

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION MEETING
May 22, 2008

A Work Session of the Raintree Lake Property Owners Association was held May 22, 2008 at 7:00 p.m. Members in attendance: Tony Jose, Brenda Miller, Bob Christian, Brian Whitley, Tom Tucek, Tim Nydegger, Robert Dye, Brian West and Judy Schmoeger. Also attending was Rachelle Vandiver.

Open Records Policy

The Board reviewed and discussed the establishment of a policy pertaining to the release of certain information to the general public about Raintree Lake residents and RLPOA operation and business. A list of things that should be closed to the general public was created and will be sent to RLPOA legal counsel for approval and further recommendation. Everything not on the list will be considered as information available to the general public until further action of the Board and upon Board approval of legal counsel recommendations.

The list of closed items to the general public will initially be as follows:

- Legal correspondence and legal matters.
- Any personal data in the resident's file.
- Sealed bidding information.
- Pending purchasing/leasing files.
- Data from employee personnel files.
- All financial information except audit reports and annual budgets;
- Check register data.
- Certain professional services.
- Executive Session Minutes.

Clubhouse Renovation Committee

Bob Christian gave the Board an update on the proposed clubhouse renovation which was initiated in February of 2007. Designs of the proposed project by Mathew Hallett were given to the Board along with cost estimates by A. L. Huber Co., general contractor. Matt Hallett is scheduled to prepare Phase 3 drawings of the project. Keith Dorrian of A. L. Huber Co. was the estimator for the renovation project. Final drawings and cost estimates are yet to be presented.

Financial Report Review

The Board of Directors reviewed financial reports for the current month. Tom Tucek expressed his concern regarding budget shortfall and overages in some Income/Expense items and the need to address these issues. It was decided that the Finance Committee will look into the matter and report the findings at the next Board Work Session..

Rules & Guidelines for remodels/new homes/extensions

The Board had a lengthy discussion about the need to establish a general and workable rule for remodeling projects/new homes/extensions. A number of problem cases have come up recently where construction and/or completion of projects have been delayed for long periods. Further work will be needed on this subject. The General Manager will propose rules for the start and finish of projects.

Commercial Vehicle rules verification

The Board discussed two conflicting rules regarding the presence of commercial vehicles on Raintree Lake properties. It was determined there was a need to rewrite the section of the RLPOA Covenants, Conditions and Restrictions with regard to commercial vehicles. However, because of the difficulty to change the ruling, it would be best to continue with the 72-hour ruling that has been used currently.

Brian Whitley volunteered to review the RLPOA Covenants, Conditions and Restrictions and amended By-Laws for other conflicting regulations and report them to the Board so an effort could be made to correct them all at once.

Sunset Cove De-Siltation Plan

Rachelle, the General Manager, is in the process of obtaining further bids for the de-siltation of Sunset Cove and the Raintree Village Basin. She will provide copies of the de-siltation bids to Mike Atcheson and seek his proposal to begin the removal of silt in Raintree Village Basin. San LaPoint expressed the need to contact the City of Lee's Summit to work out a silt protection plan for the Raintree Village Basin and Sunset Cove watershed area. There is a need to stop further siltation from the planned 150 Highway and Ward Road widening projects and further development work in Arborwalk, Raintree Village, and Summit Ridge. Brian Whitley indicated that numerous contacts have been made in the past with little or no effect regarding the control of siltation into the Raintree Lake area. It is important that the Raintree Village Basin and Sunset Cove be de-silted so we can have a means of measuring future siltation problems and possible means of securing a monitory judgment through legal action.

Walking Trail for Sunset Cove

Robert Dye suggested that consideration be given to secure bids for the construction of a walking trail around the eastern shore of Sunset Cove. The walking trail would be equal to or better than the sidewalks/walking trail recently constructed on the main lake. The walking trail would extend from the sidewalk west of the clubhouse on Raintree Drive along the eastern shoreline north to a point near the Raintree Village Basin. There would be access to the walking trail at the north end by easements already in place. The construction of the walking trail would not be in conflict with proposed silt removal of the Raintree Village Basin and Sunset Cove or the sewer line work to be done on the west side of Sunset Cove. No action was initiated by the Board on this proposal.

Raintree View Status on Survey

Tom Tucek reviewed the Raintree View residents' preference survey with the Board. The Raintree View Committee will meet before the July Board Meeting/Work Session and will submit their recommendations.

Location for second fountain

Tony Jose reported that the Common Ground Committee recommended that the second fountain location (waterscape B) be located north of County Line Road in Jackson County side.

Misc

Judy Schmoeger reported to the Board that riprap is badly needed on the main lake shoreline between Marsh Wren and Green Teal.

Tom Tucek reported to the Board the cost of installing protective boards across the front of all 157 boat slips will be \$8,949.00 plus two trip charges of \$500.00 each. The cost of this work is to be taken from Dock Repairs in the amount of \$7,400.00 and up to \$2,600.00 from another account to be determined by the Finance Committee. The Board of Directors will review and act on this transaction as a consent item on the next Board Meeting Agenda. Kribbs is the contractor for the dock work.

Tony Jose adjourned the Work Session and moved the Board to the Executive Session.