

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION MEETING
February 26, 2009

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held February 26, 2009. Members present were Tony Jose, Bob Christian, Tom Tucek, Brian Whitley, Brenda Miller, Brian West, Judy Schmoeger, Tim Nydegger, and Robert Dye. General Manager Rachelle Vandiver was also present.

Tony Jose called the work session to order at 7:00 p.m. and announced a quorum for the meeting was present.

Tom Tucek made a motion to change or rescind the motion he made at the February 10, 2009 Board of Directors Meeting regarding the purchase of trees for Raintree View, the Mullendike tract and along Ward Road (party cove).

The motion is to be changed to read as follows: To budget up to \$10,000.00 for the purchase of giant Thuja evergreen trees to be planted at Raintree View and for trees to be purchased from the Missouri Conservation Department Nursery to begin a tree farm at the Mullendike location. The budgeted funds may also be used to provide some hardwood trees for the Raintree View site. Brian Whitley seconded the motion and it was approved 8 to 0.

Brian West made a motion to approve up to \$50,000.00 for the purpose of funding a silt removal contract for the Raintree Village Basin. The funds will only be provided upon the acceptance of terms and conditions and final execution of a Desiltation Reimbursement Agreement between RLPOA and RACH, LLC, a Missouri limited liability company. The funds will be paid to Critchfield Crane Service upon completion of the de-siltation of Raintree Village Basin. Brian Whitley seconded the motion and it was approved 8 to 0.

Tom Tucek made a motion to accept the proposed Raintree Village Basin Desiltation Reimbursement agreement between RLPOA and RACH, LLC., a Missouri Limited Liability Co. contingent on acceptance of final contract wording. Bob Christian seconded the motion and it was approved 8 to 0.

Tom Tucek made a motion to adjourn the Special Session at 7:19pm. The motion was seconded by Bob Christian and the meeting was adjourned.

Tony Jose convened the Work Session at 7:20pm.

Rachelle Vandiver reviewed with the Board Members various proposals from Danka Imaging for copiers and printers for use by the RLPOA office staff. Tony Jose requested that Tim Nydegger gather additional information concerning copying machines, printers and copying services and provide them for the next work session.

The Board members reviewed a series of letters associated with code violations, the timing of code violation notices, of fines, assessed and appeals available. It was determined that changes should be made in the second warning letter imposing the first fine of \$25.00. The last line of the paragraph addressing the appeals process and the sentence to eliminate was "Once an appeal has been submitted all fines and suspensions are on hold".

The issue of acceptable steel siding guidelines for use by the ARB Committee involving Raintree Lake residences was discussed briefly and will be taken up again at the next Work Session. Judy Schmoeger offered to attempt to obtain information that will be helpful.

The Board went over a listing of proposed future projects to establish a priority ranking for the use of available funds remaining from 2008. The General Manager is establishing the rankings as indicated by the Board members' preference and will provide the final listing.

Tom Tucek mentioned anticipated changes in Lake Regulations being currently proposed by the Lake Committee pertaining to the launching of light watercraft and violations of Lake Regulations.

The General Manager submitted a proposed Charitable Events Questionnaire to be completed by anyone requesting a waiver of Clubhouse rental fees. She will use the form to monitor and properly manage those requests.

Charley Sandman brought before the Board his concern about substandard roofing jobs being done on Raintree Lake residences. Thirty-year ridge shingle being used on forty-year roofing projects and other substandard materials mentioned. He asked if the contractors' names could be placed on the ARB applications.

The meeting was adjourned.