

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 14, 2009
7:00 p.m.

A Board meeting of the Raintree Lake Property Owners Association was held on July 14, 2009. Members in attendance were Tony Jose, Tim Nydegger, David Mitchell, Brenda Miller, Judy Schmoeger, Robert Dye and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Brian West was absent.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum present. Tony Jose told the audience that an executive session was held at 6:00 p.m. to elect a new Board member to fill an empty seat. The announcement would be made at the end of the meeting.

OPEN FORUM:

San LaPoint from the Lake Committee would like the Board to approve the rectangular shape lifts. San also stated that a sticker will be given for life for a cart/dolly to move across common ground. The approved form with pictures will be given to the office. Rita Madison raised a concern of all the street parking on Raintree Drive. Rita also passed along a personal story that reinforces the safety issues of driving on Raintree Drive. Tony Jose told Rita that it would go on the next work session. Charley Sandman asked why construction signs are allowed in Raintree when there is a rule against them. Charley also asked how the price offered to Ira Roberts was determined. Tony Jose responded by saying that the sign issue is on the next work session and the price for land would be discussed later in the meeting. David Mitchell informed the audience and Board about the increase in home burglaries in the area. Officer Michael Reese spoke about the problem and answered several questions.

CONSENT AGENDA:

Robert Dye made a motion to approve the June minutes, payment of bills, \$2,310 for additional rock for seawall and the Safari Aquatics proposal for filter sand change out. Tim Nydegger seconded the motion. The motion passed 6 to 0.

TREASURER'S FINANCIAL REPORT:

Tony Jose read the June Treasurer's Report.

CONTENTS:

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

BUDGET ANALYSIS

Bank Account Balances as of June:

Bank of Lee’s Summit-Check	\$ 50,000.00
Bank of Lee’s Summit Sweep Acct.	\$ 250,595.45
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for June:	\$ 164,033.34	
Long-Term Debt	\$ -	
Outstanding Dues/Fines a/o 6/30/09:	\$ 12,037.83	Total Amount
1 st Letter	\$ 3,094.94	
2 nd Letter	\$ 2,608.16	
3 rd Letter	\$ 6,334.73	
Balance Due Liens Filed:	\$ 42,602.95	

Income during June:	
Dues	\$81,060.11
Other Income total	\$13,430.70

The report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- The Raintree Rays Swim meet is tomorrow night, Wednesday July 15.
- The second teen swim is Thursday night, July 16.
- The adult pool party (Luau) is Friday, August 7 at 7:00 p.m.
- A.J. Williams, a regular Board meeting and work session attendee passed away recently.

PRESENTATION:

Scott Edgar, from the City of Lee’s Summit, gave a briefing on the flooding problems at Windemere. Scott Edgar and four other city designers explained what is being planned to fix the situation which would affect Raintree in a positive way. Everything is still in the early stages of planning. There were several minutes of questions by residents and Board members. Another informational meeting is being held at Trailridge elementary school on Tuesday, July 21st at 6:30 p.m.

OLD BUSINESS:

Tony Jose stated that our attorney had some correspondence relative to North Shore Lot 1 and the fireworks dispute on the Fourth of July. A delinquent account matter has been continued to July 15, 2009 in order to permit payment of the lien from a closing which has been rescheduled for July 15, 2009.

BOARD APPEAL OF ARB DECISION ON FENCE APPLICATION LOT NS01:

John and Treasa Larkin were present at the meeting. John Larkin asked the Board to let the other involved homeowners know about the easement. John Larkin also asked the Board to vacate the easement. Tony Jose told Mr. Larkin that 2/3 of the membership would have to approve it. The Board gave the Larkin's 90 days to move the fence. Judy Schmoeger made a motion to approve the RLPOA appeal to modify the fence approval to be at the initial location on the initial application and that the fence must be moved to that location within 90 days. David Mitchell seconded the motion. The motion passed 6 to 0.

NEW BUSINESS:

Jim and Mary Ann Hillman Approval to Cross Common Ground:

Jim Hillman asked the Board for approval to place a French drain across common ground. Tim Kirkpatrick made a motion to approve the French drain across common ground. Tim Nydegger seconded the motion. The motion passed 6 to 0.

Eldon Geary Appeal of Lake Violation:

Tony Geary, the son of Eldon Geary, spoke for his father. Tony Geary was in the boat during the incident and gave their side of the story. Tony Tungol, Lake Patrol Officer, also gave his side of the story. Board members asked questions of both Tony Tungol and Tony Geary. There were also questions to Rachelle Vandiver about testing boats on the lake and what the rules were. Robert Dye made a motion to set aside the fine, fourth level violation and 90 day suspension. Tim Kirkpatrick made an amended motion to also include a warning that could not be appealed. Tim Nydegger seconded both motions. Both motions passed 5 to 1. Brenda Miller voted against both motions.

Blue Valley Lab Proposal for Aquatic Vegetation Control:

Tim Nydegger led the discussion by briefing the audience about the coontail problem in the coves and swim docks. There were several minutes of discussion about what is involved in the killing of the coontail and about a resulting fish kill. Tim Nydegger made a motion to approve funds up to \$5,500 for weed management by Blue Valley Lab to control the coontail pending plan of execution and review by Bob Mattucks. Robert Dye seconded the motion. The motion passed 6 to 0.

Suspension of Property Negotiations with Developer:

The Association provided the audience with a written timeline of negotiations and master agreement with the developer. Tony Jose further explained parts of the timeline. There was a question and answer session between the Board and audience members. Tony Jose announced that the Board had voted for a cooling off period with the developer in regards to negotiations for property by the dam.

Introduction of New Board Member:

Tony Jose told the audience that Tom Tucek and Bruce Kusgen had been interviewed prior to the Board meeting to fill the vacant Board seat and that Tom Tucek had been selected as the new Board member.

Tony Jose asked Rachelle Vandiver to include no parking on Raintree Dr, electronic voting and construction signs at the next work session.

Judy Schmoeger made a motion to adjourn. Tim Kirkpatrick seconded the motion. The motion passed 6 to 0.

The Board of Directors meeting was adjourned at 9:45 p.m.