

# **RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**

## **BOARD OF DIRECTORS MEETING**

May 13, 2008

### **1. DETERMINE QUORUM & CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on May 13, 2008. Members in attendance were: Tony Jose, Brian T. Whitley, Tom Tucek, Bob Christian, Brenda Miller, Brian West, Tim Nydegger and Robert Dye. Judy Schmoeger was absent. Also in attendance was Rachelle Vandiver.

Tony Jose called the meeting to order at 7:00 pm and announced a quorum for the Board meeting.

### **2. OPEN FORUM**

Shirley Thomas informed the Board members that the Lee's Summit City Council has received analysis on the area watershed bond issue, and have formulated three (3) different proposals for consideration. Further information will be coming soon

Charley Sandman expressed to the Board his concern that he may have been misquoted regarding his comment about trash being placed at the curb prematurely for pickup by Raintree residents. It was indicated the minutes of the April 8, 2008 Board Meeting would be changed to reflect his correct intent. His comment should be changed to "trash placed out on the weekends" instead of prior to 5:00 p.m. Sunday. Charley Sandman commented about two (2) conflicting rulings in Raintree Lake's Rules and Regulations concerning commercial vehicles. The regulations will be reviewed and discussed at the next Work Session by the Board. Which one will be enforced?

Brian Whitley requested information and update on the recent problems with the boat docks and bad conditions of the common grounds. Rachelle indicated that the electrical and lighting problems with the boat docks have been taken care of and the common ground areas should be in good condition within a few days if we have a break in the weather. Rachelle is to provide Brian with information about the accuracy of the math involved in a six-point anomaly that he is concerned about. The boat docks of concern were Averio and Breezy Point and common area were Hidden Cove.

Bob Christian reported that a resident in Cobblestone across from the North Shore addition stated that the builder's silt fences were falling down and not functioning properly.

### **3. CONSENT AGENDA**

Tom Tucek moved to approve the Consent Agenda that included the April 8, 2008 minutes subject to Board approval, as amended, and approval of payment of bills. The April 24, 2008 Special Meeting/Work Session minutes were removed from the consent agenda. Also included was a common ground budgeted request for \$1,000.00 for new plantings. Bob Christian seconded the motion and it was approved 7 to 0.

#### 4. TREASURER'S FINANCIAL REPORT

Brian West presented the April Treasurer's Report

Contents:

Balance Sheet  
Profit & Loss  
Check Register  
Budget Analysis

Informational Items:

Bank Account Balances as of April:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 517,996.70

These include reserves for:

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

Expenses for March:	\$ 47,847.50
Long-Term Debt:	\$ 44,509.46
Outstanding Dues/Fines a/o 4/30/08	\$ 25,296.47
Balance Due Liens Filed	\$ 49,476.73

Income during April:

Dues	\$ 104,215.59
Other Income Total	\$ 10,918.24

The report was filed for audit.

Tom Tucek commented that some expense items are over budget on the March and April Financial Reports. The Board will review these over-budget items at the next Work Session.

The Board reviewed current legal activity presented by our attorney, Joe Willerth, and his recommendations. The Board reviewed a current Lake Violation report (20 violations – one for trash on dock and nineteen failure to display current sticker).

#### 5. BOARD ANNOUNCEMENTS

Brian West reported to the Board the results of the Financial Committee's review of the proposed Raintree insurance program for 2008 after consulting with agents for clarification. The coverages chosen by the Financial Committee are as follows:

Workers Compensation – Allied  
Property – Allied

Umbrella Liability – Evanston  
Auto – Safeco  
Inland Marine – Allied  
General Liability – Burlington  
Directors and officers - CNA

According to Brian West, anticipated savings will be \$11,317.00, less some cost yet to be billed for commissions and taxes.

Tony Jose announced Raintree Lake Cleanup Day will be May 17, 2008 from 9:00 a.m. until noon. Volunteers are needed. Prizes will be awarded after 11:30 a.m. Refreshments will be available for volunteers.

