and poorly finished sidewalk.

RECALLED BOARD MEETING
02/08/00

ATTENDING: TRAVIS, TERESA, NOLAN, ED, MARILYN, ARVIL, DON, SHIRLEY.

TRAVIS PRESENTED THREE MORE BIDS ON THE SOUTHSIDE SIDEWALKS. THE LOWEST BID WAS \$64,224 (INCLUDING \$4,000 TO REMOVE BAD SIDEWALK). PLUS \$4,000 FOR JOB SUPERINTENDENT. FOR A TOAL OF \$68,224. TO GET A PERFORMANCE BOND WOULD ADD ANOTHER \$6,000.

BEFORE ANY FURTHER ACTION WAS TAKEN, ED CALLED THE ATTORNEY TO SEE IF WE WERE LEGALLY IN SESSION AND WAS INFORMED THE MONTHLY BOARD MEETING COULD NOT BE REOPENED. THERE WAS NO FURTHER DISCUSSION.

Special Meeting
February 15, 2000

Present were: Ed Odell, Nolen Roberson, Marilyn Burasco, Travis Seibert and Nancy Ohmes.

Ed called the meeting to order and each member were given a copy of the bid submitted by JD Colton Construction.

Topics discussed were:

Tree/Shrub removal - one tree will need to be removed, an area which has shrubs. This is a requirement of the City. Charlie can assist with the removal of the tree and bushes. The cost on the bid does not reflect the cost of removal of the tree and bushes.

Sod/Seed/Hydro-seed - The bid did not include sod or seed. Bud could not get an accurate bid on either due to the job not being complete and not an accurate measure of needed sod or seed. The home owners may not water sod and hydro-seeding was discussed. No decision was made on ground cover.

DIG-RITE - The contractor will call for utility location.

Sprinkler systems - The contractor is not responsible for any sprinkler systems damaged.

Insurance - The contractor is insured and will submit proper verification Performance

Bond - The Board decided a performance bond was not necessary due to the supervision of the City and the hiring of a qualified company.

Supervision - The construction company explained that depending on the job, certain companies hire a supervision and others do not. They plan on being at the job site daily, therefore a supervisor would be Raintree's decision.

Years in Business - The construction company explained that they have been together, as a company for three years.

Completion - The company and the Board agreed on a completion date of April 1, 2000. The company indicated they would like to have the job completed in 2 – 3 weeks.

Marilyn made a motion to approve the bid on the sidewalk to JD Colton, up to \$64,224.00 with the job completed no later than April 1, 2000. The additional \$1,000 is to be used in the event the funds are needed for tree or bush removal. Nolen seconded and the motion carried.

Discussion began to hire Bud Yokley as a construction supervisor. Travis excused the JD Colton construction company and Bud from the meeting. Travis and Marilyn were in disagreement with one another. Travis left the meeting, consequently a there was not a quorum and the meeting was adjourned.

BOARD OF DIRECTORS MEETING
MARCH 14, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 14, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of the February 8, 2000 meeting, Nolen seconded and the motion carried.

TREASURERS REPORT

Checking	\$ 7,407.43
MM General Fund	\$194,054.09
Siltation Account	\$ 73,134.41
Boat/Lake Account	\$ 66,644.70
Builder's Account	\$ 51,750.75
Activity Committee	\$ 332.25
MoDot Settlement	\$ 47,698.56

Income during February

Dues	\$ 32,660.94
Other Income	\$ 5,621.00

BOARD ANNOUNCEMENTS

Ed announced the Annual Meeting will be held on March 30th at the Grace Baptist Church, (the old Aldersgate). MoDot will attend the meeting to explain the 291 Highway widening project.

NEW BUSINESS

Charlie Mallett - Concrete

Charlie Mallett explained to the Board that additional area was needed at the pool for sunbathers, ect.. He would like the Board to approve an area of concrete to be laid on the east side of the pool. The area would be 10' wide by 80' long, located between the lights. Charlie also asked the Board to approve rock to be added to certain areas to assist with drainage. Charlie explained that the bid was submitted by the company installing sidewalks along Raintree parkway and could be done immediately. Nolen made a motion to approve the funds for rock improvement and additional concrete at the pool not to exceed \$10,000. Shirley seconded and the motion carried.

COMMITTEE REPORTS

Activities Committee

Mary Godfrey appeared before the Board. Mary asked the Board for \$2,500. \$1,500 would be for the Easter Egg Hunt in which 500-600 kids a year participate. \$1,000 is for deposits for this year's Summerfest. Mary also asked the Board for new tables at the clubhouse. Some of the tables are in bad shape, which are dangerous and embarrassing condition. Charlie explained that the Facilities Committee had recently purchase new tables. Shirley made a motion to approve \$2,500 for the Easter Egg hunt and Summerfest. Marilyn seconded and the motion carried.

Architectural Review Board

Erma Mallett appeared before the Board. She informed the Board that they had approved 2 new homes, misc. home improvements, and five builder's had asked for building extensions.

Common Ground

Brian West appeared before the Board. He asked the Board to approve a sprinkler system for the clubhouse area. The Committee had receive three bids and submitted those to the Board at the work session. All companies bid the sprinkler system two ways; using lake water and using City water. The Committee recommended York as the contractor but had no recommendation on City water verses lake water. Don stated that he would suggest using lake water. Shirley made a motion to approve the bid from York Contractor, using the Weather-matic system and to use lake water at a cost not to exceed \$7,500. Nancy seconded and the motion carried.

Facilities Committee

Charlie Mallett appeared before the Board. Charlie explained that the Committee was getting estimates for the shelter house at the west side of the clubhouse. Currently they were working on placement of the footings. Charlie also commented that he had gone through the Committee to purchase table of the clubhouse at an auction.

Lake Committee

Dick Greiner appeared for the Lake Committee. The Committee recommended policies for renting the pontoon. After discussion, the policies are as follows;

PONTOON BOAT RENTAL INFORMATION.

PONTOON MAY BE RENTED DURING THE FOLLOWING BLOCK SCHEDULE.

1/2 DAY= \$85 WHICH IS 9AM to 1 PM or 2 PM to 9PM. FULL

DAY= \$135 WHICH IS 9AM to 9PM.

A FULL TANK OF GAS IS PROVIDED DEPOSIT IS \$250. WHICH SHALL BE PAID ON THE RENTAL DATE AND HELD DURING THE RENTAL PERIOD.

DEPOSIT WILL BE REFUNDED ONLY IF THE PONTOON IS RETURNED ON TIME AND UNDAMAGED.

RAIN CHECK WILL BE GIVEN FOR INCLEMENT WEATHER. (HEAVY TO MODERATE RAIN, THUNDER, LIGHTENING, ETC.) OR DEPOSIT WILL BE REFUNDED.

RAINTREE WILL FURNISH LIFE JACKETS. OCCUPANCY FOR THE PONTOON IS 18 PEOPLE.

PONTOON IS TO BE DOCKED AT THE CLUBHOUSE BOAT DOCK. PONTOON WILL BE PICKED UP AND RETURNED TO THE CLUBHOUSE BOAT DOCK.

PONTOON WILL BE CHECKED IN AND CHECKED OUT BY AN APPROVED RLPOA ATTENDANT.

RENTAL CONTRACT MUST BE SIGNED BY A MEMBER, IN GOOD STANDING, OF RAIN TREE.

NO RENTAL WILL BE MADE TO DEPENDENTS OR GUESTS.

Nolen made a motion to approve the boat rental policies. The policies were amended to the rented period as 8AM to 2 PM and 3PM to 9PM and a full day is 8AM to 9PM. Teresa seconded and the motion carried.

Dick informed the Board that Phil VanDeusen was approved as the pontoon rental attendant.

OLD BUSINESS

Fences on the Common Ground

Randy Dooley arrived at the meeting and Ed acknowledged Randy to speak. Randy explained the results of their survey on the fences on the Common Ground. The Board and audience discussed how they would use and information. A license agreement was discussed with the violators. Nolen made a motion to take the issue to the work session to obtain additional legal advice. Travis seconded and the motion carried.

COMMITTEE REPORTS CONT.

Siltation Committee

Alan VanDeusen was present for the Committee. He explained that the Sunset Cove and Hidden Cove areas need to be dredge. He is hoping to have the work done this year. He asked about the possibility of stabilize the east bank at the dock pond which does not belong to the Association. There was no decision.

Raintree View Committee

Dave Wasson appeared for the Committee. He informed the Board that the Committee is planning to have a questionnaire ready to present to the members at the annual meeting.

OLD BUSINESS

Legal

Joe Willerth told the Board he had nothing to report in open meeting. He asked that MoDot be given top priority at the annual meeting agenda.

Courtesy Docks

Ed asked the members to approve a policy for using four slips on a weekly basis behind the clubhouse. The Board decided not to charge for the slips. The slips could only be used by a member for one week a season. The slips could be used from Sunday through Friday, leaving Saturday open for the general population. Teresa made a motion to approve the usage of the slips. Travis seconded and the motion carried.

OPEN FORUM

Shirley Thomas

Shirley stated that additional funds for a feasibility study had not been approved. Ed answered that Warren was not currently working for the Association and additional funds were not needed.

Travis Seibert

Travis stated that he believed it was wrong for people to sublease a boat slip for more money than the current cost. Travis asked if anything could be done and asked the Lake Committee to find a solution to this situation.

Donnie Brouhard

Donnie asked if a Class A member could run for a Class B director's seat if a Class B member was on the ballot. Joe stated that there was nothing in the covenants that stated Class A members could not run against a Class B member for a seat on the Board. Dave Wasson stated that it was not the intent of the by-laws for Class A members to run for a Class B position.

Mike Conway

Mike asked the Board for use of the west side of the clubhouse for placement of a wedding ceremony on June 24, 2000. Marilyn made a motion to approve, Teresa seconded and the motion carried.

APPROVAL OF BILLS

Nolen made a motion to approve the bills as submitted. Teresa seconded and the motion carried.

ADJOURNMENT

Ed thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
APRIL 11, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 11, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Don Archer called the meeting to order. Directors present were: Travis Seibert, Nancy Ohmes, Teresa Bury, Don Archer, Brian West, Donnie Brouhard, Sheila Schertz and Ira Roberts. Arvil Minor was absent.

APPROVAL OF MINUTES

Brian made a motion to approve the minutes of the March 14, 2000 meeting, Sheila seconded and the motion carried.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of March 31, 2000

Checking	\$ 1,278.47
MM General Fund	\$282,840.96
Siltation Account	\$ 73,385.91
Boat/Lake Account	\$ 68,508.95
Builder's Account	\$ 54,363.58
Activity Committee	\$ 2,768.94
MoDot Settlement	\$ 47,847.09

Income during March

Dues	\$131,990.49
Other Income	\$ 3,793.95

BOARD ANNOUNCEMENTS

Board of Directors and the Officers

Don announced the new Board Members: Brian West, Donnie Brouhard, Sheila Schertz, and Ira Roberts. Don then introduced the officers: Ira Roberts as the Secretary, Brian West as the Treasurer, Teresa Bury as the Vice-President and Don Archer as the President.

2001 Nominating Committee

Don announced the roster for the 2001 Nominating Committee. Nancy made a motion to table the issue to the work session. Travis seconded the motion. Nancy explained her reason to table the issue was due to her doubt that the people listed would be able to serve on the Committee without prejudice and she wanted time to discuss the issue. Voting in favor were: Nancy, Travis, and Ira. Voting against were: Donnie, Brian, Sheila and Teresa. Motion failed. The Nominating Committee for 2001 will be: Dave Wasson, Charlie Mallett, David Elliott, Nolen Plymell and Don Irwin.

NEW BUSINESS

Tony Jose – ARB Appeal

Tony Jose appeared before the Board. Mr. Jose explained that he wanted to withdraw his appeal. He explained that he was in the wrong by seeding his lawn instead of sodding and asked the Board what action he should take to correct the situation. Discussion opened between the Board and it was suggested that the ARB levy a fine against Mr. Jose. Erma asked the Board for a fine recommendation. It was explained that there was not a fine structure when his builder signed the contract. Travis made a motion to table the issue to the work session and Nancy seconded the motion. Motion failed.

Sheila made a motion to fine Mr. Jose \$100 with an additional fine if the grass didn't develop. There was no second. Donnie made a motion to fine Mr. Jose \$250. and for him to cover the remaining bare areas with sod. Teresa seconded the motion. Motion failed.

Don announced the motion carried and the ARB is to keep track and mark the areas to be sodded.

Julie Christie - Clubhouse Usage

Steve Harber appeared before the Board. Steve asked the Board for authorization to use the west side of the clubhouse to hold a wedding on the lawn. Teresa made a motion to approve and Donnie seconded the motion. The motion carried.

John Waugh - Home Business

Mrs. Waugh appeared before the Board. Mrs. Waugh explained that their neighbors had a playset placed on the property which blocked the Waugh's view of the lake. Shortly thereafter, they began running a day care out of their house. She was present to complain about the business being run from the home. Joe Willerth reported that the Raintree covenants stated that no commercial activity of any kind be held at Raintree. Bill Flamm complained of the Appletree Academy on Harbor Drive. The Board and the audience discussed the possibility of modifying the approval of home businesses. The dangers of an abundant of children were discussed. The number and types of home businesses were also discussed. Joe suggested that the Board set regulations and standards by setting a policy for home businesses. Teresa made a motion to table the issue to the work session. Donnie seconded the motion and the motion carried. Brian made a motion to have the ARB investigate the location of the playset in question. Donnie seconded and the motion carried.

Steve Welsh – Roofing material

Steve Welsh presented his roofing product to the Board. Don suggested that the ARB look at the houses that have such roofing material and write up specs. Brian made a motion to give this issue to the ARB for review and further investigation. Travis seconded and the motion carried.

Dave Wasson - Swimming Pool Repair

Dave Wasson presented to the Board that KC Gunitite replace the present gas chlorinator with a powder chlorinator. The price would be \$1,000 and the operation of the pool would be simpler due to the fact that the gas chlorine is becoming harder to find and the operator must be certified. Travis made a motion to approve \$1,000 to replace the current chlorinator. Teresa seconded and the motion carried.

Geri Frink/Charlie Mallett- Sod Approval

Geri Frink appeared before the Board Geri explained that the sidewalk contractor had finished and the bid that she had received for sodding the area. Geri asked the Board approve \$21,000 and to approve the contract. Discussion opened among the Board and the audience. There were several audience members that had yards affected by the sidewalk and stated that their yards needed more than sodding. The Board was not happy with the cost of the bid. Donnie made a motion to hold a special meeting on April 27, 2000, which is the work session, to allow for additional bids. Brian seconded and the motion carried The Board recommended to post announcement of the special meeting at the entranceways, and the residents involved to attend this meeting.

Ira Roberts - Covenants

Ira Roberts stated that at the Annual meeting he had voiced differences of the covenants in the directory and the recorded covenants. Ira would prefer to table the issue to the work session but the time factor at the work session would not allow sufficient time. Ira made a motion to postpone the printing of the directory until the differences could be resolved. Nancy seconded the motion and the motion carried. Joe and Ira will review the covenants and submit the information at the next Board meeting.

Don Archer

Don Archer spoke and asked if any audience members would like to support Ms. Harris. Although it is not a policy of Raintree Home Owners to support an individual, anyone interested can contribute to himself or to Geri.

COMMITTEE REPORTS

Activities Committee

No report was given.

Architectural Review Board

Erma Mallett was present. She informed the Board that they had approved three new homes and numerous home improvements.

Common Ground

Machelle Seiler appeared before the Board. She asked the Board to approve funds for the Committees tree program. Machelle stated that had received bids from Atcheson and Colonial. Both guaranteed the trees. Machelle stated that the Committee would prefer to use Atcheson. Donnie made a motion to approve the funds, not to exceed \$3,000 to continue with the tree program. Sheila seconded and the motion carried.

Travis suggested that the Committee contact the company who moved the trees, at 291 entrance for Raintree.

Pat Spalding spoke to the Board and asked them to approve the funds for 3 flag poles to be installed across the causeway, west of the clubhouse. Brian made a motion to approve \$2,820 for 3 flag poles and installation. Travis seconded and the motion carried.

Jim Metzger question the Common Ground Committee if the older trees were being maintained. He wanted assurance that the older trees would get as much attention as the newly planted trees. Don suggest to the Committee a tree evaluation.

Facilities Committee

Ross was not present.

Lake Committee

Dick Greiner explained the signs for the boat dock behind the clubhouse were being ordered. The pontoon boat has been delivered and the overseer had been hired. Dick explained that the assessment of all boat docks had been done. Kribbs had submitted a bid for \$16,870 to repair all the boat docks due to winter. Donnie made a motion to approve \$17,000 for dock repairs. Teresa seconded and the motion carried.

Dick explained to the Board that a lift would assist in keeping the wave runner clean during the summer usage. Dick explained that the usage of the wave runner was donated and when the wave runner was returned last year, the company was not satisfied with the condition. Travis made a motion to approve \$2,700 for a boat lift to be used for the wave runner. Brian seconded and the motion carried.

Dick also asked the Board to approve the funds to replace the boat dock in Ward Road Cove. Dick explained that the dock was the only one needing replaced and there was a swim dock attached. The Lake Committee would like to replace the boat dock and to separate the swim dock from the dock. If possible, they would salvage the swim dock but move the swim dock away from the boat docks. If the swim dock needed to be replaced, the funds for a replacement swim dock would come out of the general fund. Donnie made a motion to approve the funds , not to exceed \$9,300 for a replacement dock. Teresa seconded and the motion carried.

Dick asked the Board to approve the funds to have a security gate installed on the clubhouse dock to protect the new pontoon rental. Travis moved and Nancy seconded for \$750 to come out of the General Fund for the security gate. Motion passed.

Siltation Committee

Alan VanDeusen was present. He informed the Board the Committee's plans for desilting the coves and will present the written plans and specs at upcoming Board meetings.

Raintree Vision

Nothing to report.

OLD BUSINESS

Joe Willertth

Joe explained that he had no new news regarding MoDot takeover. He was aware that the City was in need of someone to serve on the planning commission.

OPEN FORUM

Lisa Ohmes

Lisa Ohmes was present before the Board. She explained that she did litigation for a living and that although she did not attend the annual meeting, she did listen to the tapes of the meeting. She read several sections of the Missouri law and stated that the action taken at the annual meeting was not legal under Missouri law. She asked the Board to provide options whether the proceedings are valid and enforceable.

Joe responded that there was no by-law change that night. A by-law change was recommended for a vote it was invalid. The controversy was with Class B seating. The Chair had made a ruling and asked for a vote.

Bill Flamm

Bill appeared before the Board. He asked the Board to take action on the day care being operated from the home on Harbor, the name of which was the Appletree Academy. The street traffic was heavy and dangerous for such an operation. Discussion opened with the audience and the Board. It was brought to the attention of the Board that they had 40 children and running a preschool from the home. Joe was instructed to send a letter the City stating that the Appletree Academy is not in compliance with the Raintree Covenants.

Travis Seibert

Travis addressed the Board stating that all Board members, old and new, should not come to this position with any personal agendas. The Board should not spend the Associations money foolishly. He would like the Committees to understand that the Board will make recommendations and requests and he would like the Committees to work with the Board providing a timely response. He hopes that the Board will overcome the Class A and B situation and come together.

Jack Meumier

A house was built next to him which blocks his view of the lake. He asked if the Board could take this under consideration when approving homes. Don answered that the homes must be built within the 30 foot setback which is required by the City.

Chris Storms

Chris appeared before the Board. He stated that he would like to have the playground on the southside. The past Board had approve the funds and he would like the play equipment installed.

He further stated that a parking lot at the area would not be necessary for the play equipment. He added that he would like the sidewalks along Raintree Parkway to be installed on the six lots area.

APPROVAL OF BILLS

Teresa made a motion to approve the bills as submitted. Brian seconded and the motion carried

ADJOURNMENT

Don adjourned the meeting.

BOARD OF DIRECTORS MEETING
MAY 9, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on May 9, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Don Archer called the meeting to order. Directors present were: Travis Seibert, Nancy Ohmes, Teresa Bury, Don Archer, Brian West, Donnie Brouhard, Arvil Minor, Sheila Schertz and Ira Roberts.

APPROVAL OF MINUTES

Teresa made a motion to approve the minutes of the March 14, 2000 meeting, Brian seconded and the motion carried.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of April 30, 2000

Checking	\$ 780.56
MM General Fund	\$262,523.74
Siltation Account	\$ 73,655.67
Boat/Lake Account	\$ 72,051.00
Builder's Account	\$ 54,359.00
Activity Committee	\$ 2,768.94
MoDot Settlement	\$ 48,006.36

Income during April

Dues	\$46,506.94
Other Income	\$ 4,435.28

BOARD ANNOUNCEMENTS

Brian announced to the audience a meeting scheduled with Nelson Landscaping and Geri to review the area along Raintree Parkway.

Brian added that the sprinkler system was due to be installed beginning on the 15th.

NEW BUSINESS

Gina Bower

Gina appeared before the Board asking to use the grounds outside the clubhouse for a volleyball game. She has reserved the clubhouse on May 20th for a graduation. The Board of Directors approved the request.

Shirley Thomas

Shirley appeared before the Board asking for the Board to acknowledge a new Committee. The Committee would review and recommend updates to By-Laws of the Association. Shirley was told that Ira Roberts and Joe Willerth were reviewing

the paperwork but have not completed their work. Shirley stated that the Committee would review and also recommend any necessary changes. Brian made a motion to approve the new Committee, Sheila seconded and the motion carried. Nancy abstained.

Donnie Brouhard

Donnie stated to the Board and to the audience that he would like to recommend a questionnaire along with the billing statement. Donnie presented a sample of possible question and stated the next billing would not be out until July, therefore giving ample time to devise a true questionnaire. Sheila made a motion to adopt the format of questionnaire for the billing statement. Brian seconded and the motion carried, Nancy abstained.

COMMITTEE REPORTS

Activities Committee

No report given

Architectural Review Committee

Erma Gave the report for the Committee. She reported they had approved four new homes and numerous improvements. Brian asked if there was an update to the roofing material submitted last month. Erma stated the company had presented several addresses but there was nothing to report. Brian asked about restrictions on metal play equipment but was told the only restriction was none.

Common Ground Committee

Shirley reported that the Committee was planning to plant flowers that week. The flag poles along Raintree Drive were ordered and the sprinkler system was to be installed on May 15th.

Donnie asked if the sidewalks on the Common Ground were going to be trimmed. Charlie answered that the trimmers were still in school and sidewalks were scheduled.

Brian volunteered to get bids to have the trees assessed for trimming on the Common Ground.

Facilities Committee

Jim Metzger was filling in for Ross Cowan. Jim explained that Ross had received a bid for the cabana to be built on the west side of the clubhouse. The bid was for \$30,000 for the cabana to be erected and the concrete slab, plus extra for the lighting at the cabana. Jim asked for direction from the Board before proceeding. Donnie made a motion to table the issue until additional input could be gathered from the community. **Teresa** seconded and the motion carried, Nancy abstained.

Charlie also brought before the Board, two bids for replacement doors for the storage closets and the bathroom outside at the clubhouse. (The men's room, the Activities closet, and the Lake closet.) One bid was for \$2,086 and another for \$1,055, the final cost could be more if termite damage was found after beginning. Brian made a motion to approve the new doors with a cost not to exceed \$2,100. Arvil seconded and the motion carried, Nancy abstained.

Lake Committee

Dick informed the Board that the new jet ski was now sitting on the new boat lift. Dick asked the Board for approval to install electricity and lights behind the clubhouse for \$2,711. This amount would come out of the general fund. Brian made a motion to approve \$2,800 for the electricity and the lighting. Donnie seconded and the motion carried, Nancy abstained. Don suggested to Dick to have the lighting vandal resistant.

Dick announced that the dock repairs had been completed. Dick asked the Board for funds to replace the bumpers on the dock. There are 484 wood bumpers to be replaced at a cost of \$15,988. The old bumpers could be removed for \$6 each but the members of the Lake Committee volunteered to remove these. Brian informed the Board that this item was not originally in the Lake Committee budget, however, the money was available in their account. Arvil made a motion to approve the expenditure not to exceed \$16,000 for the replacement of the wood bumpers. Sheila seconded and the motion carried, Nancy abstained.

Siltation Committee

Alan was present. Alan presented samples of the gabian baskets he would like to use at Sunset Cove. He explained how the basket works. Alan asked the Board to walk the area and see the problem in the area. This area is the worst at the lake and should be done next, the Hidden cove inlet is caving in and will need to be done.

Raintree Vision

Gene was present. He stated that the Committee had walked off the area for placement of the playground on the six lots. Gene stated that Warren did not place the playground in an area due to drainage. The playground would be located in between trees where the parents could sit in the shade while the children played.

OLD BUSINESS

Legal

Joe was present for the meeting. Joe explained that himself, Don Archer, and Warren Oblinger had met with MoDot regarding the 291 entranceway.

He and Ira Roberts had not had the opportunity to meet with regards to the Bylaw corrections. The annual minutes of 1993 still needed to be found but Joe had the three revisions of which he had shared with Ira. He hopes to have more information at the June meeting.

Joe stated that a letter had been sent to the day care operator on Harbor asking her to cease operations after this school term. He would like the Board to review the operations of the home based businesses.

Joe explained that he had received a letter from an attorney of Mr. Brady (Leeward) regarding the fencing of Brady's neighbor tree's. He had recently been updated of the September, 1999 Board meeting which Brady appeared and would be responding to the letter.

Ira Roberts

Ira explained that the discussion of the covenants had previous been discussed.

Shirley Thomas

Shirley asked about the swale of 291 when construction is completed. She wanted to know how much water would flow. Don explained that there would be approximately two acres of ground draining which would cause very little water flow.

OPEN FORUM

Lisa Ohmes

Lisa made a statement about the comment she made at the last Board meeting regarding the vote/ruling at the annual meeting. She has been communicating with Joe, by letter and they have agreed to disagree. She hopes that the correction will be resolved when Ira and Joe review the changes in he By-Laws.

Roland Thibault

Roland commended the Activities Committee for a job well done at the Easter Egg hunt.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Sheila seconded and the motion carried.

ADJOURNMENT

Don adjourned the meeting.

Executive Session

Nancy Ohmes did not attend the Executive Meeting.

1. The Board discussed the Annual Meeting. At the Annual meeting there was not a By-Law change. A vote of the membership present was called by the president.

2 It was discussed if Ira should be present during discussion of the MoDot issue. Ira stated he would not vote on an issue, if asked and he would leave the room while the issue was being discussed, if asked.

3. Joe explained the possible law suit against Raintree from Lone Wolf Concrete. They had supplied Ron Baumann concrete for the south side sidewalk work. Joe can negotiate from \$3358 to \$2900 if Raintree agrees to pay without going to court. Donnie made a motion to approve payment, Arvil seconded and the motion carri

BOARD OF DIRECTORS MEETING

JUNE 13, 2000

The Board of Directors meeting for the Raintree Lake Property Owners meet on June 13, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Ira Roberts, Brian West, Arvil Minor, Sheila Schertz. Donnie Brouhard, and Nancy Ohmes. Travis Seibert was absent.

APPROVAL OF MINUTES

The minutes were submitted of the May 9, 2000 Board of Directors meeting. Brian made a motion to approve the minutes as submitted, Arvil seconded and the motion carried.

TREASURERS REPORT

Brian submitted the Treasurers Report as follows:

Bank Account Balances as of May 31, 2000

Checking	\$ 1,473.05
MM General Fund	\$277,010.82
Siltation Account	\$ 73,917.69
Boat/Lake Account	\$ 78,102.74
Builder's Account	\$ 50,753.02
Activity Committee	\$ 2,768.94
MoDot Settlement	\$ 48,161.01
Income during May	
Dues	\$42,489.46
Other Income	\$ 6,550.65

Brian asked for a \$20,000 transfer from the Money Market General Fund into the emergency Siltation Account, as per the budget dictates. Donnie made the motion, Ira seconded and the motion carried.

BOARD ANNOUNCEMENTS

Ron Williams

Ron did not attend the meeting.

NEW BUSINESS

Marilyn Burasco

Marilyn passed.

Copy Machine

Geri submitted bids for a new copy machine to the Board. They were Unisource's bid was \$8,300; Danka's bid was \$7,500; Ikon's bid was \$7,698. Discussion was open as to the copy machine to purchase. Arvil made a motion to approve \$7,500 for the Danka copy machine and the service agreement. Brian seconded and the motion carried.

Donnie Brouhard

Donnie complimented Charlie for a good job a edging the sidewalks, stating the sidewalks looked good.

Donnie stated he would like to water the sod on the Common Ground along Raintree Parkway when it is laid. A pump is needed but that a pump could also be used for other activities at Raintree. The sod would also need to be watered but the water would be cheaper if a meter was used at the hydrant. A total of \$1,500 would be needed to cover the purchase of the pump, the attachments, and the watering. Brian made a motion to purchase the pump and accessories and to water the sod for \$1,500. Sheila seconded and the motion carried.

Donnie also added that additional funds were needed to complete the sidewalk project along Raintree Parkway. With the final bid, the additional funds would be \$6,500. Brian made a motion to approve such funding, Donnie seconded and the motion carried.

COMMITTEE REPORTS

Activities Committee

Judy Plymell appeared for the Committee. Judy explained that the Easter Egg Hunt was a huge success. Many Raintree resident participated. The Memorial Day events were also a huge success. The fishing derby and the cook-out were held over Memorial Day weekend. The first mixer, held on June 2nd was largely attended. The next activity is Summerfest with a carnival and street parade scheduled on July 1st and the boat parade and the fireworks on July 4th.

Architectural Review Committee

Erma Mallett appeared for the Committee explaining the homes and improvements since the last Board meeting.

Common Ground

Shirley appeared for the Committee. She stated that the Committee will not be planting trees as first indented due to the dry weather.

The sprinkler system has been installed and is in operation.

Shirley stated that the Committee will be gathering bids to trim the trees on the Common Ground. Two companies were suggested by the Board; Country Club and Walker Tree Service.

Facilities Committee

Ross was present. He stated that the price for a shelter house on the west side of the clubhouse would cost the Association from \$30,000 to \$50,000. He asked the Board for direction on if continuing would be something the Board is interested in pursuing. Ross was asked to bring his information the work session to allow further discussion.

Lake Committee

Dick appeared before the Board. He stated that the pontoon rental had been leased and was a success to date.

The new dock at Ward Road was scheduled for the upcoming weekend.

The lake patrol officers had been hired and begun working on the lake. New buoys had been placed and additional buoys were needed as some had disappeared since tree last count.

The Lake Committee was also ready for Summerfest, as they would secure the area for the fireworks and lead the boat parade.

Donnie asked Dick about the ramp he stated that the ramp was still slick and it seemed that San's substance was not working. Dick stated that he would look into the problem Brian asked Dick about the gate on the ramp. He and other Board members stated that the gate was grossly inadequate. Dick answered that the ramp needed to be adjusted and the Committee would do so.

Siltation Committee

Alan VanDeusen was present. He told the Board that the Committee would be seeking bids for the clean out of Ward Road along with stabilization to the bank. There is repair work at Hidden Cove they will be getting bids on. The list of required repairs are ready to be submitted to willing contractors. Alan stated that he will return to the Board with the bids to get their approval.

Raintree Vision Committee

Phil Skeed addressed the Board stating that the Committee had reviewed the latest survey. The survey results indicate that the community requested only short term commitments. Phil asked for direction from the Board for the Committee. He asked if the Committee should focus on the six lots or extend their vision to the entire development. Don answered that the Committee should focus on the six lots but extend their vision to the other areas of the development.

By-Law Committee

Shirley announced that the Committee would hold its' first meeting on Monday, June 19th.

OLD BUSINESS

Legal

Joe Willerth told the Board that a settlement with MoDot may be close. The engineering plans have been sent out for bid. He explained that having a permit or a Deed for the island had not been determined.

Joe explained that the Lone Wolf concrete dispute had been settled.

Joe had submitted a written suggestion regarding home occupation permit for the Board to review.

IraRoberts/Joe Willerth

Ira stated that they had review the current Covenants and By Laws. The corrections were given to the Board. Ira had several inconsistencies which were highlighted in green and red ink. The green is the proper amendment and the red are words that had been deleted. The only article still in question is Article 5, Section 1. After discussion, the matter was tabled for another month in order for the Board members to review the information.

