

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
OCTOBER 13, 2009  
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on October 13, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Brenda Miller, Judy Schmoeger, Tim Kirkpatrick, Robert Dye and Tom Tucek. General Manager, Rachelle Vandiver, was also present.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum.

**OPEN FORUM:**

Tim Nydegger brought up an idea of making a rule prohibiting league sports on common ground. The Board will discuss it at a future work session.

**CONSENT AGENDA:**

Judy Schmoeger made a motion to approve the September minutes and payment of bills. Tim Kirkpatrick seconded the motion. The motion passed 8 to 0.

**TREASURER'S FINANCIAL REPORT:**

Brian West read the September Treasurer's report.

**CONTENTS:**

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

**BUDGET ANALYSIS:**

Bank Account Balances as of September

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 201,373.93
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for September	\$ 99,713.51	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 9/30/09	\$ 8,355.62	Total Amount
1 <sup>st</sup> Letter	\$ 4,282.42	
2 <sup>nd</sup> Letter	\$ 3,100.40	
3 <sup>rd</sup> Letter	\$ 972.80	

Balance Due Liens Filed: \$ 49,322.06

Income during September:

Dues \$75,874.95

Other Income Total \$5,276.30

The Treasurer's report was filed for audit.

**BOARD ANNOUNCEMENTS:**

Tony Jose announced the following;

- Work session on Oct 27 is the budget review for 2010.
- November 1 day light savings ends.
- Tony Jose and Rachelle Vandiver have a District 2 meeting on October 19 with our Councilmen. Talk to Rachelle prior to the meeting with any concerns to be brought up at meeting.

**OLD BUSINESS;**

**LEGAL:**

Joe Willerth was reviewing documentation relating to the Larkin fence to make sure everything was in order.

There was a judgment released to garnishment and the Association is waiting to hear about any funds to initiate the settlement agreement with the resident.

**MEP PROPOSALS:**

Tim Nydegger made a motion to approve up to \$5,000 for the preparation of MEP documents. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

**POOL TILE GROUT:**

There were two bids. Bid 1 at \$600 per lane and bid 2 for \$300 per lane. Rachelle read page two of a bid that the Board did not receive. There was a question about it being to cold to grout. Tony Jose assured that it would be scheduled accordingly. Tom Tucek made a motion to approve up to \$1,300 to regROUT the swim lanes in the pool and award the contract to Safari Aquatics. Tim Nydegger seconded the motion. The motion passed 8 to 0.

**PROPERTY NEGOTIATIONS:**

Tony Jose stated that there are stakes being set around Tracts A, B and C. The Board is doing some due diligence relative to some communication going on over there.

**NEW BUSINESS:**

**JOAN BRUNS ADOPT-A-SHORELINE:**

Joan Bruns updated the Board on the adopt-a-shoreline program. There are 22 families involved in the program. Joan Bruns asked about more trash receptacles and maybe putting out signs. The Board will look at Mrs. Bruns list and discuss it at a future work session.

**ICE MELTING MATS & CABLES:**

The Board discussed the installation of electric snow melting mats under the ramps to the office and clubhouse. There were questions about the actual cost of the total installation, warranty period, hot water tubing versus heating element, future cost savings and future repair costs. The Board was not comfortable with making a decision tonight so Rachelle Vandiver will get more information and the Board may vote via e-mail in the near future. Time is of the essence since concrete work will be happening shortly.

**ELECTRICAL TRANSFORMER BOX FOR CLUBHOUSE:**

Bob Christian reviewed what he had learned after talking to KCPL about relocating the transformer at the clubhouse. The cost of the relocation would be solely the Associations responsibility and be approximately \$6,552.78. The Board decided to take no action at this time because it could not justify the cost for moving the transformer.

**KEN CRAWFORD – ARB FINE APPEAL:**

Ken Crawford appeared in person to discuss the ARB fine. Mr. Crawford did not know the garden sink needed approval from the ARB. The sink had been up for at least two years before anyone caught the violation. Mr. Crawford took the garden sink down when he became aware of the violation. Brenda Miller made a motion to waive the fine. Robert Dye seconded the motion. The motion passed 8 to 0.

**BRENT EWERT – LAKE VIOLATION APPEAL:**

Brent Ewert did not show up for his appeal. The fine stands. The Board discussed when the suspension would take effect. Mr. Ewert must turn in his stickers at this time and must take his boat off the lake unless he buys new stickers. Mr. Ewert must pay his fine before new stickers will be sold to him. There was discussion about making the whole family attend the safety meeting next year, but it was determined that it would not be consistent with what the Board has done. In the end it was determined that the 90 day suspension begins May 1, stickers must be turned in, \$100 fine stands, and Mr. Ewert must remove his boat. Robert Dye made a motion to make the violator attend a safety meeting next year and keep the \$100 fine and start fresh next year after the safety meeting. There was not a second for the motion so the motion died. Tom Tucek also stated that if Mr. Ewert does not turn in his stickers until May 1, then he will not get new stickers.

Tim Kirkpatrick made a motion to adjourn. Brian West seconded the motion. The motion passed 8 to 0. The Board meeting was adjourned at 8:15 p.m.

