

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**JUNE 9, 2009**  
**7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on June 9, 2009. Members in attendance were Tony Jose, Brian West, Tim Kirkpatrick, Tim Nydegger, Brenda Miller, Judy Schmoeger, Robert Dye and David Mitchell. General Manager, Rachelle Vandiver, was also present. Tim Lucas has resigned.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum present. Tony Jose also announced that Tim Lucas has resigned as a Board member.

**OPEN FORUM:**

Mary Echelmeyer brought up the concern of algae or debris in the Sandpiper Cove. She would like someone to look at it and solve the problem. She says that it is thick and nasty green stuff and appears to get bigger every year.

Rita Madison updated the Board on what the Garden Club has been doing at Regatta and the Duck Pond. The Garden Club will again participate at Summerfest.

**CONSENT AGENDA:**

Judy Schmoeger made a motion to approve the May minutes, payments of bills and Lake Regulation Item XII, Number 2, Complaints. Brian West seconded the motion. The motion passed 7 to 0.

**TREASURER'S FINANCIAL REPORT:**

Brian West read the May Treasurer's Report.

**CONTENTS:**

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

**BUDGETY ANALYSIS**

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 304,251.50
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Siltation	\$50,000
Sea Wall	\$24,720
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for May:	\$ 188,097.32	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 5/31/09:	\$ 17,290.05	Total Amount
1 <sup>st</sup> Letter	\$ 6,341.78	
2 <sup>nd</sup> Letter	\$ 2,888.64	
3 <sup>rd</sup> Letter	\$ 8,059.63	
Balance Due Liens Filed:	\$ 44,411.76	

Income during May:	
Dues	\$57,974.10
Other Income Total	\$12,185.64

The report was filed for audit.

**BOARD ANNOUNCEMENTS:**

Tony Jose stated that the Summerfest parade has been canceled. There is a scheduling conflict with Tour de Lakes bike ride. The Summerfest carnival is June 27 from 10:00 a.m. to 12:00 p.m. The teen swim is June 18. The swim meet is tomorrow night unless it is rained out, then it will be Thursday. Tony Jose repeated that Tim Lucas has resigned his Board position. If anybody is interested or knows somebody who is interested please contact Rachelle Vandiver.

**OLD BUSINESS:**

**Legal**

Tony Jose asked Rachelle Vandiver to have Joe Willerth remove the Atcheson part unless invoice hours were incurred last month.

NS01 dispute will be discussed later.

The DeLany real estate office dispute will not be discussed openly.

There is a lawsuit against a resident that has been continued to July 15.

**Kelly Crawford Appeal ARB fines**

Kelly Crawford spoke on her own behalf about her ARB fines, and gave reasons as to why the Board should waive her fines. Brenda Miller made a motion to waive the fines on this property due to the fact that we have a precedence and that she is highly involved in the community. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0.

**Seawall Proposals**

Rachelle Vandiver read the responses from the contractor in reference to specific questions that several Board members had about the seawall proposals. The Board continued to discuss the seawall proposals for several minutes. Judy Schmoeger made a motion to approve up to \$24,720 for the repair of the seawall, and award the bid to vendor B as outlined in the proposal. Tim Nydegger seconded the motion. The motion passed 7 to 0.

### **Landscape Circles**

Several meetings ago the Board went through the process of approving the infrastructure for the landscape circles of Gull Point and Raintree Circle, but the committee didn't think about how to get electricity to the pump that pulls water out of the lake. There was discussion about being over budget and where to take the money from. Tim Nydegger made a motion to approve \$1,650 from category 2002 into category 2003 for the purpose of island infrastructure. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

### **NEW BUSINESS:**

#### **John & Teresa Larkin Fence Appeal**

John or Teresa Larkin did not attend the Board meeting. Tony Jose spent several minutes giving background information on this appeal. The Board decided to table the appeal and allow RLPOA to appeal the ARB approval.

#### **Heart of America EX-POW Request for Clubhouse**

Robert Rudolph asked the Board to waive the fee for the clubhouse as has been done in previous years. He will provide a deposit. Brian West made a motion to let the Heart of America Ex-POW's use the clubhouse requiring them to put a deposit down, and to let them use it on August 30. Robert Dye seconded the motion. The motion passed 7 to 0.

A member of the ARB asked why there is a problem with the Larkin fence. There was several minutes of discussions between the Board and three ARB members.

#### **Sam and Cassandra Brewster ARB Appeal**

Sam Brewster attended the Board meeting and explained his side of the story. The Board asked Mr. Brewster and Rachelle Vandiver some questions. The Board talked about adding more detail to what can go on resident's roofs at the next work session. Tim Kirkpatrick made a motion to let Mr. Brewster keep his weather station on his roof and waive the fine since there is no exiting rule. Robert Dye seconded the motion. The motion passed 6 to 1. Brenda Miller voted against the motion.

#### **291 Monument Landscape Proposals**

Tony Jose said there is about \$10,382.81 left in the monument budget to cover landscaping. The Board discussed the two bids, the issue of doing the work sooner than later and where to take the money from. Brian West stated that the Board can take money from category 2002 to category 2010. Judy Schmoeger made a motion to pull \$6,420 from category 2002 and move it to category 2010, and also approve up to \$16,703 for vendor A for monument landscape. Brian West seconded the motion. The motion passed 6 to 1. Tim Kirkpatrick voted against the motion.

Robert Dye made a motion to adjourn to executive session. Brenda Miller seconded the motion. The motion passed 7 to 0.

The Board of Directors meeting was adjourned at 8:20 p.m.

