

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 10, 2009

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on February 10, 2009. Board Members present were Brian Whitley, Brian West, Tony Jose, Judy Schmoeger, Brenda Miller, Tom Tucek and Robert Dye. Board Members absent were Tim Nydegger and Bob Christian. General Manager Rachelle Vandiver was present.

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

2. OPEN FORUM

Chris Storms representing Boy Scout Troop 262 asked about the new 45 day in advance requirement for requests to use the clubhouse and have the rental fee waived. He was assured that the new ruling was to enable the Board to get better control over the increasing number of requests for free use of the clubhouse and that the new rule was not directed at anyone. The Board Members expressed some concern that Raintree residents should be generally involved in free clubhouse use events. A brief questionnaire is to be developed and is to be completed by everyone requesting a waiver of the clubhouse rental fee. Boy Scout Troop 262 was requested to make a formal request for 3 days of free clubhouse use at the April Board meeting. The 3 days would be for Memorial Day, the 4th of July and Labor Day.

David Mitchell, 3920 SW Windsong Dr. informed the group of a disaster preparedness meeting to be conducted by Phil Clark associated with the American Red Cross on Feb. 16th at 7:00pm at the clubhouse. The function is sponsored by the Raintree Neighborhood Watch program.

Mr. Mitchell also reported that a Neighborhood Watch event was scheduled for March 16 at 7:00pm at the Lee's Summit Police Station and invited Raintree residents to attend. Captain Taylor and officer Weisman will conduct the meeting and provide a tour of the police station. A notice of the upcoming event is to be displayed in the March Shoreline publication.

3. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda consisting of the January Board Meeting minutes and payment of Bills. Robert Dye amended the motion requesting correction of the mistyped spelling of the word refiling (incorrectly typed refilling) and deletion of 2 words (as usual) at the end of the last sentence of the minutes of the Jan. 22 Special Meeting/Work Session prior to adjournment. The amended motion seconded by Robert Dye was approved 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the January 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 January	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	under audit can not balance

These include reserves for:

Operations	\$ 50,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$ 50,000.00
Sea Wall	\$ 24,720.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00

Expenses for January	\$ 83,506.97
Long-Term Debt:	\$ -0-
Outstanding Dues/Fines a/o 1/31/09	\$ 36,769.33
Balance Due Liens Filed	\$ 41,288.86

Income during January	
Dues	\$ 63,621.70
Other Income Total	\$ 17,103.23

The Treasurers Report was filed for audit.

Brian West indicated that fees recently charged on RLPOA accounts will no longer be incurred and \$123.13 has been reimbursed for service charges going back to November 2008.

Robert Dye reported to the Board that Bank of the West will be paying 2.1% on money market accounts as of February 17th.

5. BOARD ANNOUNCEMENTS

Tony Jose reported that the police department will conduct Swat Team practice Feb. 17th and 18th at an old brick house located near Raintree Reserve west of Ward Road and that the fire department may also be planning a controlled burn of the structure.

Tony Jose repeated the scheduled events announced earlier in the meeting associated with the Raintree Neighborhood Watch program: The Disaster Preparedness program

by the American Red Cross Feb. 16th at 7:00pm at the clubhouse and the March 16th meeting at the Lee's Summit police station at 7:00pm.

6. OLD BUSINESS

Legal

RLPOA legal counsel Kapke & Willerth L.L.C. report current activity negotiating agreements with CEAH Realtors concerning the Raintree Village Basin siltation project and preparation of documentation for various land transactions.

Kapke & Willerth L.L.C. indicate limited activity pending regarding delinquent accounts for unpaid dues. Only one case is set for a docket call February 18, 2009.

Aquaticare Contract

The Board Members conducted a lengthy discussion of various parts of the proposed Aquaticare contract. Brian Whitley made a motion to accept the Aquaticare contract proposal with any modifications mentioned for the contract sum of \$63,057.00 to operate the Raintree Lake pool for the 2009 swimming season. Brian West seconded the motion and it was approved 6 to 0.

