

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

January 13, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

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

Tony Jose called the meeting to order at 7:02 p.m. and announced that a quorum for the meeting was present.

2. OPEN FORUM

Shirley Thomas congratulated the Board of Directors for the recent purchase of the 12-acre tract in the Mullendike addition for the purpose of silt control and silt storage. She also complimented the General Manager, Rachelle, and the Maintenance Supervisor, Nolan, for the way they handled the transfer. She also commented that the Mullendike residents seemed to be happy that RLPOA now owned the property.

Judy Schmoeger, Brian Whitley and Rachelle Vandiver commented on recent shootings in the area and the need for everyone to be more alert.

Tom Tucek asked about the need for clarification of the appeal process and was informed by the General Manager, Rachelle, that it was to be taken up at the January Work Session by the Board.

3. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda which consisted of approval of the December minutes, payment of bills, acceptance of the Clubhouse waiver policy and budgeted amount of \$5,000.00 for the Appreciation Dinner. Tim Nydegger seconded the motion.

Brian Whitley read the proposed Clubhouse fee waiver policy for the Board members which are as follows: Residents may petition the RLPOA Board of Directors in writing at a regularly scheduled Board meeting to waive the Raintree Clubhouse rental under certain circumstances. While waiving the rental fee will be made on a case-by-case basis, there are several considerations that would factor into the decision. These considerations may include, but are not limited to, requesting a fee waiver at least 45 days before the event, requestor being a Raintree resident in good standing, proportion of participation by Raintree residents to all of participants at event, event being open to the entire Raintree community, Raintree community need/benefit from the event, and past or future service of participants to the Raintree community (examples: ex-POWs, Scouts, swim team). Under no circumstances will the deposit be waived. The motion was approved 8 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the December Treasurer's Report.

Contents:

Balance Sheet (e-mailed previous and current month)
Income/Expense Statement (e-mailed previous and current month)
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. \$ 376,151.13

These include reserves for:
Operations \$ 44,000.00
Dock Self-Insurance \$ 30,000.00
Siltation \$135,000.00

Expenses for December: \$104,687.77
Long-Term Debt: \$ -----
Outstanding Dues/Fines a/o 12/31/08 \$ 14,218.27
Balance Due Liens Filed \$ 37,738.16

Income during December:
Dues \$ 70,758.96
Other Income Total \$ 5,209.51

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose reported to the audience that the de-siltation of Sunset Cove has begun.

He also commented that with the upcoming elections coming in March, there is an active search for Board candidates and urged interested parties to come forward.

The annual Appreciation Dinner is to be held March 7, 2009.

6. OLD BUSINESS

Legal

The most recent report of legal activity by RLPOA Legal Counsel Kapke & Willerth L.L.C. dated January 5, 2009 indicates very limited legal activity regarding delinquent accounts for unpaid dues. Another suit was filed in Jackson County Associate Circuit Court on one delinquent account because of the inability to get service in Cass County on the defendants when they moved. A docket call has been scheduled for Wednesday, January 21, 2009 at 9:00 a.m. for that case. A second delinquent account with a

judgment of \$1,768.40 to RLPOA will need the service of a professional skip tracer in order to proceed with collection of that judgment amount.

RLPOA Legal Counsel also reported extensive work done on real estate contracts and master agreements that the Board of Directors has been considering for some time.

Aquaticare Proposal

The Board of Directors reviewed the contract proposal of Kathy Beaven representing Aquaticare LLC to provide swimming pool services for Raintree Lake for the 2009 swim season. The proposed contract amount is \$63,057.00. Minor changes were requested including assurance of management presence during all swim hours. The Board will review the Aquaticare proposal again after the requested changes have been made for acceptance of the contract.

7. NEW BUSINESS

The Board members discussed the appeal of John and Mary Godfrey for return of the boat slip recently lost because of delinquent dues payment. The Godfrey's home here is for sale. Tom Tucek made a motion to deny the appeal of the Godfreys. Bob Christian seconded the motion and the motion passed 8 to 0. The boat is to be removed by March 15, 2009.

The request of Ira Roberts (RLC Corp.) for easements to be granted for utility purposes and road entry to Tract C and Tract E (Raintree Pointe) was presented to the Board. It was indicated that a review by RLPOA Legal Counsel was needed and information regarding the future planning for Tract C, Tract D and Tract B was also needed.

Office Remodeling

Rachelle Vandiver, General Manager, engaged the Board members in a discussion and review of the remodeling work in progress on the lower level of the Raintree Clubhouse. She indicated that to continue the remodeling work funds totaling \$20,000.00 would be needed during the next 45 days in addition to the remainder of funds left from the \$6,000.00 approved at the December 16, 2008 Board Meeting. Structural engineering and reinforcement for support of the upper level of the Clubhouse is underway as well as reconstruction of the lower level into offices and other alternative uses.

Recommendations were made to the General Manager to assure that all work and systems completed on the lower level of the Clubhouse would accommodate and integrate with the future remodeling work planned for the upper Clubhouse level.

Tom Tucek made a motion to approve \$20,000.00 additional funds to be used with the remainder of the \$6,000.00 funds approved at the December 16, 2008 Board Meeting for material and services needed to further the remodeling work on the lower Clubhouse level. The General Manager is given the authority to use her discretion on how the money is to be used for the remodeling and reconstruction work for the next 60-day period. Bob Christian seconded the motion and it was approved 8 to 0.

The General Manager also informed the Board Members of potential problems with structural roof supports. Over the years cracks have developed near the metal plates at the base of the roof rafters. A study is presently in progress to determine what is needed to add extra support and to correct the structural problem.

Bob Christian moved to adjourn the meeting to Executive Session. Judy Schmoeger seconded the motion and it was approved 8 to 0. Meeting adjourned.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek moved to adjourn the regular meeting. Bob Christian seconded the motion and it was approved 8 to 0. Meeting adjourned.