

Raintree Lake Property Owners Association Board of Directors Meeting June 14th, 2011

A board meeting of the RLPOA was held on June 14th 2011. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Jeanne Smith, Tim Nydegger, David Parker, Brenda Miller, Tim Kirkpatrick, and Bob Christian. Also in attendance were Rachelle Vandiver and Rhonda Clark.

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

2. **Open Forum:** Joe Willerth informed the board about a influx of teenagers that started an open fire and refused to put it out when asked. Joe wanted to know what the RLPOA open fire position was. The board members agreed if something like that happened again to have persons call the fire dept and police.

3. **Consent Agenda** - Bruce moved to approve the consent agenda and accept the May minutes as corrected. Tim N. seconded. It was passed unanimously.

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

Budget Analysis

Income:

Dues	\$ 65,029.89
Other Income	\$ 17,503.06
Subtotal	\$ 82,532.95

Transfers from Reserves:	\$ 0
Total Revenue for May:	\$ 82,532.95
Expenses for May:	\$ 142,560.54

Bank Account Balances as of May 31, 2011

Cash Subtotal Bank of Lee's Summit	\$453,977.81
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	\$ 94,715.00

Outstanding Dues/Fines a/o 4/30/2011	\$74,210.40
Balance Due Liens Filed	\$60,324.78
1st Letter	\$ 4,730.01
2nd Letter	\$ 3,990.78
3rd Letter	\$ 5,164.83

5. Board Announcements

- A. Teen swim June 16th.
- B. Lake shoreline clean up scheduled for the week of June 27th.

6. Old Business

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

B. **Neighborhood Crime Report:** crime alert by LS Police: HOA pools are being targeted. Burglaries are higher on Mondays and Tuesdays.

C. **Survey results on the Duck Pond:** Jan Diepenbrock updated the board that they are still trying to determine what the majority of the community wants. Only 6% of residents responded to the survey. The majority of people who responded would like to see renovation of building for community usage.

Bob made a motion to approve \$4125 to hire the committee's recommendation of architect. Tim N. seconded the motion. Vote was 7 yes and 1 no. David M. was against.

7. New Business

A. **Cobblestone/Mill Harbor common area drainage:** Bob Christian made a motion that the RLPOA reimburse Cobblestone Homeowners Association \$3,517.50 This amount is equal to half or 50% of the total cost to construct a "dry wash" drainage solution along the common boundary between Cobblestone units 5 & 6 (316 SW Raintree Dr through 330 SW Raintree Dr) and RLPOA Mill Harbor common area directly behind these units. The RLPOA portion of this project shall be funded from the Rollover account. Cobblestone shall fund their portion of the project from the CHOA Drainage account. Upon completion of this project, CHOA will submit an invoice to RLPOA Manager for payment of the RLPOA portion, subject to inspection if desired. Cobblestone HOA will then compensate their preferred contractor. Jeanne seconded the motion. Vote was unanimous in favor.

B. **2011 Siltation Presentation:** siltation project presentation was given. \$70,000 was budgeted. Tim K. moved to approve up to the budgeted amount of \$70,000, seconded by David M. Vote was unanimous in favor.

C. **Appeal for ARB fine:** 042611-401 Bob made a motion to overrule the fine. Tim K second. Vote was 5-3 in favor.

Yes: Tim N, Bob, Bruce, Tim K, David P. No: Jeanne, Brenda, David M

D. Take Regatta Reserve Funds and put into Common Ground- Rachelle explained that we needed an account for repairs to Regatta island. The monument account will be utilized for the repairs. Bob made a motion to move Regatta Reserve funds of \$6,600 into a Monument Account to make repairs to Regatta island. Tim K seconded the motion. Vote was unanimous in favor.

E. Pool Committee Update- Tim K updated board on pool general maintenance, new policies, pool hours, attire, attitude, and snack bar.

F. Police Dept. Appreciation of Accreditation-LS Police Dept. became accredited by the state of Missouri. They requested use of the clubhouse for an adult only charitable event on 8/11/2011. Security Deposit would be made. Tim N made the motion to allow the LSPD to use the clubhouse with a security deposit. Bob second the motion. The vote was unanimous in favor.

Bob made a motion to move to executive session. Jeanne 2nd. Unanimous 8:37pm

Return to regular session 9:48pm.

Motion to adjourn meeting by Bob. Bruce second. Vote was unanimous.