

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JANUARY 12, 2010
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners association was held on January 12, 2010. Members in attendance were Tom Tucek, Tim Nydegger, Tony Jose, David Mitchell, Brenda Miller, Brian West, Tim Kirkpatrick and Robert Dye. General Manager, Rachelle Vandiver, was also present. Judy Schmoeger was absent.

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

OPEN FORUM:

None.

CONSENT AGENDA:

Tim Nydegger made a motion to approve the December minutes, payment of bills and appreciation dinner budgeted at \$6,000. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the December 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 December

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 231,378.92
<u>These include reserves for:</u>	
Operations	\$50,000.00
Dock Self Insurance	\$30,000.00
Dam & Valve	\$30,000.00
Raintree View	\$55,000.00
Roll over \$	\$122,571.00
(Minus 9th Plat - Engineer - Flatwork)	

Expenses for December	\$ 65,608.68	
Long-Term Debt	\$ -	
Outstanding Dues/Fines a/o 12/31/09:	\$ 66,215.90	Total Amount
1st Letter	\$ 12,021.25	
2nd Letter	\$ 4,483.90	
3rd Letter	\$ 3,428.08	

Balance Due Liens Filed: \$46,282.67

Income during December:

Dues \$85,469.71

Other Income Total \$ 3,727.68

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose made the following announcements:

- Don Moore and Gene Thomas have both passed away the last couple of weeks because of snow shoveling.
- There are four Board positions up for election this year, so if anyone is interested please contact the office for information.
- The appreciation dinner is scheduled for March 6 at the Yacht Club.

OLD BUSINESS:

LEGAL:

- The Board's real estate negotiations are no longer going forward.
- There are four delinquent accounts being pursued in Jackson County and three in Cass County.

NEW BUSINESS:

MO-DOT EASEMENTS:

Several Board members walked Regatta with MO-DOT representatives several weeks ago to get a better understanding of what would be taking place regarding MO-150 and the first Regatta island. The Board discussed signing or not signing the easements. Rachelle Vandiver briefed Board members who did not attend the meeting on what would be happening at MO-150 and Regatta. MODOT is offering \$6,600 for temporary easements rights, landscaping, electrical lights and line and sprinkler system. Tom Tucek was concerned with electric, especially the thought of a backhoe hooking a wire and yanking everything out. Those concerns will be addressed by a stipulation added to the agreement with MODOT and a copy of the estimate for electrical. Brian West made a motion to accept the temporary easements from MODOT with the exception of putting some wording in about the maximum of \$4,400 for any additional damage done to the electrical system on Regatta island. David Mitchell seconded the motion. The motion passed 7 to 0.

EQUIPMENT PURCHASE:

Nolan Plymell and Dennis Bisges were present to answer questions regarding the purchase of equipment. The Board looked at four vendors with pricing for new/used equipment and what each vendor would pay as a trade-in for current RLPOA equipment. The two gentlemen gave their reasons for the equipment and would prefer the Heritage vendor when asked. Tim Nydegger made a motion to approve up to \$30,000 and to trade in our Ford Tractor & Loader, John Deere with mower and Walker

Zero turn mower to Heritage. Purchase the 2005 JX 95 Case/IH tractor, Bush Hog and Frontier BB. Robert Dye seconded the motion. The motion passed 7 to 0.

ADOPT FINANCE COMMITTEE RECOMMENDATION ON CONSERVATIVE TAX POSITION:

Rachelle Vandiver explained how income received by HOA's fall into two categories; taxable and non-taxable and what revenue falls into each. Rachelle also explained the conservative, moderate and aggressive tax approaches. The Finance Committee recommended the conservative approach. There was a short discussion by the Board members. Tim Nydegger made a motion to adopt the Finance Committees recommendation to remain mostly conservative in the percentages. Tom Tucek seconded the motion. The motion passed 7 to 0.

Tom Tucek made a motion to move to executive session. Brian West seconded the motion. The motion passed 7 to 0.

Tony Jose reconvened the regular Board meeting from executive session. Tim Kirkpatrick made a motion to adjourn from the Board meeting. Tim Nydegger seconded the motion. The motion passed 7 to 0. The Board meeting was adjourned at 9:12 p.m.