

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
JULY 28, 2009
7:00 p.m.

A work session of the Raintree Lake Property Owners Association was held on July 28, 2009. Members in attendance were Tony Jose, Robert Dye, Tim Nydegger, Judy Schmoeger, Tom Tucek, David Mitchell, Brian West and Tim Kirkpatrick. Brenda Miller and General Manager, Rachele Vandiver, were absent.

Tony Jose called the meeting to order at 7:00 p.m.

LAKE WEEDS:

Tim Nydegger updated the Board on his latest discussions with Brent Kramer of Blue Valley Labs and Bob Mattucks of the Conservation Department. The biggest concern is a major fish kill which would involve the DNR and possible penalties. Tim Nydegger called Brent Kramer and put him on speakerphone. Brent Kramer stated that the cost difference between doing the whole lake at one time versus doing the lake in stages is minimal. Most of the cost is the chemical (\$4300) and not labor (\$700). Brent Kramer said if we were to experience a fish kill it would be noticed within 24 hours. Brent Kramer also stated that what is needed is about two days of no rain, and that the chemical needs sunlight for several hours to do its job. Brent Kramer tried to assure the Board by saying that he has not had a fish kill in nine years. After further discussion the Board decided to break the process up into stages. Bowsprit Cove and the swim docks will be done first. Any further applications will depend on the results of the first application.

RAIN BARRELS:

Tim Nydegger would like to see rain barrels allowed in front yards as long as they are nice. Tim Nydegger will work with the current language between now and the next work session. One audience member suggested it be put under the ARB guidelines and have an ARB application filled out for better control. The Board thought it was a good idea and will take it under advisement.

Tim Nydegger gave his opinions on several issues coming up later in the work session and left the work session at 7:49 p.m.

WEATHER STATIONS/WIND TURBINES/SOLAR PANELS:

These items will be approved by the Board on a case by case basis. Guidelines will be developed in the future when there is more information to work with.

LIFT TANK OPTIONS:

The Lake Committee recommends approving square and round tanks that are black or galvanized. The Board agreed with the recommendation.

CONTRACTOR SIGNS IN YARDS:

The current rules state that contractor signs are not allowed in Raintree. The Board discussed it further and agreed that a fine structure needs to be included with the rules. Judy Schmoeger will develop the fine structure and present it to the Board at the next work session. The rules and fine structure will be attached to an approved ARB application.

PARKING ON RAINTREE DRIVE/RAINTREE PARKWAY:

Rita Madison discussed her concerns with all the vehicles parked on Raintree Drive/Raintree Parkway. Rita Madison showed the Board pictures and handed out a paper with measurements of different vehicles and the street to further explain her concerns. The Board will have Rachelle Vandiver contact city officials to discuss possible solutions.

ELECTRONIC VOTING:

Robert Dye presented the Board with four pages explaining how he would improve the voting process. The Board discussed moving towards electronic voting, and what is involved to accomplish the task. Rachelle Vandiver has pricing that is several years old that the Board will look at to get an idea of cost.

Tim Kirkpatrick asked about the 291 monument. Tony Jose stated that it is a work in progress. Tim Kirkpatrick left the work session at 9:00 p.m.

BOAT SLIP RENEWAL POLICY DRAFT:

David Mitchell presented the second draft of the boat slip renewal letter. Tom Tucek disagreed with the fine structure since there is something in place now. With two Board members missing, the boat slip renewal letter will be discussed further at the August Board meeting.

CURB SOFTENING ON RAINTREE DRIVE/ 291 HIGHWAY:

This was tabled because Rachelle Vandiver was not present, and the Board did not know where to go with this.

COMMON AREA DRAINAGE COLE YOUNGER/RAINTREE DRIVE/CLIPPER

The Board discussed how to fix the flooding problem of a Raintree resident. The resident's yard floods due to the run-off of water from the common area. The resident provided the office with a DVD that clearly shows his concerns.

9th PLAT SIDEWALK "STUBS":

After a short discussion the Board agreed to add the 9th plat sidewalk stubs for \$5,250.00 to the August consent agenda.

Robert Dye wants to change the due dates on the quarterly billings. Brian West explained how this is an accounting issue.

Tom Tucek told the Board that work will begin on the holding basin and sewer line behind Ward Road in mid September, and explained what the scope of the work will entail. The Association plans to take pictures at different intervals, do soundings, move barriers and rip rap the disturbed areas to protect the Association.

Brian West announced that budget requests from committees are due by the end of September.

The work session was adjourned at 9:58 p.m.