Playground

Geri was present to ask the Board for additional funds for the playground on the six lots along Raintree Parkway. She explained the Board had approved \$10,000 for playground equipment in March, 1998. However, the cost of the playground equipment was \$12,046. With the cost of the mulch, the concrete and the two benches for the playground, an additional \$7,000 would be needed to cover all expenses. Brian made the motion to approve \$7,000 for the playground equipment and all expenses and to have the playground installed. Teresa seconded and the motion carried.

Common Ground

Geri appeared before the Board and asked who was responsible for the Common area at the Estate Lots. The legal advice for the Board wants the area deeded and the Developer states that the area belongs to the Association. Residents along the area would like to plant trees and place personal belongings on the area. Who should they ask; the Association or the Developer? The Board told Geri to work with the Developer and have the residents come to the Association for approval.

OPEN FORUM

Nancy Ohmes

Nancy introduced Eddie Wilback who is Nancy's employer and the current owner of Windsong Townhomes.

Marilyn Burasco

Marilyn asked the Board that due to Ira's position on the Board, if there is a conflict of interest when there is discussion regarding the MoDot settlement. The Board answered that Ira would excuse himself if the problem ever develops.

Bob Sandusky

Bob Sandusky asked the Board's assistant regarding the new home which was in the planning stages. The house is scheduled to become a walk-out style house and should not be that style. The way the land lays, if a walk-out house is built would only cause drainage problems for him. Bob asked the Board for help before the house gets approval. The Board answered that the Architectural Review Board could only review and approve houses which meet the Raintree Lake guidelines. The drainage problem would be a City issue.

Greg Andrews

Greg addressed the Board with concerns regarding the number of homes the Architectural Review Board was approving and the walking trail the Board was considering. The walking trail may induce people to install fences due to the number of people using the walking trail. The Board suggested that Greg voice his concern to the Raintree Vision Committee.

Joe Willerth

Joe addressed the Board with concerns of the number of vandalism to the boats moored at the boat docks this summer. Joe asked the Board to review the security they were currently using.

Donnie Brouhard

Donnie asked the status of the sailboat on the driveway on Harbor. He asked that the current policies regarding boats on the driveway be reviewed.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Arvil seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

BOARD OF DIRECTORS MEETING

JULY 11, 2000

The Board of Directors meeting for the Raintree Lake Property Owners meet on June 13, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Brian West, Nancy Ohmes, Donnie Brouhard, and Sheila Schertz. Absent were: Ira Roberts and Arvil Minor.

APPROVAL OF MINUTES

Teresa made a correction to the minutes of the July 11th. She corrected the minutes to indicate that she was not present at the meeting. Brian made a motion to approve the minutes as corrected. Teresa seconded and the motion carried.

TREASURERS REPORT

Brian read the Treasurer's report:

Bank Account Balances as of June 30, 2000

Checking	\$ 1,249.06
MM General Fund	\$167,827.53
Siltation Account	\$ 94,189.41
Boat/Lake Account	\$ 83,136.06
Builder's Account	\$ 52,156.73
Activity Committee	\$ 1,066.81
MoDot Settlement	\$ 48,321.32

Income during June

Dues	\$34,384.93
Other Income	\$ 6,563.81

BOARD ANNOUNCEMENTS

Ron Williams

Don introduced Ron Williams, the newly elected Councilman and welcomed him to the meeting. Ron spoke and offered his services and assistance during his term. Shirley thanked Ron for the assistance he was able to give with the Junior High construction.

NEW BUSINESS

Darrell Rupp

Darrell appeared before the Board. He stated that he was disapproved by the Architectural Review Board for a fence he wanted in his back yard. Erma, Chairman of the Architectural Review Board stated that they could not approve vinyl fencing because it was not in their guidelines. Darrell stated that he would like the vinyl mainly due to less maintenance needed. The Board asked the ARB to work and present standard guidelines for the vinyl fencing. Darrell offered to give the ARB the company he was working through in order to get specifications for the fencing.

Baptist Triathlon

Geri asked the Board to table the issue until the Roberts' could be contacted for confirmation.

Boat/Trailer policy

Donnie read the current policy for boats and trailers on lots at Raintree. Changing the policy was discussed among the audience and the Board. Jimmy Ditty, a member of the audience, said that he had received a notice regarding his trailer but he knew of a boat on a driveway for several months and those residents had not received a notice. It was agreed to change the policy to allow boats or trailers on lots to three days. The policy would be published in the Shore Lines, be uniformly enforced and tighter control on enforcement. Donnie made the motion to approve the change, Sheila seconded and the motion carried.

COMMITTEE REPORTS

Siltation Committee

Alan VanDeusen appeared before the Board. Alan informed the Board that the project letters for Ward Road and Hidden Cove have been sent out and they will be getting bids. Alan added that soundings would have to be done for the coves to keep account of the result on the lake.

Activities Committee

Mary Godfrey appeared for the Activities Committee. Mary gave an update on Summerfest and the activities went well. Mary stated that they experienced trouble at the street dance with a Raintree resident. There was harassment, the use of rented tables and chairs, and abusive language by this resident. The Board agreed that the conduct of the resident was unacceptable and a letter was to be sent to the family. Mary told the Board that the Activities Committee was contemplating hiring security at all Raintree functions. Mary asked the Board to transfer \$2,000.00 into the Activities Account for upcoming Raintree events. She invited all Board members to the Retro Raintree event on August 12th.

The Board thanked the Activities Committee for all the hard work involved in Summerfest to make it such a success.

Common Ground Committee

Shirley spoke to the Board and informed they that the Common Ground Committee would be surveying the Common Ground trees to determine which should be trimmed.

Lake Committee

Dick updated the Board on the activities of the Lake Committee. He informed the Board that the pontoon rental had been going well but the pontoon had mechanical problems on the fourth of July weekend. Two residents had rented the pontoon but did not have any motor power. The Board recommended to refund half of the rental fee for the inconvenience.

Raintree Vision Committee

No one from the Committee was present

By-Laws Committee

Dave spoke to the Board. He stated that the Committee had reviewed the information that Joe and Ira had revised and corrected to the Covenants. The Committee was viewed as a task force and is estimated to only need 4 months to make any additional corrections or suggest any alterations. Dave further stated that currently the conflict was over the wording of Article V, Section 1 and 2. Ed Odell questioned if the minutes of the 1993 annual meeting that were recently found were authentic. After Board and audience discussion, it was determined to print directory with both wording in order for the directory to be printed. The correction could be corrected at the next annual meeting. Donnie made the motion, Sheila seconded and the motion carried. Nancy abstained.

OLD BUSINESS

Joe Willerth

Joe was present and updated the Board to the legal issues since last month. He had sent Tony Stansberry a letter regarding Raintree's concern for proper siltation at the Junior High. Geri reported that Tony had replied to her and ask that, if possible, any communication not go through our attorney. He would like to hear from Raintree personally. The policy of the school district is that once an attorney letter is received, he can no longer respond except through attorneys. It was agreed that as long as communication is open and working with the school district, any correspondence would be sent from the Raintree office.

Joe reported that he had not heard from the MoDot attorneys regarding a settlement.

Joe had sent his opinion regarding the current Board vacancy and the manner for finding a replacement.

Joe indicated that he had recently received information regarding the Keating/Brady dispute and had issued a letter for the Bradys to remove the no trespassing signs.

Donnie Brouhard

Donnie presented the Board with survey questions that had been printed in the quarterly billing.

OPEN FORUM

Teresa Bury

Teresa complimented the pool staff for handling a bad situation that happened at the pool recently. Erin Harris was in charge and handled the situation professionally. Teresa asked about the possibility of installing a pay phone at the pool. She was told that the phone company would not install a pay phone for only a few months and a pay phone in the parking lot had caused loiters in past years.

Shirley Thomas

Shirley stated that the Siltation Committee had received a bid from Timothy Bureau for consultation work. She would see that the Board received copies to review for the next meeting.

Donnie Brouhard

Donnie informed the audience and the Board of a meeting, at City Hall, the following night regarding the Lee's Summit police department. He recommended that the people of Raintree attend in order for input from Raintree be heard. Donnie also suggested that the security at Raintree be reviewed and asked Geri to gather bids from other companies.

Darrell Rupp

Darrell stated that he would like to see the walking trail wider in order for two people to walk side by side.

Board Member Replacement

The Board decided to discuss the Board member replacement in an open forum. Donnie nominated Paul Landes. Brian West nominated Tony Jose. Donnie nominated Dick Irwin, however Dick declined. Brian nominated Shirley Thomas. Don nominated Jim Metzger, Jim was not present. Donnie nominated Roland Thibault, Roland was not present. Teresa closed the nominations and Sheila seconded. Each candidate introduced themselves and their qualifications. Donnie made a motion to vote which was seconded by Sheila. Each Board member voted by secret, written ballot. Geri and Joe tallied the votes and Joe reported the results: Tony Jose with 4 votes and Jim Metzger with 2 votes. Tony was announced as the new Board Member.

APPROVAL OF BILLS

Teresa made a motion to approve the bills as submitted. Brian seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

BOARD OF DIRECTORS MEETING
AUGUST 8, 2000

The Board of Directors meeting for the Raintree Lake Property Owners met on August 8, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Nancy Ohmes, Tony Jose, Donnie Brouhard, Ira Roberts, and Sheila Schertz. Absent: Arvil Minor and Brian West.

APPROVAL OF MINUTES

Teresa made a motion to approve the minutes of July 11, 2000 as submitted. Donnie seconded and the motion carried.

TREASURERS REPORT

Brian was not present.

Don read the Treasurer's report:

Bank Account Balances as of July 31, 2000	
Checking	\$ 25,100.27
MM General Fund	\$112,665.71
Siltation Account	\$ 94,472.30
Boat/Lake Account	\$ 84,780.38
Builder's Account	\$ 49,938.14
Activity Committee	\$ 2,348.84
MoDot Settlement	\$ 48,476.98

Income during July

Dues	\$ 48,608.38
Other Income	\$ 6,591.00

BOARD ANNOUNCEMENTS

Cobblestone Board Members

Don announced the newly elected Board members for the Cobblestone Association. All members were congratulated.

Baptist Triathlon

Geri gave an update for the triathlon. The race will be held on August 27th, the sand would be delivered the Friday prior to the race and parking would be in the same location as last year, along County Line Road.

Leadership Lee's Summit

Geri announced that a new class was forming for the Leadership Lee's Summit class. Geri recommended that Raintree send a member to represent Raintree and asked the Board for volunteers. The class is held on the second Wednesday on each month for a period of one year. None of the Board members were able to attend this year but indicated interest for the following year. The deadline to enrol was past but Raintree could still sign up a representative this

month. Geri was authorized to find a Committee member or a member of Raintree to attend.

Quarterly Billing Statement

The latest information from the survey was discussed. Geri was asked to put the information in the Shore Lines.

NEW BUSINESS

Residents of Ward Road

Residents who live on Ward Road petitioned the Board for sidewalk for either on Ward or by the lake. They want the sidewalk to be part of the trail around the lake.

Keating ARB Appeal

Mrs. Keating appeared before the Board asking for a 6-foot fence on their property line. They hoped the fence would deter damage to the property and a privacy fence would be better security. Erma, Chairman of the ARB, stated the ARB could not approve a 6-foot fence according to the guidelines. Bill Brady, adjoining neighbor, objected to the fence. The Board told Mrs. Keating that they were sympathetic to the situation between the neighbors, they didn't think a fence would solve the problem Donnie made a motion to decline the appeal. Tony seconded and the motion carried.

Emerick Fine Appeal

Jerry Emerick appeared before the Board. He argued that he should not be fined because the Association did not put up any barriers while the sidewalk was being installed. Donnie argued back that the relationship is not the same as the contract which the builder signed stating siltation would be used. Jerry stated that the barriers were installed that day and he would like a list of the builders which are being fined. Ira stated that the Associating should use siltation barriers on their projects if they are requiring the builders to do the same. Sheila made a motion to deny the appeal and the fines would remain. Donnie seconded and the vote was taken. Voting in favor were: Tony, Donnie, Teresa and Sheila. Voting against were: Ira and Nancy. The motion passed.

Security Service

Several residents were present who had experienced vandalism to their property. The discussion and solutions ranged. Several responses and suggestions were: curfew, extra security, fines. Residents voiced their concerns and complaints of the vandalism. Donnie made a motion to hire security at a rate not to exceed \$25.00 per hour for 7 days a week. Teresa seconded and the motion carried. The Board instructed Geri to mail out notices out to the community stated that security will be hired.

COMMITTEE REPORTS

Activities Committee

Shellee Brouhard was present. Shellee explained that the next event was Retro Raintree and all Board members were invited. The Committee will be holding this year's teen swim and it was expected to be a success.

ARB

Erma appeared before the Board. She mentioned that the ARB had approved six new homes since the last meeting. She stated that there was an opening on the ARB and the Committee was looking for a member. The Board asked Erma if the ARB was looking into vinyl fencing. Erma answered that the Committee was still gathering information for guidelines.

Common Ground

Shirley appeared before the Board. She stated that the meeting of the Common Ground was scheduled for the following day. The Committee will be looking at park benches.

Facilities Committee

Ross was present. Ross asked the Board for permission to purchase six picnic tables for the west side of the clubhouse. The Committee was also looking into trash can for the area. The tables would be on slabs. Don suggested that duck bill anchors be used. Donnie told Ross to put the gazebo on hold but only until all the surveys were in.

Lake Committee

Dick was present. Dick told the Board that the Lake patrol had made 206 stops on the lake to date. 15 residents had rented the pontoon and all was going well with the rental boat. The Committee would be looking into putting low level lighting at the docks. Lightening that was not too bright and doesn't shine in windows but gives enough light for people to see the docks.

Donna Madison asked for a buoy in the cove by her. There is no "no wake" buoy in that cove. Dick said he would look into the problem.

Siltation Committee

Alan spoke for the Committee. He stated that they had received one bid for the cleaning and repair work in the cove. He hopes to had three before a decision is made.

Alan asked that someone be involved regarding addressing the bacteria in the lake. He stated that a close eye is needed on this problem so it won't become a larger problem. Alan had spoken to the testing lab and they indicated that they could come out for consulting work.

Shirley asked the board to approved the consulting of Resource Management Group regarding the siltation into the lake. She would like to hire them to review and make suggestions to protect the lake. Teresa made a motion to approve hiring Resource management Ground for \$5000. Tony seconded and the motion carried.

Raintree Vision Committee

No one gave a report.

ByLaws Committee

No one gave a report

Appeals Committee

No one gave a report

OLD BUSINESS

Legal

Joe was present. Joe stated that he hoped to have an agreement on the 291 settlement by the work session.

Joe informed the Board that he had received three accounts for collection.

Easement Agreement with Randles

The Randles were not present. The issue was tabled to the work session to give the Board members who were not present at the last work session additional time to see the location of the wall, the elevation of the area and to have time to become more knowledgeable of the situation.

OPEN FORUM

Greg Andrews

Greg addressed the Board with the concern that the ARB was not getting their agenda soon enough to review the area where a new home would be built. The ARB was not getting enough information for a knowledgeable approval of the house plans. He also believes that an agenda should be sent to the adjoining home owners to notify them of the house being planned.

Ray Yearout

Ray appeared before the Board asking permission to have his daughter's wedding outside the clubhouse, where the old pool was located. They have already rented the clubhouse for the reception. Teresa made a motion to approve Mr. Yearout to use the outdoors for a wedding. Donnie seconded and the motion carried.

Shirley Thomas

Shirley addressed the Board with concerns that the article in the Shore Lines about geese would give a negative image of the children at Raintree.

Sheila Schertz

Sheila asked the Board to review the code of ethics she had given the members earlier this year and discuss the issue at the work session.

Sheila also asked the reason for the high cost of renting the clubhouse. She suggested that non-for-profit organizations be able to use the clubhouse at no

cost. The Board replied that those organizations were able to use the clubhouse if they come to the Board and ask such permissions.

APPROVAL OF BILLS

Sheila made a motion to approve the bills as submitted. Nancy seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

BOARD OF DIRECTORS MEETING
SEPTEMBER 12, 2000

The Board of Directors meeting for the Raintree Lake Property Owners met on September 12, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Nancy Ohmes, Ira Roberts, and Sheila Schertz, Arvil Minor and Brian West. Absent: Donnie Brouhard and Tony Jose.

APPROVAL OF MINUTES

Brian made a motion to approve the minutes of August 8, 2000 as submitted. Teresa seconded and the motion carried.

TREASURERS REPORT

Jim Mitchell gave the auditors report.

Brian read the Treasurer's report:

Bank Account Balances as of August 31, 2000	
Checking	\$ 298.26
MM General Pund	\$116,873.23
Siltation Account	\$ 94,819.58
Boat/Lake Account	\$ 85,684.39
Builder's Account	\$ 59,733.66
Activity Committee	\$ 2,348.84
MoDot Settlement	\$ 48,638.34

Income during August

Dues	\$41,436.87
Other Income	\$ 7,944.29

Brian announced the budget meeting on September 26th. He invited any interested parties to attend.

BOARD ANNOUNCEMENTS

Paul Roberts, Jr.

Paul announced that Christian Auction had been hired to hold an auction of 105 fully developed lots and 5 parcels. The auction will be held on October 28, 2000.

NEW BUSINESS

Sherrie Brenneman

Sherrie did not appear and wanted to withdraw her appeal.

Michael Shanahan

Michael did not appear. The Board decided since he did not appear, his fine would stay.

Kim Carollo

Kim did not appear.

Julie Pryor - City of Lee's Summit

Shelly Temple-Kneuvean appeared for Julie. Shelly gave a presentation to the audience regarding the upcoming vote for a new maintenance facility. After her presentation, Shelly answered questions from the audience and the Board.

Baptist Triathlon

Geri reported that residents had complained about the participants of the triathlon. The complaints were not about the triathlon itself but the people practicing by using the lake and being inconsiderate. Marilyn Burasco and Dave Wasson spoke against the triathlon. Brian reported that he had heard opposition about the triathlon. The Board decided to discuss the problem further at the work session.

Storage Lot

Geri reminded the Board that Raintree would not be using the use of the storage lot. The residents have been notified to remove their belongings by October 1st. She had received a bid of \$3500 for clean up of the storage lot. This entails the removal of the trash, foam, and boards from the storage lot and around the barn. The person giving Raintree the bid is the same individual who remove debris from the lot several years ago. Sheila made a motion to approve \$3,500 for removal of the trash from the storage lot. Teresa seconded and the motion carried.

Odell - ARB Appeal

Ed Odell appeared before the Board to ask them to approve the vinyl siding he requested on his home. Ed brought in pictures of homes at Raintree that have vinyl siding. He informed the Board that he had a petition from his neighbors in favor of the siding. There was discussion among the Board and audience in regard to allowing siding at Raintree. Erma, Chairman of the ARB, told the Board that the ARB could not approve siding because there were no guidelines. The Board asked the ARB to give guidelines for approval of siding. The ARB was asked to bring a rough draft to the next work session. The Board asked that vinyl siding be placed on the agenda for November Board meeting for approval or denial. Ed Odell stated that he wanted the Board to vote on his issue that evening. A motion was made to approve the appeal for vinyl siding. Voting against were: Brian, Sheila, Teresa, Arvil. Nancy abstained.

Dave Wasson

Dave Wasson appeared before the Board. Dave indicated there were several items he needed to inform the Board regarding the swimming pool. The sand in the filter needs to be replaced. The flow rate is not as it should be and has not been replaced since the pool was opened. The shut off valve is frozen open and the heater piping needs repaired.

The bid that he presented at the work session for a new surface at the pool needs approval. KC Pool Renovators would do the fiberglass and tile work at a price of \$56,909. Brian made a motion to approve \$57,000 for renovation the pool, half of the money to be paid now and half the money to be paid next year. Teresa seconded and the motion carried.

COMMITTEE REPORTS

Activities

No report given.

ARB

Erma was present for the ARB. Erma asked the Board to appoint Darrell Bennett as a member of the ARB. Don gave his personal wish to ask the Board to find an architect or retired architect as a member. Erma stated that Darrell had been a member of Raintree for a long time and was willing to serve on the Board. Darrell was in the audience and willing to answer question. Darrell stated that he was retired from General Motors and came to the ARB with an open mind. He was able to attend the meetings and had been attending prior to committing to the Committee. Teresa made a motion to appoint Darrell Bennett to the ARB. Brian seconded and the motion carried.

Common Ground

Jean Smith appeared for the Common Ground Committee. Jean informed the Board that the Committee was getting ready for the fall tree planting. The Committee had submitted areas for tree trimming to Geri to obtain bids. Jean asked the Board to approve funds for benches and trash cans around the lake. The areas they planned to place the trash cans and benches were: at the playground, north boat, ramp, Camelot, Albatross, and there are still two locations needed to be found for benches. Charlie said there was a bench at Albatross and the Committee indicated they would reassess the placement of the benches before they were installed. Sheila made a motion to approve \$2,100.00 for benches on the Common Ground. Brian seconded and the motion carried.

Facilities

Ross was present for the Facilities Committee. Ross asked the Board to approve \$3,600 to re-seal and re-stripe the parking lot. The work would be done by Phillips Paving, the same company that did the construction work on the parking lot. Arvil made a motion to approve the re-sealing and re-striping of the parking lot, not to exceed \$3,600. Brian seconded and the motion carried.

Lake

San LaPoint was present for the Lake Committee. San announced that the Committee was in the process of removing the old bumpers and the new bumpers would be installed in October.

Siltation Committee

Alan was present. Alan discussed the amount of weeds in the duck pond. The Conservation Department had recommended chemicals to dissolve the weeds but the Committee decided to wait until spring to assess the weed control. San LaPoint indicated that the Conservation Committee did not recommend weed control on the main lake due to fish habitat. Alan was not aware that the Conservation Committee was still in existence.

Raintree Vision Committee

Phil Skeed was present. Phil stated that the owner of the baseball field next to Grace Methodist Church had been contracted. He had given Raintree the back stop. Raintree needed to get it, the bases and remove the sod in order to have a baseball field on the southside. Phil indicated that attendance had been light at his committee and he plans on phoning members in the future to remind them about the meeting. Phil told the Board that he would be contacting the City regarding installing lights on the six lots. Phil stated that the survey indicated the desire for a fountain at the Duck Pond. Don told Phil to look into Otterbeme fountain.

ByLaws Committee

No Report Given

OLD BUSINESS

Joe Willerth

Joe announced to the Board of Lee's Summit condemnation of Pyramid Development Company's land at 150 and Ward. He explained that there were no outstanding claims against the property.

Landscaping along Raintree Parkway

It was asked and reported that there were nine responses from the resident's along Raintree Parkway regarding sidewalk work.

OPEN FORUM

Darrell Rupp

Darrell asked the Board for the status on his request for vinyl fencing. Erma explained that the ARB was working on guidelines and should have them ready for the November Board meeting.

Darrell asked the Board for an expatiation on watering from the lake. Discussion opened between the Board and audience members. The topic was tabled until the work session.

Michael Troch

Michael received a letter regarding his parking a trailer next to his house. The tone of the letter that he received was very strong and should not have gone out without the approval of the Board. Michael stated that he would be

leaving the country and would not be able to move his trailer by the end of the month. The Board stated that the topic would be discussed at executive session.

Ed Odell

Ed told the Board that there were seven cars in the cul-de-sac where he lives. He indicated the cars are not legal. The Board told Ed that if the cars are parked in the street, it is a matter for the police department.

John Mills

John asked the Board if they were considering an alternative to storage since Raintree was losing the storage lot. The Board answered that they would discuss the issue at the work session.

Mark Matt

Mark asked the Board if the storage lot had to be cleaned up or if Raintree had to remove all items from the storage. The Board answered that the request to leave the storage came from the developer, not the city.

APPROVAL OF BILLS

Teresa made a motion to approve the bills as submitted. Arvil seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

Executive Session

Michael Troch

The Board decided to give Michael Troch until the end of the month to remove his trailer from his lot.

Sidewalk on Raintree Parkway

The Board asked Geri to fax the returned requests to Mark. The Board discussed the problems with the sod.

Employee Issue

Brian suggested another employee be hired to handle landscaping around Raintree. The possibility of having the employee replace Top Care was discussed. Don suggested that the employee could receive a license to take care of spraying the bushes. Geri was asked to write a job description for the new position and have it ready for the work session.

Lake watering

The Board discussed watering from the lake but decided to wait until the next work session. The Board asked Geri to have Lakewood's watering guidelines at the next work session.

BOARD OF DIRECTORS MEETING

OCTOBER 10, 2000

The Board of Directors meeting for the Raintree Lake Property Owners met on October 10, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Nancy Ohmes, Ira Roberts, and Sheila Schertz, Donnie Brouhard, Tony Jose and Brian West. Absent: Arvil Minor.

APPROVAL OF MINUTES

The minutes of September 12, 2000 Board meeting were accepted as submitted, no changes were made.

TREASURERS REPORT

Brian read the Treasurer's report:

Bank Account Balances as of September 30, 2000	
Checking	\$ 7,774.20
MM General Fund	\$169,401.04
Siltation Account	\$ 94,819.58
Boat/Lake Account	\$ 49,042.64
Builder's Account	\$ 50,775.23
Activity Committee	\$ 1,484.13
MoDot Settlement	\$ 48,638.34

Income during September

Dues	\$28,758.00
Other Income	\$ 3,715.00

Brian announced that the cost of living had increased 3.5% according to the CPI. He asked the Board for approval or denial the increase. There was discussion regarding the increase. Ira made a motion to approve the increase. Tony seconded and the motion carried.

Brian announced that the October work session, the budget would be submitted to the Board. The budget would be approved at the November Board meeting, the budget will be passed.

Brian indicated that the Board was contemplating purchasing land but the policy stated that since 1995, expenditures over 150,000 must have the approval of the membership.

Brian advised the Board not to spend additional funds this year.

BOARD ANNOUNCEMENTS

Date of November Work Session

The Board voted to have the November work session on November 21st. The change is due to the conflict with Thanksgiving.

Kay Kroll

Ira introduced Kay Kroll with the auction company who is handling the auction of the Raintree Realty. Kay explained the auction process and answered questions from the audience.

NEW BUSINESS

Darin Zeckel

Darin was not present.

Elaine Degre

Elaine asked the Board for approval to begin with an annual walk-a-thon. Ira explained that the Association could not endorse any organization. If an organization wished to come in and begin such a project, they could present their plans to the Board. Elaine explained that she has been working with the woman's shelter and the walk-a-thon would be to benefit this organization. The Board asked Elaine to present an entire package regarding such an event to the Board. Elaine stated that would be possible, however, she wanted to get the feeling of the Board prior to undertaking such work and inquiries.

Jerry Emerick

Jerry did not speak.

COMMITTEE REPORTS

Activities

No one was present.

ARB

Erma spoke for the Committee. Erma stated that building and improvements were all usual procedure. Don asked Erma for any update on vinyl siding. Erma stated that the Committee was working on the project and would come with their recommendations.

Common Ground

Shirley was present. Shirley stated that the Committee would be getting together to mark areas for benches. The trees are to be planted on the six lots along Raintree Parkway. They are planning to plant blue spruce and white pine. There was discussion regarding the types of trees to be planted.

Facilities

San spoke for the Committee. He told the Board that the Committee stills plans on getting tables and chairs for the clubhouse.

Lake

Dick Greiner was present. Dick announced that the work had begun on installing the new bumpers on the docks. The Committee did not remove all the bumpers, as planned, and the Kribbs would be removing any remaining bumpers. The Committee planned to charge the owners of the boats which had not been moved. This cost is due to the cost charged by Kribbs to move the boats.

Dick also announced to the Board that the Committee was recommending the charge for boat slips in 2001 would remain at \$150 per year. Tony inquired as to the reason for such a low cost. San LaPoint answered that the cost of the slips is to be used for nothing but boat slips. Donnie suggested that the funds could be used in the General Fund for other projects.

Dick asked if anyone present knew the owner of the Aristocrat trailer stored at the storage lot.

Tony stated that he would like a copy of the Corps of Engineer report regarding the number of boat slips at Raintree.

Geri Frink asked the Board to approve the cost of the boat slips for 2001. The notices must be mailed by November 15th and the next meeting is November 14th, therefore, she would like the approval at tonight's meeting. Donnie made a motion to approve \$200 fee for boat slips for 2001. Sheila seconded. Voting against were Teresa, Tony and Nancy. Voting in favor were Donnie, Brian and Sheila. Ira did not vote. Don cast the deciding vote, voting in favor of the motion. Motion carried. Roland Thibault asked the Board why they ignore the Committee's recommendations. Ira answered that the Committees are in place to make recommendation but the Board has the final responsibility.

Siltation Committee

Shirley Thomas was present. Shirley asked if the Board had received and looked at the letters which Tim Bureau had submitted. She would like their permission to proceed with distribution of the letter to the City and proper authorities. The Board asked Shirley for additional time to review and they should have an answer by the end of the meeting.

Raintree Vision Committee

Phil Skeed was present. Phil explained the information submitted regarding the baseball back stop. They had received the back stop free and it was presently sitting on the vacant land waiting to be installed. It would cost \$288. with concrete to reset the back stop. It is possible to coat the back stop with material from Sherman Williams. Several residents were present who opposed the back stop. Their objections and/or questions were: an objection to the baseball field, objection to team sports in their backyard, concerned with the City ordinance regarding set back from residential houses, insurance liability, neighbors had no input regarding the baseball field. The Board replied that liability was not an issue, the area is covered as all common ground is covered by the insurance. The Board also stated that they were in no position to make a decision that evening but the original plans for the area were developed by a land planner. Donnie tabled the issue and

stated that he would put the issue in the next survey. The back stop would not be installed on the lots at this time.

By Laws Committee

David Elliott was present. David explained the changes the Committee recommends. He outlined to the Board and the audience the changes of the By Laws only, not the covenants. The discussion of the changes opened to the audience and the Board. David explained that in order to call a special meeting the President of the Association, members of the Board, or one-third of the membership could ask for the meeting.

Nancy asked for an impact study indicating that Windsong Townhomes may become subsidized housing and she needed to know the impact that would have on Raintree's property values. The question of the cost of such a study was discussed. Nancy made a motion to approve the request of having an impact study done. No one seconded and the motion died. Nancy said she would collect costs and return to the Board.

Members of the Board indicated to David Elliott that they needed additional time to review the information regarding the new By-Laws. Different members will have their attorney review the information along with Raintree's attorney. Joe was asked to review the recommended changes and submit his legal opinion. The motion was tabled.

OLD BUSINESS

Joe Willerth

Joe was present. Joe informed the Board that he had filed three law suit due to delinquency and there had been two bankruptcies filed.

Joe also announced that MoDot had approved the settlement but at this time he did not have a document to verify the information. There was not indication that the developer would assist with funding for the entranceway.

He was waiting to hear from the developers attorney with regard to assessments.

Water from the Lake

The Board, Joe and the audience discussed pumping water out of the lake. Joe said that an license/easement agreement is legal if the Board approves such action. Brian made a motion to allow pumping water from the lake subject to future regulations and fees. Sheila seconded. Voting in favor was Donnie. The other Board members voted against. The motion did not carry.

Sidewalk Contract

Geri spoke for the issue. Geri submitted to the Board the bids which were received for the new sidewalks. She asked the Board to approve funds for the new sidewalks and a Board member to oversee the selection of the acceptance bid. Donnie made a motion to approve funds not to exceed \$65,000 for additional sidewalks, Tony seconded and the motion carried. Donnie volunteered to assist with the bid acceptance.

OPEN FORUM

Donnie Brouhard

Donnie asked the Board for approval for Tracy Simmons to use the clubhouse for a Christmas party for Families Supporting Families in December. Brian made a motion to approve usage of the clubhouse, at no charge, for Tracy Simmons. Teresa seconded and the motion carried.

Shirley Thomas

Shirley asked if the Board had time to review the letter submitted by Tim Bureau. She would like to present a copy of the letter to different people at the City and to members of the school board. The Board approved the letter and recommended that Shirley be the representative due to her knowledge and work on the project.

Sheila Schertz

Sheila asked that a list of activities at the clubhouse be presented at the work session. She has had requests and questions on the usage. Sheila also handed the Board the Code of Ethics and asked the Board to review and submit any recommendations.

