

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

June 10, 2008

1. DETERMINE QUORUM & CALL MEETING TO ORDER

A Board Meeting of the Raintree Lake Property Owners Association was held on June 10, 2008. Members in attendance were Tony Jose, Brian Whitley, Tom Tucek, Bob Christian, Brenda Miller, Brian West, Tim Nydegger, Judy Schmoeger, and Robert Dye. Also in attendance was Rachelle Vandiver, General Manager.

Tony Jose called the meeting to order at 7:01 p.m. and announced a quorum for the Board Meeting.

2. OPEN FORUM

Charley Sandman expressed three (3) points of concern. The first is concerning his statement about trash being placed prematurely at the curb by Raintree residents on weekends made at the April 8, 2008 Board Meeting as being misquoted in the April 8 minutes and corrected. His second concern was about enforcement regulations regarding trash guidelines and whether the Board had done anything about it. He asked whether code enforcement regarding trash was being done on weekends and fines being leveled. In his third complaint, he indicated the Board should re-think the 72-hour ruling regarding commercial vehicles. Mr. Sandman was given the opportunity to review the amended comments regarding trash being placed at the curbs by residents on weekends included.

3. CONSENT AGENDA

Brian Whitley moved to approve the consent agenda that included the April and May Board Meetings and Work Sessions/Executive Session minutes and payment of bills for general operations and pool equipment repairs for \$5,481.18. The motion was seconded by Judy Schmoeger and all Board members approved.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the May Treasurer's Report

Contents:

- Balance Sheet
- Profit & Loss
- Check Register
- Budget Analysis

Informational Items:

Bank Account Balances as of May:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 476,816.20

These include reserves for:

Operations	\$ 50,000.00
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Long-Term Debt	\$ 30,000.00
Outstanding Dues/Fines	\$ 135,000.00

Expenses for May :	\$ 104,286.84
Long-Term Debt:	\$ 39,108.50
Outstanding Dues/Fines a/o 5/31/08	\$ 12,428.23
Balance Due Liens Filed	\$ 44,101.63

Income during May:	
Dues	\$ 56,431.34
Other Income Total	\$ 15,838.50

The report was filed for audit.

5. BOARD ANNOUNCEMENTS

Captain Mark Taylor of the Lee's Summit Police Department discussed crime concerns with the Board of Directors and stated the need to maintain vigilance and to keep in contact with local law enforcement to prevent and discourage criminal activity in the Raintree area. Crime Watch organization and reporting of suspicious activity is encouraged. Captain Taylor is to be our primary contact for assistance if needed.

Tony Jose announced that a Teen Swim is scheduled for June 19, 2008.

Brian Whitley reported proposed street and highway construction planning for Ward Road and 150 Highway in the near future. Ward Road construction from 150 Highway to County Line Road is supposed to start utility work in June and 150 Highway from 71 Highway to Raytown Road in late summer.

6. OLD BUSINESS

Legal: The Board reviewed legal activity outlined by Kapke and Willerth LLC.

- A. Mr. Willerth reports that if Raintree's Board is not willing to consider a proposal for docks for the North Shore subdivision, Lou-Air sees no further need for negotiations at this time.
- B. Negotiated payment of liens, final settlement of liens and ongoing collection efforts for delinquent dues were reviewed by the Board.
- C. Tom Tucek reports that the Lake Committee requests an additional sum of \$3,500.00 for dock repairs. The increase originally needed of \$2,600.00 has been changed to \$3,500.00 due to a third repair trip necessary costing \$500.00 and additional boards needed on the courtesy docks. Bob Christian recommended the budget for dock repairs be increased by transferring funds from the savings experienced in insurance renewals Account 05033 General Insurance. Tom Tucek moved that the amount needed for dock repairs be

increased from \$2,600.00 to \$3,500.00. Brian West seconded the motion. Brian West moved to amend the motion to have the funds needed transferred from the savings on Insurance Account 5003 General Liability Insurance. Tom Tucek seconded the amendment. The motion to amend was approved by all Board members and the original motion was also approved by all Board Members.

- D. Brian West made a motion to transfer the following from Account 5003 General Insurance to the following budget accounts: \$600.00 for natural gas for the swimming pool, \$1,800.00 for additional diesel fuel, and \$120.00 needed for Waterscape B. Tom Tucek seconded the motion. The motion was approved by all Board Members.
- E. Bob Christian made a motion to fund the Common Ground Committee budgeted request to pay \$2,250.00 for electrical costs plus \$4,360.00 without tax for the second fountain for Waterscape B. Brian West seconded the motion and it was approved by all Members. Cross Electric, Inc. is to provide labor and materials to provide power for one fountain for Waterscape B. Air-O-Lator provides the fountain.
- F. The Raintree Villas Easement Agreement was reviewed by the Board regarding the proposed monument at Raintree's eastern entrance.

7. NEW BUSINESS

The Board discussed the appeal of Steve May, 727 SW Raintree Drive, Lot 158, concerning his request for a boat permit. His boat measurement is 4 inches in excess of current length regulations. His boat title states that the boat is 21 feet in length. From transom to stern, the boat is 20 feet 2 inches. With swim deck added it is 21 feet 4 inches. Judy Schmoeger moved to grant Steve May a variance and grant him a boat permit for Raintree Lake. Tim Nydegger seconded the motion. The reasons for granting the variance are listed above. The motion was passed seven to one with Tom Tucek voting against the matter.

Louie Lombardi, 4177 SW Layfayette Place, requested that the Board overturn a \$200.00 fine for re-roofing his home without first getting approval from the ARB. He stated that he was in the hospital recovering from surgery when his wife notified him of storm damage and a leaking roof that needed immediate attention. He contacted a roofer from the hospital and was told it would be taken care of. The ARB was not contacted until after the roof was replaced. Mr. Lombardi claims a lack of communication with his roofer in an emergency situation. Bob Christian moved to grant Mr. Lombardi's appeal and overturn the fine. Judy Schmoeger seconded the motion and it was approved by all.

The Board reviewed the appeal of Michael Shanahan, 223 SW Seaside Sparrow, Lot 632, regarding his request for the issuance of a boat permit for Raintree Lake.

His boat measurement was in excess of the 21-foot length limit at 21 feet 3 inches. His boat certificate of origin indicated a length of 21 feet. The boat has a molded platform that causes it to measure 21 feet 3 inches. He claims all the literature about the boat from the manufacturer indicated the boat is 21 feet. The boat without the molded swim deck is reported to be less than 21 feet. A motion was made by Robert Dye to approve appeal for a variance regarding boat length and grant him issuance of a boat permit. Tim Nydegger seconded the motion. The motion was passed seven to one with Tom Tucek against the motion.

Bob Christian suggested that the Lake Committee review the current length limitation and make suggestions for reasonable modifications and/or exceptions.

Rachelle commented that any work to repair the clubhouse sea wall will most likely require an engineer to obtain a permit based on Lee's Summit's code standards.

8. ADJOURNMENT

Tom Tucek moved to adjourn. Brian Whitley seconded the motion. All members approved and the meeting was adjourned.