

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**SPECIAL MEETING/WORK SESSION MEETING**  
**July 24, 2008**

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held July 24, 2008, at 7:00 PM. Members in attendance: Tony Jose, Bob Christian, Tom Tucek, Tim Nydegger, Judy Schmoeger, Brian West and Robert Dye. Not attending the meeting were Brenda Miller and Brian Whitley. Rachelle Vandiver, the General Manager, was also present.

Tony Jose called the meeting to order at 7:02 p.m. and announced that a quorum for the meeting was present.

**Monument License and Easement Agreement**

A discussion was held concerning the Monument License and Easement Agreement proposed between the Raintree Villas Homeowners Association, Inc. and Raintree Lake Property Owners Association, Inc.

Robert Dye objected to Section 10 wording in the agreement because of uncertain and ambiguous wording as to clear ownership of the monument. A motion was made by Brian West to accept the License and Easement Agreement between RLPOA and Raintree Villas as presented by the proposal dated 7/10/08. Bob Christian seconded the motion.

Robert Dye made a motion to amend the motion to change that part of the wording in Section 10 of the agreement reading "provided that said removal and replacement is consistent with the rules and regulations of the RLPOA and Raintree Villas" with the wording "and that ownership of the monument and vegetation shall be held by RLPOA throughout this agreement and thereafter." The amendment failed due to a lack of a second. The original motion was approved five to one with Robert Dye opposed.

The Special Meeting was adjourned and moved to the Work Session with all present in approval.

**Trash and Yard Waste Guidelines**

The Board members discussed trash and yard waste guidelines currently in use and the need to be flexible in working with the elderly and disabled to avoid creating hardships whenever possible and to maintain a list of those people that deserve special consideration. This matter is to be put on the next Board Meeting Agenda for review.

**Work Boat**

General Manager Rachelle Vandiver commented about the bad condition of our work boat (pontoon) and it's motor. It was suggested that the rental pontoon boat be used currently as the work boat and attempt to locate a 25 HP to 40 HP motor to purchase to

put on the old work boat. A used motor was recommended. Bob Christian volunteered to check with local scrap metal dealers concerning the old work boat.

### **ARB Guidelines for Remodels/New Additions**

The suggested ARB Guidelines for Remodels/New Additions was discussed with focus mainly on land disturbance associated with each project. It was determined that landscaping must be completed prior to the expiration of a six-month period if ground disturbance is greater than 10% of the area from the front of a home to the street or 25% of the side yards and back. The ARB Guidelines are to be a part of the next Board meeting for approval.

### **Raintree View**

Tom Tucek reviewed the Raintree View Survey results with the Board. It is to be published in the August Shoreline. Tom is to discuss any requirements for development of the six lots regarding special use permits, zoning, etc. with Bob McKay with the City of Lee's Summit. He indicated to fully complete the Raintree View project, it will take five to ten years. Privacy of local residents will be an issue with the development of Raintree View. The initial work will probably involve planting trees and vegetation and creating berms to border the area.

### **Silt Removal**

Rachelle Vandiver, General Manager, brought up the silt removal project concerning Sunset Cove and Raintree Village Basin and the need to locate a site for dumping the silt removed from the two dredging sites. Several possibilities are being checked out. No action or approvals for the project have yet been achieved.

### **Open Lake Swimming Rules**

Tom Tucek initiated a discussion about open lake swimming rules and the desire of the Lake Committee to revise or perhaps eliminate swimming in the lake unless accompanied by a boat with appropriate warning flags or to swim only within the designated swimming areas protected by marker buoys at swimming docks. At the center of concern was the fifty-foot shoreline swim rule. It was suggested by member of the Board that we should make sure the rules that exist now are enforced, that all swimmers must have proper ID, that warnings and fines are imposed when rules are violated and those people are removed from the lake. It was also recommended that the Lake Committee members review the swim regulations for additional suggestions and comments.

### **Recycling Container at Raintree Lake Community Church**

Rachelle reported to the Board that the recycling container at the Raintree Lake Community Church is not being used properly and that there appears to be no screening of the trash for recycling materials only. Bob Christian and Rachelle are to compose a letter to the church requesting that they do proper screening of trash for the recycling effort.

### **Traffic Speed Control**

Robert Dye reviewed with the Board three different possibilities for traffic speed control along certain areas of SW Raintree Parkway and Raintree Drive. Two of these speed control suggestions were optical illusions that are mistaken to be speed bumps on the pavement. The third idea was a speed zone sign with a fake camera and blinking warning light. It was suggested that I approach the City of Lee's Summit as an individual rather than as an RLPOA Board member and discuss the possibilities with the proper officials.

### **Seawall**

Robert Dye read a statement about his inspection of the seawall at the Clubhouse and his recommended approach for the engineers and ultimately the contractors to consider when they are contacted regarding repairs needed. The seawall is 85% to 90% unchanged from its original construction about 35 years ago and basically needs stabilization. Only a relatively small section of the wall needs to be realigned and reconstructed with stabilization and erosion prevention on the back side of the wall against the hillside.

### **Walking Trail**

Robert Dye brought the subject of a walking trail to be constructed on the east side and south side of Sunset Cove before the Board. He requested that the Board give consideration to include the cost of construction of the walking trail in the budget for next year. It was suggested that he take measurements and information regarding the terrain where the walking trail will be constructed and bring that information to the Board.

### **Launching of Boats**

Robert Dye submitted to the board proposed changes in the regulations pertaining to the launching of boats at Raintree Lake. The changes relate only to the launching of lightweight watercraft from the shoreline. The proposed changes were given to San LaPoint, Co-chairman of the Lake Committee, for the committee's review and recommendation.

### **Weed Conditions Along the Shoreline**

San LaPoint informed the board of weed conditions along the lake shoreline and water clarity. He took samples of aquatic vegetation to the Department of Conservation for them to identify. He was told that the last few years we did not receive the rain which caused our lake to be clear. This year, with all the rain runoff, clarity of water is poor. This will inhibit growth of aquatic vegetation. He also commented that the Department of Conversation has been contacted concerning fish shocking tests in spring of 2009.

### **Flooding of Joe Fanning's Yard**

The Board of Directors reviewed a letter and DVD submitted by Joe Fanning Jr. complaining about flooding of his yard caused by run-off water from the common area near his back yard. The property involved is 4209 SW Leeward Dr. The City Engineer is to be contacted concerning possible solutions to the flooding problem.

### **Liability During Adult Swim Periods**

Judy Schmoeger announced that our insurance carrier has approved and Okayed the liability question concerning adults swimming from 8:00 a.m. to noon on weekdays until August 15 without a lifeguard being present. The decision for permitting this activity was made by the Pool Committee.

### **Erosion of Spillway**

Tony Jose reported that he has had Scott Edgar, Lee's Summit City Engineer, inspect the spillway erosion taking place below the SW Raintree Parkway bridge. The erosion has cut a deep channel in the rock ledge the past several years that is fast approaching the base of the bridge. The engineer suggested changing the channel flow to one side of the bridge or the other away from the middle of the bridge where the erosion is taking place. The City Engineer recommended core samples of the rock in the areas where the water flow would be directed to each end of the bridge on the east side. The City Engineer indicated we would be able to perhaps buy 20 years more time by redirecting the flow before major expense would be necessary. A diversion wall or curb of concrete 6 inches in height would need to be put in place along the bridge to divert the flow of water. Someone suggested perhaps a wall of concrete blocks would be enough if held in place by steel rods driven into the ground along the side of the bridge.

Tony Jose moved the Work Session to the Executive Session of the Board Meeting.