Jerry Emerick

Jerry asked the Board about the sod and dirt on his yard to bring up to grade. Donnie moved that RLPOA do no more work to the yards. There was no second. Brian moved and Teresa seconded to get estimates on the rest of the yards, 6 total, and put on the cost of new construction of the sidewalks. Motion carried.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Sheila seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

BOARD OF DIRECTORS MEETING
NOVEMBER 14, 2000

The Board of Directors meeting for the Raintree Lake Property Owners met on November 14, 2000. Don Archer called the meeting to order. Present were: Don Archer, Teresa Bury, Nancy Ohmes, Arvil Minor, and Sheila Schertz, Donnie Brouhard, Tony Jose and Brian West. Absent: Ira Roberts.

APPROVAL OF MINUTES

The minutes of October 10, 2000 Board meeting were corrected by Sheila who retracted her second on the motion to allow watering from the lake. No further corrections were made.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of October 31, 2000	
Checking	\$ 4,777.73
MM General Fund	\$198,076.35
Siltation Account	\$ 95,506.68
Boat/Lake Account	\$ 25,797.91
Builder's Account	\$ 43,268.67
Activity Committee	\$ 1,133.14
MoDot Settlement	\$ 48,638.34

Income during October	
Dues	\$38,607.40
Other Income	\$11,888.92

BOARD ANNOUNCEMENTS

Rich Hillman

Rich announced the passing of Paul Roberts. He read a letter from the Roberts' family. In summary, he stated: an update of the auction would not be forthcoming at the Board meeting but will be delivered at the December Board meeting. Rich read that the request for a meeting to change the By- laws should be postponed to allow more time to review.

NEW BUSINESS

Mike Byrnes

Mike was not present. David Sullivan spoke for Mike, asking the Board to view the Lot #42 at Harbor Cove, next to 4314 Sapelo. Geri explained that Mike would be at the work session to speak to the Board.

Donnie Brouhard

Donnie spoke and proclaimed Paul Roberts and the good he did as the Developer of Raintree.

ARB Appeal - Keating

Larry Keating was present and introduced the owner of Horn Brothers who would be installing his roof. He gave a presentation of his product and answered questions from the audience and the Board. Donnie made a motion to table the issue to the ARB for additional investigation and specs. Teresa seconded and the motion carried. It was explained to Larry Keating that his roof was not approved at this time.

ARB Appeal - McFarland

Gay McFarland was present. She asked the Board for approval to drain water from her property onto the Common Ground. She explained the process and materials she planned to use. It was questioned whether or not the proper drainage pipe would be used. Rich Hillman added that he could supply her the standards on water drainage. The Board agreed that an agreement would be needed between the McFarlands and the Association in the event a problem arose. Donnie made a motion to table the issue to the work session for review and approval at the following meeting to allow for all preliminary work to be done. Sheila seconded and the motion carried.

Ben Sharp

Ben Sharp was present. He announced to the Board that he had purchased the 27.3 acres east of the Real Estate office prior to the auction. He explained his plans for the area, explaining that he would like to build patio homes and keep some of the area as commercial. The patio houses would be free standing but they are still in the planning stage and could not answer all questions. Ben explained that he would still need to re-zone the area and would appreciate any help from the Board of Raintree, if possible. He explained further that he would keep the Board informed of any changes.

ARB Appeal - Scott

The Scotts were not present

Wil & Nona Postma

The Postmas were not present

ARB Appeal - Pulley

The Pulleys were not present.

COMMITTEE REPORTS

Activities

The Activities Committee was not present.

ARB

Erma Mallett was present from the ARB. Erma asked the Board to approve an addition to the Builder's contract. The ARB would like to enforce the landscaping on new constructions. Discussion opened between the Board members regarding the withholding amount for landscaping. Arvil made a motion to approve the addition to the Builder's contract as submitted by the ARB. Teresa seconded and the motion carried.

Erma submitted guidelines for vinyl siding. Discussion opened between the Board and the audience members regarding the guidelines. The explanation of "Warranty Lifetime Transferable" was in question. Donnie made a motion to approve the guideline for vinyl siding with amendments to follow. The ARB will submit explanations regarding warranty, installation and underlayment. The motion carried. It was questioned by David Sullivan that the approval of all vinyl siding would be approved and the ARB could use their discretion on approving any vinyl siding contractor. The Board agreed.

Common Ground

No one report was given.

Facilities

Ross was present. Ross asked the Board to approve funds for new tables for the clubhouse. They would like to purchase some tables from Sam's wholesale and round tables from a man who lives here at Raintree. Ross asked for \$2,638.74 for 8 foot, 6 foot and round tables. Donnie made a motion to approve the funds, Teresa seconded and the motion carried.

Lake

Dick Greiner was present. Dick informed the Board that San LaPoint was still gathering information regarding lighting the docks.

He also stated that the Committee would hold safety meetings again in 2001. The costs of boat stickers would be \$50 with a \$15 deduction if the resident attended a safety meeting.

The Committee is discussing the pontoon rental policy. They would like to make the pontoon more accessible to all residents and have an hourly rate. They had discussed a \$20 hourly rate with a minimum of 3 hours.

The Committee is working on changes to the rules and regulation policy regarding a stage four violation. He would like to see dangerous violators off the lake sooner than stated.

Dick stated that the Committee is not meeting in December nor January and the next scheduled meeting will be in February.

Siltation Committee

Alan VanDeusen was present. Alan asked the Board to approve funds for repair at Hidden Cove. He read and explained the details of the bid which was received from Erosion-Check, Inc.. Alan explained that the Siltation Committee had the money in the budget for several years but had not spend

any money. Alan asked for \$12,500 for the project. Brian made a motion to approve the expenditure, Donnie seconded and the motion carried.

Raintree Vision Committee

Gene Thomas spoke for the Committee. Gene explained that the back stop would be moved too 163rd Street. He also explained that the Committee would be working with Charlie to design a new maintenance shed along 163rd.

By Laws Committee

David Elliott was present. David announced to the Board that the meeting place was not available before the first of the year. He hoped to have a meeting in January. This date would have be accommodating to the Roberts family but a later date would be putting pressure for having the meeting prior to the annual meeting. The one of the changes would be to the seats on the Board of Directors. They are proposing to change the Board from 2 Class "B" members to one Class "B" member. He asked the Board to act on the request in order to have the meeting. He asked the Board to instructed Geri to schedule a meeting date in January for a meeting of the membership to consider changes in the by-laws. David answered several concerns from the Board regarding the changes made to the By-laws. Sheila asked David regarding Article 6, regarding the meeting of the Directors. David answered that section was to guard against closed meeting. She had questions regarding Section 7 and told David she continued to have problems with holding the Directors legally responsible for private meetings. She explained that she was not as familiar with the "Sunshine Laws" as he was and was concern with putting the article in the By-Laws. David said that he had left different items of the "Sunshine Law" out of the By-laws which did not concern the Raintree association. Sheila asked about Section 4, regarding notification to the membership. She questioned the type of notification needed. The election of officers being an open meeting, how the notification is given and the process was discussed. Section 5-A regarding the notification of closed meetings was discussed. The Board was concern with not being able to execute necessary items with the notification required. The Board agreed that the results of a closed meeting should be announced. Teresa suggested that the Roberts should be asked to submit their concerns at the next Board meeting so they could be addressed. Donnie made a motion to have Geri set a date in January and a location to hold the meeting. Have the revisions done by David and have Joe review those. Notify Roberts of the changes and have them come to the December Board meeting with their input and issues. Then at the December Board meeting make a resolution to the issue and set the January meeting. Teresa seconded and the motion carried.

OLD BUSINESS

Brian West

Brian made a correction to the Treasurer's report. The other income should be \$1888.92.

Joe Willerth

Joe announced that he expected a settlement from MoDot regarding the 291 entranceway.

Joe explained that two residents had paid back assessments since the accounts had been turned over for collections. There was one outstanding account who had not paid.

Joe talked about meeting with the ARB. Having problems with appeals so he is willing to meet with them on the guidelines on how far they can and can't go and what should be passed on to the Board.

OPEN FORUM

Kathy Hughey

Kathy appeared before the Board, asking for their help and approval with the school boundary changes. The Board suggested a letter from the Board endorsing the group which were opposing the changes. Donnie made a motion to support a resolution to the President of the School Board and the Superintendent of the Schools in support of the group of parents fighting the school boundary change. Brian seconded and the motion carried.

Shirley Thomas

Shirley asked the Board the status of the fence agreement. Geri explained that she had let the item lay stagnant and would re-approach the Board with the topic at the work session.

Shirley also asked about the entrance at Cole Younger.

Geri Frink

Geri asked the Board when the addition to the Builder's contract would take effect. The Board answered that the effective date would be January 1, 2001. Geri indicated that the builders would be notified to the change.

Tom Tucek

Tom appeared before the Board. Tom asked questions regarding the increase of assessments in 2001. He indicated that the amount of increase was not in accordance with the by-laws of the association. He explained his concerns and indicated in the covenants how the increase should be handled. Don answered the questions with the matter would be discussed at the work session.

Sheila Schertz

Sheila asked the Board to approve the Code of Ethics for the Board Members. Teresa made a motion to approve the Code of Ethics, Tony seconded and the

motion carried. The Board Members will sign the Code of Ethics and display their signatures in the Raintree office.

APPROVAL OF BILLS

Teresa made a motion to approve the bills as submitted. Sheila seconded and the motion carried.

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

BOARD OF DIRECTORS MEETING
DECEMBER 12, 2000

The Board of Directors meeting for the Raintree Lake Property Owners met on December 12, 2000. Don Archer called the meeting to order. Present were: Don Archer, Nancy Ohmes, Arvil Minor, and Sheila Schertz, Donnie Brouhard, Ira Roberts, Tony Jose and Brian West. Absent: Teresa Bury.

APPROVAL OF MINUTES

The minutes of November 14, 2000 were approved as submitted.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of November 30, 2000	
Checking	\$ 801.56
MM General Fund	\$183,659.82
Siltation Account	\$ 96,857.76
Boat/Lake Account	\$ 20,467.97
Builder's Account	\$ 43,444.99
Activity Committee	\$ 1,133.14
MoDot Settlement	\$ 49,120.41

Income during October

Dues	\$33,610.17
Other Income	\$ 1,224.38 Plus Boat slip income

Brian asked the Board to approve the budget for 2001. Brian explained that the budget had been discussed at the work session and published in the Shore Lines. He added that several projects which had been approved in 2000 were not going to be completed due to the winter weather. He would like the funds and the approval carried over into 2001. The projects were: sidewalk construction, tree trimming, and the siltation project. The approved amounts were: Up to \$65,000 for sidewalks, \$1,000 for tree trimming, \$30,000 for the swimming pool and \$12,500 for the siltation project. Ira made a motion to carry over the project to 2001 for completion. Brian seconded and the motion carried. Donnie made a motion to approve the budget for 2001 with a note that the money is funded for projects. Sheila seconded and the motion carried.

Brian explained to the Board that he was gathering information on malting the money Raintree has in accounts to work harder. He is not going to suggest anything risky. He is getting the percentage rates from other banks and will have the information ready for the work session.

BOARD ANNOUNCEMENTS

COMMITTEE REPORTS

Activities

The Activities Committee was not present.

ARB

Erma was present and informed the Board that they had approved four new homes since the last Board meeting. They have approved several improvements; fences, gazebo and roofs.

Common Ground

Shirley announced that the Committee had nothing to report.

Donnie stated that he would like to have a bridge installed behind Averio where the water drainage correction had taken place. The sidewalks were going to be installed and the rain water would drain over the sidewalk. It was his opinion that by installing a bridge in that area, it would help with the drainage and increase the use of the sidewalk. The price range on the bridge is from \$700 to \$1700, depending on the length. Donnie asked if he needed approval for the bridge even though the installation of the sidewalk with the addition of the bridge should stay within the budget. Donnie indicated that he thought a steel bridge would be more stable than a wooden bridge. The Board instructed Donnie to work with the contractor and the Common Ground Committee regarding installation of the bridge but no approval would be needed at this time.

Facilities

Jim Metzger was present. Jim stated that the Committee planned to have new carpet installed in the clubhouse and paint the clubhouse ceilings. He stated that Carol Cook will help with the updating of the clubhouse. Tony stated that he would like to have the lighting gutters replaced if he could add his input.

Lake

Dick did not have a report for the Board.

Siltation Committee

Shirley spoke for the Committee. She informed the Board that two urban conservationist attended the meeting and gave a presentation. Shirley stated that it would benefit all of Raintree to hear their presentation. It was suggested that the presentation would be beneficial at the Annual meeting or a special meeting. It was also suggested to incorporate the presentation a safety meeting.

Raintree Vision Committee

No one was present.

NEW BUSINESS

ARB Appeal - Pulley

Robert & Sharon Pulley were present. The Pulleys asked the Board to approve their wrought iron fence which the ARB has approved but only approved a black fence. The Board asked Erma for the approval of a black only wrought iron fence and she replied that the ARB assumed that wrought iron would be black. Ira made a motion to approve the fence as a one time basis. Sheila seconded and the motion carried.

Jon Gerlach

Jon was present. Jon asked the Board to extend the use of the clubhouse on New Year's eve an extra hour. Donnie made a motion to approve the New Year's eve party for one hour. Arvil seconded and the motion carried.

Julie Liebnitz

Julie was present. Julie explained that she had problems with the kids in the neighborhood. Some of the kids, she had problems with don't live at Raintree and other kids live in the rental property. She explained that she had a rock thrown through her window. Security was not on duty and was unable to contact him. She asked if the Board could do something, as a curfew or suggesting a way to control the kids. Nancy reminded Julie that she had spoken to her and was still waiting to receive a police report. Nancy said that she would contact the parents after she had a police explained that Raintree was unable to help in any way. The curfew could not be enforced. The Board recommended that she continue to work with the police department and Nancy regarding the problem.

Ira Roberts

Ira spoke to the audience and the Board. He stated that he had several concerns. His father recently past away. Paul Roberts was a visionary who developed several associations, including Raintree. His main objective was to benefit the people and believed in cooperative living. However, the Association has deviated from the covenants and the Association is telling people how to live their lives. For an example, Ira used the letter received from Dahmer, who questioned the square footage. The ARB guidelines are different from the covenants regarding the size of a house. The \$400 for landscaping for landscaping that was approved for the ARB contract. Ira stated that there seems to be an unequal enforcement of the rules. Ira recommendation is the rules apply to everyone and fair treatment for all residents. He also recommended to review the committees and the rules and regulations. Ira informed the Board that he would speak to this issue at the next work session and the executive session in January. Ira stated it was time to bring the Association's rules and Committees back in line. Don thanked Ira. Sheila asked Ira for information regarding the changes he was indicating prior to the work session. Donnie asked what information can be discussed at the executive session. Donnie was answered that legal issues

ByLawsCommittee

David Elliott was present. David asked the Board to call a special meeting to present the By-law changes to the membership. David presented to the Board a copy of the By-law with the changes they requested at the November meeting. David explained that a copy of the By-laws and two proxies would be sent along with an explanation of the By-laws. Discussion opened among the audience and the Board. Ira presented a list of concerns and proposed changes to the Board. A copy of the list was distributed to the audience. Ed Odell approached the Board and presented a notice to Don from the State of Missouri, from 1993, cancelling the Corporation of Raintree Lake Property Owners. Ed stated that he attended the By-law Committee meeting and it appeared to him a "get Class B atmosphere". Donnie stated that the Committee is asking the Board to call the meeting, to vote on the changes. Ira asked Joe if the meeting on January 23rd could be called for the membership to see and discuss the By-law changes. Ira stated that the Secretary of the Association has the responsibility to approve any information going out to the membership. The Committees are to make recommendations to the Board but is not held responsible for their actions. The Board is held responsible, therefore the Board should have the time to review the options of the membership. Donnie asked to change the wording of Article 12, Section 5 regarding increasing assessment. He would asked that the wording be changed to previous year in order to make it clearer.

Ira made a motion to hold a meeting on January 23rd as a forum for discussion. Nancy seconded. The voting was: Ira, Tony and Nancy voting in favor. Brian, Sheila, Arvil, and Donnie voted against. Don voted in favor of the motion. The vote was tied. The motion failed.

Tony asked the make up of the Committee. It was explained that there were six people on the Committee, of which *three* were ex-board members. Donnie made a motion to set the January 23rd meeting as a voting date with the changes to be made as: Article 12, Section 5 to insert previous year. The second Class B Board member would be at large. Allowing for an executive meeting. Sheila seconded. Voting was: Brian, Arvil, Donnie and Sheila voting in favor. Voting against were: Ira, Nancy and Tony. Don voted against the motion. The motion died. Donnie contested Don being able to vote. After reviewing the protocol, it was determined that the president can vote to make or break a tie.

Tony questioned the agenda of the Board members. Tony asked David to make the revisions by close of business Thursday. He asked Ira to present his By-laws by Tuesday (December 19th). The Board members present could attend a meeting on Thursday (December 21st).

Tony made a motion to hold a special meeting on Thursday, December 21st to have the two decide on the By-law changes, that being the only topic discussed. Donnie seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe explained to the Board that the MoDot settlement agreement needed to be approved. Sheila made a motion to authorize Don to sign the agreement. Brian seconded and the motion passed.

Fence Letter

Geri explained the fence letter and fence contract has been discussed at previous Board meetings and work sessions and wanted the authorization to send. Sheila made a motion to approve the letter and mail it to the membership. Arvil seconded and the motion carried.

OPEN FORUM

Shirley Thomas

Shirley asked the Board if the \$20,000 for the entryway would be received from the Developer along with the signing of the MoDot settlement. The Board responded that the money would be used for other documentation.

Geri Frink

Geri asked the Board to approve the funds for the Appreciation dinner for the Committee members and the Board which is usually held in January. Tony moved to approve \$2500 for the dinner, Ira seconded and the motion carried. Geri also asked Ira the reason that there would be no update on the auction. Ira answered that their attorney suggested that no public announcement be made regarding the auction due to the litigation with MoDot.

Don Archer

Don announced that the school board vote is Thursday regarding the school boundary changes.

APPROVAL OF BILLS

Arvil made a motion to approve the bills as submitted. Donnie seconded and the motion carried

ADJOURNMENT

Don thanked everyone for attending and adjourned the meeting.

SPECIAL MEETING
DECEMBER 21, 2000

The Board of Directors held a special meeting of the Raintree Lake Property Owners Association on December 21, 2000, at the Raintree Lake Clubhouse. A quorum was determined and Don Archer called the meeting to order. Directors present were: Nancy Ohmes, Teresa Bury Don Archer, Brian West, Sheila Schertz, Tony Jose, Ira Roberts, Arvil Minora and Donnie Brouhard.

The purpose of the meeting was to discuss the changes of the By Laws as submitted by Ira Roberts and David Elliott. The Code of Ethics was passed around for directors to sign too.

David Elliott began by saying he looked at Ira's comments and wrote his own marginal notes and where he agreed with what Ira wanted to do in principle he incorporated it in the draft here tonight. Questions were asked how to proceed and it was decided to start going down the list. David said there was two major things he did not include: Article IV section 0, and Article V.

Discussion on Article IV from David was that to change it would make the ARB of no consequence.

Discussion on Article V was that a compromise was hammered out at the last Board Meeting so there would be one director in Class B and one director at large instead of what Ira proposed.

Discussion on Article VIII about having contracts for the manager and/or independent contractors.

Discussion on Article IX about the ARB, nominating and parcel committees. Also about bonding for directors, manager and some committee members.

Comment was made about rushing this document which ended in an emotional outburst.

Donnie made a motion that we pass the revisions that David has made to the By Laws and submit those for voting by the membership of Raintree Lake at the meeting on January 23, 2001. Sheila seconded. David asked about the changes discussed tonight and Sheila answered the changes just as they were written here. Ira called for a roll call vote. Voting was as follows:

Donnie Brouhard	- in favor
Brian West	- in favor
Teresa Bury	- in favor
Sheila Schertz	- in favor
Arvil Minor	- in favor
Ira Roberts	- against
Nancy Ohmes	- against
Tony Jose	- against

The motion carried to put the By Laws to vote by the membership on January 23, 2001.

Don adjourned the meeting.

BOARD OF DIRECTORS MEETING
JANUARY 9, 2001

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 9, 2001, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Don Archer called the meeting to order. Directors present were: Nancy Ohmes, Teresa Bury, Don Archer, Brian West, Sheila Schertz, Tony Jose (arrived late) and Ira Roberts. Arvil Minor and Donnie Brouhard was absent.

APPROVAL OF MINUTES

The Board accepted the minutes of December 12, 2000 as submitted.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of December 31, 2000

Checking	\$ 1,604.11
MM General Fund	\$210,838.87
Siltation Account	\$ 96,198.76
Boat/Lake Account	\$ 33,643.70
Builder's Account	\$ 47,660.75
Activity Committee	\$ 1,133.14
MoDot Settlement	\$ 49,278.64

Income during December:

Dues	\$32,683.51	Other Income	\$ 3,676.87
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Brian announced that he had done some investigation for different bank accounts. Currently the amount at Bannister is insured for \$100,000.00 collectively. He would like the associations money to earn more than what it currently is. He would like to move the Money Market account into a platinum account which would earn more interest. He would like to open CD accounts for Raintree and has checked the interest from BC National. He would like to keep Raintree money in a local bank. He suggested moving the Siltation Account into a one year CD at BC National, the MoDot account into a six month CD. Discussion opened between Brian and Ira as to the distribution of the money. Ira suggested to space the CDs in order to have the maturity date different. The interest would be rolled back into the CD. Brian made a motion to move the Money Market account to a Platinum Account, the Siltation Account into a 12 month CD to BC National Bank, open a 6 month CD for \$50,000 at another bank, in three months open another CD at \$50,000 for a six month term and leave the MODot settlement account alone. Sheila seconded and the motion carried.

BOARD ANNOUNCEMENTS

Teresa Bury

Teresa apologize to any one who was present at the last meeting. Tempers and feelings got out of hand. Teresa stated that people should be treated with respect. The Board, Committees or anyone else should be free to agree or disagree but treated equally.

She had planned on resigning from the Board but would fulfill her term on the Board.

Special Meeting

Geri presented the Board with a rough draft of an agenda for the special meeting. The Board made some changes to the agenda. It was agreed that there would be a half hour question and answer session. Changes to the new By-Laws would not be allowed. The vote would be to accept or deny the entire submittal. Geri asked the Board as to the number of people needed to count ballots at the special meeting. The Board instructed Geri to have three people present at the meeting to count votes at the meeting. Joe Willerth, David Elliott and Dave Wasson would be available to answer any questions.

NEW BUSINESS

Gayle Communication

David Gayle and Kurt Lutz were present. They displayed conceptual plans for the land purchased on the northwest corner of 150 and Ward Road. David also presented a map of the City's long term goal. He plans to have retail, office, church, residential, apartments, and parks in the area. David answered questions from the Board and audience.

COMMITTEE REPORTS

Activities Committee

Carrie Cooper was present. Carrie encouraged the Board and audience to attend the next Las Vegas night. Las Vegas night will be held on February 24, 2001 at the Holy Spirit church. Carrie asked the Board to approve \$2000 into their account for expenses for the Las Vegas night. Teresa made the motion to approve \$2000 for the Activities Committee, Brian seconded and the motion carried.

Architectural Review Board

Erma was present. Erma reported that there had only been one new home since the last meeting.

Common Ground

Machelle was present. Machelle requested that the flags on the dam be replaced. The Committee would like to replace the four flags on the dam and install three new flags on the causeway. The flags on the dam would be 25' and the poles on the causeway would be 20'. Machelle does not expect the poles with installation to exceed \$7500, using the same company which installed last years poles. Brian made a motion to approve the installation of the seven flag poles, not to exceed \$7500. Ira seconded and the motion carried.

Machelle also asked the Board to approve the expansion of the sprinkler system at the clubhouse. The Committee would like to install the sprinkler system to the two large island in the parking lot. York Contractors would be doing the work and the

cost should not exceed \$4000.00. Brian made a motion to approve the sprinkler system at the clubhouse, not to exceed \$4000. Sheila seconded and the motion carried.

Facilities Committee

Ross was present. Ross asked the Board to approve the funds for painting the beams and ceilings in the clubhouse. The Committee had received several bids but needed to modify the area to be painted. The Committee would like to have the beams and ceiling in the upstairs clubhouse, including the old office. The highest bid was for \$4400. Ira made a motion to approve the painting of the beams and ceilings for a cost not to exceed \$4400. Brian seconded and the motion carried.

Lake Committee

San was present. San informed the Board that the blue prints for lighting on the boat docks had been given to the electrician contractors. There were no bids received and he would update the Board with information as available.

Conservation Committee

San was present. The Committee has not been active and hopes to add more fish habitat in the upcoming year.

Siltation Committee

Shirley was present. Shirley told the Board the Committee had not been active.

Raintree Vision Committee

Phil was present. He informed the Board that they had discussed a maintenance building on the lots at 163rd. He also had a copy of the minutes regarding the neighbors having input to the plans for the lots on 163rd. The Board asked Phil that it had been mentioned to have a building for maintenance designed so that it looked like a house. He was planning to contact Warren Obilinger to discuss his original plans for the lots along Raintree Parkway.

OLD BUSINESS

Joe Willerth

Joe indicated that the MoDot settlement has been forwarded to the State but has not received any word back from MoDot.

Ira asked if the case between the Association and the Developer been dismissed. Ira believed that the dismissal had been given when the money was released. Joe answered that it was his understanding that it had not been released at this time.

Joe was asked about the wording of the proxy regarding making changes to the new by-laws at the meeting on January 23rd. The understanding and agreement was made not to make any change to the by-laws at the meeting.

OPEN FORUM

Dave Wasson

Dave told the Board that the filter system at the pool was in need of replacement sand and a new valve. The new valve would be a 10" valve and the cost would be \$500. The valve needs to be replaced because the water can not be shut off. The new sand would cost \$2500. A service company would be doing the work.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Sheila seconded and the motion carried.

ADJOURNMENT

Don adjourned the meeting.

BOARD OF DIRECTORS MEETING
FEBRUARY 13, 2001

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 13, 2001 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Teresa Bury called the meeting to order. Directors present were: Nancy Ohmes, Teresa Bury, Brian West, Sheila Schertz, Tony Jose, Donnie Brouhard, and Ira Roberts. Arvil Minor and Don Archer was absent.

APPROVAL OF MINUTES

The Board accepted the minutes of January 9, 2001 as submitted. The Board accepted the minutes of December 21, 2000 as submitted.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of January 31, 2001

Checking	\$ 1,625.79
MM General Fund	\$214,332.41
Siltation CD	\$ 96,815.39
Boat/Lake Account	\$ 48,135.85
Builder's Account	\$ 47,816.87
Activity Committee	\$ 1,993.62
MoDot Settlement	\$ 49,442.67

Income during January

Dues	\$46,649.95
Other Income	\$19,354.70
Boat slips	\$16,400.00
Clubhouse rental	\$930.45
Shore Lines Ads	\$5.00
Interest	\$1529.67
Mowing	\$50.00
Federal Refund	\$439.58

(This does not include sales tax and clubhouse deposits)

Brian announced the following:

CD opened at BC National Bank: Siltation Fund account,
12 month for 96,815.39@ 6.22 % (January 22, 2001) Money

Market changed to a Platinum Account

CD opened at Community Bank:

6 month CD for \$50,000@5.6% (5.72 annual%) (February 6th)

BOARD ANNOUNCEMENTS

No announcements were made.

NEW BUSINESS

Insurance Renewal

Tim Seiler was present for Twin Lake Insurance. Tim handed out, to the Board, a summary of the insurance renewal. The insurance will increase \$1,500 for the following year. The current carrier, American States, will carry the policy. However, they will not insure the boats that Raintree uses. Tim told the Board that he would be able to find another company to cover the boats and the Jet Ski that Raintree uses. Tim explained to the Board that it was difficult to find a carrier for Raintree. Geri told the Board that she had been talking to another insurance company but they did not want to carry coverage for the entire operation. Brian made a motion to renew the insurance policy for coverage for Raintree. Donnie seconded and the motion carried.

New ByLaws

Geri explained that Joe Willerth, attorney, had papers for the Board to sign regarding the newly passed By Laws. Ira stated that the wording was incorrect in the paperwork because the membership did not pass the new by laws. Ira stated that the paperwork did not match what had happened. Ira wants the records to show the actual count in the statement of the by law change. Joe explained that the papers would not be filed and it was customary to have the Board sign the changes and keep them with the other legal papers. Ira made a motion to table the signing to the next Board meeting in order to make corrections. Nancy seconded. Voting in favor: Ira and Nancy. Voting against: Donnie, Brian and Sheila. Motion failed.

Donnie made a motion to pass the by laws as submitted by Joe. Brian seconded. Voting in favor: Donnie, Brian, Sheila and Tony. Voting against: Ira and Nancy. Motion carried.

Mr. Tucek asked the Board regarding the calculation of the annual assessment. He would like to amend the by laws to changed the wording of the manner the Association is computing the annual assessment. There was discussion regarding simplifying the wording and having the wording changed at the next annual meeting. Tony made a motion to place of the agenda to vote on changing the wording of the by laws at the annual meeting. The wording would change Article XII, Section 4a to add the word annual, strike the word for, add the word "in". Change Article XII, Section 6, strike all and replace with The US Department of Labor's Bureau of Labor Statistics publishes various Consumer Price Index (CPI) increases monthly. These monthly increases are often seasonably adjusted in the following months. The association uses the Consumer Price Index for All Urban Consumers (CPI-U). The maximum annual assessment increase for the association will be the increase in the CPI-U for the 12-month period ending in July as seasonably adjusted and recorded in the month of August. To determine the maximum annual assessment increase, multiply the current annual assessment by the increase in the CPI-U, as stated above.

Sheila seconded and the motion passed.

Fence Letter

Geri told the Board the letter had been sent to the membership and the letter indicated that the item would be on the agenda at the February Board meeting. There was a letter sent in by Frank Carol indicating his concern for the legality of the fence letter. Donnie stated that he would speak to Frank and the issue was tabled.

Builder's Contract

Donnie opened the discussion of additions to the builder's contract. He gave general ideas regarding siltation. Donnie had spoken to Buddy Spurck who would agree to pay money up front and have Raintree personnel take care of siltation barriers. Donnie had spoken to Ben Sharp who indicated that Raintree should give the City a chance with their new ordinance and rules. Donnie told the Board that Steve Messmer, Lake Winnebago, has trouble with builders and siltation. They now ask \$500 but would like to see that increased to \$1000. They clean up the street, put up and maintain the siltation barrier when the builders don't. They use fines and liens. Sheila indicated that she likes Donnie's ideas. Ira said that it is not in the by laws that builders sign a contract. The prices and costs of the barriers were not realist. Teresa asked Ira to submit more realist prices with regards to siltation barriers. The issue was tabled for further review.

Pool Contract

Dave Wasson explained that Olympic Pool had submitted a contract to manage the swimming pool during the 2001 summer season. They would be in control of hiring and managing the personnel, water chemicals and all operation of the swimming pool. The cost is less than the cost of Raintree managing the pool last year. Olympic would use 'Raintree kids' when possible. Joe had looked over the contract and had a few opinions, which were discussed with Olympic, himself and Geri. Donnie made a motion to secure a contract with Olympic Pool to manage the swimming pool for an amount not to exceed \$40,000. Tony seconded and the motion carried.

Charlie Mallett

Charlie asked the Board for approval to purchase a tractor and a gator for the Association. Sheila made a motion to approve \$20,000 for a John Deere tractor and gator. Donnie seconded and the motion carried.

COMMITTEE REPORTS

Activities Committee

There was no report from the Activities Committee. Teresa announced that Las Vegas night is to be held on February 24, 2001.

ARB

Erma was present. She gave an update to the Board indicating the number of new homes and improvements they approved since the last Board meeting.

Erma announced that Greg Andrews had resigned. The Architectural Review Board is working on guidelines on metal roofing.

Common Ground

Shirley was present. Shirley indicated that the planting of trees was on going.

Facilities Committee

Jim Metzger was present. Jim explained that Ms. Cook would be hired by the Committee to assist in the redecorating of the clubhouse. Geri asked the Board as to the type of chair they would prefer to use in the clubhouse; a padded chair or a steel chair. Donnie made a motion to use a padded chair in the clubhouse, Sheila seconded and the motion carried.

Lake Committee

Dick Greiner was present. Dick explained that he did not have information regarding the lighting of the docks because that was still in process. He hopes to have a complete package at the next Board meeting.

Dick explained the Early Bird Special regarding the rental of the pontoon boat. The special would be on Monday, Tuesday, Wednesday, and Thursday, excluding holidays. The rental would be from 8 AM to 2 PM for \$50. Donnie made a motion to approve the early bird special. Tony seconded and the motion carried.

