

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**August 12, 2008**

**1. DETERMINE QUORUM & CALL MEETING TO ORDER**

A Board meeting of the Raintree Lake Property Owners Association was held on August 12, 2008. Members in attendance were: Tony Jose, Brian Whitley, Judy Schmoeger, Brenda Miller, Tom Tucek, Brian West, Tim Nydegger and Robert Dye. Bob Christian was absent. Also in attendance was Rachelle Vandiver, General Manager.

Tony Jose called the meeting to order at 7:08 p.m. and announced a quorum for the Board meeting.

**3. CONSENT AGENDA**

Tom Tucek asked that the July minutes be removed from the Consent Agenda as some of the Treasurer's Report headings were not correctly typed from the original draft. Dock Self Insurance was incorrectly typed as Long-Term Debt and Siltation was mistyped as Outstanding Dues/Fines. Tony called for a vote on the payment of bills in the Consent Agenda. It was approved 7 to 0.

**4. TREASURER'S FINANCIAL REPORT**

Brian West presented the July Treasurer's Report

Contents:

- Balance Sheet
- Income/Expense Statement
- Check Register
- Budget Analysis
- General Ledger Trial Balance

Informational Items:

Bank Account Balances as of July:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 441,707.50

These include reserves for:

Operations	\$ 44,000.00
Dock Self-Insurance	\$ 30,000.00
Siltation	\$135,000.00

Expenses for July:	\$ 90,047.72
Long-Term Debt:	\$ 28,202.53
Outstanding Dues/Fines a/o 4/30/08	\$ 13,360.61
Balance Due Liens Filed	\$ 49,399.41

Income during July:  
Dues \$ 100,542.61  
Other Income Total \$ 7,420.41

The report was filed for audit.

Tom Tucek inquired about preparation of a comparative budget report for the current month.

## **5. BOARD ANNOUNCEMENTS**

Captain Mark Taylor of the Lee's Summit Police Department was unable to attend the Board Meeting as scheduled.

The family pool swim party is scheduled for August 22, 2008 at 7:00 p.m.

The Duck Pond triangle which is a project of the Raintree Lake Garden Club received a first place award for a Subdivision Entrance from the City of Lee's Summit.

Raintree Lake resident Mary Bell received a first place award from the City of Lee's Summit for the Patio/Deck Division.

The Raintree Lake Shoreline Adoption Program is being conducted by Joan Bruns. She is signing up volunteers to clean up sections of the lake shoreline on a monthly basis.

## **6. OLD BUSINESS**

The Board members reviewed a letter dated August 6, 2008 from our legal counsel, Joe Willerth, detailing current legal activities regarding seven Raintree Lake residents.

The Board held a lengthy discussion about residents who are having problems meeting the trash guideline requirements and code enforcement due to special circumstances such as illness, physical handicaps, conflicts of work requirements and time and occurrence of unpredictable events. It was suggested that a Special Circumstances form be completed by those residents who are having problems meeting the trash requirements and that the General Manager would maintain a list of those residents who should be granted special consideration.

A motion was made by Brian West to approve the use of the Special Circumstances/Exceptions to Trash Rules form presented by the General Manager. Tom Tucek seconded the motion and it was approved 7 to 0. The General Manager will determine who qualifies on a case-by-case basis.

Brian West made a motion to place a notice of the Special Circumstances form in

the next Shoreline publication to alert our residents. The motion was seconded by Tom Tucek and approved 7 to 0.

Proposed ARB Guidelines were reviewed by the Board regarding home additions/remodels. A motion was made by Tom Tucek to adopt the proposed ARB Rules and Guidelines for home additions/remodels with only the following changes: (1) to delete the word Contractor from Section 4 and (2) to complete the second sentence in Section 5 to read "Landscaping is required when ground disturbance is greater than 10% from the front of the home to the street or 25% of the back and sides of the home. Brian Whitley seconded the motion." Motion was approved 7 to 0.

Tony reported that he, Rachelle, Nolan and Scott Edgar, Lee's Summit City Engineer, inspected the erosion problem that is taking place at the bridge over the spillway. After some discussion, it was decided to take it up later at the Work Session this month.

## **7. NEW BUSINESS**

- A. Michael Smith's appeal for reversal of a recent lake citation was denied. It was withdrawn without a vote.
- B. Richard McMillin's appeal regarding builder's fines will be continued at his request until September.
- C. Julie Whyte's appeal for the disapproval of a jet ski lift was presented to the Board. The lift had been installed in June of 2007 without seeking the required approval and was recently repaired and a lift approval requested. Rather than paying a \$1,000.00 fine and losing the right to use the boat slip, Ms. Whyte was offered the alternative of removing the jet ski lift, request the proper approval for the lift and have it reinstalled. She accepted the procedure offered. Tom Tucek made a motion to deny the appeal of Julie Whyte for reversal of the jet ski lift disapproval. Judy Schmoeger seconded the motion. It was approved 7 to 0.
- D. Kelly Crawford, representing the Raintree Lake swimming team, requested that the RLPOA provide funds to purchase four swim blocks for the use of the swimming team in the coming years. The cost of the four swim blocks (Kiefer Gemini XL starting platform), slip anchors and shipping total \$5,297.01. The discussion of the swim blocks brought out concern about drilling required installing the swim blocks at the pool's edge and potential damage to the deck and piping systems. Additional bids were asked for in order that the Board may make a decision. A possible fund raiser was also mentioned. It was determined that the Board would take up this issue at the next Work Session on August 28.
- E. Brian West informed the Board that all trash collection costs could be expected to be raised soon. No agreements offered before recent mergers were going to be honored and Deffenbaugh no longer will pick up yard waste. Town and Country

does offer special service for the handicapped. Town and Country Disposal is proposing to provide Raintree Lake residents with trash collection, seasonal yard waste collection and co-mingled recycling. They will require 90% of Raintree residents to sign up for the weekly service costing \$48.75 quarterly or \$190.00 annually. Only the annual payment method is guaranteed for one year. They will work all holidays and our present collection day will not change.

- F. Tom Tucek made a motion to approve the minutes of the July 8, 2008 Board of Directors Meeting as amended correcting the mistyped headings Dock Self Insurance that was incorrectly typed as Long-Term Debt and Siltation typed incorrectly as Outstanding Dues/Fines. The motion was seconded by Brian Whitley and approved 7 to 0.

## **8. ADJOURNMENT**

Brian Whitley made a motion to go to Executive Board Session. Tom Tucek seconded the motion. Motion was approved 7 to 0.