

# RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

## BOARD OF DIRECTORS MEETING

March 11, 2008

### 1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on March 11, 2008. Members in attendance were: Tony Jose, Tom Atkins, Bob Christian, Tim Nydegger, Brenda Miller, Mike Everly, and Brian Whitley arrived at 8:20pm. Also in attendance was Rachelle Vandiver. Tom Tucek and Judy Schmoeger were absent.

Tony Jose called the meeting to order at 8:00 pm and announced a quorum for the Board meeting.

### 2. OPEN FORUM

Joan Dunham and Frank Kling both residing on Normandy came before the Board requesting assistance with the uncompleted home on Normandy. Frank Kling stated that they had destroyed part of his yard, and although the home owner had said they would fix it, he did not feel that they were working fast enough. The Board stated that a meeting was held late last year with the resident, and the only tools the Board had to work with would be a fine structure.

### 3. CONSENT AGENDA

Bob Christian moved to approve the Consent Agenda that included the February Minutes and Approval of Payment of Bills. Tom Atkins seconded the motion. All were in favor and the motion passed 5-0.

### 4. TREASURER'S FINANCIAL REPORT

Tom Atkins presented the February Treasurer's Report

#### Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

#### Informational Items:

Bank Account Balances as of February:  
Bank of Lee's Summit-Check                   \$ 50,000.00  
Bank of Lee's Summit Sweep Acct.           \$ 381,354.99

#### These include reserves for:

Operations                                       \$ 50,000.00  
Dock Self-Insurance                         \$ 30,000.00  
Siltation   \$ 135,000.00

Expenses for February:                       \$ 31,435.30

|                                    |              |
|------------------------------------|--------------|
| Long-Term Debt:                    | \$ 55,279.96 |
| Outstanding Dues/Fines a/o 2/29/08 | \$ 30,116.05 |
| Balance Due Liens Filed            | \$ 53,085.73 |

|                         |              |
|-------------------------|--------------|
| Income during February: |              |
| Dues                    | \$ 55,801.03 |
| Other Income Total      | \$ 26,261.19 |

The report was filed for audit.

## **5. BOARD ANNOUNCEMENTS**

- A. The RLPOA Annual Meeting will be held March 27, 2008 at Grace Baptist Church located at MO-150 and Ward Road.

## **6. OLD BUSINESS**

- A. Legal -

## **7. NEW BUSINESS**

- A. Recycling Receptacle – Kyle Janssen & Andrew Stubbings Raintree residents put together a request to purchase a recycling receptacle for aluminum cans, which they would empty and maintain. Brian Whitley moved to approve a 26 gallon container to be located at the pool area. Tim Nydegger seconded the motion. Bob Christian amended the motion to a 96 gallon container until July 7, 2008 at which time the Board could review how the program was working. Mike Everly seconded the motion. All were in favor 6-0.
- B. Spring Dock Maintenance Inspection – Budgeted for Boat, Swim & Courtesy Dock Repairs \$17,500. Brian Whitley moved to approve the budgeted funds for dock maintenance. Bob Christian seconded the motion. All were in favor 6-0.
- C. Cul-de-sac Snow Removal – The City of Lee’s Summit has approached us in regards to snow removal on cul-de-sac’s. They provided a copy of their previous agreement with Lakewood for review. Bob Christian moved to table this to the next work session. Tom Atkins seconded. All were in favor 6-0.
- D. Priority Ranking – The Board had submitted their priority ranking of capital improvements. After much discussion of whether commitments could be made, a motion was made to move to an exec session at 9:00pm to discuss the easement agreement with Raintree Villas. All were in favor 6-0. Resumed meeting at 9:08pm. Brian Whitley moved to dedicate \$31,000 for the 291 monument with any remaining funds in reserve for the seawall repair. Bob Christian seconded the motion. All were in favor 6-0.
- E. Tree Removal and Lifting of Trees – Budgeted up to \$30,000. All About Trees submitted their proposal to remove 86 Scotch Pines and to lift (trim/prune) branches on common ground trees. Mike Everly moved to approve up to \$30,000 for tree removal and lifting. Tom Atkins seconded the motion. The motion passed with a 5-0-1 vote. Bob Christian abstained.

Tim Nydegger made a motion to move in to an exec session. Mike Everly seconded. All in favor.

## **8. ADJOURNMENT**

The Board reconvened Regular session at 9:45 PM. Tom Atkins moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:46 PM.