Dick explained that the Committee would like to have a more realist survey as to the exact location for the Association's usage of the boat ramp. Dick would like the attorney to look at the agreement and have a survey of the area. Discussion was opened regarding of the boat ramp and the issue would be discussed by Joe.

Conservation Committee Siltation Committee

Shirley announced that the Committee would not meet until the following day.

Raintree Vision Committee

Phil Skeed was present. He explained to the Board that he would contact Warren Oblinger to review the plan that he had designed. The swimming pool location on the six lots was discussed among the crowd. Phil explained that the Committee spoke about the need for additional chairs at the present swimming pool. Phil explained that the Facilities Committee should oversee the swimming pool. Phil also explained that the Committee had discussed installing a maintenance barn on 163rd street. A company will attend the next meeting to speak to the Committee regarding design of the building. Phil spoke to the Board regarding the walking trail on the southside. The Committee is looking into the feasibility of the ideas and exploring the options. The Committee would like to hand ideas to a task force who would oversee the southside walking trail. He asked the Board to name a new committee, a sub-committee, to oversee the southside walking trail. The community wants the walking trail and they ask for the walking trail on a consistent basis.. He explained that the new committee would be disbanded once the walking trail was completed.

The idea would be that the committee would focus on the walking trail only and be focus from beginning to the end of the project.

Phil talked about the Common Ground planning. He would have Geri or someone invite the developer to present future plans to identify future Common Ground.

Phil also explained to the Board that a computer program could be installed to keep a more accurate count of the pool usage. The cost of the program would be \$5,000 - \$6,000. The program would be bar coded, with the residents information included. Teresa asked Phil for more detail regarding the cost.

OLD BUSINESS

Joe Willerth

Joe announced that he had been served with a law suit from Raintree Lake Corporation. Joe explained the law suit to the Board and the audience: 1. the 93 meeting was invalid, 2. repay the annual assessment to the developer, 3. remain exempt, 4. strike down the By-laws because of annual assessment wording, 5. injunction for annual meeting-By Law not approved by Class B, 6 injunction for annual meeting-By laws amendment changes in future, 7. injunction for annual meeting-prohibit any amended By-laws, 8. breach of contractor assessment. There are three counts which have an injunction to stop the annual meeting on March 29th. Joe explained that he would try to have a court hearing as soon as possible regarding these counts in order to hold the annual meeting.

Joe stated that Jerry Emerick has challenged the Builder's Contract by not signing the contract.

Joe explained the current boat ramp is non-exclusive easement and undetermined by time. He would like to talk to the developer, needs to be reviewed with the Developer, to reword the easement agreement, regarding the boat ramp, as to make the agreement more workable.

OPEN FORUM

Charlie Mallett

Charlie asked about the re-zoning of the Spurck's duplex on Harbor. Teresa explained that the re-zoning may be the fact that the duplex is for sale. It was suggested that Charlie call the City if he wanted more additional information.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Donnie seconded and the motion carried.

Donnie moved to have an executive session after the meeting. Tony seconded and the motion carried.

ADJOURNMENT

Teresa adjourned the meeting.

RAINTREE LAKE BOARD OF DIRECTORS MEETING

MARCH 13, 2001

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 13, 2001 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Don Archer called the meeting to order. Directors present were: Nancy Ohmes, Teresa Bury, Brian West, Sheila Schertz, Tony Jose, Donnie Brouhard, Don Archer and Ira Roberts. Arvil Minor was absent.

APPROVAL OF MINUTES

The Board accepted the minutes of February 13, 2001 as submitted.

The Board accepted the minutes of the Special Meeting on January 23, 2001 as submitted.

TREASURERS REPORT

Brian read the Treasurer's report

Bank Account Balances as of February 28, 2001

Checking	\$ 3,816.06
MM General Fund	\$211,712.55
Siltation CD	\$ 96,815.39
Boat/Lake Account	\$ 50,070.60
Builder's Account	\$ 50,080.40
Activity Committee	\$ 1,993.62
MoDot Settlement	\$ 49,607.70
CD-Community Bank	\$ 50,000.00

Income during February

Dues	\$60,463.33
Other Income	\$ 5,985.79

BOARD ANNOUNCEMENTS

Don announced the March 29, 2001 of the annual meeting at Grace Baptist Church at 7:00 PM. To date there is only one candidate for the Board of Directors, Tom Tucek.

NEW BUSINESS

Brittendall

No one was present

Brian Duffey - Fine Appeal

Did not appear

Shirley Thomas

Shirley spoke to the Board regarding the water problem from Cheddington Commons to Raintree Lake. Shirley had maps showing the area, which she presented to the Board. She said that there was a serious and immediate problem because of the flooding and draining to the residents of Raintree. There has been run-off from the area even before the development began. However, she would like Raintree to be proactive with the recent growth. Shirley suggested a letter from Raintree's attorney be sent regarding the concerns of the run-off. The Board decided to meet with the City regarding the area and Raintree's concerns.

Shirley also addressed the Board regarding the need for sidewalks along Regatta. She thought Buddy Spurck would complete the project but Raintree is doing other projects, now might be the time to get a better price if the area can be done at the same time as what is now approved. The Board suggested that a price quote be received from Terry Young (Concrete contractor) and send a letter to Buddy Spurck asking for assistance in paying for the completed sidewalk.

Donnie Brouhard

Donnie spoke about Steve Todd who was a member of the ski club and had recently passed away. Donnie thought the fountain that was to be placed at the Duck Pond could be a memorial to Steve. Other Board members mentioned different locations. No determination was made.

Emerick - Fine Appeal

Joe Willerth spoke. Jerry Emerick was not present. Jerry wanted to appeal the ARB denial of the home at Lot #830 in Raintree. The ARB did not approve the house because the Builder's contract was not complete. Jerry (Joe speaking) wanted the Board to turn down the fine and to suspend the builder's contract. Jerry had also received a fine due to his trailer being on his property too long. Jerry indicated that he would pay the fine. Joe gave three options: 1) turn down the appeal and uphold the contract, 2) approve this lot alone, 3) uphold appeal and stop use of the builder's contract. With Joe's advise, Donnie made a motion to table the appeal, Tony seconded and the motion carried.

COMMITTEE REPORTS

Activities Committee

A report was given to the Board that Las Vegas night was a success. The Easter Egg hunt was scheduled for April 14th. The Committee asked for \$1,400 to cover the cost of the hunt. Donnie a motion to approve the transfer, Brian seconded and the motion carried.

ARB

Erma gave the Board the description of the duties of the ARB. Erma reported the new homes and the improvements the Committee had reviewed and approved.

The Committee had come to a recommendation for the approval of the metal roofing guideline. Ed Odell, audience member, question the Committee and the Board as to the vinyl siding installed on Harbor Drive. The siding was horizontal in front which he understood was not an approved type. The ARB explained to Ed that on older homes at Raintree, the ARB could base the type of siding on a case by case basis. Ed said his was an older home and he wanted horizontal on the sides and back. Sheila told Ed it was based on that time that he applied. New homes could not use vinyl siding on the front on the home. Sheila moved and Brian seconded to approve the metal roofing with the Garrard or equivalent. The motion passed.

Common Ground

Shirley reported to the Board the different issues the Committee was discussing

Facilities Committee

San LaPoint reported for the Committee. San explained that the Committee would like to hire a designer to give recommendations on how the clubhouse could be updated. San asked the Board to approve \$500.

Lake Committee

Dick reported to the Board that the Kribbs would be at Raintree on the 23rd of the month to review any winter damages to the docks.

Dick said that he planned to place an article in the *Shore Lines* explaining the "Early Bird" special for the pontoon.

Dick explained that the Safety Meetings would start in March.

San LaPoint reported to the Board on the lighting of the boat docks. San explained that he has received only one bid. He hoped to be receiving additional bids and would submit the bids soon.

Conservation Committee

San LaPoint was present. He reported to the Board that the Committee did not want any more trees in the lake. He also reported that the Committee did not want fish transferred into the lake because of three bass diseases and two crappie diseases.

Siltation Committee

The Committee asked the Board to approve funds for a fountain on the Duck Pond. The fountain for the pond would be \$6,000 to \$16,000 which has the lighting package. Brian moved and Donnie seconded to approve up to \$8,000 for the fountain, lighting package and installation. The motion carried.

Raintree Vision Committee

Phil Skeed submitted the Committees' description of duties.

Phil explained that the Committee had met with the builder regarding the maintenance building on 163rd. The building would be set back 400 - 500 feet from Raintree Parkway.

Phil said that Warren Oblinger had attended the Committee meeting. They would like him to design three drawings considering the usage, the grading, and the neighbors. The Committee foresees three phases to this area. (6 lots area) Phase one is a soccer field with parking. Phase two is a baseball field and basketball. Phase three would be the building and swimming pool. The plans take into consideration, child usage, adult and child usage, and finally adult usage. Warren would charge \$400 per plan for the drawing. Tony made a motion to approve the funds needed for the drawings. Teresa seconded and the motion carried.

Phil informed the Board of the cost of bar coding for the swimming pool. The cost would range from \$565 to \$1130. The cost is for the software. The cost including the hardware could range from \$4000 to \$8000.

OLD BUSINESS

Joe Willerth

Joe gave the Board and the audience an update to the law suit. The court date regarding counts number 5, 6, and 7 would be on Thursday. Court ordered mediation.

The swimming pool contract was also discussed. The hours of the pool were to be discussed with the pool Management Company in the hopes of opening longer. Brian made a motion and Sheila seconded to approve the written contract. The motion carried.

Geri asked the Board about the notice to change the By-Law amendment at the annual meeting. Joe said it was okay and the Board decided to put in the By-law change on the annual assessment in January meeting.

OPEN FORUM

Phil Skeed

Phil announced to the Board of his satisfaction of the new sidewalks along Raintree Parkway.

Ed Odell

Ed told the Board that he would like to submit for siding on his house. The Board told Ed to re-submit his request to the ARB.

Brian West

Brian said that he would like to approve the funds for the additional sidewalks. The contractor was working at Raintree and he would like the sidewalks completed. Donnie made a motion to approve up to \$15,000 for additional sidewalks along Regatta, Cole Younger Drive and Raintree Drive. Tony seconded and the motion carried.

Rich Richardson

Rich asked the Board if the boaters could use an additional entrance to the concession stand at the pool. Any access to the concession stand had to be made by going into

the swimming pool. The Board said they would consider the idea but the problem would be to control the entrance.

APPROVAL OF BILLS

Teresa made a motion to approve the bills as submitted. Brian seconded and the motion carried.

ADJOURNMENT

Don adjourned the meeting.

Annual Meeting

Teresa Bury called the meeting to order, determined a quorum as met and introduced the Board members. Don Archer and Arvil Minor were absent. Teresa Bury, Ira Roberts, Brian West, Sheila Schertz, Tony Jose, Nancy Ohrnes and Donnie Brouhard were present.

Ira Roberts read the minutes of the 2000 annual meeting. The minutes were approved as submitted.

Brian West read the Treasurers report for the 2000 fiscal year.

Teresa Bury gave the State of Raintree. The improvements stated were: sidewalks, lights on the clubhouse boat dock, new pontoon rental boat, new copier, chairs at the swimming pool, additional trees, new flag poles, additional benches.

Donnie Brouhard gave the audience an overview of the survey results.

Joe Willerth gave the legal report. Joe reviewed and explained the 291 entrance negotiations and the lawsuit between the Raintree Lake Association and the Raintree Lake Corp..

Geri Frink introduced the employees for Raintree. Geri awarded appreciation plaques to the Board who have fulfilled their term.

Tony Jose gave a presentation of the by law change for determining the calculating of the annual dues increase.

David Elliott, chairman of the nominating committee, introduced members of the committee. Committee members were Jim Metzger, San LaPoint, Charlie Weldy, and Del Valle. Dave opened the floor for nominations to the Board of Directors. Tony Jose was nominated and seconded. No further nominations were made and the floor was closed. David introduced the candidates for Class A: Tom Tucek, Erma Mallett, Marilyn Burasco, Teresa Bury, Chris Coleman, and Tony Jose. David introduced the candidates for Class B: Dick Irwin and Nancy Ohmes. David called for a vote and the ballots were collected.

Teresa introduced the different Raintree committees' chairpeople. Each Committee chair spoke of the duties of their committee and the accomplishments of the committee in the past year.

Randy Rhodes and Ron Williams gave the State of Lee's Summit to the audience. Both are councilmen for the Raintree Area. They spoke of the growth of the City.

Teresa called for David Elliott for the results of the voting. David stated that the Class B would be recorded first. Dick Irwin had 36 votes; Nancy Ohmes had 65 votes. Nancy is reelected to the Board. The By law vote was 36 yes and 65 no. There was one vote by the Developer, voting for Nancy and voting against the by law change. The by laws are not changed. The Class A votes were; Tony Jose received 44 votes, or with the Developer possibly 132 votes, having a total of 360 votes, Tom Tucek had 151 votes, Erma Mallett had 361 votes, Marilyn Burasco had 436 votes, Teresa Bury had 469 votes, Chris Coleman had 473 votes. The Board members will be Erma, Marilyn, Teresa, and Chris. The voting of the by law changes are 383 yes and 8 against. But the By laws were not changed due to the voting of Class B voting against.

Teresa announced that the Nominating Committee for the following year would be David Elliott, Jim Metzger, Charlie Weldy, San LaPoint, and Del Valle.

Teresa opened the floor for Open Forum. The Board heard concerns and answered questions from the floor.

The meeting was adjourned and Teresa thanked everyone for coming.

RAINTREE LAKE BOARD OF DIRECTORS MEETING

APRIL 10, 2001

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 10, 2001 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Teresa Bury called the meeting to order. Directors present were: Nancy Ohmes, Teresa Bury, Brian West, Sheila Schertz, Donnie Brouhard, Erma Mallett, Chris Coleman, and Ira Roberts. Marilyn Burasco was absent.

APPROVAL OF MINUTES

Brian made a motion to approve the minutes of March 13, 2001 Board of Directors meeting. Donnie seconded and the motion carried.

TREASURERS REPORT

Brian gave the treasurer's report

Bank Account Balances as of March 31, 2001

Checking	\$ 2,391.21
MM General Fund	\$207,518.77
Siltation CD	\$ 96,815.39
Boat/Lake Account	\$ 53,678.49
Builder's Account	\$ 55,040.77
Activity Committee	\$ 1,022.70
MoDot Settlement	\$ 49,757.26
CD-Community Bank	\$ 50,000.00

Income during March

Dues	\$26501.27
Other Income	\$9,860.63

Includes: (Old) tractor sale = \$5911.13

Boat stickers= \$1094.75

Shore Lines Ads

Las Vegas

Clubhouse rental

Brian stated that a question was asked at the annual meeting regarding paying off the bank loan. The Board decided not to pay off the loan, leaving an open account for additional loans.

Brian questioned the Board about opening an additional CD for \$50,000. Donnie made a motion to open a CD for \$50,000. Sheila seconded and the motion carried.

BOARD ANNOUNCEMENTS

Teresa Bury introduced the Board members and the offices they hold. Teresa Bury is President. Donnie Brouhard is Vice-President. Brian West is Treasurer. Ira Roberts is secretary. Chris Coleman, Sheila Schertz, Erma Mallett, Nancy Ohmes, and Marilyn Burasco are general Board members.

NEW BUSINESS

A. ARB Appeal - Tepper

No one was present to make the appeal.

B. ARB Appeal - Emerick

Joe Willerth informed the Board that Jerry Emerick had submitted plans to build a house at Raintree. The ARB did not approve the plans because Jerry did not submit a signed builder's agreement. He recommended to the Board not to act on Jerry Emerick's appeal until after the meeting with the Raintree builders to review the builder's agreement. The Board agreed not to take action on the appeal, at that time, if Jerry has not begun building on the house. Brian made a motion to deny Emerick's appeal, Donnie seconded and the motion carried.

C. Will Postma - Drainage Problem

Will Postma (5039 Widgeon Way) was present. Will explained that they had a drainage problem at their location. He stated that Ron Cerra (Builder) would fix the drainage problem on the side of the property but the problem on the rear of the property was Common Ground. The City of Lee's Summit's Code Enforcer determined that a drainage problem was on the Common Ground and needed to be fixed. The City's code enforcement officer stated that the Association was responsible because it was on the Common Ground. The Board stated that the drainage was only a problem because of the houses that were build around the Common Ground did not allow for the area to drain. Donnie stated that he was concern with setting a president if the Association corrected the members' drainage problems. The issue was tabled to the work session. Geri was asked to contact the City's Inspector to request a written report. Ira stated that the ARB is responsible for drainage. He said that it was written in one of the documents. The Board will review the site by the work session and the matter was closed.

D. Geri - Raintree Truck

Geri turned the issue of a replacement dump truck to Charlie Mallett. Charlie explained to the Board the 1988 dump truck he would like to purchase to replace the current Chevy dump truck. He had driven the truck and it road well. The engine and body was in good condition. The current dump truck could be traded at the time of the sale, or sold to an individual depending on the type of trading could be done. Charlie asked the Board for the funds to purchase the truck. Donnie made a motion to approve the purchase of the dump truck up to \$10,500 to include tax and license. Sheila seconded and the motion carried.

Geri also asked the Board for funds to have the Raintree pick up repainted. The current truck has been dented and scared and the pick up is currently the worst looking truck at Raintree. Donnie made a motion to repaint the current pick up, up to \$2000 to repaint, repair and replace the Raintree emblem. Sheila seconded and the motion carried.

D. Drainage on Albatross (ARB)

It was explained that the ARB was in the kitchen area, currently working with the builder who was building the house on Albatross. Mr. Debitetto (audience member) left the Board Meeting to attend the ARB meeting.

COMMITTEE REPORTS

Activities Committee

Teresa reminded everyone about the Easter Egg Hunt on April 14th.

ARB

The ARB was in the kitchen area of the clubhouse and was not able to submit a report. Ira asked about the number of people serving, because of one resignation and Erma moving to the Board. Geri said one person was interested and they were still looking for others.

Common Ground

Facilities Committee

Lake Committee

Dick Greiner was present to report to the Board. Dick announced that Kribbs had come to Raintree to assess the docks for any damage over the winter. Ira made a motion to approve funds to make the winter repairs to the boat docks up to \$9,200. Sheila seconded and the motion carried. The Lake Committee would also recommend the swim dock by the clubhouse be replaced. Dick explained that the funding would come from the General Fund, not the Lake Committee account. The Board agreed that the swim dock needed replaced. The Board asked for a 20 x 20 dock. Sheila made a motion to approve the funds to replace the swim dock next to the clubhouse with a 20 x 20 swim dock, up to \$6550. Erma seconded and the motion carried.

San LaPoint explained that he was in the process of gathering bids for lighting the boat docks. He had spoke to Pro Circuit and they had presented a bid for \$17865 for lighting three boat docks. Tim, from Pro Circuit, was present and spoke to the audience and the Board as to the specifications of the lighting. Tim was thanked for his informational presentation. San explained that he would be getting additional bids. San submitted his report regarding additional boat docks.

Conservation Committee

San LaPoint made a report for the Conservation Committee. San stated no new trees were needed in the lake, no new fish, and they were looking for shad kills.

Siltation Committee

Alan VanDeusen was present. Alan explained to the Board that the water fountain pump for the Duck Pond would have to be removed from the water in order for the warranty to be honored. The Board told Alan that the process of removing the pump should not be difficult for the Association.

Raintree Vision Committee

Phil Skeed gave a report for the committee. Phil gave usage recommendations for 163rd St. for maintenance shed and went over hand out in some detail trying to have it look like a house. Joe said maintenance doesn't need to look like a house. Donnie asked about a Butler or Morton Building due to the following reasons: cosmetics and heat. The Board asked for different ranges.

OLD BUSINESS

Joe Willerth

Joe Willerth stated that he would need to speak to the Board in executive session regarding the lawsuit.

OPEN FORUM

Shirley Thomas

Shirley spoke to the Board and presented a preliminary plat of the area Ben Sharp plans to develop. Shirley questioned the use of the Duck Pond as a detention basin.

Shirley explained that Tim Bureau, who had worked for the Association before would be in town on May 5th. She felt that there were a few topics for Tim to look at and give his opinion to the Association. Tim's costs would be few because he would already be in town and Raintree would only need a few hours of his time. She would like Tim to review the plans of Ben Sharp's area and the drainage from Cheddington onto Raintree. She asked permission from the Board to use Tim in this manner. Donnie made a motion to approve up to \$500 as Shirley requested. Chris seconded and the motion carried. Geri would notify Tim Bureau.

Donnie Brouhard

Donnie announced that the bridge had been delivered. The bridge would be used in conjunction with installing sidewalks along the lake on the Jackson County side of Raintree.

Charlie Sandman

Charlie asked the Board if there would be land purchased for Raintree residents to use as boat storage. The Board answered no.

Tom Tucek

Tom suggested that information be placed in the Shore Lines explaining the topics that were discussed at the Board meeting. He also suggested that the minutes of the Board meeting be posted on Raintree's web page. The Board told Tom that the minutes are available to all members to be picked up at the office.

Mel Sager

Mel complained to the Board that there was debris along the bank since the rain which needed to be picked up.

APPROVAL OF BILLS

Brian made a motion to approve the bills as submitted. Erma seconded and the motion carried.

ADJOURNMENT

Teresa adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

MAY 8, 2001

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on May 8, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Donnie Brouhard, Erma Mallett, Nancy Ohmes, Marilyn Burasco, Ira Roberts, Chris Coleman, Brian West, and Sheila Schertz. Teresa called the meeting to order.

The minutes of the Board Meeting on April 10, 2001 were approved as submitted. Erma seconded and the motion carried.

TREASURER'S REPORT

Brian West submitted the Treasurer's report.

Bank Account Balances as of April 30, 2001

Checking:	\$ 5,526.07
MM General Fund:	\$119,205.41
Siltation CD:	\$ 96,815.39
Boat/Lake Account:	\$ 55,499.43
Builder's Account:	\$ 65,434.85
Activity Account:	\$ 1,022.70
CD-Community:	\$ 50,000.00

Income during April: Dues = \$43,574.32

Other Income = \$5,617.32

Brian also stated that he did not open another CD for Raintree as planned by the Board of Directors. His reason for not transferring was his belief that the summer would create more expenses than normal, and currently there were more than normal expenses outgoing due to the sidewalk, etc. Marilyn made a motion not to open another CD at this time but to roll over the CD, which would come due in June. Donnie seconded the motion and the motion carried.

Brian also stated that the Board appropriate an additional \$15,000 into the legal account budget due to the current lawsuit. Donnie made a motion to add the funds to the legal accounting budget. Marilyn seconded and the motion carried.

BOARD ANNOUNCEMENTS

Donnie announced that a meeting had been held with the builders of Raintree to discuss the current builder's contract. The three builders attended the meeting and the meeting went well.

NEW BUSINESS

Discussion with City Representatives regarding 150 Highway

Ron Williams and Randy Rhodes appeared before the Board to discuss the widening of highway 150. Several topics were discussed; concerns, information,

plans, hopes of the upcoming widening highway. Nancy spoke of a meeting with the State and found out the plans called for closing all entrances out to 150 Highway except Ward Road. Dick King, legal advisory board for the Developer had separate meeting with the Stated and confirmed the State's plan to close all but Ward Road and/or where Windemere has a light to 150 Highway. Dick gave more detail about an Urban Artillery instead of an expressway and suggested that the Developer and RLPOA work together. Ron and Randy will take this information back to the City and finds out additional information on the plans. Ron invited members of the Board to attend the meeting at Southgate the following day to voice Raintree's concerns.

Doug Cea - Fine Appeal

Doug Cea appeared before the Board. Mr. Cea explained that he had been fined for beginning his house without getting the house approved by the Architectural Review Board. Erma explained that Mr. Cea had begun digging the house before he had come to get approval and that was the reason for his fine. Mr. Cea explained that he was under the impression that his home was approved because Lessie Thompson, at the real estate office, had told him it was okay. Geri explained that Mr. Cea was notified on Saturday that he needed approval. Mr. Cea's house was approved by the ARB on Tuesday but the foundation was dug earlier that morning. Donnie made a motion to approve the appeal of Doug Cea and overrule the fine. Marilyn seconded; Erma voted against, the majority voted in favor, the motion carried.

Common Ground - Donnie Brouhard

Donnie wanted the common ground around the lake treated for weeds and also fertilized. Donnie asked for an explanation of the different costs. Brian explained that the different costs were the different types of applications. The different costs were only because of the treatment. Brian explained that his concerns were that the Committee was not contacted with regards to this treatment and that the chemicals would harm the lake. Donnie explained that the Common Ground committee should be involved but he was bringing it forward for discussion. He also stated that residents who live on the lake were treating their yard and some were treating the common ground by their home. Donnie commented that the common ground that was treated looked in good shape. The Board made the suggestion that the idea and information be passed to the Common Ground Committee in order for them to look further into the situation.

Rob Messmer

Rob appeared before the Board. He stated that he was cited for having storage on the outside of his property. Rob commented that he would like to have a compromise and have the Association allow the storage since the residents have recently lost the storage lot. The Board explained that ARB Guidelines talk about what is acceptable. Rob ask about pursuing other storage areas like 163rd.

COMMITTEE REPORTS

Activities Committee

Anita Irwin and Judy Plymell were present for the Activities Committee. They reported that the Easter Egg hunt went well and many of Raintree residents attended. The garage sale would be the next event along with the fishing derby and the bar-b-que. The Board commended the Activities Committee for their hard work and the big success of the Easter Egg hunt.

ARB

Geri spoke for the ARB. Geri asked the Board approved two new members to the ARB. There were openings due to Erma being elected to the Board of Directors and the resignation of Greg Andrews. Geri asked that John George and Ty Cooper be approved as members of the ARB.

Charlie Sandman asked why the ARB approved a playhouse, which was too large according to the guidelines. Erma explained that the night of the meeting, the agenda was large and the details of the playhouse simply were overlooked.

Donnie made a motion to approve John George and Ty Cooper to the ARB. Chris seconded and the motion carried.

Common Ground

No one was present

Facilities Committee

Ross Cowan was present. Ross explained that he was ready to present the recommendations to decorate the clubhouse at the next board meeting. The Board of Directors asked Ross to come to the work session to allow more time for discussion.

Lake Committee

Dick Greiner was present. Dick explained that Xtreme Marine would like to give a demonstration of the Mastercraft boat using our lake. The scheduled date would be for May 18th for a few hours. Ira asked the audience members who was in favor of the usage of the lake in this manner. Donnie made a motion to allow Xtreme Marine to use the lake on May 18th. The audience was polled and the majority of the audience were against the use of the lake by Xtreme Marine. Marilyn seconded the motion. Voting in favor were Donnie and Marilyn. Voting against were Chris, Sheila, Erma, Nancy, Brian. The motion failed.

Dick said the dock repairs were complete.

Conservation Committee

San LaPoint was present and did not have a report

Siltation Committee

No one was present

Raintree Vision

San LaPoint explained that there would be a representative from Morton Building Company to discuss the type of structure for the maintenance barn at the next meeting and the Board members were invited. Donnie stated that Phil had agreed to take over the survey questions.

OLD BUSINESS

Joe Willerth

Joe explained that there had been three additional counts to the lawsuit against the Association. The counts added were the builder's contract the common ground, which had not been tended to, and the wording, which states that a non-member of Raintree can serve on the Board.

OPEN FORUM

Donnie Brouhard

Donnie stated that it had been brought to his attention that there is a member who is suing the Association and also serving as an officer of the Board. Donnie made a motion to remove Ira Roberts as an officer, the Secretary of the Board. Sheila seconded. Ira questioned the reason for the removal since the current members had recently voted him as secretary of the Board are now recommending that he not serve. Sheila stated that she felt that it was a conflict of interest by him serving as secretary. She stated that she had no personal feelings against Ira personally. Ira stated that he had removed himself at an executive session when the lawsuit was discussed. He had always tried to keep himself separate when he thought a conflict of interest was in question. Voting in favor were Brian, Donnie, Sheila, Marilyn, Chris, and Erma. Voting against were Ira and Nancy. Motion carried.

Teresa stated that a new secretary would be needed and asked for nominations. Brian nominated Sheila and Donnie nominated Marilyn. Teresa closed the nominations. Voting for Sheila were Brian, Marilyn, Chris, Erma. Voting for Marilyn were Sheila and Donnie.

Charlie Sandman

Charlie discussed the issue of Raintree offering a storage facility. He stated that the previous board had bought the property on 163rd Street as a future storage facility. The property could be used as a storage facility and the storage could be a means of making money. Teresa questioned the number of people who would be interested in that type of facility. The Board asked the Vision Committee to investigate the possibility of making that one of their survey questions. Darrell Bennett asked if the Association could use the old storage facility. Ira answered that the City of Lee's Summit was the reason for the closure of the storage facility.

Robert Brock

Mr. Brock appeared before the Board. He asked the Board to sod his yard from the new sidewalks last year. Mr. Brock stated that the sod which was laid, was dead and it would not grow. Teresa asked if the sod was properly watered. It was stated that sod was laid twice but the sod would not grow. The Board said that they would look into the details of the land and discuss it further at the work session.

Donnie Brouhard

Donnie instructed Geri to have the security patrol to check all people who were fishing on the shore and check the boat docks for residential status.

APPROVAL OF BILLS

Erma made a motion to approve the bills, Marilyn seconded and the motion carried.

Teresa adjourned the meeting and thanked everyone for attending.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JUNE 12, 2001**

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on June 12, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, (arrived after the meeting started) Donnie Brouhard, Erma Mallett, Marilyn Burasco, Ira Roberts, Chris Coleman, Brian West, and Sheila Schertz. Nancy Ohmes was absent. Donnie Brouhard called the meeting to order.

APPROVE MINUTES OF THE MAY 8, 2001

Marilyn made a motion to approve the minutes of the meeting, Erma seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Brian gave the financial report.

The bank account balances as of May 31, 2001

Checking = \$365.23

Money Market = \$101,832.64

Siltation CD = \$96,815.39

Boat Account = \$68,261.61

Builders Account = \$71,042.50

Activity Committee = \$1,022.70

MoDot Settlement Account = \$50,080.44

CD at Community Bank = \$50,698.08

The income from dues during May were \$48,035. The other income was from boat stickers, clubhouse rental, shore line ads, mowing, concessions, pontoon rental, pool passes and Raintree cups.

BOARD ANNOUNCEMENTS

Geri announced that Charlie was going to retire from working for the Association. Charlie was thanked by the Board for his hard work and dedication.

NEW BUSINESS

Larry Keating-ARB Appeal

Larry and Carol Keating were present. Carol asked the Board for a privacy fence between her and her neighbor. Carol gave the Board details regarding the ongoing problems between her and the neighbors (Brady). The Keatings gave the Board a list of these problems and asked for a 6-foot privacy fence due to the problems. Sheila stated to approve the six-foot fence would only place the Association in the dispute because it was not in compliance with the covenants. Teresa stated that she wanted to stay out of the dispute and not

make any special circumstance. Donnie suggested a four-foot fence to make the property line more distinct. Donnie told the Keatings to submit a plan for a 4-foot fence and present that to the ARB for approval.

Julie Suppenbach

Julie was present. (Other neighboring property owners were also there). Julie gave the Board a review of an incident that happened between her son and the RLPOA security patrol. (Summary) The children were playing army with guns, which her son had a BB gun, the other children had play guns. The RLPOA patrol saw the children running and he followed. The RLPOA patrol pulled his gun on the children and told them to drop their weapons. The RLPOA patrol handcuffed her (Suppenbach) son and walked him home in handcuffs.

Discussion opened between the audience and the Board. Discussing the details of the incident. The Suppenbachs asked the Board to look into the security situation at Raintree and what steps can be done so this type of incident does not happen again. The Suppenbachs asked that a different officer patrol at Raintree and what types of measures do the officers go through prior to employment.

Walk-A-Thon

Dr. Jim Underwood was present. Jim was present for the Lee's Summit social services and asked the Board for permission to hold a 5K walk. The Board asked Jim to bring more information on the event, such as; how many, how long, and who would clean-up. Donnie made a motion to tentative approve the event provided the additional information be presented. Chris seconded and the motion carried.

Security Hours

Geri asked the Board for the funds to increase the security during the summer month. The Board approved additional security from 12:00 (noon) until 6:00 AM through the summer months. Donnie made a motion to increase the hours of the security, Marilyn seconded and the motion carried.

