

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MARCH 15, 2010
7:00 P.M.**

A Board meeting of the Raintree Lake Property Owners Association was held on March 15, 2010. Members in attendance were Tim Nydegger, David Mitchell, Brian West, Brenda Miller, Tom Tucek, Robert Dye, Tim Kirkpatrick and Judy Schmoeger. General Manager, Rachelle Vandiver, was also present. Tony Jose was absent.

Tim Nydegger called the meeting to order at 7:02 p.m. and announced a quorum.

OPEN FORUM:

Shirley Thomas wanted to remind voters to check the agendas of people running for a Board position, and for candidates to be aware of the amount of work involved in being a Board member.

Robert Dye thanked the Board for their cooperation and assistance during his time on the Board. Robert Dye stated that most of the issues that he was concerned with have been resolved except the spillway and land purchase.

Charley Sandman questioned whether the the "boat in driveway" proposal in the proxy would be voted on by residents or discussed by the Board. Rachelle Vandiver stated that the question is asking residents if they want to enforce the rule during those months. Charley Sandman wanted to clarify that the rule was meant for boats on trailers and not just trailers alone. Rachelle Vandiver stated that it was boats on trailers. Brian West talked about Town and Country picking up yard waste from April 1 through the end of November.

CONSENT AGENDA:

Tom Tucek made a motion to approve the February minutes, payment of bills, Easter egg hunt budgeted at \$1,200, dock repairs budgeted at \$17,000, lake treatment budgeted at \$11,000 and spillway engineering budgeted at \$1,900. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the February Treasurer's report.

Bank Account balances	\$330,916
Transfers from Reserves	\$0
February Income	\$95,900
February Operational Expenses	-\$35,346
	\$391,470

Reserves 2010

Principal Payments	\$0
Siltation	\$0
Docks	\$30,000

Operational	\$80,000
Dam & Valve	\$30,000
Raintree View	\$55,000
2009 Roll-over	\$31,561 (Postage \$2,000)
Regatta Reserve	\$6,600
Subtotal	\$233,161
	\$158,309

Silt Basin Loan -\$45,000

Delinquencies

30 days past due	\$7,648
60 days past due	\$10,227
90 days past due	\$5,986
Liens on file	\$49,636
Total Delinquent	\$73,498

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tim Nydegger made the following announcements:

- The annual meeting is March 25, 2010 at the Grace Baptist Church.
- There will be no work session in March.

Rachelle Vandiver announced that the proxies went out by mail with a self addressed envelope except for a few that were empty.

OLD BUSINESS:

LEGAL:

- There are claims against four residents for not paying dues.
- Joe Willerth has had no further contact from the developer's attorney concerning the land purchase East of the dam.

NEIGHBORHOOD CRIME REPORT:

David Mitchell reviewed the January and February crime statistics and provided some crime prevention tips.

COMMON GROUND RULES:

David Mitchell went over the latest version of the common ground rules for organized team activities. The first page is complete, and David Mitchell showed the Board a copy of the activity schedule which is currently two pages but will be one page. Rachelle Vandiver told the Board about her discussions with several coach's and residents concerning the 8th plat. David Mitchell relayed his conversation with the city concerning managing the team practices on common ground. Tim Kirkpatrick made a motion to approve the common ground rules for team activities. Judy Schmoeger seconded the motion. Brian West asked how this was going to be enforced. Rachelle Vandiver

explained that this new rule would have to be published in the Shoreline and then send someone over to ask the coach to leave the property or call the police. Tom Tucek expressed his concern about designating three area for team practices at Raintree View because of parking on Raintree Parkway. Tom Tucek moved to amend the activities schedule to allow two areas at Raintree View as opposed to three. There was not a second so the amendment failed. The motion passed 5 to 2. Tom Tucek and Robert Dye voted against the motion.

OFFICE HOURS:

Rachelle Vandiver explained her reasoning for reducing the summer hours of the office. Rachelle Vandiver asked if the Board was in agreement to keep Saturday hours 9:00a.m. - 12:00p.m. with a savings in labor of approximately \$1,580, and to close the office during the week at 4:00 p.m. with an approximate savings of \$4,225. The total savings potential is close to \$6,000. After several minutes of discussion, it was decided to leave things as is. The office will start keeping track of the number of residents during those hours in question and the new Board may look at it in the future.

