

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS ANNUAL MEETING
MARCH 26, 2009**

DETERMINE QUORUM AND CALL MEETING TO ORDER

The Annual Meeting of the Raintree Lake Property Owners Association was held on March 26, 2009 at 7:00 p.m. at the Grace Baptist Church. Board members in attendance were Robert Dye, Brian West, Brenda Miller, Bob Christian, Tony Jose, Brian Whitley, Tim Nydegger and Judy Schmoeger. Absent was Tom Tucek. The General Manager, Rachelle Vandiver, and most of her office staff were also present.

Tony Jose called the meeting to order at 7:05 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 each of the current Board Members to the audience.

Robert Dye, Secretary of the RLPOA, read the minutes from the Annual Meeting last year held March 27, 2008.

Bob Christian made a motion for approval of the minutes and Tim Nydegger seconded the motion. All members approved. 7 – 0.

TREASURER’S REPORT:

Brian West presented the Treasurer’s Report for the year ending December 31, 2008.

Financial Statement as reported Year End 2008

Bank Account Balances as of December 31, 2008:

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$393,930.68
<u>These include reserves for:</u>	
Operations	\$35,152
Dock Self insurance	\$30,000
Siltation	\$135,000

Income	\$973,757.64
Expenses	\$780,695.40
Long-Term Debt	\$ -0-
Roll-Over at Year End	\$181,083.00

ELECTION PROCESS FOR NEW BOARD MEMBERS

Introduction of Candidates/Voting

Tony Jose initiated the beginning of the election process with the introduction of candidates. Class A candidates are Judy Schmoeger, Tim Nydegger Tom Tucek, Tim Lucas, Tim Kirkpatrick and Tom Atkins. Class B candidate was David Mitchell. Each

candidate was given a chance to speak to the audience presenting their thoughts and ideas. Brian Whitley spoke on behalf of Tom Tucek who was not present.

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

A motion was made for nominations to cease by Bob Christian. The motion was seconded by Brian West and passes unanimously.

David Elliott began the election process conducted by the Raintree Nominating Committee. He announced that David Mitchell was a new Board Member as he had run for the seat unopposed in Class B. The Raintree Lake members present were asked to cast their ballots for the candidates of their choice and the results would be known later in the meeting.

Captain Mark Taylor and Officer Michael Reese representing the Lee's Summit Police Department gave presentations regarding criminal activity in the Lee's Summit area and measures that can be taken to counter crime. They encouraged residents to be alert and report any unusual or suspicious activity. Some of the things mentioned were to lock your cars, keep garage doors closed, light up the boat docks and back yards and watch out for each other. The Lee's Summit Police Department plans to add 21 new officers in the next 3 years. Call 969-7390 to secure help or make reports.

STATE OF RAINTREE LAKE

Tony Jose reported to the attending RLPOA members some of the recent accomplishments at Raintree Lake.

1. The completion of the desiltation project for Sunset Cove. \$110,000.00 project.
2. The purchase of 12 acres at the upper end of the southwest arm of Raintree Lake west of Ward Road for a future silt capture basin and silt depository.
3. The remodeling of the Raintree Lake Clubhouse lower level into offices.
4. A completed contract and full funding of the 291 Raintree Monument that is to be constructed soon.
5. The desiltation agreement with Mike Atcheson of RACH to clean out the Raintree Village Basin at the head of Sunset Cove should be completed soon according to Joe Willerth.

Tony Jose complimented the Raintree Board Members for their contribution of time and effort, for their good range of thought, cooperation and professionalism. He stated they represent Raintree very well.

6. A new handicapped lift is being planned for the upper level of the Clubhouse.

Tony Jose complimented Nolan Plymell and his crew for the work they did in remodeling the lower level of the Clubhouse.

Tony Jose responded to questions regarding Raintree residents who are delinquent in dues payments and described the process used to pursue collection of delinquent accounts. He stated that we have been making progress with our collection of delinquent accounts compared to previous years and very limited legal action has been necessary.

LEGAL MATTERS – RLPOA ATTORNEY JOE WILLERTH

Joe Willerth reported on legal matters that have taken place this past year. There have been 9 lawsuits involving Raintree residents due to delinquent dues. Five lawsuits have been completed recovering \$15,000.00. Three judgements are pending, one judgement with payments being made, and two judgements need completion of asset search. One judgement is set for trial in May. There have been five bankruptcies, three under Chapter 7 here little or no recovery is made and two under Chapter 13 with some payments being received.

Mr. Willerth complimented the Board of Directors for a year of very few legal issues. He also complimented the Lake Committee and the Lake Patrol for their efforts in keeping the lake safe for the residents and enforcing the rules that have been established.

He also reminded the audience of an upcoming bond election April 7, 2009 for the Little Big Creek Sewer District that involves the Raintree Lake area and totals \$38 million dollars. The Sewer District representatives will hold a meeting April 1, 2009 at the Raintree Lake Clubhouse at 6:00 p.m. to inform local residents regarding the bond proposal.

Rita Madison spoke of the need for more volunteers, more community involvement in Raintree affairs and better attendance at meetings.

INTRODUCTION OF GENERAL MANAGER AND STAFF

Tony Jose announced that it was the birthday of General Manager, Rachelle Vandiver, and everyone sang Happy Birthday to Rachelle. Tony then introduced Rachelle and her staff, Debbie Hanss, Carole Jacobs, Gene Jewell, Nolan Plymell, Scott Webber and David Dohnalek. He thanked them for their service to Raintree Lake and for their dedication and effort.

COMMITTEE RECOGNITION

Tony Jose thanked the members of each committee who have contributed much for the past year to the successful operation of Raintree Lake and the surrounding community.

The committees and chairmen:

Activities Committee – Rhonda Masters and Brenda Miller

Appeals Committee – Bill Peck

Architectural Review Board – Darrell Bennett

Common Ground Committee – Shirley Thomas

Conservation Committee – San LaPoint

Facilities/Pool Committee – Harold Johnson

Finance Committee – Bob Christian

Lake Committee – San LaPoint and Roland Thibault

Neighborhood Watch – David Mitchell
Siltation Committee – Shirley Thomas
Welcoming Committee – Rose Marie Walter
Clubhouse Renovation Committee – Bob Christian
Raintree View – Tom Tucek
Nominating committee – David Elliott

ANNOUNCEMENTS

A. Newly elected Board Members

David Elliott, Chairman of the Nominating Committee reported the results of the election for new Board Members. The Class A Board Members elected were Tim Nydegger with 307 votes, Judy Schmoeger with 307 votes, Tim Kirkpatrick with 214 votes and Tim Lucas with 213 votes. The Class B Board Member elected was David Mitchell by acclamation as he ran for the position unopposed. Tom Atkins received 131 votes and Tom Tucek 121 votes.

B. Nominating Committee for 2009.

Tony Jose asked for volunteers for Nominating Committee members for 2009. The same members volunteered to serve another year. They are Dave Elliott, Jim Metzger, Rita Madison and Shirley Thomas.

Tony Jose called for any issues to be brought up at this time. Shirley Thomas commented about the good working relationship between the office staff, the Board of Directors and the various committees and their members. She indicated much has been accomplished this past year.

ADJOURNMENT

Bob Christian made a motion to adjourn the Annual Meeting. The motion was seconded by Brian West and the motion was approved by all. The meeting was adjourned at 8:28 p.m..