EdMadison

Ed & Rita Madison were present. (other neighbors were present) Ed explained that the residents of Windemere are entering Raintree through his yard. He had "no trespassing" signs installed in his yard but they started coming through his neighbor's yard to come into Raintree. Ed asked for assistance and suggestions from the Board. Ed composed a letter that he asked the Board to send to the Windemere Board. Ed asked that official Raintree no trespassing signs be installed and that RLPOA security patrol his area more heavily. The Board agreed to send the letter and to have the sign installed and add security. Geri was asked to have security meet with the Madisons.

COMMITTEE REPORTS

Activities Committee

Sue Brockman was present for the Committee. Sue explained that the fishing derby and the bar-b-que were held and were a success. The Board thanked the Committee for their hard work to make the events a success. Sue asked for \$4000 be transferred into their account for the Summerfest events. Sue asked for approval for \$5500 for the fireworks display, \$4950 for the carnival and tents. Marilyn made a motion to approve the expenses, Brian seconded and the motion carried.

ARB

Gene was present for the Committee. Gene explained the number of new homes and improvements that were approved during the last month.

Common Ground Committee

Shirley informed the Board that the meeting date of the Common Ground Committee needed to change to the first Monday of the month. Shirley questioned the placement of the fountain in the duck pond. Geri stated that the developer was in the process of selling the land and currently working out problems with the title. Permission had not been given to place the fountain in the pond. Shirley asked that the explanation be placed in the Shore Lines to answer the many inquiries.

Facilities Committee

No report given.

Lake Committee

Dick was present. Dick reported that the jet ski had been delivered by Shrouts for patrol during the summer.

Dick reported that the patrol pontoon board had not been working and the rental boat was used during that time. Dick asked the Board to approve funds for another patrol boat so that the funds would be available when the boat was found. He explained that it was difficult to negotiate without the available funds.

Dick asked for funds to replace the blue foam with the encapsulated foam, which would make the south side of the lake all encapsulated foam docks. The work would be done in the fall when the boating season is over. Donniee made a motion to approve up to \$13,800 for the encapsulated foam. Brian seconded and the motion carried.

Dick announced that stickers were available listing the office phone number, the Raintree boat phone number and the police phone number. The stickers were available at the office or through a patrol officer.

Dick asked for approval of the new wording of the level four violation.

Any owner of a watercraft receiving a level four(4) violation shall have their watercraft removed from the lake immediately. During the appeals process, if

the watercraft received any citations while on the lake, the watercraft and its owner will be banished and will not be allowed to use the lake until the appeals process has been concluded. Donnie made a motion to approve the new wording. Chris seconded and the motion carried.

SILTATION COMMITTEE

Shirley asked that the letter written by Tim be sent to the City of Lee's Summit. The Board asked Shirley for time to read the letter.

RAINTREE VISION

Phil explained that the representative from the Morton Builders were present at their last meeting and gave a proposal. The building would cost approximately \$90,000 for a building but that is incomplete due to the additions, which would be needed. The Committee is getting a spec sheet together which could be handed out for further builders. The Vision Committee spoke to the Common Ground committee regarding the placement of trees on the property. Phil asked for funds for a survey of the property in order to be certain of the boundary lines. Donnie made a motion to approve \$250 for a survey of the property on 163rd st. Sheila seconded and the motion carried.

SILTATION COMMITTEE (CON'T)

Teresa asked if there was ample time for the Board to review the letter from Tim Bureau. Shirley stated that the letter shows that Raintree has a proactive stance regarding the drainage. Shirley asked that a copy be sent to the City and a copy be sent to Cheddington. Shirley also suggested a copy be sent to Ben Sharp however, the Board declined the suggestion. Brian made a motion to send the letter. Sheila seconded and the motion carried.

OLD BUSINESS

Joe Willerth

Joe briefly review the lawsuit between the Association and the Developer. Joe stated that the mediation was still in progress and complimented the members of the Board for working hard on the mediation, the handling of the Keating request, and the security issues.

OPEN FORUM

Lyly Wyly

Lyly compliment Charlie Mallett for all the hard work he has given to the Association in the years. Lyly suggested a party be given in Charlie's honor for his work.

Gene Thomas

Gene made a comment that it was his opinion that the security at Raintree had done a fine job and he has seen more of them than any other security patrol.

Shirley Thomas

Shirley asked if the Board was aware of the impact of all the new construction being done around Raintree. She suggested that the Board take into consideration the impact of the construction on the lake.

Phil Sneed

Phil suggested that names be deleted from the survey comments in the Shore Lines.

APPROVAL OF BILLS

Erma made a motion to approve the bills as presented, Sheila seconded and the motion carried.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 10, 2001**

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on July 10, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Donnie Brouhard, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Nancy Ohrnes, Chris Coleman, and Marilyn Burasco. No one was absent.

APPROVE MINUTES OF TBE JUNE 12, 2001

Sheila made changes to the minutes of the last meeting.

Those changes were:

New Business Larry Keating Erma made the statement that approving a 6-foot fence would only place the Association in the dispute because it was not in compliance with the covenants. Sheila did not.

Sheila asked if the six-foot fence would be approved would they be willing to put the fence around the entire yard. And that placing a fence on one side would not be in compliance with the covenants. Also that the Board could make an exception.

Under Suppenbach: Addendum: Donnie noted that the security officer filed a report that is contrary to the parent's report.

The minutes were accepted with the appropriate changes.

TREASURER'S FINANCIAL BEPORT

Brian gave the financial report.

Bank Account Balances as of June 30, 2001

Checking	\$ 1,740.80
MM General Fund	\$53,449.86
Siltation CD	\$96,815.39
Boat/Lake Account	\$72,833.29
Builder's Account	\$76,070.57
Activity Committee	\$ 1,022.70
CD-Community Bank	\$50,698.08
CD - MoDot Settlement	\$ 5,024.83

Income during June

Dues \$44,504.93

Other Income \$12,160.68 Clubhouse rental, Boat Stickers,

Shore Line Ads, Mowing, Pool Income, Concessions, Pontoon Rental, Misc. Income (This does not include sales tax and clubhouse deposits)

A correction was made to the MoDot Settlement Account. Funds in the Lake Account and the Builder's Account will be transferred for expenses in the last few months to reflect the correct amount.

Charlie Sandman asked about opening another CD, which was approved by the Board. Brian answered that due to the lower than expected amount in the General Fund, the CD has been postponed.

BOARD ANNOUNCEMENTS

Geri reminded the Board and the audience of the upcoming retirement party for Charlie Mallett. The retirement party would be on July 30th.

Geri reminded the Board and the audience of the upcoming stranger/danger program of the neighborhood kids.

Geri reminded the Board and the audiences of the upcoming swim team competition. The closing time has changed to 3:30 PM.

NEW BUSINESS

Mike Bynes

Mike was present. Mike expressed his concern on the Hazelton lot, which is in a state of disarray and is bring down the values on the homes in the neighborhood. He has been asked regarding the condition of the problem and he believes the house for sale in that area is being hurt by this lot.

Joe gave the Board and audience the history of the lot. Originally the complaints were; mulch, bags of rock, and debris on the lot. Joe stated that his inspection of the lot, show that the materials have been dispersed. He stated that there is no covenant that instructs a lot must have a home.

Mike's objection was that the lot is not being used for residential use. Also, the looks of the lot and the Boards hesitation of enforcing the covenants. He stated that a judge could review the case to clarify the covenants.

The Board answered that they were not hesitating to enforce the covenants but the use of the lot was not against the covenants, according to the legal council of the Association.

Mike asked if another attorney's judgment whether or not Raintree would have a case would the Board be willing to take the issue to court? Teresa stated that the Board could not make that kind of decision at the meeting. Joe stated that a motion to take legal action could not be made in an open meeting. Donnie asked is Stephanie Hazelton could be asked if a third party can be included to act as a mediator.

Teresa stated that the issue would be discussed in the executive session.

Barney Wasson

Barney was present. Barney stated that he had rented the clubhouse for a Shriners party on Sunday. He asked that the smoker, for the party, be placed on the parking lot. The contract for the clubhouse states that-the party remain inside the clubhouse. He would like the use of the outside parking lot for the smoker. Brian made a motion to approve the smoker on the clubhouse parking lot for the party and Marilyn seconded. The motion carried.

Denise Broom

Denise and Rob were present. Denise explained the incident on July 4th. This involved the use of fireworks and the ambers on the roof of their house, which caused their roof to catch fire. She stated that the residents and visitors at Raintree had turned the neighborhood into a war zone with the use of fireworks. The Police Department had 270 calls of complaints and issued 2 tickets. Denise stated her concern of the dangers of the use of fireworks and the lack of concern Raintree has regarding the non-compliance of the City ordinance. She would like the Board to put on Article in the Shore Lines stating that the Board does not condone the use of illegal fireworks. She would like to have the importance of the issue brought to the residents. The trash left by the fireworks were all over the subdivision the following day. Nancy suggested that an article be place in the Shore Lines reminding residents not to use the illegal fireworks along with a copy of the ordinance from the City. Ira suggested that the residents hose off their roof, next year to ward off the prospect of a fire. Donnie stated that the police were called regarding the fireworks but they did not appear. Teresa asked Geri to place an article in the Shore Lines regarding the use of illegal fireworks. Donnie also suggested that a letter be sent to the councilmen of the City, expressing the concerns and of the situation to see what can be done in the future.

Geri Frink

Geri asked for \$450 to send Sue Twenter to the next Lee's Summit Leadership class. Sue is new to Raintree and would help her to become familiar with Lee's Summit and how it operates. Donnie made a motion to approve the funds, Sheila seconded and the motion passed.

Geri also asked for funds to replace the laptop computer. The funds would not exceed \$1500. Ira made a motion to approve the funds, not to exceed \$1500 to replace the current laptop. Donnie seconded and the motion carried.

COMMITTEE REPORTS

Activities Committee

Activities

Teresa reported for the Activities Committee. Teresa reported that Summerfest had been a great success and many residents responded the same. Teresa stated that the Activities Committee should be thanked for all their hard work. Donnie stated that Lake Winnebago had a bigger fireworks display and Raintree should look into who was responsible for their display.

ARB

John George was present. John stated that the ARB had approved 16 new homes for construction since the last Board meeting. There had been 19

improvements approved, which included siding, paint, fences, pools and decks. Ross Cowan asked if he could extend his driveway to the street, which is on the right of way. The Board instructed Ross to contact the City of Lee's Summit for authorization.

Common Ground

Shirley was present. She stated that a request was given the Committee to install trees behind the houses on Sapelo Drive. Machelle is getting bids together to determine the cost. Brian stated that the Committee is working with the Raintree Vision Committee for screening ability on the lots on 163rd.

Facilities

Ross was present. Ross reported that the Committee is in the process of getting bids for the decoration.

Lake Committee

Dick Greiner was present. Dick explained that San LaPoint had been collecting the bids for lights on the docks. So he was not able to answer questions concerning the bids in detail. Dick explained that the original bid was \$9,839 for installing lights but a recent bid of \$17,865 was submitted. Dick asked for funds to begin installing lights on the docks. Donnie asked if the Board could approve up to \$10,000 to do three docks, (Dock #A, B & C). The Lake Committee would work out the details. No one seconded and there was no action taken.

Dick told the Board about the accident on the lake on July 4, 2001. Dick introduced Ryan VanDeusen who gave a detail of the accident. Ryan said the driver of the jet ski was intoxicated and was requesting the Board to look into the accident closely. The police were not called the day of the accident. Dick stated that he could not detect any alcohol on the driver and that when asked Ryan had indicated that he was physically okay and did not need medical attention. The Board asked the Lake Committee to begin an accident policy. The Board asked Geri to contact the police department and asked if a report can be filed even though of the time delay.

SILTATION COMMITTEE

A report was not given. Sheila made a motion to place the fountain in Hidden Cove until permission could be obtained to place the fountain in the duck pond. Donnie seconded and the motion carried.

RAINTREE VISION

No report was made.

OLD BUSINESS

Joe Willerth

Joe stated that Archer Engineer had been hired to review the seascapes in the Estate Lots. Archer Engineers had made recommendations and these will be discussed at the next mediation meeting. Shirley Thomas asked the original depth of the seascapes. She is concern that the Association will be responsible for cleaning out the seascapes if they are not the required depths. Teresa answered that the information was not readily available but issue would be discussed.

OPEN FORUM

Idonna Hudgins

Idonna Hudgins appeared before the Board to appeal the citations her son had received on the lake. Idonna explained that there were miscommunications with the office and she was under the impression that she needed to appear at the meeting tonight. Geri explained that the confusion was between Idonna's husband and Sue, in the office, and the communications crossing in the mail. She gave a brief explanation of the citations. Her son had received two citations; one for not wearing a life jacket and another citation for doing a 360 on the lake. She did not understand why her son was given a citation and asked to leave the lake when others had done the same and not asked to leave the lake. The Board explained the appeals process to Idonna and gave her the opportunity to appeal to the committee before stating her case to the Board of Directors. She decided to appeal to the committee prior to going further with the Board.

Michael Madison

Michael complained to the Board the unfairness of the boat slip holders at Raintree. He explained that some were scalping the slips and others were not using the slip nor subleasing at all. The Board explained the policies that had been discussed over the years but had not been implemented for a varied of reasons. The Board suggested that Michael join the Lake Committee and work with them to change what was possible on the lease.

Michael also expressed his concern with the street railing along Raintree Parkway. He felt the sharp edges were dangerous and also suggested that an additional railing be placed between the sidewalk and the lake for safety. The Board agreed and asked if the City had been contacted. Geri answered that the City had been contacted once but no action had been taken. Geri was asked to contact the City for the additional railing and asked if it was possible for Raintree to make the current railing safe. Michael stated that he would also be willing to help, if needed, in contacting the City.

Tom Tucek

Tom asked the Board the status of the security incident, which was heard at the last Board meeting. The Board answered that the police department had investigated the case and had found the security officer justified.

Tom also asked if the loan on the six lots should be paid off instead of placing money in CDs. Brian answered that until the lawsuit was settled, the Association was not releasing the cash.

Eric - Start to Finish

Eric asked the Board to appeal the fine that had been levied against the company. The fine was due to siltation barriers not properly installed. He explained that the barriers could not be repaired was due to the amount of rain and that it was dangerous to send men to the site to fix the barriers in the mud. He submitted to the Board a report of the weather during the time he was fined. Geri explained that the other builders at Raintree were able to install and maintain the siltation barriers. Ira explained that there was enough time to repair the barriers after the rain, as shown on the weather report submitted by Eric. Erma explained that she was on the ARB when the house was approved. She understands that Start to Finish has not been cooperative with the Association regarding other issues, such as trash, etc. She would like to see the fine appeal denied. Erma made a motion to deny the appeal and let the fines stay. Brian seconded and the motion carried.

Tom Tucek

Tom asked the reason that Nancy and Ira do not vote on issues. The Board answered that Board members have a choice. Tom stated that he felt it should be a matter of record how each Board member votes. There was discussion among the Board regarding the voting procedure. Brian made a motion that it should be recorded in the minutes how each Board member votes. Marilyn seconded. It was then determined that a hand vote would be required. Voting in favor of the motion were; Erma, Marilyn, Chris, and Brian. Voting against were; Donnie, Ira, Sheila and Chris. Teresa voted in favor of the motion to break the tie.

Nancy stated that her voice should not be ignored at meetings and all votes should be counted as hand votes.

Ira Roberts

Ira read his statement regarding the Board members not following the Code of Ethics. He listed several examples (Letter on file) of such violations. There were several comments after the reading but no motion was made.

Brian West

Brian explained that the Board needed to move not to open a second CD to counter the motion to open such a CD. Brian made a motion not to open a CD in the amount of \$50000. Sheila seconded. All members raised their hands voting in favor of the motion, motion carried.

Donnie Brouhard

Donnie stated that the Association needs to move forward and that can not happen unless the past is forgiven and forgotten.

APPROVAL OF BILLS

Erma made a motion to approve the bills as presented, Sheila seconded and the motion carried.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
AUGUST 14, 2001**

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on August 14, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Donnie Brouhard, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Nancy Ohmes, Chris Coleman, and Marilyn Burasco. No one was absent.

APPROVE MINUTES OF THE JULY 10, 2001

The minutes of the meeting of July 10, 2001 did have spelling errors but were approved as submitted.

TREASURER'S FINANCIAL REPORT

Brian gave the financial report.

Bank Account Balances as of

Bank Account Balances as of July 31, 2001

Checking	\$ 77.96
MM General Fund	\$75,664.20
Siltation CD	\$96,815.39
Boat/Lake Account	\$57,261.39
Builder's Account	\$75,120.80
Activity Committee	\$ 1,022.70
CD-Community Bank	\$ 50,698.08
CD - MoDot Settlement	\$ 50,024.83

Income during July

Dues	\$56,537.21
Other Income	\$ 6,762.19

This includes: Boat Stickers, Clubhouse Rental, Fines, Interest, Shore Lines Ads, Mowing, and Pool Income.

Jim Mitchell, CPA, reported his findings of the 2000 audit of Raintree's financial report. He submitted his report to the audience and the Board.

BOARD ANNOUNCEMENTS

Teresa reported the new officers for the Cobblestone Association.

NEW BUSINESS

Boat Ramps

Donnie announced that the continuous complaints regarding the north boat ramp were that the ramp was too steep and too slick. The initial bid was \$50,000 - \$60,000 to repair. He would like the Lake Committee to have gathered bids to repair the north boat ramp for the next Board meeting.

Sidewalks

Donnie announced that he would like to continue with installing sidewalks at Raintree. The area that he would recommend be completed next would be on Ward Road following the cove. The other area would be along Kingfisher Cove to the Whistling Swan cove. Donnie would like to get bids for the additional sidewalks.

Heenan - ARB Appeal

Andrew Heenan appeared before the Board. He had submitted bids for a swimming pool and a 6-foot fence around the property. Erma, Board Member, stated that she was at the ARB meeting when his as submitted. She explained that a 6-foot fence was allowed around the pool, but not around the perimeter of the property. Darrell Bennett, ARB, explained that the ARB did not approve nor disapprove the application because they needed more information. The Board told Andrew that the ARB needed to disapprove the application before the appeal could be heard.

Cross -Fine Appeal

Chad Overstead appeared before the Board. Chad was present to appeal the fine he received for not having a gravel drive on the lot. He explained that he was out of town and the gravel was ordered but was not delivered the date that was promised. Erma made a motion to uphold the fine. Voting in favor were: Chris, Marilyn, Erma. Voting against were: Ira, Brian, Nancy. Teresa voted to break the tie, voting in favor. The fine stays.

COMMITTEE REPORTS

Activities Committee

Sue Brockman appeared for the Committee. Sue gave an update on the recent Teen Swim and the Retro Raintree night.

ARB

Darrell Bennett was present for the Committee. Darrell explained that either Chairmen were able to appear and he was not able to present the correct number of approvals during the past month. Teresa told Darrell to submit his report to the office when it was available.

Common Ground

Machelle Seiler appeared for the Committee. Machelle explained that the Committee would like to plant 8 trees at the dry detention basin on Sapelo and 13 trees on 163rd under the guidance of the Vision Committee. They would have Atcheson plant the trees. Machelle asked the Board to approve up to \$6000 for the project. Ira made a motion to approve up to \$6,000 for the planting of trees as proposed by the Common Ground Committee. Ira made a motion to approve the purchase of the trees and to have them planted by Atcheson. Erma seconded and the motion carried.

Machelle asked the Board to approve \$3,000 for additional park benches on the common ground. Brian made a motion to approve up to \$3,000 for 7 park benches and 2 trashcans, the location to be determined by the Common Ground Committee. Donnie seconded. All members voted in favor and the motion carried.

Facilities

San LaPoint appeared for the Committee. San asked the Board to approve funds to redecorate all areas of the clubhouse. Teresa asked San to separate the redecoration bid from the upper and lower floors. Ira made a motion to approve \$16,500 for redecorating the upper floor of the clubhouse. Brian seconded all members voted in favor and the motion carried.

Lake Committee

Rich Richardson appeared for the Committee. Rich announced that he and San LaPoint would Co-Chair the Lake Committee. Bob Burasco will oversee the lake security. Rich reported the following:

The Committee now has a written procedure to follow when there is an accident on the lake.

The Committee has ordered additional buoys for safety on the lake to be placed in the coves.

The Committee will notify the community of contamination of the lake by flying red flags on different flagpoles around the lake. Rich submitted the activity report of Lake Security.

San asked the Board for guidance on lighting the boat docks. Donnie made a motion to approve 3 docks to be completed at \$17,000. Sheila seconded. Voting in favor were Sheila and Donnie. Voting against were: Chris, Brian, Ira, Marilyn, Erma and Nancy. Motion denied.

Siltation Committee

Alan VanDeusen appeared for the Committee. Alan questioned the reason why the riprap had not been placed around the lake. Gen answered that equipment and manpower was needed. The Board instructions were to give Dave permission to rent whatever needed to have the job done.

Alan reported that the project in Hidden Cove had begun.

Alan asked the Board to approve the funds to purchase a "Sounder" depth finder to record the depths of the lake for future reference. Donnie made a motion to approve \$700 to purchase the equipment Alan needed. Marilyn seconded all members voted in favor and the motion carried.

Alan asked the Board to approve the funds to treat the Duck Pond for scum. Alan had presented a one-time treatment and a monthly treatment program. Donnie made a motion to allocate half the \$1875.00 to treat the pond and ask the Developer to pay the other half the money to treat the pond. Brian seconded the motion carried. Ira abstained from the vote.

Raintree Vision

Phil Skeed appeared for the Committee. Phil explained that the Committee had specifications for a maintenance facility to be built on 163rd. They will be sending out the specifications for the bidding process to begin.

OLD BUSINESS

Joe Willerth

Joe Willerth told the Board that Stephanie Hazelton had requested to appear to the September Board meeting to respond to the neighbor's complaint regarding her lot. She did asked to be placed first on the agenda.

Joe explained to the audience and the Board that the mediation committee had hired Archer to review the Common Ground on the Estate Lots and that report would be presented at the mediation meeting. Joe explained that the mediation had been productive.

OPEN FORUM

Judy Plymell

Judy complained that the weeds were high at the entrance of Raintree on 291 Highway. The Board told Geri to send a letter to MoDot and asked them to cut the weeds or give Raintree permission to cut the weeds down.

Charlie Sandman

Charlie asked the status of the Hudgins penalty. The Hudgins, with Geri's permission, would be appealing the fine and penalty at the September Board meeting.

Brian West

Brian asked to confirm the location of the fountain. Marilyn made a motion to reverse the previous motion of placing the fountain in Hidden Cove and to

wait until permission could be obtained to place the fountain in the Duck Pond. Donnie seconded and everyone voted in favor. The motion passed.

San LaPoint

San noted to the Board that the Jackson County security was doing an outstanding job this summer.

Donnie Brouhard

Donnie stated that there should not be "no wake" buoys in the coves unless it was necessary. There are current rules that govern the coves and buoys will take away from the lake area. Donnie made a motion not to allow the 'no wake' buoys in the coves along the estate lots and to remove the one buoy that is currently there. Brian seconded. Voting in favor were: Donnie, Brian, Ira, Sheila, Erma, Chris, Marilyn. Voting against were: Nancy. The motion carried.

APPROVAL OF BILLS

Brian made a motion to approve the bills as presented, the motion was seconded and carried.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SEPTEMBER 18, 2001

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on September 18, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Donnie Brouhard, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Nancy Ohmes, Chris Coleman, and Marilyn Burasco. No one was absent. Chris was present at the Appeals Committee (downstairs) and arrived at the Board meeting after it began.

Teresa explained the reason for the week delay of the meeting was due to the tragedy of last week.

APPROVAL OF THE MINUTES

Ira made the following changes to the August Board meeting.

There were four motions made which were not in the minutes. First, Marilyn moved and Erma seconded to put pole lights on the rest of the docks that don't have lights that was passed.

Second, Brian moved and Sheila seconded to put motion lights up on poles already in place but only use three lights instead of six lights, which was passed.

Third, Ira moved and Donnie seconded to put Brian's motion ahead of Marilyn's motion to see the results and to get more information and this passed.

Fourth, Donnie moved and it was seconded to approve \$17,000 for the project and this passed.

Also, under 'Old Business', Geri gave two reports. She gave an update on the trespassing signs and the guardrail on the dam.

Erma made the following changes. Under 'Common Ground Committee', the should be they. Also, it should be part of the minutes that Geri stated that the fountain had not been purchased.

Donnie made the following changes. Under 'Open Forum', it should read that one buoy was approved and two buoys were to be removed.

Donnie made a motion to approve the minutes with the proper changes. Erma seconded and the motion carried. No one objected.

TREASURER'S FINANCIAL REPORT

Brian read the Treasurer's report for August.

Bank Account Balances as of August 31, 2001

Checking	\$ 788.66
MM General Fund	\$47,018.17
Siltation CD	\$96,815.39
Boat/Lake Account	\$57,740.51
Builder's Account	\$70,549.74
Activity Committee	\$ 1,022.70
CD-Community Bank	\$50,698.08
CD- MoDot Settlement	\$ 50,024.83

Income during August

Dues	\$52,813.4
Other Income	\$ 7,060.13

Other Income includes: stickers, clubhouse rental, Shore Lines ads, mowing, stickers, pontoon rental, pool concession, pool passes

BOARD ANNOUNCEMENTS

There were no announcements.

COMMITTEE REPORTS

Activities Committee

There was not a report by the Committee. Shirley commended the Activities Committee for giving American Flags to the Raintree residents at the entranceway at 291 Highway. The Board agreed.

Common Ground

Machelle reported for the Committee. She submitted a written report of their last meeting.

The Committee informed the Board that they would like to be involved with (removed 'the') any signage installed at Raintree.

Machelle asked the status of the fountain in the Duck Pond. She wanted to insure that the funds would be carried over to the next years' budget if the fountain was not installed this year.

Machelle informed the Board that there were additional funds in 2002 budget for additional flags.

Facilities

Charlie reported for the Committee. Charlie stated that the re-decoration of the clubhouse should be done by Thanksgiving.

Lake Committee

Rich reported for the Committee. He informed the Board that the south side docks have been converted to the encapsulated foam.

The dock lighting was in process.

The buoy has been moved.

Conservation Committee

San reported for the Committee. He informed the Board that they planned to add more fish habitat.

Siltation Committee

Alan reported for the Committee. Alan reported that the Hidden Cove project was being done.

Ira objected to lack of silt fencing on new sidewalks.

Ira objected to improper rock for RipRap siting the siltation impact.

Raintree Vision

No report was given.

ARB

(The ARB was conducting a meeting in the kitchen at the time of the Board meeting.) Geri asked the Board to approve a new member to the Architectural Review Board. Bob Bohnenkamp was approved as a member to the ARB.

Yea: Chris, Brian, Sheila, Donnie, Marilyn, Erma, and Nancy

Not Voting: Ira and Teresa

OLD BUSINESS

Joe Willerth

Joe explained that the mediation meeting was held on September 7, 2001. Waiting for Developers response.

Hazelton Response

Joe gave a summary of the Raintree lot, HC42, owned by Stephanie Hazelton. The complaint from the neighbors was that the lot was not being used as a residential lot and the condition of the lot was lowering property values.

Stephanie Hazelton was present. She responded that the lot was being used as a garden, as Powel Gardens. There were no requirements that a house must be built on the lot and there was nothing illegal about the lot. She has worked and improved the lot for 10 years, (spending \$40K-50K) adding flowers and different types of plants. Intent is to landscape and provide area for her Father's garden. Indicated that she is willing to put in trees for a natural screen.

The Board asked the neighborhood and Stephanie work through Joe to find a solution that may be workable with all parties.

Hudgins Appeal

The Hudgins were not present.

Donnie made a motion to deny the appeal of the fine. The 2002 boat sticker will be pulled, the 2001 stickers are revoked, there is a 30-day suspension starting now and a 60-day suspension from March 1, 2002 thru April 30, 2002 (totaling 90 days), and a \$100 fine. Marilyn seconded the motion. Voting in favor were: Donnie, Erma, Marilyn, Ira, Chris, Sheila, and Brian. Teresa did not vote. Motion carried.

Heenan - ARB Appeal

Andre Heenan was not present.

Donnie made a motion to deny the appeal. Erma seconded. Voting in favor were: Donnie, Erma, Marilyn, Ira, Chris, Sheila, and Brian. Teresa did not vote. Motion carried. No: Chris

NEW BUSINESS

Baptist Triathlon Approval for 2002

Julie Destigter appeared for Baptist Medical Center. The Board listed their concerns as: parking lot markings, which could not be removed, parking issues, and the possible damages to sprinklers in the clubhouse area.

Julie addressed the issues of the Board stating they could be resolved and the Baptist would solve any problems the community. She stated that any problems people have with Baptist can and should be worked out between the two organizations. She stated that next year they will scrub the paint immediately after the race; that she did not know about the sprinkler heads on clubhouse property; they did pay for damage to a residents sprinkler head; they work with police and developers about parking issues; she is willing to work out something for a local donation or a fee; could use more barricades and volunteers next year to control wandering participants and spectators; will review and possibly further limit number of participants for next year. The Board decided to table the issue to a future Board meeting, while asking for suggestions from the community, and more information from Julie.

Donna Madison - Coaching 2002

Mary Pycior was present for Donna. Mary explained that Jeff Kelly Enterprises was coaching the swim team at Raintree however, they would tell the swimmers to join a swim lesson class if any technique was needed. She stated that the parents could coach the swim team. This would be for less money than using Jeff Kelly and the money could be used for the team. She was unsure if they would be able to compete without contacts. The Board told Mary to contact Jeff Kelly and ask if he would be able to supply a coach that would get in the water with the team. They would put \$500 in the budget for supplies to begin the swim coach.

Linguist - Fine Appeal

Mike Linguist appeared before the Board. Mike stated that the property owner had asked that the front of the lot not be sodded due to her putting in a sprinkler. He informed the Board that he was not responsible because the property had already been settled. Brian asked that Mike return to the Board with the paperwork showing the closing date. Brian made a motion to table the issue until the next Board meeting to allow Mike to come back with the proper paperwork. Erma seconded. Voting in favor were: Donnie, Sheila, Brian, Erma, and Marilyn. Chris and Nancy were absent. Motion carried.

Marilyn Burasco - Windemere Request

Marilyn stated that she had received a request from the Windemere subdivision asking for a walkway between the two subdivisions, Raintree Lake and Windemere. The purpose was to allow a safe passage for residents, especially children, walking to and from friends' houses.

Several Raintree residents were present, from Hidden Cove Court, who stated that they were against allowing Windemere access because of the problems they have endured.

The Board decided not to install a walkway between the two subdivisions at this time.

The Board asked Geri to send a response to Windemere stated Raintree's objections. Geri was to e-mail a copy of the letter prior to sending it to Windemere.

OPEN FORUM

Brian West

Brian asked that Geri sent a reminder to Board members of the October budget meeting to be held on October 25th.

Brian asked Geri to place an article in the Shore Lines, regarding the Baptist Triathlon's pro and cons. Any comments and replies should be brought to the Board.

Tom Tucek

Tom asked who is responsible for sodding once the house is occupied.

Larry Keating

4050 Leeward

Larry informed the Board that the flooding was getting worse behind his property and beginning to come onto his property. The Board asked Geri to contact Shirley and the City, then to give Larry and update to the flooding problem.

Joe Willerth

Joe informed the Board that he had spoken to Mike Byrnes and they would work with Raintree and Ms. Hazelton on plans to modify the lot.

San LaPoint

San asked if the Committee could be supplied with a list of items, which had been approved by the Board but had not been purchased by the (Lake) Committee. Brian answered San that it would be provided.

APPROVAL OF BILLS

Donnie made a motion to approve the bills, Brian seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
OCTOBER 9, 2001

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on October 9, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Erma Mallett, Sheila Schertz, Ira Roberts, Chris Coleman, and Marilyn Burasco. Brian West arrived late. Donnie Brouhard was present for the executive session. Nancy Ohmes was absent.

APPROVAL OF THE MINUTES

Ira made changes to the minutes.

Under Siltation Committee: Ira commented to the lack of proper silt barrier on Hidden Cove. Ira commented on silt barrier for sidewalk along Regatta with 2" of rain yesterday and today. Ira presented a sample of rock that was being used as riprap. It was really shore rock of which about 50% of material was less than 3" in any direction. Four truck loads at an average of 28 tons per truck means 56 tons of silt was put into the lake.

