

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

SPECIAL MEETING/WORK SESSION

January 22, 2009

7:00pm

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held January 22, 2009. Members in attendance: Brenda Miller, Brian West, Brian Whitley, Tony Jose, Tom Tucek and Robert Dye. Not present for this meeting were Bob Christian, Tim Nydegger and Judy Schmoeger. Also attending the meeting was Rachelle Vandiver, General Manager.

Tony Jose called the work session to order at 7:05pm.

Aquaticare Contract:

The proposed Aquaticare contract for management and operation of the Raintree Lake swimming pool for the 2009 summer swimming season was discussed briefly. A number of minor changes were requested prior to final approval at the January 13, 2009 Board meeting. The General Manager is presently working on the adjustments needed.

Clubhouse Rental Fee:

In response to a request by Lori Rodgers, a Raintree resident scheduling a rental of the clubhouse, the Board Members discussed lowering the clubhouse rental fee during the time that the lower level of the clubhouse is being remodeled into office space. Considerably less space is available due to the work being done.

Robert Dye made a motion to reduce the rental fee by \$100.00 until the end of March when the work on the lower level is expected to be complete and more space is available on the upper clubhouse level where the offices used to be. Rentals beginning April 1 will return to the full sum of \$330.00 and the additional deposit required as a security deposit. The General Manager will monitor the progress of the work being done and will refund \$100.00 of any rental after April 1, 2009 if the additional space is still not available. Tom Tucek seconded the motion and it was approved 5 to 0.

Bob & Nadine Markle – 10th Plat

Bob Markle requested that the Board consider permitting a realignment of the corners of lot 1199 and lot 1200 and lot 1690. During the discussion it was determined that because of it changing the common area to a slight degree, surveying work required and modifying and refiling of the plat, it would not be worth the expense. Also permission would have to be obtained from any mortgagees, RLPOA and all lot owners involved. Bob Markle withdrew his request.

Charity Fundraisers

The Board Members indicated no interest at this time for allowing student tables for fund raisers at activity events provided by Raintree.

Steel Siding Guidelines

The Board review of proposed steel siding guidelines for Raintree residences will be considered at a future meeting.

ARB definition of “change of paint colors”

After considerable discussion and no clear conclusions made, the board decided for the time being to let the ARB Guidelines for changing paint colors on Raintree residences to remain the same.

Codes Violation Draft Letters

Codes violation draft letters ie: inoperable vehicles and appeal letters “certified mail” was reviewed at length with no changes in present procedures recommended at this time. It was directed to include all wording from Article IX, Section 7 to be in the letter of violation.

General Manager Rachelle Vandiver presented proposed changes for the 291 Highway Raintree Monument sign to the Board. Tom Tucek recommended L.E.D. lighting be used. The proposed changes are to be presented to the Raintree Villas Board for their approval.

Tentative Roll-Over Funds Available:

A general review of year end roll-over funds remaining from 2008 was conducted involving reserves established for 2009 and unfinished projects yet to be funded. A list of priorities was requested by Tony Jose and each Board Member is to indicate his preference for use of the discretionary funds remaining estimated at S\$181,083.00. It was indicated an additional \$11,000 would be available because a fishing dock was budgeted, but the Lake Committee did not recommend.

The Board Members decided to hold the Summerfest event on June 27th of this year. The coordinators of previous years will not be available on July 4th and there would be conflict with the Boy Scouts pancake breakfast.

The Boy Scouts will have a pancake breakfast fund raiser on the 4th of July at the clubhouse. It was requested that the Boy Scouts be notified that they are required to request the use of the clubhouse in the future at least 45 days in advance of their planned event.

The usual fireworks display will be provided on the 4th of July.

Tony Jose adjourned the work session to move to Executive Session.