

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION MEETING
April 24, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held April 24, 2008 at 7:00 p.m. Members in attendance: Tony Jose, Bob Christian, Judy Schmoeger, Brian West, Tom Tucek, Brenda Miller, Brian Whitley and Robert Dye. Tim Nydegger was absent. Also attending was Rachelle Vandiver.

Insurance Program Review

The Board reviewed the Raintree Lake Property Owners Association schedule of proposed insurance policies and coverages to be carried for 2008. Tom Tucek moved to approve up to the budgeted amount and let the Finance Committee review the proposed schedule of insurance coverages and make the decision for acceptance. All members present were in favor.

Appeals

The Board reviewed the appeal of Todd and Kelly Crawford for more time to complete their home at 4074 SW Normandy Dr. The Crawfords withdrew their appeal and will try to complete the home. Fines are accumulating now.

Bob Christian moved to adjourn the Special Meeting and begin the Work Session. Tom Tucek seconded the motion and all members present were in favor.

Work Session

The Board discussed the siltation problem at Raintree Village basin and the northwest arm of Sunset Cove with Todd Messerli and Dr. James Osborne. There is an urgent need to clear the silt from the basin and the northern end of the cove. They will report back to us shortly with proposals. The Siltation Committee is to start getting bids to clear the silt. Separate bids for upper Sunset Cove and the Raintree Village basin will be requested.

Rachelle Vandiver, the General Manager, reports that the problem with the Department of Natural Resources concerning missing documents will be resolved shortly and sampling of the lake water will begin soon.

Rachelle commented about the snow removal agreement proposal by the City of Lee's Summit and that a letter has been drafted and will be sent declining their offer.

Tom Tucek commented that progress was being made by the Raintree View Committee gathering data for future development.

The Board reviewed recommendations regarding the December 31, 2007 audit report by Blythe Paperless PC, PA, certified public account, and agreed to have the Finance

Committee begin reconciling bank statements. It was determined that another account should be established for capital improvements for assets.

Rachelle opened a discussion regarding an open record policy concerning available information about our Raintree Lake membership. It was indicated that a list of available information should come from our legal counsel.

Brenda Miller commented about MO-DOT adopting a highway program. The City of Lee's Summit is to be contacted for more information.

The Board reviewed current financial reports for the month. Approval was given.

The Board heard a discussion about recent boat slip vandalism, slashed boat covers, slit sets, boat lifts lowered and stuck in the ice, clipped circuit breakers and lights out on docks. It was determined that the vandalism reward program would be run again in the Shoreline and authorization was given to purchase up to three (3) deer cameras to use for security purposes.

A discussion was initiated by Robert Dye regarding the launching of light non-motorized watercraft from shorelines other than the regular launching area. It was determined that this was acceptable and that the rules should be reworded to accommodate this. The Lake Committee was tasked with this project.

The use of lake water by shoreline residents for lawn watering and also watering of common areas along the lakeshore was brought up by Robert Dye. Information about this proposal is available for review and will be brought up at a later date.

Robert Dye brought up the concern of developer/builder Glen Jones about the intent of the RLPOA to fully assess dues on all 100 lots that he wants to plat. He indicates that he will only plat a small number to avoid the assessment unless something more reasonable can be worked out. There was some possibility of a favorable compromise if Glen Jones could provide some place for our silt from the lake.

Robert Dye brought up the subject about constructing a walking trail around Sunset Cove. A compressed wood chip material was suggested rather than concrete. Concrete remains the preference of the Board.

A letter is to be sent to Town and Country Disposal requesting that they honor their original proposal for trash service dated December 30, 2005 and amended January 3, 2006 which will remain in effect until December 31, 2008. Tom Tucek accepted the task of drafting the letter.

The Board of Directors moved to Executive Session.

Bob Christian moved to adjourn. The motion was seconded by Judy Schmoeger. All were in favor. The meeting adjourned at 9:59 p.m.