The annual fishing derby will be held May 26, 2008 from 9:00 a.m. until 11:00 a.m. There appears to be no problem holding the event at the Duck Pond as the owners do not object to the event.

The annual Raintree Lake resident's garage sale will be held May 14 through May 17.

## **6. OLD BUSINESS**

Legal. The Board reviewed recent legal activity concerning the securing of liens for delinquent dues of Raintree residents. The legal expenses are approximately \$4,100.00 to \$4,200.00 versus over \$40,000.00 in delinquent dues to be recovered.

San LaPoint asked about easement rights to repair the launch parking area. Tony reported to the Board that a letter has been sent to Lou Air concerning North Shore's proposal for RLPOA to assume ownership of the Duck Pond and the launching area parking lot and matters pertaining to boat slips, etc. The proposal has been rejected and we are requesting permission to repair the parking area at the launching site. Repairs for the parking area have been placed in the budget but approval to do the repairs is needed from North Shore. RLPOA has an easement for the parking area.

Tom Tucek reported the Board has sent a letter to Town and Country Disposal to refund overcharges to Raintree residents and to comply with their contractual agreement through the remainder of 2008. This pertains to trash collection services.

## **7. NEW BUSINESS**

A. The Heart of America Chapter Ex POWs submitted a request to the RLPOA for use of the clubhouse on August 24, 2008 for the chapter's annual picnic. They are asking that the rental fee be waived. Also, they are requesting a contribution for advertisement about their organization's activities. It was determined that the RLPOA could not set a precedent by making monetary contributions to any organization. There was favorable consensus to publicize the Heart of America Ex POW chapter activity in the Shoreline in the July and August issues and encourage private individual contributions to their cause. Tom Tucek moved to provide the clubhouse free of charge to the Heart of America Ex POW chapter on August 24,

2008 if there is not a present conflict with that date. The normal security deposit would still be required. Tim Nydegger seconded the motion. All members approved. 7-0. The Rudolphs are to prepare a statement to be published in the Shoreline regarding the Heart of America Ex POW chapter.

- B. A general discussion was held regarding the Raintree Lake 291 Highway monument. Tony Jose suggested that there seems to be some confusion as to the exact location of the monument site and a need to have dimensional drawings of the monument and site with stakes to be placed locating the exact spot. Rachelle and Brian Whitley are to represent the RLPOA Board in conveying our request to the Raintree Villas.
- C. Tony Jose expressed the Board's thanks to Brian Whitley for managing Raintree's website and for providing volunteer training to Raintree employees. Brian Whitley recommended formal training for Rachelle. It was suggested that formal web site training be provided for Raintree employees starting with Rachelle. If time permits, Rachelle could then assist the other employees with their training. Brian Whitley also offered his assistance. All software is in-house and training would be on-site. Rachelle will investigate the process further.
- D. Tony Jose reported that the Raintree Lake swim team leaders have requested the use of two (2) swimming lanes on May 28, 29 and 30 from 6:30 p.m. to 8:30 p.m. This would be in addition to regularly scheduled times reserved for the swim team in the mornings starting June 2. Brian West moved to reserve two (2) center lanes at the pool for the swim team on May 28, 29 and 30 from 6:30 p.m. to 8:00 p.m. (was it 8:00 or 8:30?) to provide additional training time for new swimmers. Brian Whitley seconded the motion. The motion was approved with five (5) for approval, one (1) against and one (1) abstained. Tom Tucek was against and Tim Nydegger abstained.
- E. Tom Tucek moved to approve the minutes of the April 8, 2008 Board Meeting as amended regarding comments by Charley Sandman and trash placement by residents during the weekends. Bob Christian seconded the motion. The motion was approved by 7-0.

## **8. ADJOURNMENT**

Tom Tucek moved to adjourn to Executive Session. Bob Christian seconded the motion. The motion passed and the meeting moved to Executive Session at 7:40 p.m.