Starter Blocks for Swim Team

A discussion was held about the request for starter blocks for the swim team to be funded by RLPOA. A number of questions arose that could not be answered and as the representative for the swim team was not present and had asked that the request be delayed until the March 3rd Board Meeting the starter block and Swim Team requests will be rescheduled.

7. NEW BUSINESS

Kyle Jansen and Andrew Stubbings presented their request to place a recycling container at the Raintree Lake swimming pool during the swimming season. They reported approximately 200lbs. of aluminum collected last year and income of about \$100.00. A motion was made by Brian Whitley to permit Kyle Jansen and Andrew Stubbings to place a recycling container at the Raintree Lake Pool for the 2009 swimming season. Tom Tucek seconded the motion and it was approved 6 to 0.

The Louis Bestgen ARB fine appeal was not acted on, as Mr. Bestgen did not show for the meeting.

Tree Farm for Mullendike

A discussion was held to determine the possibilities of using the recently purchased Mullendike property as a tree farm. It was determined that a number of possibilities exist that would benefit RLPOA by planting trees on the Mullendike tract.

Brian Whitley made a motion to create a test plot in consultation with experts in the field for a tree farm at Mullendike using conservation department trees. Tom Tucek seconded the motion and it was approved 6 to 0. Robert Dye offered to provide 100 trees from the Missouri Dept. of Conservation and to provide the labor for planting.

The Board Members discussed purchasing Thuja Giant Evergreen trees for planting at the Raintree View site and the purchase of trees from the Missouri Department of Conservation nursery to begin a tree farm at the Mullendike location.

Raintree View Budgeted Request for Thuja Giant Evergreens

Tom Tucek made a motion to budget up to \$10,000.00 for the purchase of Giant Thuja Evergreen trees to be planted at the Raintree View site and for trees to be purchased from the Missouri Conservation Dept. Nursery to begin a tree farm at Mullendike location. The budgeted funds may also be used to provide some hardwood trees for Raintree View and trees for the Party Cove area. The motion was seconded by Brian Whitley and approved 6 to 0. The General Manager was requested to follow up on the bids from Colonial Nursery and Heartland Nursery to proceed with the purchase of the trees.

Snap Fitness/Raintree Animal Clinic – 5K Run/Dog & Jog

Kim Placke, co-owner of Raintree Animal Health Center presented the Board with a request to permit a 5K Run/Dog & Jog event to be held at Raintree Lake in early August. The event is being sponsored by Summit Lake Eye Center, Snap Fitness and Raintree Animal Health Center with proceeds to go to the Breeder of police dogs to fund the purchase of dogs for the local police department. The route would be confined to the NW quadrant of Raintree Lake and not cross Raintree streets. The police and fire department would be involved. Brian Whitley made a motion to permit the 5K Run/Dog & Jog to be held in the area described provided that a maximum of 2 dogs per person be allowed, that porta pottys be provided, that the dogs refuse be cleaned up and assurance be given that the proceeds would go to the benefit of the local police department. Tom Tucek seconded the motion and it was approved 6 to 0.

Office Remodel/Scope of Work

The General Manager, Rachelle Vandiver, updated the Board Members on the progress of the offices being completed on the lower level of the Raintree clubhouse. She indicated the need for \$12,400.00 in additional funds to cover labor and materials for the next 45 days. Additional funds will be needed for furniture when the offices are complete.

Tom Tucek made a motion to provide an additional \$20,000.00 to be made available for payment of construction costs and furniture needed for the clubhouse office project. The additional funds, together with remaining funds from the \$26,000.00 already approved will be available as needed for the next 45 days. Judy Schmoeger seconded the motion and it was approved 6 to 0.

Priority Ranking Assignment

The Board Members were given a list of priority projects for possible completion during 2009 and were asked to rank each project in the order of importance. The list by each Board Member is to be completed and turned in to the General Manager by Feb. 17, 2009. The priorities will be discussed at the next work session scheduled for Feb. 26th.

Tom Tucek made a motion to adjourn the Board meeting to Executive Session. Judy Schmoeger seconded the motion and it was approved 6 to 0. The meeting adjourned to Executive Session.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek moved to adjourn the Board meeting. Brian West seconded the motion and it was approved 6 to 0. Meeting adjourned.