

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS Annual Meeting
March 27, 2008

DETERMINE QUORUM & CALL MEETING TO ORDER

The annual meeting of the Raintree Lake Property Owners Association was held on March 27, 2008, at 7:00 PM. Members in attendance were: Brian T. Whitley, Tony Jose, Tom Atkins, Tim Nydegger, Brenda Miller and Judy Schmoeger. Bob Christian and Tom Tucek were absent.

INTRODUCTION OF BOARD MEMBERS

Brian Whitley introduced the current board members.

APPROVE MINUTES OF THE 2007 ANNUAL MEETING

Judy Schmoeger presented an overview of the 2007 minutes.

Tim Nydegger moved to approve the minutes.

Mike Everly seconded the motion. All were in favor. The motion passed 5-0.

TREASURER'S REPORT

Tom Atkins presented the Treasurer's report for the year ending December 31, 2007.

Income = \$928,186

Expenses = \$872,191

Ending Bank Balance = \$319,130

Long term debt = \$65,834

Special projects included the Hidden Cove Fountain, deck/clubhouse, walking trail completion including boat slip connectivity, additional principal payment, dam emergency action plan finalized and rip-rap finished.

ELECTION PROCESS

Dave Elliott introduced the nominating committee and explained the election process.

He indicated that Brian West was the only candidate nominated for class B. There were no nominations from the floor and Brian West was elected as the class B member of the Board.

Dave Elliot read the following names submitted for class A seats: Brenda Miller, Tom Atkins, Robert Dye, Tony Jose and Dave MacQueen. There were no nominations from the floor. Each candidate entertained questions from the audience. The residents cast their votes on the official ballots.

CITY ADDRESS

Lee's Summit city councilmen, Ron Williams and Randy Rhoads spoke about city issues of interest to Raintree residents including:

- The 2007 development report, population in January 2008 was 91,000 plus, a 1,000% increase since 1960.

- Other issues addressed included sidewalk repairs, storm water/sewer system issues.
- MODot improvements at 150 Hwy to 71 Hwy to be done in three phases and projects completion in 2010.
- Ward Road will be upgraded to 3 lanes instead of the planned 5 lanes due to Pulte development pulling out of the area.

LEE'S SUMMIT POLICE DEPT ADDRESS

Captain Mark Taylor, Officer Mark Wiesemann and Patrolman Evans addressed issues related to crime in the Raintree area. They are currently reminding residents to take valuables out of their vehicles and lock the door through the use of door hangers. They also encouraged residents to report all suspicious behavior and participate in the Neighborhood Watch program.

STATE OF RAINTREE LAKE

Brian Whitley addressed the residents about the accomplishments of 2007 and plans for 2008 with a power point presentation:

- The walking trail around the entire lake was completed.
- Siltation control at Sunset Cove is a priority.
- Water quality continues to be monitored.
- A caution to everyone to help prevent zebra mussels from entering the lake.
- Plans for the monument at 150 Hwy and Ward Road has been moved to the 291 entrance of the subdivision because of the construction planned for widening 150 Hwy.
- Statistics on swimming pool usage was presented.
- Siltation fund has \$135,000 in reserve.
- Code violation statistics were presented.
- RLPOA acceptance of Plats 8 and 9.
- RLPOA priority ranking for 2008 include the 291 monument, seawall repair at the club house, clubhouse improvements, pay-off long-term debt and a formal review of Raintree View (the six lots).

LEGAL MATTERS

Joe Willerth, Attorney presented information on four major issues.

1. The Duck pond mediation April 26, 2007 between MODot, Cape & Sons and RLPOA resulted in a \$10,000 settlement to the association.
2. The 8th and 9th Plat common area dispute with the developer resulted in a \$4,685 arbitration settlement to RLPOA.
3. In order to complete the walking trail around the lake, a small section of private property was purchased from a resident on Marsh Wren.
4. The state of the economy has caused some residents to be unable to pay assessment. Nine lawsuits have been filed.

INTRODUCTION OF GENERAL MANAGER and STAFF

Rachelle Vandiver, General Manager
Debbie Hans
Carole Jacobs
Gene Jewell
Nolan Plymell
Scott Webber

COMMITTEE CHAIR RECOGNITION

Activities: Rhonda Masters & Brenda Miller
Appeals: Bill Peck
ARB: Darrell Bennett
Common Ground: Shirley Thomas
Lake: San LaPoint & Roland Thibault
Neighborhood Watch: David Mitchell
Nominating: David Elliott
Welcoming: Rose Marie Walter
Clubhouse Renovation: Bob Christian
Raintree View: Tom Tucek

ANNOUNCEMENTS

David Elliott announced the results of the election and the newly Elected Board Members:

Robert Dye
Tony Jose
Brenda Miller

2008 Nominating Committee

David Elliott, Chair
Jim Metzger
Rita Madison
Shirley Thomas

Election of board officers will be conducted at the April 8 Board Meeting.

OPEN FORUM

- San LaPointe voiced his concerns about dead trees in the subdivision.
- Ira Roberts expressed concerns about erosion control and sidewalk construction in addition to access to RLPOA files.
- Jean Smith spoke on crime in the neighborhood and requested lights be placed on the swim docks.
- Kevin Miller owns property adjacent to the 8th plat and is concerned about the trees and vegetation that have died.
- Nancy Ohmes made a request for information on class A and B residents.
- Robert Dye was concerned about association information that is not shared with residents.

Mike Everly moved to adjourn.
Tom Atkins seconded the motion.
All were in favor.
The meeting adjourned at 9:45 pm.