Under Hudgins Appeal: the 2002 boat sticker will be pulled should read 2001 boat sticker.

Tom Tucek made changes to the minutes.

Under "OPEN FORUM, Tom Tucek" Tom quoted Article 8, "General Use Restriction", Section 2 regarding the occupying a building "until the landscaping as approved by the Architectural Review Board shall have been completed" and asked how this is, or can be enforced, since a number of houses have been occupied before sodding was completed. Board had no answer.

Marilyn made a motion to approve the minutes of September 18th with the corrections. Ira seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Sheila read the Treasurer's report for September.

Bank Account Balances as of September 30, 2001

Checking	\$ -5,620.76
MM GeneralFund	\$49,831.24
Siltation CD	\$96,815.39
Boat/Lake Account	\$45,174.88
Builder's Account	\$61,670.80
Activity Committee	\$ 1,022.70
CD-Community Bank	\$51,405.91
CD - MoDot Settlement	\$50,702.42
Income during September	
Dues	\$25,317.62
Other Income	\$7,531.50

Other Income includes: Clubhouse rental, Shore Lines ads, mowing, interest, fines, concessions, tax refund, activities, cups, pontoon rental
Sheila noted that the checking account showed a credit balance due to the transfer of funds made after the first of the month, which does not show.

BOARD ANNOUNCEMENTS

There were no announcements.

Teresa explained that the Committee reports could be submitted in writing unless a decision was needed by the Board.

COMMITTEE REPORTS

Activities Committee

Geri asked for \$2000 for Oktoberfest event. Ira made a motion to approve the funds. Marilyn seconded all members voted in favor and the motion carried.

ARB

No oral report given.

Common Ground

Shirley asked to clarify the new procedure for the Committee reports. Teresa explained that the committees must come to the Board to ask for money. It will not be necessary for the committees to submit an oral report unless they would prefer it. A written report is all that is needed.

Facilities

Ross told the Board that the carpet and countertop were scheduled to be installed the week of October 21st.

Lake Committee

Rich told the Board that a resident requested a new type of boatlift. The Committee recommends approval. Rich told the Board that the Lake Committee had submitted a written report.

Conservation Committee

No report.

Siltation Committee

Shirley told the Board that a meeting was being scheduled with the City regarding the Cheddington issue. (Flooding)

An addition from Teresa: The southside playground needs a baby swing. Geri was asked to look into the situation.

Raintree Vision

Phil Skeed was present. Phil explained that the Alberts suggestion should be sent to the Lake or the Common Ground Committee. Geri was asked to handle the switch.

The bids for the maintenance building were reviewed and discussed. Two bids were received and the Committee had sent four. A question whether or not a building can be built on the lot was asked and the question will be asked of the City.

OLD BUSINESS

Joe Willerth

Joe told the Board that he had received eight delinquent accounts. He will update the Board on follow up with the collections.

Stephanie Hazelton had replied by letter and had begun clean up of the lot in Harbor Cove. Joe had not received a response from Mike Byrnes or the neighbors of the Hazelton lot.

Joe announced that there had been a settlement proposal on the lawsuit. The court date had been set for December 5th.

Linguist-Fine Appeal

Mike Linguist was present. He explained to the Board that he had closed on the property on June 27, 2001. He submitted the closing papers as requested at the last meeting as proof. Mike had called the adjoining property owners and received permission to use the vacant land. He has not been able to contact the property since the last Board meeting. Sheila made a motion to reverse the fine. Ira seconded the motion. Voting in favor were; Chris, Ira, and Sheila. Voting against were; Erma. Marilyn abstained. The motion carried.

NEW BUSINESS

Hanss - Clubhouse Usage

Debbie Hanss was present. Debbie asked the Board to use the clubhouse for the foreign exchange student Christmas party. The party would be held on December 2, 2001. Marilyn made a motion to approve the use of the clubhouse at no charge. Ira seconded and the motion carried. Every one present voted in favor.

Kilmartin - Appeal

Michael Kilmartin was present. Michael asked the Board to overrule the fine he received for installing a swimming pool on his property without the prior approval from the ARB. Sheila made a motion to uphold the fine of \$200. Marilyn seconded, the motion carried. Voting in favor were; Chris, Sheila, Marilyn, and Erma. Ira abstained.

Meunier - ARB Appeal

Jack Meunier was present. He was requesting an appeal of the ARB decision of the color of the vinyl siding for his home. He wanted to install the color "glacier white". Ira made a motion to uphold the appeal so Mr. Meunier could install the "glacier white" siding on his home. Sheila seconded and the motion carried. Voting in favor were; Sheila, Chris, Marilyn, and Ira. Erma abstained.

Usage of the Common Ground

It was discussed among the Board regarding an organized soccer team holding a game and practice on the common ground (6 Lots). Geri stated that the insurance company for Raintree does not recommend that the Association give permission for usage due to liability. Joe Willerth stated that Lakewood currently has guidelines for use of the common ground by teams. Geri was asked to obtain a copy of the Common Ground guidelines from Lakewood. Teresa suggested to begin working on guidelines for use of the common ground. None of the complaining residents were present.

Appoint the Welcoming Committee

Geri asked the Board to appoint a new Committee for Raintree. This Committee would take to the new resident of Raintree a copy of the directory, and gifts and make them feel welcome to the neighborhood. Katrina Beard had volunteered to be the Chairman of the Committee. Marilyn made a motion to appoint Katrina Beard as the new chair of the Welcoming Committee. Erma seconded and the motion carried.

OPEN FORUM

Jerry Emerick

Jerry stated that there were several mistakes in the Shore Lines in the last issue. He recommended that the *Shore Lines* needed to be proofed prior to being sent to the printer.

Joe Willerth

Joe asked if there had been any input for the Baptist Medical Center triathlon.

American Flags

The Board discussed if the American flags should be put back up on the flagpoles. Sheila made a motion to put up the flags and leave them flying and to get prices on installing lighting for the flags. Marilyn seconded the motion and the motion carried. Voting in favor were; Sheila, Brian, Ira, and Marilyn. Erma voted against. Chris abstained.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills, Brian seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

November, 2001

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on November 13, 2001 in the Raintree Lake clubhouse. Members were: Teresa Bury, Erma Mallett, Sheila Schertz, Ira Roberts, Chris Coleman, Brian West, Donnie Brouhard. Marilyn Burasco and Nancy Ohmes was absent.

APPROVAL OF THE MINUTES

Erma made a motion to approve the minutes. Brian seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Brian read the Treasurer's report

Bank Account Balances as of October 31, 2001

Checking	\$ 230.32
MMGeneralFund	\$73,512.04
Siltation CD	\$96,815.39
Boat/Lake Account	\$28,222.82
Builder's Account	\$56,042.72
Activity Committee	\$ 316.56
CD-Community Bank	\$51,405.91
CD-MoDot Settlement	\$50,830.80

Income during October

Dues	\$72,399.36
Other Income	\$ 3,440.88

Other Income includes: clubhouse rental, advertising, mowing, interest sales tax, fines, concessions, pontoon rental, boat stickers.

Brian asked the Board to approve the increase of the dues for next year. The increase was 2.7% and he suggested the board approve the same. Sheila motioned to increase the dues. Donnie seconded and the motion carried.

Brian announced the budget meeting to be held on November 20th at 7 PM in the clubhouse.

BOARD ANNOUNCEMENTS

No announcements were made.

COMMITTEE BEPOTS

Facilities Committee

Ross Cowan was present. Ross asked the Board to approve \$4004.90 to replace the sliding doors downstairs. The Committee had budgeted \$3400 for the project. The Board asked Ross to budget the work in 2002 and not this year.

Ross asked the Board if Gloria Masterson's mother could hang her paintings in the clubhouse and sell them. The Board decided the paintings could not be hung.

Ross announced that the clubhouse was still being redecorated.

Lake Committee

Rich was present. Discussion opened regarding the new lighting on the docks. It was determined to unscrew the light on the pole light to determine the light of the new bulbs.

Rich asked the Board to approve the funds for the survey of the boat ramp. Donnie made a motion to approve \$1500 for the survey. Sheila seconded and the motion carried.

Rich asked the Board to approve the fee of the boat slips for the year 2002. The Committee recommended \$150. Donnie made a motion to raise the slip fee to \$250 per year. Chris seconded and the motion carried.

Conservation Committee

No report

Siltation Committee

Shirley was present. Shirley told the Board that they were working with the City of Lee's Summit regarding the erosion control needed at Stoney Creek.

Vision Committee

San was present. San asked the Board to approve fund for drawings for the Special Use permit needed to erect the maintenance building on 63rd Street. Donnie made a motion to approve \$5,000 to be used for the drawings needed to submit to the City for a Special Use permit. Brian seconded and the motion carried.

Activities Committee

Sue Brockman was present. Sue explained that Ocktoberfest was successful. Sue asked the Board to approve the funds for the breakfast with Santa on December 1st. Donnie made a motion to approve \$500 for the breakfast with Santa. Brian seconded and the motion carried. Erma abstained.

OLD BUSINESS

Legal

John was present. (He was attending for Joe" Willerth) John explained that the legal office was working on delinquencies and the law suit settlement.

Baptist Medical Center

Geri asked the Board to approve or disapprove the triathlon to be held in 2002. Discussion opened between the Board and the audience. Donnie made a motion to approve the triathlon to be held in 2002 with Baptist providing an activity plan and limit the number of people to 600 participates. No one seconded the motion.

Donnie made a motion to approve the triathlon, limiting the number of people to 750 participates with an activity plan. Sheila seconded and the voting was; Donnie, Chris, and Sheila voting in favor. Brian, Ira, and Erma voted against the motion. Teresa voted in favor passing the motion.

NEW BUSINESS

Shellee Brouhard

Shellee removed herself from the agenda

OlympicPool contract

Geri asked the Board to approve the contract with Olympic Pool to manage the pool for next year. Discussion opened regarding the pool. Brian asked another proposal be presented at the next meeting for comparison.

Security Contract

Geri asked the Board to approve the new security contract. Discussion opened among the Board. Ira made a motion to approve the security contract for \$21.00 per hour and give Geri the authority to schedule the hours of security. Donnie seconded and the motion carried.

OPEN FORUM

Tom Tucek

Tom asked the Board for copies of the committee reports. The Board told Tom that copies of the Committee reports would be available on the entrance table at the Board meetings.

Donnie Brouhard

Donnie asked about the trailer (Hudgins) being on their driveway constantly. The trailer is either on the driveway, or on Raintree Drive or on Lido. Chris stated that the location of the trailer is moved every three days. The Board asked Geri to send a letter to the Hudgins regarding the "immediate

resolution of improper trailer parking/storage" and to have Joe review the letter before it is sent.

Shirley Thomas

Shirley Thomas reminded the Board that we have said all garage sale signs and other signs would be removed by the Association, and that it is not being done. Geri will place a reminder in the next news letter and enforce removal of signs.

APPROVAL OF BILLS

Donnie made a motion to approve the bills, Brian seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

December 11, 2001

The Board of Directors of the Raintree Lake Property Owners meeting was held on December 11, 2001 in the Raintree Lake clubhouse. Members present were: Teresa Bury, Donnie Brouhard, Sheila Schertz, Brian West, Ira Roberts, Marilyn Burasco, Chris Coleman, and Erma Mallett. Nancy Ohmes was absent.

APPROVAL OF THE MINUTES

Erma made the following changes to the minutes of the November Board meeting; Under the Activities Committee, Erma did not abstain. Under Vision Committee, they approved funds for drawings on 163rd St.

TREASURER'S FINANCIAL REPORT

Brian submitted the Treasurer's report.

Bank Account Balances as of November 30, 2001

Checking	\$ 2,071.80
MM General Fund	\$55,916.89
Siltation CD	\$96,815.39
Boat/Lake Account	\$33,162.45
Builder's Account	\$51,070.80
Activity Committee	\$ 622.18
CD-Community Bank	\$51,918.56
CD - MoDot Settlement	\$50,936.79

Income during November

Dues	\$30958.08
Other Income	\$2828.49

Other income includes: clubhouse rentals, ads, mowing, fine, interest, and tax.

Brian asked for approval of the 2002 budget. Donnie made a motion to approve the budget as written. Brian seconded and the motion passed. All members voted in favor.

BOARD ANNOUNCEMENTS

Ron Williams and Randy Rhodes were present. They gave a brief description of the plans for re-routing 291 highway. They answered questions from the audience. Teresa thanked both men for attending.

COMMITTEE REPORTS

Activities Committee

Teresa reported for the Committee. Teresa announced that Breakfast with Santa was well attended and very successful.

ARB

No report submitted.

Common Ground

No report submitted.

Facilities Committee

Ross Cowan reported for the Committee. Ross told the Board that the committee is working on converting the fireplace in the clubhouse, in order that it could be used. He informed the Board that the clubhouse should be completed by mid-January.

Lake

Rich Richardson was present. Rich recommended a rule change to the lake policy stating that the second violation would result in a \$10 fine. Rich explained that the lake fining system would be: First violation = written warning, which would stay the same. Second violation = \$10 fine and removal of vessel for the rest of the day. The rest of the violations would remain the same. Marilyn made a motion to approve the policy change. Brian seconded and the motion carried.

Conservation

No report.

Siltation Committee

Shirley Thomas reported for the Committee. Shirley reported that she had spoke with Dena Metzger (City of Lee's Summit) regarding the detention basin at Windsong and other new projects in Raintree's watershed. Shirley would like to send Dena a letter to confirm the conversation.

Shirley also explained that the Committee had received bids for three different projects in the community. They were; Piping Plover and Widgeon Way, the outlet on Cole Younger Lake, and the Cove on Raintree Parkway. The bids were to correct the drainage and damage in the area. The project at Piping Plover would cost \$3750 and the project for the outlet on Cole Younger Lake would cost \$14250. Shirley asked the Board approve the expenditures for the two areas and to look at the cove at Whispering Swan to see the work needed there. Marilyn made a motion to approve \$3750 and \$14250 for the projects. Brian seconded and the motion carried. The Board will look at the area at Raintree Parkway before the January meeting.

Raintree Vision

No report. San told the Board that the Vision Committee changed their meeting date to Thursday nights.

OLD BUSINESS

Legal

Joe Willerth reported that the lawsuit had been settled out of court. Joe explained the settlement to the audience and opened for questions and discussions. Joe complimented the Board for their hard work and long hours to come to a workable solution in order to close the lawsuit.

Pool Contract

Geri asked the Board to approve the pool contract for 2002. She had received a second bid for pool management and distributed the information. The seconded bid was from Kansas City Pool Care for the amount of \$43,972.

Motion was made by Ira and seconded by Donnie. Motion carried.

NEW BUSINESS

Pam & Jon Gerlach

The Gerlachs want to use the clubhouse on December 31st (New-Years' Eve). They are asking to use the clubhouse for an additional hour that evening. Donnie made a motion to approve, Sheila seconded and the motion carried.

Bill Flamm

Bill told the Board that he was there to appeal the ARB's denial of his application for a 5-foot fence. Donnie made a motion to approve the 5-foot fence. Erma seconded the motion. All members voted against. The motion was denied.

Frank Sbisa

Frank the owners came to the Board to appeal the fine of \$750 he received because he began construction without ARB approval. Donnie made a motion to suspend the fine. Sheila seconded the motion. Voting in favor were; Sheila, Ira, Chris and Donnie. Voting against were; Brian, Marilyn and Erma. Motion was passed.

Appreciation Dinner

Geri asked the Board to approve \$2500 for the appreciation dinner to be held at the Arrowhead yacht club in January. Sheila made a motion to approve the funds. Brian seconded and the motion carried.

OPEN FORUM

Bill Flamm

Bill asked the Board if he could put the pickets on a new fence on the outside. The Board suggested that Bill get the neighbors approval and apply to the ARB for approval.

Charlie Sandman

Charlie explained that the Board should not let people sublet their boat slip for more than the rental cost. He suggested to make it against the policy to do so. Charlie stated that it could not be put in the lease this year but the policy statement could be changed. Donnie made a motion to add to the boat slip policy to read; Rate shall be limited to the amount set by the Board of Directors each year. (This is under the subleasing section) Brian seconded and the motion carried. The Board asked Geri to find out who has a slip but did not get a boat sticker. Charlie stated that the trash is being set out and in sight before the trash pick-up day. The Board answered that they would put an article in the *Shore Lines* about not putting trash out except the day of the pick-up.

Ira Roberts

Ira explained that he has had dumping onto his open field and would be placing a "no dumping" sign. Ira asked the board if they had any objections. They were none.

APPROVAL OF BILLS

Brian made a motion to approve the bills, Sheila seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

January 8, 2002

The Board of Directors of the Raintree Lake Property Owners meeting was held on January 8, 2002 in the Raintree Lake clubhouse. Members present were: Teresa Bury, Nancy Ohmes, Sheila Schertz, Brian West, Ira Roberts, Marilyn Burasco, Chris Coleman, and Erma Mallett. Donnie Brouhard was absent.

APPROVAL OF THE MINUTES

Ira made the following changes to the minutes of the December Board meeting; The sentence should read Olympic Pool Company. The way the minutes read it indicates that it could be the Kansas City Pool Company's proposal was approved.

Erma made the following changes to the minutes of the December Board meeting; The appreciation dinner would be held at the Arrowhead yacht Club at Winnebago.

TREASURER'S FINANCIAL REPORT

Brian submitted the Treasurer's report.

Bank Account Balances as of December 31, 2001

Checking	\$ 171.78
MM General Fund	\$39,167.51
Siltation CD :	\$96,815.39
Boat/Lake Account	\$44,872.18
Builder's Account	\$49,870.80
Activity Committee,	\$ 622.18
CD-Community Bank	\$51,918.56
CD- MoDot Settlement	\$51,038.53

Income during December: Dues, \$35,448.11. Other Income, \$29,557.05

Other income includes: Boat slips, Clubhouse rental, Shore Lines ads, Interest, Fines, and Cups.

Brian announced the projected carry-over as stated in the budget was not the 61,000 as projected.

Brian also asked for a work session to be held in February to discuss the financial report for the annual meeting.

BOARD ANNOUNCEMENTS

Geri announced that Kerry Karnatzar, from the Public Works Department of the City (Lee's Summit) would be coming to discuss repairs to the spillway bridge. The meeting would be held on January 15th at 6PM. The meeting would be held one hour before the ARB meeting. All interested parties are invited.

COMMITTEE REPORTS

Activities Committee

No report

ARB

No report

Common Ground

Shirley was present. She informed the Board that they did not meet in January. Mabelle would soon be requesting funds to install flagpoles on the southside of the lake. Ben Sharp wants to work with Raintree on signage. Feb 18th tentative meeting.

Facilities Committee

Ross was present. Ross stated the schedule for the clubhouse decoration completion is the end of January. There was discussion regarding the replacement of the fireplace. No decision was reached.

Ross asked the Board for \$1255 to re-tint the windows in the clubhouse. "Touch of Class" would be doing the work. Ross then recommended that one window be tinted as an example. If everyone liked the window, the remaining would be done. The Board replied that the money for the window tinting had been previously approved when the total decorating package was approved.

Lake

No report

Conservation

No report

Siltation Committee

Shirley was present. Shirley asked for funds to repair the Whistling Swan Cove at a cost of \$39,500. Sheila made a motion to approve \$39,500. The funds would come from the budget and the siltation CD. Brian seconded. Voting in favor; Erma, Marilyn, Brian and Sheila. Voting against; Chris, Nancy and Ira. Motion carried.

Raintree Vision

Phil was present. Phil stated that he had met with Warren Oblinger to review the plans for the maintenance building. He had spoken to Morton Buildings regarding getting the information needed (by the City) to get the area re-zoned. This would cost \$14,000. Phil asked the Board for the funds. Ira made a motion for the Committee to recommend the company and spend up to \$15,000 for a site plan to get the special use permit. \$5,000 had previously been approved and the total would be \$15,000. Brian made a motion to take 10K out of the 39K that was carried over then repay with money from loan. Nancy seconded and the motion

carried. Brian made a motion to take 10K out of the 39K that was carried over then repay with money from loan.

OLD BUSINESS

Legal

Joe Willerth presented the legal report. Joe stated that Ben Sharp would soon begin on the Raintree Villas. He would be building single and multi-family homes. Joe also stated that the 291 entranceway would be discussed at a special meeting and he would have the Associations' legal response ready by the meeting.

Mike Byrnes

Did not attend

NEW BUSINESS

Ron Greathouse

Ron was there to show his concern regarding all the geese at Raintree. He offered to serve on a task force to find alternatives for their removal. Ron asked if the goose droppings could be removed from the sidewalks. He offered to work with Geri regarding a broom attachment to fit the current mower.

OPEN FORUM

Charlie Sandman

Charlie asked the Board about the motion sensors on the boat dock. He was concerned because the lights were on at night. Charlie was told the lights were on dusk to dawn timers.

Charlie asked for details regarding the law suit settlement. Joe told Charlie that the settlement had been discussed at the last meeting but he would answer any questions after the meeting.

APPROVAL OF BILLS

Brian made a motion to approve the bills, Sheila seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

February 12, 2002

The Board of Directors of the Raintree Lake Property Owners meeting was held on February 8, 2002 in the Raintree Lake clubhouse. Members present were: Erma Mallett, Teresa Bury, Donnie Brouhard, Sheila Schertz, Brian West and Chris Coleman. Absent were: Nancy Ohmes and Marilyn Burasco.

APPROVAL OF THE MINUTES

Erma made a motion to approve the minutes as submitted. Donnie seconded and the motion carried.

TREASURER'S FINANCIAL BEPORT

Brian read the report:

Bank Account Balances as of January 31, 2002

Checking	\$ 357.95
MM General Fund	\$ 61,539.20
Siltation Acct.	\$102,884.98
Boat/Lake Account	\$ 56,895.24
Builder's Account	\$ 41,372.80
Activity Committee	\$ 622.18
CD-Community Bank	\$ 51,918.56
MoDot Settlement	\$ 51,038.53

Income during January

Dues \$41,444.74

Other Income \$28,625.01 Other income includes: Boat slips,

clubhouse rental, ads in Shore Lines, sales tax, fines, insurance.

Other discussions:

Brian announced that the bank loan came due since the last Board meeting. The amount due was \$66,671.79 at 7.75% interest. The loan was renewed at 4.75% interest, the payments will remain the same, and the payoff would be in January, 2005.

Brian also stated, the Siltation account, a CD, was turned into a money market account in BC National Bank. The amount of interest was \$6,069.59.

The CD in Community bank is due. The interest received is \$517.66 for a total for the CD will be \$52,436.32. Brian made a motion to move this account into the money market account at BC National. Sheila seconded and the motion carried. When the Siltation account at BC National was opened, it was not to exceed \$100,000. The Board discussed if the funds should be used for current projects. Donnie made a motion to use \$38,000 of the Siltation budget from the General Account and \$1,200 from the Siltation Account. Brian seconded and the motion carried.

Brian asked to have the budgeted amount of \$29,000 for the 291 entrance be put in the MoDot escrow account. Donnie moved to have \$29,000 from the current budget to the MoDot account. Brian reminded the audience of the work session to discuss the annual meeting.

BOARD ANNOUNCEMENTS

Annual Meeting

Geri announced the annual meeting of the association would be held on March 28th at the Grace Baptist church at 7 PM.

Meeting Scheduled Regarding 291 Entranceway

There will be a meeting at the Raintree clubhouse regarding the signs for the 291 entrance. Those invited to attend were, the Common Ground Committee of Raintree, Ben Sharp (Raintree Villas), Community Christian Church, the Roberts' (Developer). Anyone is welcome to attend the meeting.

COMMITTEE REPORTS

Activities Committee

A member of the Activities Committee was not present. Geri asked that \$2,750 be transferred into the Activities Account for Las Vegas night activities. Donnie made a motion to approve \$2,750 for Vegas night, Brian seconded and the motion was approved.

ARB

Gene Thomas was present. There was nothing to report.

Common Ground

Shirley was present but did not attend the meeting. Shirley thanked the maintenance crew for the work after the ice storm. Geri announced that she had been asked by the Committee to request for \$4,200 to purchase four flagpoles to be placed along Raintree Parkway. Brian made a motion to approve \$4,200 for four flagpoles. Marilyn seconded and the motion carried.

Geri asked for a decision from the Board regarding the residents who place tree limbs on the Common Ground. The Board decided to send letters to those residents that place limbs on the Common Ground.

Facilities Committee

No report was submitted.

Lake

Rich was present for the Lake Committee. Rich asked for \$9,620 for the lighting project. The dock on the east side of Normandy Cove would be done. Donnie made a motion to approve the funds for the project. Sheila seconded and the motion carried.

Rich asked the Board for \$23,000 for the blue foam change out. Ira made a motion, Erma seconded and the motion carried.

Rich asked the Board to approve \$4,000 for the replacement swim dock at Averio. Ira made the motion and Erma seconded. The motion carried.

Rich asked the Board to approve the funds for tools needed to install concrete steps at the boat ramps. Donnie made a motion to approve up to \$2,500. Ira seconded and the motion carried.

Rich asked the Board to approve the funds for the boat ramp repair. Erma made a motion to approve the funds, not to exceed \$62,000 for the boat ramp repair. Donnie seconded and the motion carried. The contract for the repair should be approved by the Lake Committee and by the attorney (Joe).

Siltation Committee

Shirley was present. Shirley thanked Ira for the dirt needed the Whistling Swan project.

Raintree Vision Committee

Phil was present. Phil updated the Board regarding the land on 163rd Street. The property is located in the City Limits of Lee's Summit. Phil also explained that the Committee recommends Wayne Moore who would deliver the complete package for \$149,000. This would be for the attendance at any City hearings, permits, and the building.

Phil presented drawings for the (six) Lot on Raintree Parkway showing potential plans for amenities on the property. The Board asked Phil to display the drawings at the annual meeting.

OLD BUSINESS

NEW BUSINESS

Legal

Joe Willerth was present. Joe explained to the Board regarding the settlement agreement regarding the 291 entrance. In the settlement, the last 700 feet will be improved standards. Joe stated that he would be meeting with the City regarding the City's maintenance of the area. He hopes to have further information and report it at the meeting.

Joe announced that the proper paperwork had been received for the Association to accept Tracts 1,3, and 4 at the Estate Lots.

Joe also announced that he would not be able to attend the Annual meeting. His partner, George Kapke, will be present.

Carmen Cerra

Carmen Cerra appeared before the Board to appeal the fine he received for having trash on the lot he was building. Donnie made a motion to grant the appeal. Ira seconded. Voting in favor were: Donnie and Ira. Voting against were: Erma, Brian and Chris. Sheila abstained. Motion was denied.

Gilpin

Jack and Elizabeth Gilpin appeared before the Board. The Gilpins explained that the current five-foot fence around the rear of their property was installed to replace a four-foot fence. They were unaware of the needed approval and were fined. Donnie made a motion to allow them to keep the five-foot fence, Sheila seconded. Voting in favor were: Donnie, Ira, Chris, Sheila. Voting against was Erma. The motion carried and the fence is approved.

Donnie made a motion to uphold the fine for installing the fence without approval, Brian seconded. Voting in favor were: Erma, Donna, Chris, Brian. Ira abstained. The fine stays.

OPEN FORUM

Gene Thomas

Gene asked the Board to appoint Lyle Wyly to the ARB. Ira made a motion to appoint Lyle, Donnie seconded. All voted in favor and the motion carried.

Tom Tucek

Tom explained to the Board that he had received a mailing from Capital Recovery. He told the Board that the mailing lists of Raintree residents had been sold. The Board explained that anyone could get a copy of the Raintree directory and create a mailing list.

Charlie Sandman

Charlie complained to the Board regarding the residents who leave their trash out before the day of trash pick up leaving it to blow around the neighborhood.

Brian West

Brian noted that the work session would be on the 28th. He would like the Board to correct the budget at that time, due to the carry-over was not 61,000 as expected.

He wanted to remind the Board of the information that the Baptist Medical Center would submit regarding this year's triathlon.

Brian also wanted to tell the Board that due to the ice storm the labor cost might need to be increased on the budget.

APPROVAL OF BILLS

Brian made a motion to approve the bills, Sheila seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

REOPENED INTO OPEN SESSION

Audience present: Tom Tucek, Shirley Thomas, Gene Thomas, Darrell Bennett

Insurance Renewal

The current insurance carrier will carry the insurance for Raintree at a price of \$25,462. The boat insurance and the boiler insurance are not included in this amount. The expiration date is not the same date. The total amount of the insurance is \$28,144. This includes the rental boat and the work boats. The Directors Liability is not included. Donnie made a motion to approve the renewal. Brian seconded and the motion carried.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

March 12, 2002

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on March 12, 2002 in the Raintree Lake clubhouse. Members were: Teresa Bury, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Nancy Ohmes, Chris Coleman, and Marilyn Burasco. Donnie Brouhard was absent.

APPROVE MINUTES OF THE FEBRUARY MEETING

Ira made the following changes: At the bottom of the first page it reads, \$1200 taken from the Siltation Account should read \$12000. At the top of the second page, no one is listed in the minutes as seconding the motion, it should read Brian. It is also stated that Marilyn seconded a motion, it should read Sheila. The minutes were passed with Ira's changes.

TREASURER'S FINANCIAL REPORT

Brian read the treasurer's report.

Bank Account Balances as of February 28, 2002

Checking	\$ 852.60
MM General Fund	\$ 394,63.29
Siltation Acct.	\$102,884.98
Boat/Lake Account	\$ 56,181.87
Builder's Account	\$ 39,049.19
Activity Committee	\$ 622.18
Community Bank	\$ 51,918.56
MoDot Settlement	\$ 51,233.30

Income during February

Dues \$44,875.67

Other Income \$ 4,521.25 Other income includes: Boat leases, clubhouse rental, Shore Lines ads, interest, sales tax, Las Vegas night income, reimbursement.

BOARD ANNOUNCEMENTS

Geri reminded the audience that the annual meeting would be held on March 28, 2002 at the Grace Baptist Church.

COMMITTEE REPORTS

ARB

Darrell Bennett reported for the Committee. Darrell reported what had been approved.

Common Ground Committee

No report was submitted.

Facilities Committee

Ross was present. Ross explained that bids had been taken for termite control at the clubhouse. The Committee recommends that Terminex contract be approved. Ross explained that the contract would be \$949 for 2 years with \$275 a year as maintenance. Marilyn made a motion to approve \$1225 and the contract with Terminex for three years. Erma seconded and the motion carried

Lake Committee

Teresa asked the Lake Committee to check the new lights on the boat docks to ensure they were working.

Geri gave an update on the boat ramp repair.

Charlie Sandman asked for an extension on parking of boats on residential property while the boat ramp was being repaired. The Board gave Geri a directive not to fine residents who park boats on their property while the ramp is being repaired. The residents would be given one week to move their boats after the ramp is repaired.

Conservation Committee

San LaPoint was present. San reported that they will be adding fish habitat in the lake this summer. The lake is scheduled to be shocked this year. When asked about shocking the duck pond, San responded that there was no access available.

Siltation Committee

Alan was present. Alan reported that the Committee was not planning any additional projects this year. Alan told the Board of the recording of the depth of the lake and stated that certain equipment is needed. Alan did ask for a loan of a laptop computer, which Phil Skeed offered. Alan asked for a loan of a flat bottom boat, which Rich offered the use of for the summer.

Alan explained that Connie Stevens, a Siltation Committee member, had attended the Geese peace meetings and would supervise the population of Raintree's geese.

Vision Committee

Phil Skeed was present. Phil explained that the committee was working on the maintenance building on 163rd street.

Activities Committee

Sheryl Murray appeared for the Committee. Sheryl updated the Board to Vegas night.

Sheryl asked the Board for \$1650 for the upcoming Easter Egg hunt. Marilyn made a motion to approve the \$1650, Erma seconded and the motion carried.

OLD BUSINESS

Swim Team

No one attended

Ben Sharp

Ben Sharp attended. Ben was asking the Board's authorization to use the Duck Pond for drainage while he is building the Villas. Jon (Plaas) gave the Board an update. Karen DeLany stated that there is no signed agreement but the two (Sharp & DeLany) have come to terms (agreement). Ira made a motion to conditionally approve use of the Duck pond once Sharp and DeLany have agreed to terms. Erma seconded and the motion carried.

Mike Bynes

Mike attended. Mike asked the Board to take action against the vacant lot on Sapelo (Stephanie Hazelton). Stephanie Hazelton was present. Stephanie stated that she never intended to build a house on the lot and doesn't believe that she is in violation. Ira asked Mike Bynes to put into writing what is wanted on Hazelton's lot. Mike agreed.

