

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

February 12, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on February 12, 2008. Members in attendance were: Brian T. Whitley, Tom Atkins, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller and Judy Schmoeger. Also in attendance was Rachelle Vandiver. Mike Everly and Tony Jose were absent.

Brian Whitley called the meeting to order at 7:04 pm and announced a quorum for the Board meeting.

2. OPEN FORUM

Brent Breedlove, SW Camelot Drive addressed the Board regarding the Commercial Vehicle Guidelines that take effect May 1, 2008.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the January Minutes and Approval of Payment of Bills. Tim Nydegger seconded the motion. All were in favor and the motion passed 6-0.

4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the January Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- 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.	\$ 311,892.70

These include reserves for:

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

Expenses for January:	\$ 30,531.25
Long-Term Debt:	\$ 60,552.35
Outstanding Dues/Fines a/o 1/31/08	\$ 46,504.62
Balance Due Liens Filed	\$ 58,513.98

Income during January:

Dues	\$ 79,497.99
Other Income Total	\$ 21,952.67

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

- A. Captain Mark Taylor, Lee's Summit Police Department reported that vandalisms and thefts involving unlocked vehicles in the area is down, but attributed this reduction to the cold weather. The Officers are leaving notices on residents' door when they identify an unlocked car with valuable items inside. Additional patrols have been assigned to Raintree, however, it is important that the residents are proactive and take valuable items out of their vehicles and make sure they are locked.
- B. RLPOA volunteer appreciation dinner will be held February 23.
- C. Brian Whitley reminded those in attendance that the deadline for Board Member nominations to be included in the Shoreline is Feb. 15. Nominations may be made at anytime prior to the annual meeting or from the floor during the meeting.
- D. The RLPOA Annual Meeting will be held March 27, 2008

6. OLD BUSINESS

- A. Legal - \$1,500 settlement has been received from MHTC/Cape and Sons. Arbitrators award in favor of RLPOA and against the Developer in the amount of \$4,685.00 has been received.
- B. The Board agreed to wording changes in the License & Easement Agreement with Raintree Villas HOA regarding the placement of RLPOA monument on their common ground. It was agreed to change wording in Paragraph 2 from "either party may dissolve the agreement" to "both parties must agree to dissolve the agreement." It was also agreed to change wording in Paragraph 8 to allow the Villas HOA Board to have input into the design, placement and vegetation of the monument but the final decision will be made by the RLPOA Board.
- C. The Lake Committee recommended the determination of secondary water sources was not appropriate for the Raintree Lake and that non-motorized watercraft be charged \$15.00 for boat stickers. Bob Christian moved to amend the previously approved motion per the Lake Committee's recommendation. Judy Schmoeger seconded the motion. Tom Tucek pointed out, for the record, that the Lake Committee had made the same recommendation prior to the previously approved motion to charge \$50.00 for non-motorized water craft boat stickers. The motion passed 6-0.
- D. Several Board Members walked through the 9th Plat on January 27 and came to a verbal agreement with the developer to accept the common ground. Bob Christian moved to accept the 9th Plat common ground based on the verbal

agreement with the Developer. Tim Nydegger seconded the motion. The motion passed 6-0.

- E. The Board discussed the Anna Bury boat slip renewal appeal that was previously on the Work Session/Special meeting agenda. Bob Christian moved to charge the resident a prorated amount based on the number of months she leased the slip. Tom Tucek seconded the motion. The motion passed 6-0. The Board will review the established procedure of the boat slip wait list and slip assignments at the February Work Session.

7. NEW BUSINESS

- A. Antone Stadler appealed the siltation fines charged against 285 SW Point Shore Drive during the construction of the home. The Board advised Mr. Stadler they were unable to discuss the subject as there were legal proceedings pending.
- B. Rachelle advised the Board we have received two proposals for the Pool contract and our Guidelines require three. She is in the process of getting the third proposal. This agenda item was moved to the Work Session Feb. 28.
- C. The Board discussed the purchase of a sickle-bar mower to assist in the early spring maintenance of the shoreline. Bob Christian moved to approved \$3,313.00 for the purchase. Judy Schmoeger seconded the motion. Tom Tucek abstained. The motion passed 5-0.

8. ADJOURNMENT

Bob Christian moved to adjourn to Executive Session. Tom Atkins seconded the motion. The motion passed and the meeting moved to Executive Session at 8:40PM.

The Board reconvened Regular session at 9:00 PM. Tom Tucek moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:01 PM.