

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
March 25, 2010
7:00 p.m.

DETERMINE QUORUM AND CALL MEETING TO ORDER:

The annual meeting of the Raintree Lake Property Owners Association was held on March 25, 2010 at the Grace Baptist Church. Board members in attendance were David Mitchell, Brian West, Judy Schmoeger, Tom Tucek, Tim Nydegger, Tony Jose, Robert Dye and Tim Kirkpatrick. Brenda Miller was absent. Rachelle Vandiver was also present.

Tony Jose called the meeting to order at 7:00 p.m. and declared that a quorum of Class A and Class B Raintree residents were present in person or by proxy.

Tony Jose introduced the Board members.

David Mitchell, Secretary, read the minutes from the annual meeting held on March 26, 2009.

Tim Nydegger made a motion to approve the March 26, 2009 minutes. Brian West seconded the motion. The motion passed 7 to 0.

TREASURER'S REPORT:

Brian West read the treasurer's report for the year ending December 31, 2009.

Budget Analysis:

Year End Income:

| | |
|--------------------|--------------|
| Dues | \$846,103.53 |
| Other Income Total | \$142,270.00 |
| Subtotal | \$988,373.53 |

Transfers from Reserves: \$242,720.00

Total Revenue 2009 \$1,231,093.53

Year End Expenses: \$1,214,374.91

Bank Account Balances as of December 31, 2009

| | |
|------------------------------------|--------------|
| Cash Subtotal Bank of Lee's Summit | \$260,626.00 |
|------------------------------------|--------------|

Reserves 2009:

| | | |
|-------------------------------------|-------------|--------------|
| Operations | \$50,000 | |
| Dock Self Insurance | \$30,000 | |
| Dam & Valve | \$30,000 | |
| Raintree View | \$55,000 | |
| Siltation Loan | (\$45,000) | |
| 2009 Roll Over \$ | \$33,561 | |
| Outstanding Dues/Fines a/o 12/31/09 | \$66,215.90 | Total Amount |
| Balance Due Liens Filed: | \$46,282.67 | |

ELECTION PROCESS - INTRODUCTION OF CANDIDATES/VOTING:

David Elliott, Nominating Committee Chairman, explained the election process and then allowed a maximum of two minutes for each of the candidates to speak. Class A candidates were Brian West, Bruce Kusgen, Jeanne Smith and San LaPoint. The Class B candidate was Bob Christian. There was also a brief explanation of the two proposals regarding electronic voting and "Boat in Driveway" rule.

A call for nominations was made from the floor for Class A and B candidates, but no additional names were offered.

A motion was made for nominations to cease by Tim Nydegger and seconded by Brian West. The motion passed 7 to 0.

LEE'S SUMMIT POLICE DEPARTMENT:

Captain Mark Taylor, Officer Steve Grubb and Officer Jeremy Brownlee briefed the Board and audience on crimes that occurred in 2009. They provided crime prevention information and answered questions from the audience.

CITY ADDRESS - CITY COUNCILMEN RANDY RHOADS & ALLAN GRAY:

Councilmen, Randy Rhoads and Allan Gray, spoke to the audience about maintenance programs, capital projects and Raintree action items during 2009.

LEGAL MATTERS:

Jonathan Zerr spoke for Joe Willerth. Mr. Zerr briefed the audience on legal matters that had taken place in 2009.

STATE OF RAIN TREE LAKE:

Tony Jose reported on some of the accomplishments and projects affecting Raintree Lake.

- Raintree Lake Monument
- Seawall Repair
- New Lift Shaft & Sidewalks for clubhouse
- MO - DOT 150 Highway Project

INTRODUCTION OF GENERAL MANAGER & STAFF:

Tony Jose introduced General Manager, Rachelle Vandiver, and the office staff. Tony Jose thanked them for their service, dedication and effort to Raintree Lake. Tony Jose announced the hiring of the new Assistant General Manager, Rhonda Clark, and encouraged everyone to stop by the office to meet her.

COMMITTEE RECOGNITION:

Tony Jose thanked committee members for all the hard work in 2009 and recognized each chairperson.

Activities Committee - Rhonda Masters & Brenda Miller

Appeals Committee - Bill Peck

Architectural Review Board - Darrell Bennett

Common Ground Committee - Shirley Thomas

Conservation Committee - San LaPoint

Pool Committee - Kelly Crawford

Finance Committee - Bob Christian

Lake Committee - San LaPoint & Roland Thibault

Neighborhood Watch - David Mitchell

Siltation Committee - Shirley Thomas

Welcoming Committee - Rose Marie Walter

Clubhouse Renovation Committee - Bob Christian

Raintree View - Tom Tucek

Adopt - A - Shoreline - Joan Bruns

ANNOUNCEMENTS:

A. Newly Elected Board Members:

David Elliott announced the results of the election for the new Board Members. Class A Board Members elected were Brian West, Bruce Kusgen and Jeanne Smith. Class B Board Member elected was Bob Christian. David Elliot also announced that both proposals were passed.

B. Nominating Committee for 2010:

Tony Jose asked for volunteers for the Nominating Committee. Nobody new volunteered.

OPEN FORUM:

Tony Jose called for questions from the audience and advised that there would be a five minute time limit per person.

ADJOURNMENT:

Tom Tucek made a motion to adjourn. Brian West seconded the motion. The motion passed 7 to 0. The annual meeting was adjourned at 8:48 p.m.