NEW BUSINESS

Joe Willerth

Joe stated that he had a meeting with the City and they will take ownership of the (291 side street) entrance. The City would take care of snow removal and street maintenance. Joe recommended the Common Ground Committee keep in mind the height of the landscaping because there is a restriction on height. Joe reminded the Board that he would not be attending the annual meeting. Joe stated that he had one item for the executive session.

OPEN FORUM

Shirley Thomas

Shirley asked the status of the waterscapes on the Estate lots. The Board replied that they have not accepted any of the waterscapes at this time.

Charlie Sandman

Charlie complained to the Board of residents leaving their trash out prior to pick up day.

Erma Mallett

Erma stated that the pool closing guidelines should be published in the Shore Lines and posted at the swimming pool.

Ira Roberts

Ira stated that people should not collect proxies along the street. He stated it was against City ordinance to stop traffic.

APPROVAL OF BILLS

Marilyn made a motion to approve the bills. Brian seconded and the motion passed.

ADJOURNMENT

Teresa thanked everyone for coming and adjourned the meeting.

ANNUAL MEETING -MARCH 28, 2002

Teresa Bury called the meeting to order, determined a quorum was met and introduced the Board members. Ira Roberts, Brian West, Sheila Schertz, Enna Mallett, Donnie Brouhard, and Nancy Ohmes were present. Marilyn Burasco was absent.

Sheila Schertz read the minutes of the 2001 annual meeting. The minutes were approved as submitted.

Brian West read the Treasurer's report and told of the capital improvements for the 2001 fiscal year.

Teresa Bury gave the State of Raintree. The improvements stated were the new boat ramp, the Vision Committee plans for the maintenance building and the redecoration of the clubhouse is completed.

George Kapke, Joe Willerth's partner, gave the report on the 11 count lawsuit procedure and the builder's contract remained.

Geri Frink introduced the employees for Raintree Lake. Geri awarded appreciation plaques to the Board members who have fulfilled their term.

David Elliott, chairman of the Nominating committee, introduced members of the committee. Committee members were Jim Metzger, San LaPoint, Charlie Weldy and Del Vallee. David opened the floor for nominations to the Board of Directors. Brian West was nominated and seconded. No further nominations were made and the floor was closed. David introduced the candidates for Class A: Tom Tucek, Michael Mihalevich, Tony Jose, Sheila Schertz and Brian West. David introduced the candidate for Class B: Ira Roberts. David called for a vote and the ballots were collected.

Teresa introduced the different Raintree committees' chairpeople. Each committee chairperson spoke of the duties of their committee, the accomplishments of the committee in the past year, and introduced their members.

Teresa introduced Randy Rhoads and Ron Williams, who are the City Councilmen, for Raintree. They gave the State of Lee's Summit to the audience and spoke of the growth of the City.

Teresa called for David Elliott to give the results of the voting. David stated that the Class B would be recorded first. Ira Roberts had 68 votes with 1 abstaining. The Class A votes were; Tom Tucek received 250 votes, Brian West received 155 votes, Sheila Schertz received 150 votes, Michael Mihalevich received 95 votes, Tony Jose received 75 votes, and David Elliott received 1 vote.

Teresa announced the Nominating committee for the next year would be David Elliott, Jim Metzger and San LaPoint.

Teresa opened the floor for Open Forum. The Board heard concerns and answered questions from the floor.

The meeting was adjourned and Teresa thanked everyone for coming.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

April 9, 2002

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on April 9, 2002 in the Raintree Lake clubhouse. Members were: Teresa Bury, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Chris Coleman, and Tom Tucek. Nancy Ohmes and Marilyn Burasco were absent.

Teresa explained to the audience that officers of the Board would be elected. Marilyn Burasco was nominated for secretary. Marilyn was elected.

Tom Tucek and Erma Mallett were nominated as treasurer. Tom was elected. Sheila Schertz and Erma Mallett were nominated as vice-president. Sheila was elected.

Teresa Bury and Chris Coleman were nominated as president. Chris was elected.

APPROVE MINUTES OF THE MARCH MEETING

Erma made a motion to approve the minutes as submitted. Ira seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Tom read the Treasurer's report

Bank Account Balances as of March 31, 2002

Checking	\$11,012.38
MM General Fund	\$37,744.67
Siltation Acct.	\$83,423.72
Boat/Lake Account	\$49,911.29
Builder's Account	\$35,431.12
Activity Committee	\$ 622.18
Community Bank	\$23,472.23
MoDot Settlement	\$80,318.98

Income during March:

Dues \$37,465.33

Other Income: \$2804.33 This includes: boat stickers, clubhouse rental, boat slips, Shore Lines ads, Vegas night.

BOARD ANNOUNCEMENTS

None

COMMITTEE REPORTS

Activities Committee

Judy Plymell was present. Judy gave a review of the recent Easter Egg hunt to the Board.

Geri asked the Board to approve \$2664.25 for a down payment on the carnival for Summerfest. Ira made a motion to approve \$2664.25 for Summerfest. Brian seconded and the motion carried.

ARB

Gene Thomas was present. Gene asked that Trent Foglesong become a member of the Architectural Review Board. Trent was not present. Sheila made a motion to accept Trent Foglesong as a member of the ARB. Brian seconded and the motion carried.

Common Ground Committee

Shirley Thomas was present. Shirley informed the Board that permission could not be obtained to place the fountain in the Duck Pond. She asked the Board for authorization to place the fountain in Hidden Cove. Sheila made a motion to put the fountain in Hidden Cove. Brian seconded. Voting in favor were: Brian, Sheila and Teresa. Voting against were: Tom, Erma, and Ira. Chris voted in favor, motion carried.

Shirley submitted to the Board a proposal for a landscaping design for the entranceway at 291. The proposal was in the amount of \$6735. Shirley explained that she would obtain additional bids.

Facilities Committee

San LaPoint was present. San explained that the window tinting would be completed the following day.

Lake Committee

Rich Richardson was present. Rich told the Board that a resident had requested the uprights on the courtesy docks at the boat ramp to be lowered as they were too high. Rich asked the Board to approve \$900 for the uprights. Ira made a motion to approve the uprights be lowered on the courtesy docks.

\$500 of the \$900 would be taken out of the lake committee fund. Brian seconded and the motion passed.

Rich told the Board that the foam replacement on the southside was complete. The boat ramp replacement is on schedule.

Rich asked the Board their ideas on a pontoon rental person. The Lake Committee is to place an ad in the Shore Lines advertising for a responsible person.

Conservation Committee

San LaPoint was present. San announced that fish habitat would be placed in the lake this year.

Siltation Committee

Alan VanDuesen was present. He announced that he did like the riprap which was put down along the bank.

Vision Committee

Phil Skeed was present. Phil announced that the Committee was getting ready to submit the plan to the City of Lee's Summit.

OLD BUSINESS

Swim Team Parents

Was present for the parents. She asked the Board regarding joining a swim team league and the process of handling the funds regarding such an endeavor. The Board told the parents to come back to the Board next month regarding the details they work out and the requirements they will need.

Common Ground Usage

Geri explained that the Common Ground Committee had submitted the following regulations for using the Common Ground. The Common Ground in question is the 6 lots along Raintree parkway where soccer has begun. Brian made a motion to approve the Committee's recommendations. No one seconded, the motion died. The Board explained that the rules for using the common ground would need additional information. The motion was tabled.

Baptist Medical Center

Julie Dystra was present. Julie submitted a letter showing the plan for the Baptist triathlon for 2002.

Web page information

Sheila asked Phil Skeed to work Ed Jazinski on updating and refreshing the Raintree Lake web page.

OPEN FORUM

Common Ground Usage

The 4-wheelers and other motorized vehicles on the Common Ground were becoming a serious problem. Geri was asked by the Board to place an article in the Shore Lines showing the wording of using the Common Ground and announcing the violators would be fined.

Ira Roberts

Ira announced that he was getting ready to finish the seascapes at the Estate Lots. He would need details as to the requirements from the Board to finish.

Brian and Erma will meet with Ira and an engineer from Archer regarding this matter.

Chris Coleman

Chris announced that he would remove himself from the Appeals Committee.

NEW BUSINESS

Joe Willerth - Legal

Joe explained that it was reported to him that it was a short and quiet annual meeting.

He reported that he had not heard a response regarding the Hazelton dispute. The Emerick dispute was finalized.

Summer Security Schedule

Geri explained that school was out in May and asked the Board the number of hours security should be at Raintree during the summer. The Board decided that the security hours would be increased however the number would be decided on at the next board meeting.

Pool Vending Profit

Geri asked the Board the percentage of profit they would ask for from the concessions at the swimming pool. The concession stand would be vending machines, but the percentage of profit needed to be decided upon in order for bids to be received. Brian made a motion to get a 15% profit across the board for the concessions. Sheila seconded and the motion carried.

APPROVAL OF BILLS

Brian made a motion to approve the bills. Ira seconded and the motion passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

Special Meeting April 25, 2002

INSURANCE

Tim Seiler was present to answer and explain the insurance for Raintree. Tim explained that the general liability and the umbrella policies were canceled. Tim stated that there are three major liabilities at Raintree. the Dam, Water Sports Lake, and the Waterslide. Tim suggested that the attorney for Raintree send a letter to the present insurance company due to the cancellation in mid-term. He explained that it was against policy to cancel coverage after they had renewed Raintree's policy.

New coverage had been found, however for more money than had been previously approved.

Ira moved for Joe to sent a letter to Safeco American States Insurance and the Division of Insurance by Certified Mail to continue the insurance coverage and liability and umbrella through the Feb. 03. Tom seconded, passed.

Ira moved to appraise funds up to 38,000 to provide insurance coverage with Scottsdale Insurance if American States does not renew coverage. Tom seconded, passed

SWIM TEAM

Donna Madison was present and asked the Board for permission to allow the parents of the swim team to open a checking account using Raintree's name. The Raintree swim team will be a member of the Suburban league. The swim team will practice in the swimming pool in the mornings prior to the swimming pool opening. The swim team will hold two swim meets at Raintree's swimming pool. The dates will be June 26th and July 10th from 5:30 to 8:00 PM. The swimming pool will need to close early on those days.

Ira moved that the new swim team be allowed to use Raintree Swim Team on their checking account. Tom seconded, passed.

COMMON GROUND

Chris Coleman stated that Machel Seiler had asked for the trees on the Common Ground to be trimmed using the funds from the Common Ground Committee budget. Machel had found a company that would charge \$800 a day and would take approximately 2 -21/2 days to trim 35-40 trees, they will also removed everything they cut down.

Marilyn moved that up to 2.000 dollars be spent for tree removal on the common area of trees damaged by the ice storm, the money to come out of the common grounds account. Sheila seconded, passed.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on May 14, 2002 in the Raintree Lake clubhouse. Members were: Chris Coleman, Sheila Schertz, Tom Tucek, Marilyn Burasco, Teresa Bury, Erma Mallett, Brian West, Ira Roberts, and Nancy Ohmes.

APPROVE MINUTES OF THE APRIL MEETING

Tom made a motion to approve the minutes as submitted. Sheila seconded and the motion carried.

APPROVE MINUTES OF THE SPECIAL MEETING

Tom made a motion to approve the minutes as submitted. Sheila seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Tom read the Treasurer's report

Bank Account Balances as of April 30, 2002

Checking	\$ 407.61
MM General Fund	\$ 25,636.24
Siltation Acct.	\$ 86,186.35
Boat/Lake Account	\$ 52,517.50
Builder's Account	\$ 34,283.81
Activity Committee	\$ 1,408.78
Community Bank	\$ 23,556.49
MoDot Settlement	\$ 80,433.05

Income during April

Dues	\$57,550.90
Other Income	\$ 8,319.29

This includes: boat stickers, clubhouse rental, boat slips, Shore Lines ads, Vegas night, fines and mowing.

Tom made motion to transfer \$60,000.00 from the siltation account to the general fund to pay the bill for boat ramp repair. Brian suggested closing the account at Community Bank to pay part of the repair bill and transfer balance from siltation account. Sheila suggested Lake Committee pay half. Chris brought Tom's motion back for vote, Ira seconded and motion carried.

BOARD ANNOUNCEMENTS

Sheila announced that she has been working with Ed Jasinski on a new web page and it will be coming out shortly. Sheila needs one person on each

committee to handle their own web page. Contact office to advise who that person will be so she can get each committee set up and how to use it.

Brian announced that we are having an open house function at the Raintree office for Geri Frink on Friday, May 17, 2002 from 2:30 pm to whenever.

COMMITTEE REPORTS

Activities Committee

None

ARB

Gene Thomas announced that 6 homes had been approved for construction and everything was going smooth.

Common Ground Committee

Shirley Thomas informed the Board that the last rain had flooded Cole Younger as the natural drain has been lost because original builders at Raintree did not go with the natural flow through the common ground. Some homes are at least 15 years old and the problem will only get worse if something is not done soon. Shirley requested someone to work with Cheddington and stated she had talked with Dana Metzger. Building that area up with a berm will be part of the solution but we need more than that. Cheddington is going to put in a detention basin and when they do that, drainage out of that detention basin will come right back into where the flooding is happening. Shirley suggests RLPOA do something while Cheddington is working on theirs and will allow us to use their contractors so this is the time to do it. Summit Survey is the engineering company working with Cheddington and will work with us.

Joe Willerth volunteered to talk with Geri to get any information she has on this.

Shirley Thomas turned in 3 bids on the front entrance off 291. Shirley requested Raintree get started on some drawings.

Facilities Committee

Ross Cowan wants to replace the doors downstairs for \$7,000. Facilities Committee has \$2,518 in their budget for this year and the remaining projects come in at \$2,630 that does not include the doors. Would like for the board to thing about the \$7,000 for the doors. The remaining projects include power washing the deck, replacing deteriorating concrete outside, replace ceiling fans, and Christmas lighting. Chris questioned the urgency of these items, could they be put off until late third quarter? Ross stated that power washing the deck and the concrete work should probably be done soon, the rest could wait. The Board tabled projects until June or July and Ross agreed.

Lake Committee

Rich Richardson was present and advised there were no changes on the lake report. Rich indicated that \$1500.00 of their budget would go to maintenance and \$250.00 for the survey.

Conservation Committee

None

Siltation Committee

Alan VanDuesen announced that the committee would not be spending any more money this year. If mud is going into the lake, call the city not the siltation committee.

Shirley mentioned that Prairie Lee bought a dredge machine and RLPOA may be able to use it.

Brian pointed out that there were no siltation barriers along the waterscape and as we have had a lot of erosion, he suggested several Board members view this area and have Archer Engineering there as well before we accept. Brian has pictures and Chris agreed RLPOA should contact Archer.

Ira agreed there was no siltation fence up and offered to put up same.

Vision Committee

Phil Skeed was present. Phil presented a colored drawing of what the storage shed on 163 could look like. Estimated cost \$150,000.00.

Welcoming Committee

None

OLD BUSINESS

Karen DeLany spoke about purchasing 28 lots and the duck pond for development. She introduced Don Wykurf who presented a drawing on the Cole Younger property.

Lot 1 (duck pond) will be available at a later date for purchase. Karen will be putting in a sidewalk around the duck pond and lots of shrubs and maybe benches.

A drainpipe will come out into the duck pond between lots 5 and 6. Karen is thinking of putting rock around the bank. Houses will be 18,000 square feet and will sell for \$200,000 to \$300,000.

Karen said she might help clean out the duck pond – she knows it will need it. She is now doing business out of the sales office for the time being. Karen would like for us to put the fountain in the duck pond.

Brian made the motion to install the fountain in the duck pond and reverse the previous decision to install in Hidden Cove. Sheila seconded and motion passed.

If fountain were put in the duck pond on Lou Air property, we would need \$250.00 more insurance. Karen wants Raintree to sign a lease. Joe wants to add to the lease that if Lou Air damages the fountain, they would pay for the damage. Karen further advised that she would not be sending us letters continually asking that the fountain be moved. Shirley wants proof of ownership of the duck pond. Karen to provide that proof.

Shirley said she would like to see fountain in Hidden Cove because 291 will not be the main entrance any longer.

Karen wants authorization to put chemicals in the pond to kill the algae growing there and will have it done by a professional company. RLPOA agreed.

INSURANCE

Tim Seiler suggested that the umbrella be raised from \$5,000 to \$10,500. Tim said we are in a hard market now since September 11 and 3 reasons for the increase in our premium were the dam, slide at the pool and water skiing on the lake.

8.2% interest rate-lapse date May 7 2002 - May 7 2003.

Tom made a motion to approve funds in the amount of \$57,234.40 for insurance 2002-2003.

Brian seconded and motion failed.

Brian made a motion to approve funds in the amount of \$61,850.40 for insurance to be financed and paid in 4 payments. Nancy seconded and motion passed.

Swim team should carry their own insurance to be presented to us. Children/parents would sign a waver.

Tim wants Raintrees insurance policy not covers the swim team.

Chris asked if we should carry that same insurance waver for soccer teams playing on the common area if not Raintree residents.

We should be an addition insurer on their insurance policy for anyone using any Raintree property, i.e. Triathlon, soccer fields, swim team.

Teresa made a motion to approve up to \$500 for insurance on the swim team and fountain in the duck pond. Suburban swim league to furnish there owns coverage and supply Raintree with waiver the Raintree is not libel.

NEW BUSINESS

Paul Roberts Jr. gave an update on the developers plans while passing out a map of the project. For sale signs will be going up on 3 tracts of ground. 1st on corner of Raintree Drive and Raintree Parkway, 2nd south of spillway, east of Raintree Parkway, 3rd Raintree Drive and Ward Road. Developer is looking at dividing tract at 150 and Ward Road into 6 pad sites.

Paul Roberts Jr. presented a proposal by Ochsner, Hair & Hair for the front entrance off 291. Ken Boone went over 2 separate design plans that would cover a 1-acre spot in corner, Ben Sharp's, Community Church and Lou Air's property. Ken made suggestions to the Association as to what they might want to do with theirs.

Paul informed the Board of supplemental declarations through the Design Review Committee of all developers on east side and said it only makes sense to create uniform signage.

Chris asked Paul to make another presentation to the Common Ground Committee of these plans and Paul agreed to do so.

Pam Mask - 5132 Whistling Swan - wants to add a room addition and walk out basement and needs to go on the common area about 30 feet by 60 feet wide to drain. Ira wants the ARB to look further into this before board approval. Pam to go back to the ARB to answer more questions.

Summer Security Schedule

Discussion on hours for security patrol and increasing hours from Memorial Day to Labor Day to 80 hours per week for the first month to see if that would be enough. Sheila made a motion to increase hours for security to 80 hours per week and let security determine the hours they will patrol. Written reports were requested showing area patrolled to be given to the board.

Brian seconded and the motion passed.

OPEN FORUM

Jim Metzger asked about the audit.

Shirley Thomas asked about her 3 bids for 291-entry signage. Board answered to wait until after the developer's presentation to the Common Ground Committee.

Erma Mallett asked about courtesy docks being used overnight while using clubhouse on June 22. Marilyn made a motion to allow Dorothy Dallman to park their boat at the courtesy dock overnight June 22, 2002. Teresa seconded and motion passed.

Teresa Bury asked about dock lights and if they were working. Lake Committee to look into it.

Tony Jose said the boat with tower has speakers on the tower playing his radio too loud. San LaPoint said he would look into the yellow boat.

APPROVAL OF BILLS

Brian made a motion to approve the bills. Ira seconded and the motion passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on June 11, 2002 in the Raintree Lake clubhouse. Members were: Chris Coleman, Sheila Schertz, Tom Tucek, Teresa Bury, Erma Mallett, Brian West, Ira Roberts, and Nancy Ohmes. Marilyn Burasco was absent.

APPROVE MINUTES OF THE MAY MEETING

Ira made a motion to approve the minutes as submitted. Teresa seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Tom read the Treasurer's report

Bank Account Balances as of May 31, 2002

Checking	\$ 63,346.05
MM General Fund	\$ 50,770.70
Siltation Acct.	\$ 86,186.30
Boat/Lake Account	\$ 36,006.57
Builder's Account	\$ 22,212.31
Activity Committee	\$ 1,132.69
Community Bank	\$ 26,046.11
MoDot Settlement	\$ 80,577.17

Income during April

Dues	\$31,296.34
Other Income	\$12,056.01

This includes: boat stickers, clubhouse rental, boat slips, ShoreLines ads, Vegas night, fines and mowing.

BOARD ANNOUNCEMENTS

Tom requested approval for purchase of software QuickBooks for the office and the treasurer to eliminate Excel spreadsheet used currently for payroll and lake account and would also allow the treasurer to review book entries off-site. The software would be registered to RLPOA and the treasurer - but not by name. That way whoever is treasurer would be licensed to use it. Prices range from \$320 to \$580. List price is \$280 for software plus \$100 rebate, offer available now, Costco is selling it for \$210 and for one week only, they are giving a \$60.00 in-store discount so essentially the low end would be around \$320 for both packages. Tom also requested an additional \$100 per year package for payroll services.

Tom made a motion to approve up to \$700 for new software for the office and treasurer. Ira seconded and motion passed.

Tom then proposed initiating late fees for dues not paid for two (2) quarters in accordance with Article VII, Section 9 of the RLPOA amended bylaws. Tom suggested 30 days after account has become delinquent, we start adding 8% per annum. This to be implemented beginning with the third quarter of 2002 dues and notice be included in the July billing. Erma seconded and discussion followed. Chris brought proposal to vote and motion passed.

COMMI'TEE REPORTS

Activities Committee

Teresa Bury requested approval of \$1700 for Retro Raintree, \$750 for Teen Swim, \$5000 for Summerfest. Sheila made motion to approve, Brian seconded and motion passed.

ARB

Darrell Bennett reported 1 new construction approved by ARB and requested approval to add Jerry Fullington (RLPOA Codes Administrator) to the ARB. Chris asked that Jerry be at the next meeting to agree to serve on the ARB and to answer any questions from the Board.

Dick Irwin requested the Board issue general approval for the replacement of roofs at Cobblestone. Timberline 40 years weathered wood, no substitution to be allowed. Each homeowner would still have to apply to the ARB for approval.

Common Ground Committee

Nothing brought up for discussion. Resident asked what RLPOA did for trees as far as pruning.

Facilities Committee

Ira asked who would check on the rotted boards on the deck behind the clubhouse. It was suggested that maintenance would take care of repair.

Lake Committee

Richard Richardson requested approval of funds for a bimini top for the workboat in the amount of between \$350 and \$650. Teresa made a motion to approve; Tom seconded and motion passed.

Discussion on the reliability of the lights-the second phase of lights on other side of cove are waiting for MO PUB to hook up.

Water trampoline(s) on the lake were brought up for discussion, who would be responsible for monitoring usage and how would this affect our liability insurance. Ira moved to prohibit use of trampolines on Raintree Lake; Sheila seconded and motion carried. Ira suggested this information be added to the Web page, Teresa added this should be published in the Shore Lines. Instruction to Lake Patrol if the trampoline was dragged around the lake on the 4th of July - kick them off the lake.

Conservation Committee

No additional money needed; additional fish habitat to be added and update report will be forthcoming soon.

Siltation Committee

Shirley Thomas reported on the problem areas on common ground. Pat Young to walk ground at Cheddington and report to Joe Willerth-Chris will check with him for update. Ira to call Mr. Young regarding waterscape.

Vision Committee

None

Welcoming Committee

None

OLD BUSINESS

Joe Willerth reported on insurance for duck pond - liability and responsibility for electric bills, etc. Legally we are where we wanted to be. Tom brought up additional costs for extra footage on wiring if fountain installed at duck pond and amount of siltation which new construction would bring in to the duck pond and resulting wear on the pump. Chris brought up whether we really wanted to go ahead with the fountain at all right now due to the expense headed our way - pay to have the fountain out there pay the utility bill, etc. The Board agreed that they had acted too soon on the fountain and should retract original motion and walk away from the whole project entirely at this time. Chris stated that we did not have to do this right now. Brian motioned not to install the fountain at the duck pond this year, Teresa seconded and motion passed. Ira and Sheila abstained.

Ira reported on the waterscape northwest side where the sidewalk is next to the pond, he is to put sod there and intends to put there. However looking at the ground, it appears to be pretty steep and suggests putting a low ground cover instead or a rock beach.

Specifically from the first turret on around to where the pipe comes in from Gull Point - that whole area is steep, close to the pond and would be hard to mow. Ira requested that any change made to the lawsuit agreement be made in writing. Teresa suggested that we do this amendment on a case by case basis. Brian made a motion to change from grass to large riprap and smaller rock on the steep area of the waterscape. Teresa seconded and motion passed. Ira abstained.

NEW BUSINESS

Bob Hedenburg reported on water problems coming from Cheddington Commons. He estimated \$44,000 to put in drainpipes to solve the problem.

Joe Willerth to contact Pat Young regarding Cheddington to see if plan is viable - Dana Metzger with the city of Lee's Summit looking to move on this very quickly.

Joe Willerth reported an update on the MODot entrance deal -- the state has approved his proposed amended agreement that the right-of way passes directly to

the city. The city has taken a month to review and now wants to take it to the City Council. Joe will continue to push this with the city. The state advises the contractor is making great progress in this area and we may see the construction of the access road before year-end.

Approval for a tent on June 15 for Vickie Spurck--for her son's wedding--where the old pool was. Brian added the sprinkler system main line is there and he has clearly marked it so the tent company should install west of the system. Ira moved to approve tent, Teresa seconded and motion passed.

Jim Edwards asked for approval of the usage area by the clubhouse for his outdoor wedding, will have rental chairs not those belonging to association. Ira moved to allow usage for October 12, Sheila seconded and motion passed.

Chris introduced a new request for approval of tent August 16 for Teresa Minor - for wedding reception, but not using clubhouse. Teresa Bury moved for approval of rehearsal on August 15 for about an hour and use again on August 16 for the wedding reception. Ira seconded and motion passed.

Pool policy regarding number of parties and quantity of guests for each was discussed. One of those problems is that there is no policy regarding pool parties, number of people and how many parties at one time. The question has been put to the board that we should put together a policy to help lifeguards and pool manager make the pool a safer and better place for everyone. It was suggested that pool parties should be scheduled during lower use times. As for the number of people to consider a party, it was decided that groups of 10 or more should schedule their party with the pool.

Ira made the motion that any groups of 10 or more people need to schedule in advance with the pool and parties of more than 10 showing up at the door may be refused. Tom seconded and motion passed.

It was brought to the attention of the Board that profanity, verbal abuse and threats were made against the kids (lifeguards) at the pool. There was discussion of it being compared to the 4th level violation on the lake against the water patrol.

Joe Willerth advised that the language of the lake patrol rules reads that profanity, verbal abuse or threats directed at the lake patrol will not be tolerated and would be an automatic level 4 violation. You could use that and substitute profanity, verbal abuse or threats towards the lifeguards would not be tolerated and would be an automatic loss of pool pass. Ira asked if we would have a fine they would have to pay in order to get their pool pass back. Joe stated a time period would have to be used - 1st violation would result in loss of pool pass for 30 days, 2nd would be 60 days - Tom stated that if going by lake rules, it would be \$100 fine and a 90 day suspension as well as loss of boat sticker.

Ira made the motion that any member (member is responsible for their guest) using profanity, verbal abuse or threats any lifeguards or working personnel would have the following results: 1st time violation would result in loss of pool pass plus \$100 fine. (Pool pass returned after fine is paid.) 2nd time violation would be a level 4 violation and would result in loss of privileges for 90 days (carried over to next season) plus a \$250 fine. Brian seconded and the motion passed unanimously. It was suggested we would put up signs and a notice published in the Shore Lines to help prevent this from happening at all.

Vending machine company - Jim Reisdorph of Reisdorph Vending, spoke about the problems at the pool with the vending machines. It was stated that the Board was hearing complaints about the machines not functioning well at all and that they were not being serviced in a timely fashion. We were looking for a reliable machine and timely service which we apparently are not getting.

The Board agreed that this was a new thing and needed time to get started. Chris asked Jim Reisdorph to stay on top of the maintenance and provide timely service and supplies in the machines. Jim responded he would service the machines the same day as problems were reported.

OPEN FORUM

Tom brought up the account at Community Bank and asked approval to move the money market account of \$26,046.11 to our general funds account at Union Bank at an opportune time. Teresa made the motion and Brian seconded, motion carried.

Jim Edwards requested approval to have the rehearsal on the lawn outside on October 11th, the evening before their wedding on October 12. Ira moved to approve, Tom seconded and motion was approved.

Brian asked that the clubhouse rental contract states inside clubhouse and if someone wants to use area outside, we should include damage provision for the sprinkler system in the contract.

Erma asked about the security schedule for the 4th of July -- security is failing to give their reports. Members present commented that we don't have the vandalism we had last year.

APPROVAL OF BILLS

Ira moved to approve bills and Teresa seconded.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
JULY 9, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on July 9, 2002 in the Raintree Lake clubhouse. Members were: Chris Coleman, Sheila Schertz, Tom Tucek, Teresa Bury, Erma Mallett, Brian, Ira Roberts and Marilyn Burasco. Nancy Ohmes absent.

APPROVE MINUTES OF THE JUNE MEETING

Tom made the motion to approve the minutes as submitted. Erma seconded and the motion carried.

TREASURER'S FINANCIAL REPORT

Tom read the Treasurer's report

Bank Account Balances as of June 30, 2002

Checking	\$43,557.05
MM General Fund	\$19,522.68
Siltation Acct.	\$26,046.11
Boat/Lake Account	\$44,697.70
Builder's Account	\$10,550.30
Activity Committee	\$ 6,820.51
Community Bank	\$23,627.70
MoDot Settlement	\$80,887.39

Income during April

Dues	\$54,515.98
Other Income	\$19,763.62

This includes: boat stickers, clubhouse rental, boat slips, Shorelines ads, Vegas night, fines and mowing.

BOARD ANNOUNCEMENTS

Sheila reported that the Web page was up and running.

COMMITTEE REPORTS

Activities Committee

No report

ARB

Darrell Bennett reported 2 deck, 3 homes, 1 roof, 6 paint jobs, 2 sidings, 1 fence, 1 driveway and 1 walkout removal.

Tom made the motion to appoint Jerry Fullington (RLPOA Codes Administrator) to the ARB committee, Theresa 2nd, passed -

Common Ground Committee

Shirley Thomas-recommended that we send a letter to the city to name the outer road Raintree Pkwy instead of Market Street.

Facilities Committee

Ross wants to tint the windows in the office, \$35.00 per window, for a total of \$210.00, which can be done July 10th. Ross also wants to have the carpet cleaned.

Tom made the motion to approve \$410.00 for the window tinting and to have the carpet cleaned. Sheila 2nd passed.

Ross would like to have some new guidelines for the clubhouse rental. Ross would also like for someone to go over a checklist with the person renting the clubhouse before and after the event. Facilities committee will meet and make recommendations.

Lake Committee

Rich reported they will keep looking at the lights in Normandy Cove to see how they work, will look into getting the utility poles either taken down or cut off.

The next set of lights on docks may be on the south side, MAYBE Sandpiper. There were 60 violations issued in June and July.

Rich would like some directions on how to enforce 4th level violations in regard to taking their boat off the lake.

Chris told the Lake committee to go after any person with a 4th level violation. Wants the Lake committee to review their rules, close up any holes.

Chris encouraged the Lake committee to have all witnesses at the appeals committee on 4th level violations.

Conservation Committee

No report-will not stock the lake in 2002, will in 2003.

Siltation Committee

Allen would like to purchase, notebook computer readable in sunlight for \$900. Hard shell portable boat (100 lbs) for \$500, electric trolling motor and battery for \$200 and 2 depth transducers to mount on portable and patrol boats for \$100 to be used in mapping the whole lake.

Tom made the motion to take \$1700.00 out of the Siltation fund for a mapping system. Erma 2nd, passed.

Allen wants the board to go look at the silt pond on Ward Rd, rocks from the bottom coming out, we need a quick fix for now, will make a proposal at the Aug. board meeting.

Raintree Vision

Phil Skeed, their will be an Aug. 24th meeting, 10:00 am at the clubhouse about the building on 163rd. The city will send letters to homeowners within 180 feet of the property in question. Tom will contact banks or mortgage companies on trying to get loans for the new building on 163rd.

Welcoming Committee

No report

OLD BUSINESS

Shirley Thomas still concerned about Cheddington, John working on. Shirley wants a letter sent to Dena Metger at the city concerning erosion control. Shirley would like a copy to go to Bart Reese, the mayor, councilman, and Bill Kenny of Meadows at Summit Ridge.

