

Raintree Lake Property Owners Association Board of Directors Meeting April 12th, 2011

A board meeting of the RLPOA was held on April 12th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tim Nydegger, Tim Kirkpatrick, David Parker, Brenda Miller, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.
2. **Open Forum:** Jan Deipenbrock wanted to know when we will make a determination on the fate of the Realty Office? Brian said by fall.
3. **Consent Agenda** - Bob moved to approve the consent agenda and accept the March minutes as corrected. Tim N. seconded. It was passed unanimously.

4. **Treasure's Financial Report** - Read by David.

Budget Analysis

Income:

Dues	\$ 82,649.94
Other Income	\$ 31,743.46
Subtotal	\$ 114,393.40

Transfers from Reserves:	\$ 0
Total Revenue for March:	\$ 114,393.40
Expenses for March:	\$ 76,621.74

Bank Account Balances as of March 31, 2011

Cash Subtotal Bank of Lee's Summit	\$509,864.35
Reserve 2010	
Operations	\$ 80,000.00
Dock Self Insurance	\$ 34,000.00
Dam & Valve	\$ 30,000.00
Siltation.	\$ 50,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00
Loan payment.	\$ 62,500.00
Siltation Loan	(\$ 45,000.00)
2010 Roll over \$ Pending	\$107,826.00

Outstanding Dues/Fines a/o 3/31/2011	\$ 82,955.40
Balance Due Liens Filed	\$ 60,572.30
1st Letter	\$ 8,429.92
2nd Letter	\$ 8,953.54
3rd Letter	\$ 4,999.64

5. Board Announcements

A. **Introduction of the new board members:** David Parker, Brenda Miller, Tim Kirkpatrick, Tim Nydegger and David Mitchell.

B. **Hail damage repairs:** Anyone with hail damage and needing a new roof needs to check in with office.

6. Old Business

A. **Legal Report:** Brian updated the board.

B. **Crime Report:** Police are ramping up work zone enforcement along 150 Hwy. Make sure contractors soliciting work are wearing pink badges.

Thefts are becoming more common as the weather warms up. Be on the lookout.

C. **Approve Springfling budget money- \$3,600**

Motion: Bob made a motion to approve \$3,600 for the Springfling. Jeanne 2nd. Vote was unanimous.

D. **Approve Summerfest budgeted money - \$15,000. Motion:** Bob made a motion to approve up to \$15,000 for the Summerfest. David 2nd. Vote was unanimous.

7. New Business

A. **Insurance Renewals:** Tim K. made a motion to approve the insurance renewal estimate for \$51,822.20. David M. 2nd. Vote was unanimous with Jeanne abstaining.

B. **CFC request for upgrade to Comcast Cable:** Bob made a motion to approve \$160 more per month for Comcast to upgrade the clubhouse cable service to now receive music, sporting events, and so on; and use funds from rollover. Jeanne 2nd. Vote was unanimous.

C. **Duck Pond Architect Proposal:** Tim N. and Matt Osborn went over the different proposals for architects. 7 of the committee members were present. A discussion ensued and the committee gave their recommendation for Tompkins. **Motion:** Tim K. made a motion to approve \$6,625 for the Tompkins bid for Architect of the Reality Office. Bruce 2nd. Vote = Tim K and Bruce - Yes. David M, David P, Jeanne, and Bob - No. Tim N. Abstained. Motion Failed.

A special work session to be set for the end of the month.

Survey will be put in the Shoreline and also signs will be posted to inform residents about the May 1st open house.

D. **Memorandum of Understanding:** Rachelle explained that all board members must sign the memorandum allowing the General Manager of Raintree to do their job.

E. **Elect new officers:** Bob nominated Brian West as President. No other candidates were nominated. Brian will serve as president.

Bruce nominated Tim K. as VP. Bob nominated Jeanne as VP. Jeanne won the vote and will serve as Vice President.

Bob nominated David Mitchell as Treasure. No other nominations were given. David will serve as Treasure.

Jeanne nominated Bruce Kusgen as Secretary. No other nominations were given. Bruce will serve as the Secretary.

Bob made a motion to move to executive session. 8:20pm

Return from Executive Session and Tim N made a motion to adjourn. Unanimous. 9:25pm.