

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 8, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on January 8, 2008. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Mike Everly, Brenda Miller and Tony Joes. Also in attendance was Rachelle Vandiver. Judy Schmoeger was absent.

Brian Whitley called the meeting to order at 7:12 pm and announced a quorum for the Board meeting.

2. OPEN FORUM

Ira Roberts received a letter from the Board regarding the 9th Plat Common Area. He would like to know if the Board had approved this letter and who drafted it. It was confirmed that the Board had approved, and it was drafted by Brian Whitley. Ira stated that once again the Board has taken a stance of an adversarial position and once again the Board is going to go through steps of wasting his money and time along with the Associations. Ira agreed that sod was a requirement of the Settlement Agreement, but did not feel it was the best use or effectiveness of the Association. It was also noted the lack of established grass and would like for us to show him where this is mentioned in the Settlement Agreement. Brian stated that the Settlement Agreement referred to conditions currently existing in the 7th Plat as an example of standards. Board members had walked the 9th Plat and documented certain areas needing established grass and areas where silt was running across the sidewalk and runoff towards the waterscape. It is the Boards request in accordance with the Settlement Agreement specifically the 6' of sod around the waterscape and additionally some kind of turf established where there is quite a bit of dirt or runoff areas. Ira stated, "The Board was stating generalities the Arbitration panel ruled on findings based upon information that was provided by the Board which were unqualified members that performed the inspection. I respectfully request that we have a qualified person review the 9th Plat to see whether or not these conditions exist and/or if they meet what the Settlement Agreement calls for. You are incorrect with your interpretation of what the Settlement Agreement calls, it specifically states that I will place seed everywhere except within the 6' of the waterscape which I agree takes 6' of sod. As we discovered in the 7th Plat common area the Board or the Association was unable to maintain that sod and it continued to look bad for a number of years." Brian stated, "It was immaterial in addition the Board has purchased equipment to maintain the sod, so we respectfully request that the sod be placed in accordance with the Settlement Agreement. The Board stated that it was willing to go to Arbitration again unfortunately due to the unwillingness to address our concerns. Our concerns are fairly simple and fairly straight forward and we are willing to walk the area to show you where we request additional seed to be placed and there are certain areas that seed was placed and where grass was established, but there are areas that are just plain dirt and we request that it look presentable to the membership and if you can't

agree with.” Ira asked what did the Settlement Agreement call for. Seed and he stated “I placed seed.” Note: The full conversation of the open forum can be requested in writing to the office for a copy of the tape. Tony Jose requested to place this item as 7 C under New Business.

Shirley Thomas wanted to remind everyone that the Nominating Committee needed to get started for the upcoming March election. She also wanted to remind the Board that the Common Ground Committee would very much like to see the monument over at 291.

David Mitchell wanted to update the Board. Last time Captain Taylor was here and had concerns of the kids over the holiday break. No reports were taken by the office and Captain Taylor confirmed that it was quiet over the break. The reports we are now hearing is from subdivisions to the east. Captain Taylor stated they were still performing extra patrols along with foot patrols. They are putting out door hangers to residents that are leaving valuables in their cars.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the December Minutes and Approval of Payment of Bills. Tony Jose seconded the motion. All were in favor and the motion passed 7-0.

4. TREASURER’S FINANCIAL REPORT

Tom Atkins presented the December Treasurer’s Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of December	
Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 269,130.47

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 90,000.00

Expenses for December	\$ 39,715.74
Long-Term Debt:	\$ 65,833.95
Outstanding Dues/Fines a/o 11/30/07	\$ 23,468.41
Balance Due Liens Filed	\$ 54,424.72

Income during December

Dues	\$ 57,534.01
Other Income Total	\$ 6,212.05

Tom Tucek requested information on the \$20 service charge that is noted monthly on the Profit and Loss report. Tom stated that if we have a reoccurring charge it should be in the budget.

5. BOARD ANNOUNCEMENTS

A. Neighborhood Traffic Study Survey Results – 63 surveys had been turned into the office at the time of the meeting. Regatta Speed Humps 59% no, Regatta Enforcement Zone 52% no, Raintree Parkway Speed Humps 64% no and Raintree Parkway Enforcement Zone 54% no.

B. Appreciation Dinner is set for February 23, 2008. This dinner is in appreciation for the community volunteers that serve on our committees. Tom Tucek moved to approve up to \$5,000 which has been budgeted. Bob Christian seconded. All in favor.

6. OLD BUSINESS

A. Legal - Lou-Air and Raintree v. MODOT and James Cape & Sons. The settlement is currently held in trust and the Board wishes to re-communicate to our attorney's to pursue distribution of funds on the basis of 85% to Lou-Air and 15% to RLPOA. Collection Matters - The Board may wish to consider sending demand letters at a cost of \$40 each giving the delinquent accounts one last time to voluntarily pay same. It was determined to request a "draft" copy of a demand letter, and the office would send out the demand letters.

B. Non-motorized watercraft for secondary water sources – The Lake Committee was not prepared with a recommendation for the definition of secondary water sources and requests that this be moved to the February Board meeting.

7. NEW BUSINESS

A. Muskrat Trapping – There was a roundtable discussion of trapping procedures (steel traps versus live traps) and the need to review our current contract with our trapper. In December the lake was frozen and only 5 muskrats were caught. Board poll 6-1 was for live traps. Directed Rachelle to address with Bob Whitworth.

B. Shoreline Processing Costs – Review of costs involved with processing and bulk mail costs were analyzed. Directed to check into companies that process bulk mail.

C. 9th Plat Common Area – Ira stated that if he put down the sod, would the Board accept the next day. Bob Christian stated, "The two points that we have on the 9th Plat, we are not asking for anything over and above, or an arbitrary list of things, we are asking for it to be sodded and seeded and a stand of grass established. That is all we are asking. And I will go on record stating that if you do that, then I will sign off as a member of the Board." Ira stated "He would sod the pond and seed it that is a part of the Settlement Agreement, I will not agree to established grass although most of it is

already established.” It was asked to poll the Board for acceptance and all stated that they would accept after the conditions were met. A tentative date was set for a walkthrough with Ira on January 20th at 2:00pm with a rain date planned for January 27th at 2:00pm.

8. ADJOURNMENT

Bob Christian moved to adjourn to executive session. Tony Jose seconded the motion. The motion passed and the meeting moved to executive session at 8:40PM.