

Raintree Lake Property Owners Association

Special Board Meeting

July 18, 2011

A special board meeting was called on July 18, 2011 due to not meeting as a quorum on July 12, 2011. In attendance were Brian West, Bruce Kusgen, Tim Kirkpatrick, Tim Nydegger, Bob Christian, and Jeanne Smith. Also in attendance were Rachelle Vandiver and Rhonda Clark.

Not present: David Mitchell, David Parker and Brenda Miller.

The special meeting was called to order by Brian West at 7:00pm

1. It was determined that we had a quorum.
2. Open Forum- Dan Licardi is a new resident from Chicago. He needs a boat safety course to get stickers and wants to know if there is anything we can do to make it more convenient for the residents. Brian West stated that he would have Rachelle set up a video for him.
Frank Zeller concerned about water conditions in the Duck Pond. Wanted to know what we are doing to combat the growing algae problem. Brian West stated that we are working on this problem and it is ongoing.
3. Consent Agenda- Jeanne made a motion to approve the June minutes and payment of bills. Tim N. seconded the motion. Vote was unanimous
4. Treasurers Financial Report- Read by Brian West.

Budget Analysis

Income

Dues	\$91,563.74
Other Income	\$6,843.67
Subtotal	\$98,407.41

Transfers from Reserves: \$00.00

Total Revenue for June: \$98,407.41

Expenses for June: \$94,984.87

Bank Account Balances as of June 30, 2011

Cash subtotal Bank of Lee's Summit: \$437,348.05

Reserves 2011

Operations	\$80,000
Dock Self Insurance	\$34,000
Dam & Valve	\$30,000
Siltation	\$50,000
Insurance Reserve	\$3,000

Loan Payment \$62,500
Siltation Loan (\$45,000)

2010 Rollover \$87,003

Outstanding Dues/Fines a/o 6/30/2011: \$65,198.45 Total Amount
Balances Due Liens Filed: \$57,443.08

1st Letter \$2,929.46

2nd Letter \$2,128.13

3rd Letter \$2,697.78

5. Board Announcements:

- A. Residents compliments on conditions- Jeanne stated that we have been getting a lot of compliments on Raintree grounds.
- B. Teen swim Thursday July 21, 2011 7:00-10:00pm
- C. Adult Pizza Party Friday July 22, 2011 6:00pm
- D. Adult Luau Friday July 29, 2011 7:00-11:00pm

6. Presentation: Disaster planning-72 hr. Essentials- Michelle Shackelford. Michelle had given a presentation at July 12th mtg. Jeanne updated the board on her thoughts about the disaster organization. Jeanne thinks it is a good idea to proceed.

7. Old Business-

- A. Legal Report: Attorneys are working on collection of outstanding dues.
- B. Neighborhood Crime Report- Keep garage doors down, call police if you see anything out of the ordinary.
- C. Unsafe action- swim across lake. Tim N. made a motion that we adopt the new swim rules for people that are caught swimming beyond 50 ft. from the shore.

Swim Rule: No person (member or guest) shall swim more than 50 ft. from the shoreline or a swim dock unless closely accompanied by a vessel displaying a bright red/orange flag.

Failure to abide by this rule has been deemed an unsafe action by the Board of Directors and will result in the following:

- First time offense will result in a \$50 fine and a 30 day suspension from use of all amenities, for all members of lot;
- Second offense will result in a \$100 fine and a 60 day suspension from use of all amenities, for all members of lot; and
- Third offense will result in a \$250 fine and 90 day suspension from use of all amenities, for all members of lot.

The motion was second by Jeanne and a vote was taken. 3 voted yes: Bob, Jeanne, and Tim N. 2 voted no: Tim K, and Bruce. Motion passed.

8. New Business-

- A. Appeal of Trailer fine #092710-67 Bob made a motion to uphold the \$25 fine and it was second by Tim N. Vote was taken. 4 voted yes: Bob, Bruce, Tim N, and Jeanne. Tim K abstained. Motion passed.
- B. Appeal ARB application- #070511-SR38. Bob made a motion to allow a one time rule exception to allow this request for the ARB to review this rule. Second by Tim N. Vote was unanimous.
- C. Spillway proposals- Bob made a motion to approve Vendor A as long as the cost does not exceed \$35,000 for the repairs on the spillway. The funds would be used from the Dam/ Valve and the remaining from Rollover. Tim N second. Vote was unanimous.
- D. Storm/Walking Trail repair proposal- Bob made a motion to award the bid for vendor A for \$3,200 to tear out the sidewalk and replace the section that is approx. 80X4ft. This equals 320sq ft of concrete. Jeanne second. Vote was unanimous.
- E. Lake Committee request for EAP supplies- San LaPointe updated the board on the pricing for the supplies requested. Bob made a motion to approve \$2,000 for the purchase of EAP supplies from roll-over requested by the Lake Committee. Bruce second. Vote was 4 yes: Bob, Jeanne, Bruce and Tim N. Tim K voted no. Motion passed.

8. Adjournment- Bob made a motion to adjourn at 8:45pm. Bruce second.