Brian West, talked to Julie about the triathlon. Julie has said that when the person signs the entry form to participate in the triathlon it states there is no practicing swimming in the Raintree Lake. Brian is going to ask Julie to come to the Aug. meeting. Julie must provide proof of insurance.

NEW BUSINESS

Ellen Hamilton, pool manager, summated a list of things that she feels the pool needs, out of that list the board approved, paper towels holders, soap dispensers, mats for the floor and 2 ropes for the pool, totaling no more that \$1000.00. Dave needs to paint both the girls and boys bathroom.

Brian made the motion to spend up to \$1000.00 for paper towels holders, soap dispensers, mats for the floor and 2 ropes for the pool. Sheila 2nd, passed.

Tim Warner-wants to put up a tent Sept. 20th for a Sept. 21st wedding. Marilyn made the motion to approve putting up the tent Sept. 20th. Erma 2nd passed.

Geri Watts-appealing \$200.00 fine for putting on a roof without ARB approval. The appeals committee recommended that Geri go to the ARB and get approval for the roof, if she did the fine would be dismissed. Geri went to the ARB, and the roof was approved.

Marilyn made the motion to dismiss the fine, Erma 2nd, passed

Cobblestone-wants to go to a gray timberline roof to go better with the color of their homes, (this will eventually go on all their roofs) this is for **Cobblestone only**.

Theresa made the motion to let Cobblestone to with pewter gray GAF timberline roofs, Sheila 2nd and motion passed.

Joe Will to send a letter to ARB stating that Cobblestone will now be able to put GAF pewter timberline on their roofs.

Ken Parres-much discussion about water trampolines.

Ira made the motion to amend the June decision banning water trampolines to read that any water trampoline would have to be attached to a boat with adult supervision from that boat, when not in use it will be out of the water, cannot be left in the water overnight, and cannot at any time be in the boating lane.

Theresa 2nd, passed

Keith Owings- put on an unapproved roof.

Ira ask the ARB how they felt, none of the ARB liked Voslite roofs. Joe suggested that the board members go by the house and look at the roof. Theresa suggests we table this until next month, and for the ARB to take another look.

Mary Jo Boyle-pontoon rental

Not here

Tom thinks that the Raintree office should have a notary, it was suggested that we have Glenda apply for a notary license.

Marilyn Schmidt, seems that the Raintree water patrol removed her paddleboat from a boat slip that the office had given her for one week free. Marilyn not knowing where her boat was filed a police report. Scott did apologize for moving the boat.

Glen also apologized to Mr. and Mrs. Schmidt.

Chris asks the office to give the water patrol the name and phone number when someone rents one of the boats slips. Chris also apologized and offered the Schmidt's one weeks boat slip free, they accepted.

Bob Brock, 208 S. W. Green Teal-wants the board to look at his yard where we put in the new sidewalks. Raintree put grass by his sidewalk, he feels that it requires a retaining wall; he will even do the work. The board to look into and give Mr. Brock a decision next board meeting.

Ira would like for the board to go look at waterscape N. Pat Young to inspect July 11, if Pat approves then waterscape N will be turned over to Raintree.

Shirley Thomas wants to know if we are going to hire a general manager.

Chris explained to Shirley that we are looking for a general manager and hope to have in place by the holidays.

APPROVAL OF BILLS

Marilyn made the motion to approve the bills, Erma 2nd, passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
August 13, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on August 13, 2002 in the Raintree Lake clubhouse. Members present were: Chris Coleman, Sheila Schertz, Tom Tucek, Teresa Bury, Erma Mallett, Brian West, Ira Roberts, Nancy Ohmes and Marilyn Burasco.

APPROVE MINUTES OF THE JULY MEETING

Tom made some corrections to the minutes. Teresa made the motion to approve the minutes with the corrections. Erma 2nd passed.

TREASURER'S FINANCIAL REPORT

Tom read the Treasurer's report
Bank Account Balances as of July 30, 2002

Checking	\$ 1,203.55
MM General Fund	\$34,996.02
Siltation Acct.	\$25,572.46
Boat/Lake Account	\$37,092.07
Builder's Account	\$10,662.12
Activity Committee	\$ 5,062.60
Community Bank	\$ 2,659.42
MoDot Settlement	\$81,050.21

Income during July:

Dues	\$54,574.18
Other Income	\$ 6,333.30

This includes: boat stickers, clubhouse rental, boat slips, Shore Lines ads, Vegas nite, fines and mowing.

BOARD ANNOUNCEMENTS

Chris gave a report on Cole Younger being closed Aug. 8, 2002. (Aug. 13, 2002 Cole Younger is still open)

COMMITTEE REPORTS

Activities Committee

August 23, 2002-Adult pool party, (no glass bottles please)

ARB

Darrell Bennett reported things that were approved.

New home construction (3), Paint (4), Roof (2), Fence (2), Siding (1), Pool (1), Swing sets (2), Stucco (1), Deck (1)

Common Ground Committee

Shirley Thomas - soon they will be asking for more park benches. They are thinking of trees and shrubs between Windemere and Raintree behind houses on Hidden Cove Ct.

Mo Dot has said that if Raintree buys conduit in the next two weeks, they will install the conduit to the front islands. Shirley also will ask Joe Willerth to talk with Mo Dot about putting dirt on the front islands.

Tom moved that we buy enough conduit for Mo Dot to install into the two front islands. Ira 2nd passed.

Joe wants Raintree to take over maintenance of the greenways next to the islands. Ira made the motion for the Association to take over the maintenance of the greenway next to the islands. Brian 2nd passed.

Facilities Committee

No report

Lake Committee

The committee is reviewing the rules and will present them at the September meeting. There was an accident involving 2 jet skies, no injuries.

Conservation Committee

No report

Siltation Committee

Ward Rd silt basin will probably need to be fixed January 2003.

Raintree Vision

A letter will be going to all residents on 163rd about the meeting on the maintenance building.

Welcoming Committee

No report

OLD BUSINESS

Keith Owings not present. Darrell Bennett said the ARB went to look at Mr. Owings roof and no one on the committee liked the roof, twice as high as a wood roof. Although the roof is a fifty-year roof, the ARB feels this is not a roof they would approve now or in the near future.

Tom moved to deny the appeal and uphold the fine. Sheila 2nd, passed
Tom moved to have Mr. Owings remove the Voslite roof and put on an approved roof.
Sheila 2nd

Tom moved to amend the motion to 60 days to remove the roof.
Sheila 2nd

Brian moved to amend the motion to 120 days to remove the roof. Teresa 2nd passed.

Bob Brock, 208 SW Green Teal retaining wall. Ira got a bid for \$1635.00 from As You Like it Landscaping.

Ira made the motion to approve up to \$1700.00 to put in the retaining wall on 208 SW Green Teal, work to be done by As You Like it Landscaping. Teresa 2nd passed. A suggestion was made that we get more bids even though the funds were approved.

Baptist Triathlon will be August 25, 2002. Julie gave a report on how they are going to set up their equipment.

Race ends at 10:00 a.m., all equipment will be removed and common ground cleaned up by 2:30 p.m. The race will be limited to 600 runners. Chalk they will use on the streets will be washed off before they leave. They will be putting sand on the swim beach. Julie is to also provide us an insurance certificate.

NEW BUSINESS

Paul Talley here to appeal his 4th level violation:

Scott (water patrol) read his report. Rob Messmer was a witness for Mr. Talley.

Sheila made the motion to uphold the 1st violation, failure to display a red flag. Erma 2nd, passed

Marilyn made the motion to uphold the 2nd violation, causing a wave within 5ft of the lake patrol, Ira 2nd, passed

Marilyn made the motion to uphold the 3rd violation, speeding, Tom 2nd, did not pass.

Tom made the motion to uphold the 4th violation, profanity, Sheila 2nd, passed Mr. Talley's fine will be \$110.00 and 90 days off the lake.

Ira made the motion to reduce the days off the lake from 90 to 45, but uphold the \$110.00 fine. Nancy 2nd, did not pass.

Kenneth Durham

Mr. Kim Roam is the lawyer for Mr. Durham

Mr. Roam made the proposal for Mr. Durham to get 45 days off the lake and no fine, which would let Mr. Durham back on the lake August 21, 2002.

The board did not accept the proposal.

Mr. Roam called Glen Durham brother of Kenneth Durham to tell his side of the story.

Mr. Roam called Kenneth Durham. Mr. Durham said he told the Water Patrol to "go fuck with some kids and leave me alone"

Mr. Roam called Mrs. Durham,
Jerry Emerick was a witness for Mr. Durham
Mr. Brad Ferrie and Mrs. Ann Ferrie were witness against Mr. Durham

Marilyn made the motion to uphold the 4th violation for swearing at the Water Patrol.
Erma 2nd, passed

Ira made the motion to uphold the 4th violation for failure to remove his boat from the lake July 4th, Brian 2nd, passed

Tom made the motion to uphold the 4th violation issued July 6th for refusal to remove his boat from the lake. Marilyn 2nd, passed

Mr. Durham fine is \$300.00 and 270 days off the lake.

Chris suggested that the board meet in private.

Teresa made the motion to reconsider the penalty against Mr. Durham to be reduced to \$150.00 fine and 100 days off the lake.

Tom 2nd, passed

Jeannie Shanholtzer, 824 SW Lake Pine stated that they have mosquitoes knocking at her door, wants to know if Raintree is going to spray. She is very concerned because of the West Nile Virus.

Swim dock, tabled until next meeting.

Lynn Tatzko, Lake Pine, is concerned that the lake might become a "No Wake Lake".
Chris explained why this could happen, but certainly hoped this would not happen.

Marilyn move to approve the bills, Erma 2nd, passed

Meeting over at 11:15 p.m.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SEPTEMBER 10, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on September 10, 2002 in the Raintree Lake clubhouse. Members present were, Ira Roberts, Tom Tucek, Brian West, Chris Coleman, Marilyn Burasco, Teresa Bury, and Erma Mallett, Nancy Ohmes absent.

APPROVE MINUTES OF THE AUGUST MEETING

Tom made the motion to approve the minutes. Erma seconded, motion unanimously passed.

TREASURER'S FINANCIAL REPORT

Checking	\$ 1,417.37
MM General Fund	\$54,913.55
Siltation Acct.	\$24,736.41
Boat/Lake Account	\$20,307.30
Builder's Account	\$ 9,925.24
Activity Committee	\$ 3,819.41
Community Bank	\$ 2,682.57
MoDot Settlement	\$ 81,213.35

Income during July:

Dues	\$47,747.03
Other Income	\$ 8,340.53

This includes: boat stickers, clubhouse rental, boat slips, Shore Lines ads, Vegas night, fines and mowing.

BOARD ANNOUNCEMENTS

Tom reported that the office needs training on the new software, and Debbie and/or Glenda will be doing all the data entering.

Tom made the motion to take \$500.00 out of the \$1,000.00 set aside for software to train and set up the accounts. Erma seconded, motion unanimously passed.

Joe Willerth to write Ben Sharp a letter about homeowner's dues.

COMMITTEE REPORTS

Activities Committee

No report

ARB

Darrell Bennett reported, 5 new home constructions, 1 room addition, 3 new or enlarged decks, 1 vinyl siding, 1 new patio, 3 paint jobs, 4 new roofs, 2 play sets, 2 new windows installed, 1 hot tub move, 1 deck staining, 1 fence staining, and 1 porch railing installation.

Common Ground Committee

Shirley wants \$350.00 to rent a backhoe for the islands.

Tom made the motion to rent a backhoe for \$350.00 to put in conduit on the front entrance islands. Ira seconded, motion unanimously passed.

Facilities Committee

Ross Cowan wants \$825.00 for Christmas lights on the clubhouse.

Marilyn made the motion to approve \$825.00 for Christmas lights to be put on the clubhouse. Erma seconded, motion unanimously passed.

Ross said the facilities committee is rewriting the rules for clubhouse rental.

Lake Committee

Rich reported that starting this week they would be starting fall maintenance with dock "F" putting black encapsulated foam on the docks. Rich will be getting bids to put lights on Widgeon Way. The Pontoon boat will be available until November 1. The Water Patrol will be on the lake weekends until the end of September. Rich submitted a new boat permit application.

Conservation Committee

No report

Siltation Committee

After a GPS report, the Ward Rd pond is full. Shirley thinks the pond should be dredged in the spring. Shirley Thomas is not in favor of putting large rocks and concrete at the dam on Ward Road. She thinks we should put in the Gabian Baskets.

Ira made the motion to use up to \$400.00 for cement to stabilize the bank on Ward Rd pond. Brian seconded, motion unanimously passed.

Vision Committee

Phil reported that he contacted Richard Mahers on 163rd street to see if he would donate a small part of his land to Raintree, he said "no", but anything is for sale. There are residents on the Cass County side of 163rd street that are not happy that we might put up a building and they will contest it. Ross Cowan would like for the building to look more like a house not a Morton building.

Welcoming Committee

No report

OLD BUSINESS

Joe, Ira, Erma, Chris and Marilyn met with Mr. Rockwell today on the Cheddington project. Mr. Rockwell is willing to work with Raintree in getting the flow of water to run off the residents' property.

Brian made the motion for up to \$5,000.00 for engineering plans. Ira seconded, motion unanimously passed.

Mike Begley would like to stay in touch with Chris on the progress.

Joe took the entrance agreement to the city August 21, 2002.

Joe reported that the name "Raintree Lake" was never registered with the city or state.

Joe to send a letter to our insurance company about why they want additional insurance on the builders who build at Raintree.

NEW BUSINESS

Brian has some concerns about the swimming pool.

1. Winterizing the pool, and things that need to be done to the pool over the winter.
2. Getting a cover for the pool.
3. Getting three bids on managing the pool for 2003.
4. Vending machines.

Tom made the motion to nominate Erma for Vice President.

Brian nominated Teresa Bury, Teresa declined.

Marilyn moved the nomination closed.

Erma was elected as Vice President.

Ira made the motion to approve an additional \$60.70 for the blocks on Bob Brocks retaining wall on Green Teal. Teresa seconded, motion passed.

Marilyn made the motion for \$350.00 for pellets to be put in the water at various places for West Nile Virus. Erma seconded, motion unanimously passed.

Chris thanked the developer, Mr. Roberts, for his participation in the funding of treating the lake for West Nile Virus.

Teresa would like to see something done about the swim area on Raintree Drive. The swim area is not safe and the dock should be moved to a spot where people who do not live at Raintree cannot use. Teresa said maybe even just taking the beach area away would help.

Teresa made the motion to remove the beach next season and put the removal in the Shoreline. Brian seconded

Marilyn moved to table the motion until we get some feed back from the residents. Erma seconded, motion unanimously passed.

Kevin Miller lot 861, would like for us to talk with Mr. Dahmer, he has built six houses just alike down to the same color. Chris will get Mr. Dahmer a letter about his houses looking alike, maybe can change the color or put up shutters, something to make the houses look different.

Georgia Cerra would like to use the clubhouse for a foreign exchange students Christmas party December 8, 2002.

Ira made the motion to approve the Lee's Summit High School Foreign Exchange Students non profit organization to use the club house December 8, 2002 at no charge. Erma seconded, motion unanimously passed.

Dan Stacks, 5120 S.W. Piping Plover wants a retaining wall. Chris suggests that the board go look at Mr. Stack's yard and get back with him next board meeting. Mr. Stacks will get bids.

Pastor Kenny Erisman - Celebration Community Church would like to change their name to Raintree Community Church.

Marilyn made the motion to let Celebration Community Church change their name to Raintree Community Church if his congregation approves. Erma seconded, motion unanimously passed.

OPEN FORUM

Shirley Thomas asked about the rules of Homes Association fine system that Joe had at the work session, there will be a copy given to the Board.

APPROVAL OF BILLS

Teresa made the motion to approve the bills, Tom seconded, motion unanimously passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
October 8, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on October 8, 2002 in the Raintree Lake clubhouse. Members present were: Chris Coleman, Brian West, Tom Tucek, Erma Mallett, Ira Roberts, Marilyn Burasco and Nancy Ohmes. Teresa Bury not present.

APPROVE MINUTES OF THE SEPTEMBER MEETING

Ira moved to approve the minutes. Erma seconded, motion unanimously passed.

TREASURER'S FINANCIAL REPORT

Checking	\$ 659.89
MM General Fund	\$48,466.25
Siltation Acct.	\$24,753.86
Boat/Lake Account	\$14,407.30
Builder's Account	\$ 5,070.37
Activity Committee	\$ 3,819.41
Community Bank	\$ 2,676.81
MoDot Settlement	\$ 81,213.35

Income during September: \$32,747.03
Other Income \$ 4,205.69

This includes: boat stickers,
clubhouse rental, boat slips,
ShoreLines ads, Vegas night,
fines and mowing.

BOARD ANNOUNCEMENTS

Baptist Triathlon: someone will be at the November meeting to talk about next year. Debbie was asked about the response from the survey; about 98% of those who turned in their survey were for the triathlon.

The Fountains at Raintree: Glen Jones wants to build a 55 and over community on 54 acres between Ward Rd. and County Line. Glen Jones would like to have Raintree's endorsement.

Marilyn moved that Glen Jones have Raintree's endorsement for his project "The Fountains at Raintree" with a letter to the City of Lee's Summit stating our endorsement. Erma seconded, Ira abstained, 5 agree.

COMMITTEE REPORTS

Activities Committee

Sue Brockman would like approval of \$1700.00 for October Fest.

Ira moved that \$1700.00 for October Fest be moved to the activity account. Brian seconded, motion unanimously passed.

ARB

Darrell Bennett reported, 1 new home construction, 1 brick & stucco on front of a house, 1 garage addition, 3 vinyl sidings, 2 fences, 1 replace deck, 1 pool, 1 driveway, 2 garage door and slab, and 8 paint jobs.

The ARB would like the approval of Brian Whitley to the ARB board.

Erma made the motion to approve Brian Whitley to the ARB board. Tom seconded, motion unanimously passed.

Some people are concerned about the drainage onto the common area on Widgeon Way.

COMMON GOUNDS

Ross states they are working on their budget.

Ross needs \$25.00 to see if there is asbestos in the floor down stairs.

Erma made the motion to approve up to \$50.00 to have the downstairs floor checked for asbestos. Tom seconded, motion unanimously passed.

Ross wants \$300.00 to have Norton & Schmidt give us a report on the condition of the clubhouse deck.

Brian made the motion to have Norton & Schmidt give a visual inspection of the clubhouse deck for \$300.00. Tom seconded, motion unanimously passed.

LAKE COMMITTEE

They have completed the lake rules and will submit them at the work session.

CONSERVATION COMMITTEE

Fish survey will be done next year.

SILTATION COMMITTEE

Ron Greathouse has joined the siltation committee. Ward Rd. and 150 Hwy needs to be cleaned out, it will take about \$30,000.00.

VISION COMMITTEE

The proposed maintenance building is down to 2 drawings.
Brian made the motion to approve the elevation and front on drawing B1 with stucco siding. Marilyn seconded, 5 yes, 1 no. motion passed.

WELCOMING COMMITTEE

No report

OLD BUSINESS

Dan Stacks would like to know what we are doing about his retaining wall, Dan has a bid for \$2000.00 which he would be happy with.

Marilyn moved that we approve \$2000.00 for the retaining wall on Dan Stacks property.

Brian seconded, 4 yes, Erma and Tom no, motion passed.

Kathy Beaver from Aquaticare gave her pitch for her company getting the pool managers job in 2003. Kathy would like to know by April, she said that Aquaticares response time in an emergency is 20 minutes when they are off the sight.

Ron Williams and Randy Rhodes, City Councilmen were here to pass out literature on the November 5, bond issue.

Larry Smoot- read a 3 1/2 page statement, why he thinks we should not fine him. Larry did go to the appeals committee and they reduced his fine from \$225.00 to \$100.00 with no suspension.

Ira made the motion to cancel the fine and no suspension. Nancy seconded, 3 yes, 4 no, the motion did not pass.

Tom made the motion to uphold the \$100.00 fine and no suspension. Ira seconded, 4 yes, (Erma, Marilyn, Tom, Chris) 3 no, (Nancy, Ira, Brian)

MO-DOT-Joe Willerth said that "The maintenance of each side of the outer road and the islands were OK for Raintree to take care of.

Cheddington: Mr. Rockwell had delivered the utility prints for the storm drainage. Joe received a letter from Ms. Hazelton, she is going to remove the tall evergreens as we requested and will replace with small yews, 3 feet or lower, soon.

OPEN FORUM

Brian has 3 bids for pool covers.

Brian has asked 6 times to get the common area mowed behind his house; he is going to report Raintree to the city.

APPROVAL OF BILLS

Erma made the motion to approve the bills. Marilyn seconded, passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
November 12, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on November 12, 2002 in the Raintree Lake clubhouse. Members present were: Shirley Thomas, Brian West, Torn Tucek, Erma Mallett, Ira Roberts, Nancy Ohmes, Marilyn Burasco, Teresa Bury. Chris Coleman not present.

APPROVAL OF MINUTES

Tom moved to approve the minutes. Ira seconded, motion unanimously passed.

TREASURER'S FINANCIAL REPORT

Checking	\$ 8,522.34
MM General Fund	\$68,806.57
Siltation Acct.	\$24,768.68
Boat/Lake Account	\$ 6,221.87
Builder's Account	\$ 3,777.68
Activity Committee	\$ 3,375.74
Community Bank	\$ 2,670.41
MoDot Settlement	\$ 80,863.67

Income during October: \$50,844.04

Other Income \$ 3,282.26

This includes: boat stickers,
clubhouse rental, boat slips,
Shorelines ads, Vegas night, fines
and mowing.

BOARD ANNOUNCEMENTS

Tom made the motion to charge ten dollars (\$10.00) for late dues, and twenty dollars (\$20.00) for a return check. Shirley seconded, motion unanimously passed.

Tom made the motion to increase the dues by 1 ½%, \$5.76 more a year, \$389.68 for the year 2003. Ira seconded, motion unanimously passed.

Tom stated we need to get the budget in order so it can go into the Shoreline. We will have a work session Thursday, November 21, 2002, at 7:00p.m.

Shirley Thomas has been appointed to the board, to finish out Sheila's term. Shirley will serve from November 12, 2002 to March 2004.

COMMITTEE REPORTS

Activities Committee

No report

ARB

Darrell Bennett reported they have approved preliminary house plans for The Fountains at Raintree, Glen Jones, developer and Bob Johnson, builder. New home construction 1, walk-out basement-1, additions/ -1 renovation, deck and gazebo-1, vinyl siding-3, third car garage-1, paint-7, fence-3, and roofs-2.

COMMON GOUNDS

They would like their money from 2002 (\$3,700) carried over into 2003.

FACILITIES

No report

LAKE COMMITTEE

Need to put a wheelchair ramp on Green Teal.

CONSERVATION COMMITTEE

No report

SILTATION COMMITTEE

Ward Rd, needs to be cleaned out in 2003

VISION COMMITTEE

No report

WELCOMING COMMITTEE

No report

OLD BUSINESS

Dennis Prather gave us some information about the pool cover we are thinking about buying. Water level will have to be kept at a certain level; pool will need to be cleaned before cover goes on. Dennis recommended the Anchor cover, should last about 12 years, can be repaired, cover will weigh about 600 lbs., will take 3 weeks to make.

Brian made the motion to approve \$11,206.00 for an Anchor pool cover. Teresa seconded, motion unanimously passed.

NEW BUSINESS

Lori Brenner from B.F.I. talked about trash pick up in Raintree.

Joanie Mosbey the race director with the Baptist Triathlon came to talk with us about the 2003 Triathlon.

Shirley made the motion to approve the Baptist Triathlon for the 2003 year, Brian seconded, Ira and Marilyn voted yes, Tom, Teresa, Brian, Shirley, and Nancy voted no. There will not be a Baptist Triathlon at Raintree in the year 2003.

Vince DiPalermo, 309 SW Green Teal, has water coming onto his property and into his home, would like Raintree to do something.

Erma thinks the board needs to go look over his property. Erma suggests Raintree get an engineer to look at the property, and we will talk about this at the December meeting.

OPEN FORUM

Joe Willerth reported there is a meeting with MoDot Wednesday morning at 11:00 a.m. on the 291 entrance and he would like to be there to represent the Raintree Board.

City of Lee's Summit wants to modify the agreement to acquire an additional 11 feet along the street for access to maintain the road.

Joe would also like a board member and himself to meet with the city on the Cheddington draining problem.

Marilyn made the motion for Joe Willerth to be Raintree's rep. with the city and Ira to be the board's representative on the Cheddington drainage problem. Teresa seconded, motion unanimously passed

Ms. Delaney's land has not been platted, when it is, that is when they will pay dues.

Security contract tabled until December meeting.

Pool maintenance contract, tabled for more information.

Winnie Owen- not here

J. D. Randolph complained about the mailbox in a bucket on his driveway, we told him that he needs to talk to the post office.

APPROVAL OF BILLS

Marilyn moved to approve the bills, Teresa seconded, passed.

ADJOURNMENT

Elma thanked everyone for coming and adjourned the meeting.

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
DECEMBER 10, 2002

The meeting of the Raintree Lake Property Owners Association Board of Directors was held on December 10, 2002 in the Raintree Lake clubhouse. Members present were, Shirley Thomas, Brian West, Ira Roberts, Tom Tucek, Chris Coleman, Marilyn Burasco, and Erma Mallett. Teresa Bury and Nancy Ohmes were not present.

APPROVAL OF MINUTES

There were three corrections to the November minutes. Tom moved to approve the minutes as amended. Shirley Thomas 2nd, passed by all.

TREASURER'S FINANCIAL REPORT

Bank Account Balances as of December 31, 2002:

Checking	\$ 4,108.96	
MM General Fund	\$ 52,390.65	
Siltation Acct.	\$ 24,794.71	
Boat/Lake Account	\$ 4,517.36	
Builder's Account	\$ 2,674.14	
Activity Committee	\$ 2,926.99	
Community Bank	\$ 2,651.26	
MoDot Settlement	\$ 81,134.83	
Income during December		
Dues	\$103,043.06	
Other Income	\$ 5,252.15	
		This includes: Clubhouse rental, Shore Lines ads, boat slips and codes fines

BOARD ANNOUNCEMENTS

Chris introduced David Hayhurst the new General Manager to the Raintree residents presents at the board meeting.

Tom stated the 2003 Raintree budget was published in the November ShoreLines and would like it to be approved.

Shirley motion to approve the budget, Erma seconded.

Tom made the motion to amend the \$60,000 budgeted for security in 2003 down to \$30,000 for security in 2003 and only have security in the summer months. There was no second.

The vote on the budget was 5 yes and 1 no

COMMITTEE REPORTS

Activities Committee

No report

ARB

Darrell Bennett reported they had approved, four new home constructions, two patio's, two decks (1 enclosed with screen), one swimming pool, one basketball goal, one roof, one vinyl siding, one windows, one fence, and one arbor.

Charles Sandman would like for all new ARB rules to be published in the ShoreLines.

Shirley Thomas wanted to know about the roof that is supposed to be removed; the resident has until December 13, 2002.

Common Grounds

They would like to replace some trees on the 6 lots with white pines in the amount of \$500.00. The board agreed that the replacement of the white pines should be at a later time.

Facilities

Ross, there has been some discussion about what to do about the new General Manager's office, it was decided to move the storage area to the office copy room and put David in the old storage area. Ross would like to put a door from the main room into the copy room and block off the door that leads into the office, this would cost about \$775.00. It was decided that they would only need \$750.00

Marilyn made the motion to approve up to \$750.00 for a door to be put in from the main room to the old copy room now the storage area, the work to be done by Inside and Out Construction Company. Erma seconded, passed by everyone.

Discussion about raising the deposit of the clubhouse from \$250.00 to \$350.00

Tom made the motion to raise the rental fee on the Raintree Clubhouse from \$200.00 to \$250.00. Ira seconded, 6 yes, 1 no.

Ira made the motion to raise the damage deposit on the Raintree Clubhouse to \$350.00 from \$250.00. Brian seconded, 6 yes 1 no.

Any contract already booked, would get the old rate. Any contract booked after December 10, 2002 will be charged the new rate.

Tom wants the Lake Patrol with at least two Lake Committee members to be able to reduce to speed on the lake to 10 miles per hour when/if the lake becomes too crowded.

Joe suggested that we insert a new paragraph 2e. to the Lake Regulations under IV, "The Board of Directors from time-to-time may designate that the Lake shall only be used at maximum of ten (10) miles per hour due to the number of boats on the lake, adverse weather conditions or other factors making it necessary for or reducing to slow wake in the discretion of the Lake Committee as delegated by the Lake Patrol with the approval of two (2) Lake Committee members or Board Members, and or the General Manager.

Tom explained that it was not the intent of the lake committee to close down the lake in advance of a holiday, etc, but rather to give authority to the lake patrol with approval of at least two Lake Committee members and/or Board members only when conditions warrant.

Shirley made the motion to approve the lake regulation with the addition of section IV, 2.e and retaining section V as written and wording of section IV, 2.e would reflect Lake Committee's intent. Tom seconded, passed by all.

Conservation

No money needed

Raintree Vision

There are four things that have to be changed for the new Maintenance building:

1. We need to be 350 feet from the fire hydrant - \$4,300.00
 2. Five more windows - \$1,900.00
 3. More stone and veneer-30 more feet on front and side - \$1,800.00
 4. Move the building 9 ft to the east, more concrete for parking - \$1,100.00
- \$208,700.00 the new price, will need 4 or 5 more trees.

New plans will be ready December 23, 2002 anyone living within 185 ft will be mailed a form and signs posted.

Charles Sandman wants to know if Raintree is ready to take on this project.

Welcoming

No report

OLD BUSINESS

Pool Contract:

Chris not happy that someone gave Aquaticare Pool, Olympic's contract. Aquaticare duplicated Olympic's contract except for the money. Aquaticare should have obtained a lawyer and made up their own contract.

Shirley made the motion to accept the pool contract from Olympic for the year 2003.

Brian seconded, 5 yes, motion passed.

Tom made the motion to amend to put in the contract that Olympic do winter maintenance. Shirley seconded, 5 yes, motion passed.

Vince DiPalermo, 309 S.W. Green Teal, has a problem with drainage in his yard, Ira suggests that he (Ira) lower the spot and add dirt and sod on the common ground.

NEW BUSINESS

Ron Greathouse wants to transfer his boat slip lease to his daughter.

Marilyn made the motion to let Ron Greathouse transfer his boat slip to his daughter with the understanding that the slip would not go with the house if the daughter ever sold her house. Shirley seconded, motion passed by all.

Shirley made the motion to approve the Top Care contract for 2003 in the amount of \$8,593.00. Brian seconded,

Ira wants Top Care to be held responsible for what they contracted; he said Raintree maintenance did some of Top Care's work in 2002.

Brian said he would stay on top of Top Care. Vote, 4 yes, 2 no (Erma and Tom)

Mr. Wald would like to put on a three to four minutes firework display at the dam in memory of his friend, Mr. Parres.

Marilyn made the motion to let Mr. Wald have a three to four minutes firework display at the dam, Saturday, December 14, 2002 in memory of Mr. Parres. Shirley seconded, passed by all.

OPEN FORUM

Brian wants to know where we are on the Walkway Bridge.

Brian made the motion to remove the Walkway Bridge as soon as possible and put in a concrete sidewalk in its place. Tom 2nd.

Brian amended to put in a sidewalk safe for residents as soon as weather permits, Shirley 2nd, passed by all.

Brian, what are we going to do about the swim dock and the sandy beach next to the club house? No decision was made.

Ron Greathouse would like for the maintenance department to clean off the goose droppings from the sidewalks in the winter.

Jim Metzger thinks we should charge for pool passes, \$30.00.

Brian Whitley wants someone from the board to come to an ARB meeting and let them know what the new builder's contract is after the law suit.

Charlie Sandman, we have 550 people signed up for trash pick up by BFI. BFI needs 700 Raintree residents to participate. Charlie will go to BFI with whatever number we have by December 15, 2002 and see if they will go with that number.

Sheila Caldwell, has a business where she has to do training sessions, she would like to use the Raintree club house the 1st Monday of each month.

There will not be a work session in December.

APPROVAL OF BILLS

Brian moved to approve the bills, Ira 2nd , passed.

ADJOURNMENT

Chris thanked everyone for coming and adjourned the meeting.