NEW BUSINESS:

CRAWFORD BOAT SLIP RENEWAL:

Kelly Crawford and Todd Crawford were both in attendance and both individuals presented arguments regarding why each of them should get the boat slip. Several Board members expressed their concerns about this issue since it seems like a judge should be making a determination on who owns the boat slip. Rachelle Vandiver explained that the judge did not make a determination because the boat slip is Raintree property. After several minutes of discussion the Board decided to take a short recess to discuss the matter in privacy. Upon returning from the recess, Tom Tucek moved that effective from this day forward that slip leases be tied to property. Judy Schmoeger seconded the motion. Tom Tucek explained the reason for the motion was based on advise from counsel and a precedence that has been set. After several more minutes of discussion Tom Tucek withdrew his motion. Tom Tucek made a new motion that based on legal counsel, the slip lease be awarded to Kelly Crawford. Brenda Miller seconded the motion. The motion passed 6 to 0. Tim Kirkpatrick abstained. Tom Tucek suggested this issue going to the Lake Committee for further review and to close some loopholes.

SUMMERFEST PLANNING:

David Mitchell explained his reasons for wanting to change the summerfest date to July 10 instead of July 3. The Board, Activities committee members, and the audience discussed having fireworks, the need for volunteers and canceling future events if residents do not step up to help. In the end it was decided that summerfest is a summer event so it does not matter which weekend it occurs since the fireworks show may not happen again this year. David Mitchell made the final decision to change summerfest to July 10.

MIDWEST CONCRETE:

Rachelle Vandiver explained to the Board what the work entailed. After a short discussion, Tim Kirkpatrick made a motion to approve up to \$5,681 for Midwest Concrete to complete the work. David Mitchell seconded the motion. There was a question concerning an additional \$300 to jack hammer and if the cost was included in the \$5,681. Tim Kirkpatrick withdrew his motion. Tim Kirkpatrick made a new motion to approve up to \$6,000 for Midwest Concrete to complete the work. David Mitchell seconded the motion. The motion passed 7 to 0.

TURBIDITY BARRIERS BUDGETED AT \$5,000:

There was a discussion about the use of turbidity barriers and how well they are working on Ward Rd. The turbidity barriers have prevented lots of trash, tires and wheels from getting into the lake so far. Rachelle Vandiver would like the Board to approve up to the budgeted amount of \$5,000 for additional turbidity barriers. Tom Tucek made a motion to approve up to \$5,000 to be determined by the general manager for turbidity barriers. Brian West seconded the motion. The motion passed 7 to 0.

WATER SAMPLING:

Rachelle Vandiver called Blue Valley lab to get pricing. E-coli sampling will still be \$35 and turbidity sampling is \$20. Rachelle Vandiver and Brian West are trying to come up with a plan with MODOT to take water samples during rain events over three quarters of an inch to an inch. Rachelle Vandiver advised that there is not enough money budgeted to do all the testing so additional money will be needed in the future. Tom Tucek suggested that Brian West and Rachelle Vandiver meet and come up with a figure by the next Board meeting. This issue will be moved to the April Board meeting.

SIDEWALK BETWEEN WINDEMERE AND RAINTREE DRIVE:

The Board again looked at allowing the city to build a sidewalk between Windemere and Raintree Lake. The Board heard from several residents who had concerns about the proposed sidewalk. The Board heard from one resident who is most affected by this issue and she recounted many bad experiences with Windemere residents trespassing through her property. Her opinion is to do nothing. Tim Nydegger asked each Board member what they wanted and everyone said no to a sidewalk except for Robert Dye who would like to see a sidewalk if there are no other choices.

A/C FOR OLD OFFICE:

Rachelle Vandiver provided the Board with several more estimates for higher efficiency units as requested during the last work session. The Board looked at initial costs between the different units and the future savings after approximately fifteen years. After crunching numbers Tim Nydegger suggested for the value going with the 14 SEER and 92% furnace. Judy Schmoeger made a motion to approve up to \$7,000 for the unit based on Tim Nydegger's recommendations and competing bids. Brian West seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

SWIM TEAM REQUESTS:

The Board reviewed the home meet schedule, team banquet request and \$700 request from the swim team. The question has come up regarding insurance covering spectators. The swim team does not allow little children to attend meets because of congestion. Judy Schmoeger made a motion to approve the requested dates of June 16, June 30 and July 14 for swim meets, July 21 for the team banquet and \$700 as budgeted for the swim team. Robert Dye seconded the motion. The motion passed 7 to 0.

Brian West made a motion to adjourn to executive session. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0.

Tim Nydegger reconvened the regular Board meeting from executive session. Judy Schmoeger made a motion to adjourn from the Board meeting. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0. The Board meeting was adjourned at 10:02 p.m.