

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

April 8, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on April 8, 2008. Members in attendance were: Tony Jose, Brian T. Whitley, Tom Tucek, Bob Christian, Tim Nydegger, Brenda Miller, Robert Dye, Brian West and Judy Schmoeger. Also in attendance was Rachelle Vandiver.

Tony Jose called the meeting to order at 7:05 pm and announced a quorum for the Board meeting. Brian Whitley and Tim Nydegger arrived a few minutes late.

2. OPEN FORUM

Charley Sandman congratulated the newly elected board members and urged all to enforce the covenants and guidelines of the Association. He also expressed concerns about trash cans being placed out on early on the weekends.

3. CONSENT AGENDA

Tom Tucek moved to approve the Consent Agenda that included the March and February Minutes and Approval of Payment of Bills. Bob Christian seconded the motion. All were in favor and the motion passed 8-0.

4. TREASURER'S FINANCIAL REPORT

Tony Jose presented the March Treasurer's Report

Contents:

Balance Sheet
Profit & Loss
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of March:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 470,684.02

These include reserves for:

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

Expenses for March:	\$ 33,803.64
Long-Term Debt:	\$ 49,880.36
Outstanding Dues/Fines a/o 3/31/08	\$ 17,556.80
Balance Due Liens Filed	\$ 53,671.22

Income during March:

Dues	\$ 68,140.70
Other Income Total	\$ 32,325.50

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose introduced the new board members, Brian West and Robert Dye. Each took a few minutes to discuss their goals as a board member with the residents in attendance.

6. OLD BUSINESS

A. Legal. Tony reminded everyone that Lou Air, developer of the North Shore, owns the majority of the Duck Pond and all of the North boat ramp and Lou Air will not allow the RLPOA to maintain or make repairs.

7. NEW BUSINESS

- A. Brent Breedlove requested the Commercial Vehicle definition approved March 13, 2007, be revised to allow his $\frac{3}{4}$ ton commercial van to be grandfathered as it does not fit into his garage. Robert Dye moved to grandfather in the van if he puts the ladders in the garage every night. Tony Jose seconded the motion. The vote was 1-7, the request failed.
- B. Mary Ecklemeyer appealed her one day late boat slip fee and requested the Board reinstate her rights. Robert Dye moved to approve the appeal. Judy Schmoeger seconded the motion. Tony Joes moved to amend the motion to include a \$250 fine. Bob Christian seconded the amendment. The vote on the amendment failed 2-6. Tom Tucek amended the first motion to include all assessments (\$2.97) must be paid in full. Tim Nydegger seconded the motion. Mary paid the past due immediately and Tom Tucek withdrew his amendment to the motion. The motion passed 6-1-1 with Tom Tucek opposed and Bob Christian abstained.
- C. Richard McMillin requested an extension of his ARB approved application. Brian Whitley moved to approve the request. Robert Dye seconded the motion. Tom Tucek moved to amend the motion to include a time line of completion to July 1, 2008. Robert Dye seconded the amendment. The amended motion passed with a vote of 7-1. Brian West opposed.
- D. Tom Tucek moved to approve \$10,000 as budgeted for the Common Grounds Tree Planting. Tony Jose seconded the motion. The motion passed with a vote of 7-0-1. Robert Dye abstained.
- E. Bob Christian moved to approve \$27,525 as budgeted for the Spring Fling, Fishing Derby, Garage Sale, Lake Clean-up, Teen Swim and Summerfest. Brian West seconded the motion. The motion passed 8-0.
- F. Brian Whitley reviewed the Association's By-laws Article XI, Section 8, guidelines for the nomination and election of Officers of the Board. Tony Jose self-nominated for the position of President and was elected to that position by

acclamation. Tom Tucek self-nominated and Tony Jose nominated Bob Christian for the position of Vice President. The Board took a secret ballot and Bob Christian was elected to that position. Judy Schmoeger nominated Robert Dye for the position of Secretary. There were no other nominations and Robert was elected to that position. Judy Schmoeger nominated Brian West and Tom Tucek self-nominated for the position of Treasurer. The Board took a secret ballot and Brian West was elected to that position.

8. ADJOURNMENT

Bob Christian moved to adjourn to Executive Session. Tom Tucek seconded the motion. The motion passed and the meeting moved to Executive Session at 8:52 PM.

The Board reconvened Regular session at 9:00 PM. Tom Tucek moved to adjourn. Tim Nydegger seconded the motion. The meeting was adjourned at 9:01 PM.