

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION MEETING
June 26, 2008

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held June 26, 2008, at 7:00 PM. Members in attendance: Tony Jose, Bob Christian, Judy Schmoeger, Brian West, Brenda Miller, Brian Whitley and Robert Dye. Tom Tucek arrived at 7:05pm. Tim Nydegger arrived at 8:10 p.m. Also in attendance was General Manager Rachelle Vandiver.

President Tony Jose called the Special Meeting to order at 7:00 p.m. and announced a quorum for the Special Board Meeting.

Tony Jose initiated a brief discussion regarding the need for a replacement motor for the rental pontoon boat.

Bob Christian made a motion to purchase a new 60 HP (4-stroke Mercury) motor from Midwest Marine and to re-allocate up to \$6,000.00 from the operational reserves account for that purpose. Brian Whitley seconded the motion and it was approved by a vote of 6 to 0.

A motion was made by Bob Christian to move to the Work Session. Seconded by Brian West. Motion approved 6 to 0.

“Closed” Records Policy

The Board of Directors reviewed a recommended list of items that should form the basic structure of Raintree Lake Property Owners Association’s Closed Records Policy. The list is to be returned to our legal counsel for the formalizing process.

Staffing Needs for Codes Enforcement on Weekends

The Board took up the issue of lack of codes enforcement on weekends. Of primary concern is trash and lawn refuse being placed at the curb before dark on Sundays. It was recommended that the General Manager randomly pick 4 Sundays for early evening codes enforcement.

Rules and Guidelines for Extensions of Remodeling/New Homes

The Board members reviewed and discussed changes in the Guidelines for Remodeling, New Homes/Extensions. Because of the great variety of requests and projects that are presented and the people involved in the work ranging from professional to part-time to do-it-yourself homeowners, it was emphasized that there must be some degree of flexibility included in the guidelines.

Tom Tucek suggested setting a six-month time limitation to complete construction. It was also recommended that final grade and ground cover requirements be included in

the guidelines. The Board made the suggestion that the General Manager add landscaping when a certain percent has been disturbed.

Sunset Cove Desiltation Plan

The General Manager reported that additional bids are still being sought for the desiltation of Sunset Cove and Raintree Village Basin. There has been contact with the Codes Enforcement Department of the City of Lee's Summit concerning the responsibility of Raintree Lake Village developer (Mike Atcheson) for the maintenance and landscaping of the Raintree Lake Village Basin. He also is committed to a one-time dredging of the siltation pond. The timing of the desiltation is yet uncertain and the final landscaping will not be done until the pond dredging is complete. It was recommended that no hourly bids be considered for the dredging work; only definite stated sums for completed work.

Seawall Engineering

The General Manager is in the process of obtaining information and cost estimates to repair the seawall at the clubhouse. It appears we will need the services of an engineer in order to obtain a permit based on City Code Standards. Tony Jose suggested involvement of a geotechnical engineer. Tony will get the names of three to contact.

Swimming Pool Hours

The Board reviewed the request of the Pool Committee to open the pool for adult only swimming from 8:00 a.m. until noon from July 14 to August 15 on weekdays. The swim team ends their training on July 12. The only other people at the pool would be the Aquaticare students from 10:00 a.m. to noon ending July 31 and then their swimming instructor. The adult swimmers would not have the services of a lifeguard until the normal noontime opening of the pool to the public.

The question of liability for the unsupervised swimming of the adults was discussed as well as the residency of some of the student swimmers brought to the Raintree pool.

It was recommended that the Pool Committee should come up with some decision regarding this matter after researching the liability potential with the RLPOA attorney, our insurance carrier and Kathy of Aquaticare.

Meeting Adjourned

Brian Whitley made a motion for the Board to move to Executive Session. Tim Nydegger seconded the motion and all Board Members approved.