

**Raintree Lake Property Owners Association**  
**Board of Directors Meeting/Work Session**  
**April 27<sup>th</sup>, 2010**

A board meeting of the RLPOA was held on April 27<sup>th</sup>, 2010. Members in attendance were Brian West, David Mitchell, Tim Kirkpatrick, Tim Nydegger, Judy Schmoeger, Bruce Kusgen, Tom Tucek, and Jeanne Smith. Also present was Rachelle Vandiver and Rhonda Clark. Bob Christian is not present.

Brian West called the meeting to order at 7:00 p.m.

- 1. Lee's Summit Parks and Recreation:** Steve Casey/Assistant Superintendent of Parks Construction and also the Greenway Trails Coordinator for the Public came to speak about the Greenway trail through Raintree. He spoke about the master plan that would be to purpose putting up signage on Raintree's streets to warn motorists about potential bikers in the area. He supplied maps that already indicated Raintree as a dotted line (Meaning it is a purposed route, but not yet solidified.) He also said that he had visited the board in a prior year and that there was some concern about Ward Road had not yet been completed. There was not a viable connection both to and from Ward Rd. to Raintree. They would like permission to put their signs up and also pavement markings, so to make this a part of the Greenway route. Rachelle Vandiver brought up a potential problem with the guard rail going over the dam. She is worried about the potential of someone getting hurt. Brian West wanted to know if this would bring big bike events to Raintree. Brian also spoke about the concerns of heavy bike traffic on Raintree Parkway where there are soccer fields and cars parked on the sides of the street. Mr. Casey was not concerned and dismissed those concerns. Tom Tucek spoke on the fact that he was on the board three years ago when they came and visited the last time. Tom stated that this was not approved by the board, but Parks and Rec. still went ahead and listed this route with dotted lines on their map. Tom spoke again about the narrow roads and cars parking on Raintree Parkway. Jeanne Smith brought up that the bikers don't use the large overbuilt sidewalks and instead go down the street 5 abreast. Jeanne was also concerned with the bikers using our private sidewalks around the lake. Tom Tucek asked what the purpose of their visit was. Mr. Casey said it was to bring us up to speed on what their intent of identification was. We thanked them for coming out and that we would take it under advisement.
- 2. Larkin Fence:** Mr. Larkin laid out the case that there was some confusion on the part of the surveyors. Brian West said he called a random title company to see what you get when you ask for a survey. Brian was told that you get only what you specify that you

want, like utilities easements, property lines, public access,... Title companies should give you all legal information. Advised the Larkin's that we would not be making any decisions that night. Tim Nydegger asked about the two pillars on the street side. Tim stated that the owners were notified when they erected the pillars that the second one should be removed, but it wasn't. Tom Tucek stated that the sidewalk was already there and that North Shore just attached to it. Rachelle explained to the Larkin's that North Shore has their own sub-association and that it was originally zoned commercial and that we have no common ground property in North Shore. "Roberts control all of that". "Paul Roberts knew that the fence should not be there."

- 3. Appeals Process:** Brian West explains to the audience that on **Pages 58- 59** of the rules handbook states how the appeals process should be handled. Brian wants to go back to the original way of doing things and that no decision will be given that night, but will be sent out via certified mail within 5 days. Tim Nydegger stated that maybe you could do some that way and other easier decisions could be given that night. Brian West and Tom Tucek stated that "No" you need to do all of them the same. Bruce Kusgen states that he agrees that you must go by the rules in the handbook. "They are there for a reason".
- 4. Boats in the driveway rule:** Brian explained that this would mean that you could keep your boat and trailer OR boat trailer in your driveway from May 1<sup>st</sup> to September 30<sup>th</sup>, as long as both were in operable condition, baring a current Raintree Sticker, that resident is current with all dues, and both must be licensed.  
Brian wants residents to be aware that this could be a potential theft issue. Tim Nydegger said this should be a one year trial period and if it is abused it will not be offered again.
- 5. Swim Team Insurance:** Rachelle Vandiver explains that she had contacted the swim team, that they were on the agenda for the board meeting and that they needed to provide proof of insurance. Tim Kirkpatrick asked if that meant that if they did not provide us with a policy come June would there be no swim meets? Brian West said that would have to be a board decision.
- 6. The Village Silt Basin:** Brian West did some research and went back to Mark Dunning. Basically, we do not own it yet; if we take ownership now we would be liable to do all the landscaping that is required. We probably want to wait. MODOT has been given permission to put up their siltation barrier curtain in it.
- 7. Property on Sunset Cove:** Carol has been complaining that RLPOA has not been taking care of the common grounds there and that something needed to be done. Wind and or ice damage in the trees? She wanted us to enforce sod rather than seed where the city had dug up the ground while replacing sewer lines. Rachelle Vandiver did tell the city that if they had promised sod, then they should not backtrack on that. Tom Tucek was at the meeting with the city where the city said that they would sod and adjust their

water bills so the residents could water the sod. Brian West asked to be emailed and kept up to speed on this issue. Rachelle Vandiver also stated that there were some trees that needed to be replaced.

8. **Rules changes:** David Mitchell offered some possible rule changes. **Trash day** = decided that we would leave it the same. **Signs?** Rachelle Vandiver says we are getting too many signs. Companies advertising. Bruce Kusgen wants to make sure we allow security signs. Rachelle Vandiver states that we need a time frame/ 72 hours? It is agreed to the changes with the 72 hour warning. **Vandalism:** Rachelle Vandiver says kids are running rampant at night. Lights on the docks. Reward is needed to help crack down on problem. Many disagree with the harshness of losing boat slip because of .... Brian West said it needs some work on the verbiage. We need to make sure we have protection for staff and board members in a general area, not just in the lake rules or pool rules.

**The board meeting/work session is adjourned at 9:01 p.m.**