

Raintree Lake Property Owners Association Board of Directors Meeting May 10th, 2011

A board meeting of the RLPOA was held on May 10th, 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tim Nydegger, David Parker, Brenda Miller, and Bob Christian. Also in attendance was Rhonda Clark. Rachelle Vandiver arrived at 8:30pm. Tim Kirkpatrick was not present.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.

2. **Open Forum:** Lane Coleman stated that the walkway between Pendant and Royal Court is a hazard and needs to be repaired. Brian Hein and Keith O'Brien would like to see clean up of rock garden near their home. Brian West stated that these issues are being looked at and will be addressed as soon as possible.

3. **Consent Agenda** - Bob moved to approve the consent agenda and accept the April minutes as corrected. David Parker seconded. It was passed unanimously.

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

Budget Analysis

Income:

Dues	\$ 81,005.58
Other Income	\$ 9,764.25
Subtotal	\$ 90,769.83

Transfers from Reserves:	\$ 0
Total Revenue for April:	\$ 90,769.83
Expenses for April:	\$ 140,044.74

Bank Account Balances as of April 30th, 2011

Cash Subtotal Bank of Lee's Summit	\$ 497,351.56
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 4/30/2011	\$100,569.45
Balance Due Liens Filed	\$ 70,466.60
1st Letter	\$ 12,866.26
2nd Letter	\$ 7,438.09
3rd Letter	\$ 9,798.50

5. Board Announcements

A. **Presentation of Duck Pond Open House:** Chairperson Jan Diepenbrock updated the board on what is happening thus far with the committee. 73 households have now filled out the survey.

Tim Nydegger stated that if we decide to keep the building that it would be done in stages. 1. Get building up to code. 2. Parking lot put in. 3. Renovate exterior.

4. Renovate interior.

B. Neighborhood garage sale May 12-14th.

C. Lake Cleanup May 21, 2011.

D. Pool Opens Monday, May 23, 2011. School hours apply.

E. Fishing Derby Monday, May 30, 2011.

F. Regatta will be opening up soon.

G. Brian West will be joining the MO-150 Corridor Committee.

6. Old Business

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

B. **Neighborhood Crime Report:** David informed us that there is a new sexual predator that has moved into Raintree. You can look up on MO Highway Patrol web site. Thieves and vandals have been striking homes, even in the daytime, and taking what they want and leaving.

C. **Duck Pond grate:** Bob made a motion to approve proposal #2 for up to \$3000 for the new grate at the Duck Pond. Jeanne 2nd. The vote was unanimous.

7. New Business

A. **Garden Club Presentation:** Rita Madison stated they would like to do more at the Clubhouse. Several people have requested a peaceful place to go and reflect. They would like to buy two more flower pots in the front. They would like to put in a serenity garden at Gull Point Ct. The Garden Club is involved with "Smile" a group that helps with orthodontist work for children. Would like to have a barrel out front for food donations. They will be helping to decorate for Summerfest. Jeanne reminded us that they also sell mums.

B. **Appeal Lake Committee Decision on Buoy Placement:** Residents had requested a "no wake buoy" to be placed in their cove to allow for swimming. The board decided to allow a buoy to be placed 50' from the back of the cove as a trial to see if the problem is solved.

C. Appeal ARB Disapproval 041911-630: Bob made a motion to overrule the disapproval of the ARB; allowing the home owner to keep the deck enclosure. David P. 2nd. The vote was unanimous.

D. Appeal Boat Slip Forfeiture 042511-594: Jeanne made a motion to allow the home owner to keep their boat slip. Bruce 2nd. Vote was 6-1 with Brenda voting against. Passed.

E. Appeal Lake Citation 04311-994: Bruce made a motion to uphold the fine, but remove the fourth level violation. Brenda 2nd. Vote was Bruce, Brenda, Tim N., and David Parker Yes and Jeanne and Bob no. Motion passed 4-2.

F. Appeal ARB Disapproval 050311-544: Bob made a motion to overrule the disapproval by the ARB and allow the home owner to proceed with their plans of a fence. Tim N. 2nd. Unanimous.

G. Server Proposal: Brenda made a motion to approve vender "B" for up to \$10,000 for server and cameras. Tim N. 2nd. Unanimous.

H. Motion: Landscaping Clubhouse Proposal: Bob made a motion, upon the recommendation of the Clubhouse Facilities Committee, to accept Vender "A" bid of \$9,902 (Not including tax) to complete phases 1 thru 4 of the RLPOA Clubhouse Landscape Plan. This motion is based on successfully negotiating payment by reducing the \$45,000 contract receivable owed to RLPOA, which an owner of Vendor "A" is a principal. If agreeable, the cash outlay by RLPOA would be less than \$772.36 (Tax only) and the RACH, LLC contract would be amended to \$35,098. Phase 5 (Front of pool pump house to be added if Vendor "A" agrees and his proposal does not exceed \$4000 which would reduce the RACH, LLC debt to \$31,098.

If the negotiations with Vendor "A" are not successful, the motion would then authorize the RLPOA General Manager to contract with Vendor "C" in the amount of \$9,142 (not including tax) for the same scope of work, adding another (not to exceed) \$4,000 for phase 5. If this is the contractor chosen by the General Manager, the money is to be taken from the remaining \$15,816.36 budgeted for the clubhouse renovation. David P. seconded. The vote was unanimous.

I. Motion: New cork feet for chairs: Bob made a motion " The CFC Committee has asked me to make a motion to request \$1,600 for the purchase of 450 Allsteel cork/plastic glides from Vendor "A" for the remaining, approximately 111, clubhouse chairs. The installation will be accomplished by the RLPOA maintenance staff, as time permits, during inclement weather days. Bruce 2nd. The vote was unanimous.

J. Motion: ID Card: Bob made a motion to change the verbiage in the rules for residents. Tim N. 2nd. Unanimous. "Members and Guests in Company of Members": Guests must be accompanied by a member of the Association, or be in possession of an Association Member's Raintree Lake Resident Identification Card at all times when using Raintree Lake for motor boating, personal watercraft, water-ski activities, swimming, fishing or other purposes. It is also a requirement that Raintree Residents have in their possession their resident ID card while boating, fishing, swimming and/or other purposes."

Bob made a motion to move to executive session. Jeanne 2nd. Unanimous. 9:18 pm. Return from Executive Session and Tim N made a motion to adjourn. Unanimous. 10:25pm.