

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
AUGUST 23, 2011
7:00 P.M.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on August 23, 2011. Members in attendance were Tim Nydegger, David Parker, Brian West, Brenda Miller, David Mitchell and Jeanne Smith. General Manager, Rachelle Vandiver, was also in attendance. Bruce Kusgen and Tim Kirkpatrick were absent.

Brian West called the special meeting to order at 7:00 p.m. and announced a quorum.

DUCK POND BUILDING PRELIMINARY FINDINGS:

Jan Diepenbrock made a presentation on the "proposed" Duck Pond Activity Center. Slides were used to show the new site plan and perspective floor plan. Aerial views were also shown. Jim Tompkins and Charles Vega were present from Tompkins Architects to answer questions. Jim Tompkins is checking with the city to determine if a sprinkler system will be required. The Board also received an estimate to renovate the Duck Pond Activity Center from Tompkins Architects. David Mitchell questioned the size of the proposed parking. With a maximum occupancy of 65 people, there will not be sufficient parking and vehicles will have to park on the street. This could cause problems for residents living in the area.

DUCK POND BUILDING RESOLUTION:

Tim Nydegger read a resolution to keep and maintain the Duck Pond Activity Center. Jeanne Smith seconded the resolution. David Mitchell questioned the need for the resolution and how this resolution if passed may affect any future changes to the Duck Pond Activity Center. The resolution passed 4 to 1. David Mitchell voted against the resolution. The resolution that was passed will be attached to these minutes.

Jeanne Smith had to leave at 7:25pm due to an emergency.

JULY MINUTES:

David Mitchell stated that Jeanne's name was misspelled several times. David Mitchell made a motion to approve the July minutes. Tim Nydegger seconded the motion. The motion passed 4 to 0.

ARB RULE ON PLAYGROUND EQUIPMENT:

Brian West read from a Lee's Summit ordinance referring to play houses and play equipment. Sherman and Holly Lewis were present and answered questions from Board members. The Lewis family did talk to all concerned neighbors and there was no

objection. The Board decided to vote on the two playground issues and pergola roof during executive session.

Sam Brethauer was also present to discuss his request for a playhouse. Mr. Brethauer answered questions from the Board. Mr. Brethauer stated that he had not spoken to any neighbors, but didn't feel there would be any objections since several of them had play equipment in their back yards. Mr. Brethauer assure the Board that the playhouse would stay under fifteen feet.

REQUEST FROM ARB REGARDING PERGOLA ROOF - 081511-689

Jeremy Aversman was present and answered questions from the Board. Mr Aversman handed out a brochure so the Board could see what the pergola roof would look like. Mr Aversman stated that the roof would be a smoke color as stated on the ARB application.

Matt Osborne read a statement to the Board. Mr. Osborne asked that his complete statement be included in the minutes. Mr. Osborne's statement will be attached to the minutes. Brian West answered several questions regarding the Duck Pond Activity Center.

ARB RULE ON PLAYGROUND EQUIPMENT DECISION:

- Tim Nydegger made a motion to approve the swing set on Seagull St. David Parker seconded the motion. The motion passed 4 to 0.
- Tim Nydegger made a motion to approve the playhouse on Seaside Sparrow. David Parker seconded the motion. The motion passed 4 to 0.

PERGOLA ROOF - 081511-689

Brenda Miller made a motion to approve the pergola roof. David Mitchell seconded the motion. The motion passed 4 to 0.

Tim Nydegger made a motion to adjourn from the special meeting at 7:55 p.m. David Parker seconded the motion. The motion passed 4 to 0.

Brian West convened the work session at 7:55 p.m.

REQUIRED ID'S FOR EVENTS AND/OR GUEST FEES:

Rachelle Vandiver briefed the Board on the need to possibly start requesting id's from residents attending some events. There should also be discussion on how to handle guests and the number of guests that residents have. This subject will go to the activities committee to see what they recommend.

The work session was adjourned at 8:03 p.m.

(Received electronically 8-24-11)

Board of Directors,

It's apparent after the letter I sent 8/15/2011 requesting information in regards to the acquisition of both the duck pond and sales office that proper protocol wasn't followed. Item number 3 of my letter requesting a copy of the resolution for the purchase of the duck pond is an item now on the agenda to be discussed at this special meeting 8/23/2011. I find it ironic that 8 days after the request to see a copy of the resolution, it's being brought up at a special meeting. This tells me one of two things, either there was never a resolution drafted giving permission to acquire the duck pond and sales building, or the board of directors is publicly presenting the resolution to the residents at Raintree Lake just a week after one resident requested to view it.

This being said I believe the board had no authority to purchase both the duck pond and sales office; furthermore it would be considered a slight breach of fiduciary responsibility of all members of the board. I've been given directions to investigate the propriety of the board of directors and some ideas as to how an executive board should operate. The documents I've asked to review including the resolution were all under the direction of an attorney. I believe the directions I've been given are correct based on the fact that there was no resolution drafted before the purchase of the properties.

As a resident of Raintree Lake I refuse to sit back and watch this board of director's act financially irresponsible in the current economic environment. Having little debt and great credit are two things Raintree currently possesses. It would be easy to overlook the good fortune of our community but the reality is it could change in an instant. There have been numerous foreclosures and are a number of residents currently behind on dues. If people can't afford their houses or to pay dues is it really in everyones best interest to spend more money and impose more risk on every resident in Raintree?

I propose that the sales building be torn down and the property be left as green space for everyone in Raintree to enjoy. With the building being torn down there would be no maintenance or operating expenses involved with a structure, only the mowing of the property. I know I'm not the only resident who wishes to see this take place. If Raintree is unwilling to tear down the building I and others will consider our legal remedies to stop this renovation from taking place. We don't want it to come to this because in the end it will only cost the association more money in turn costing all residents at Raintree Lake.

(Received by e-mail from Matt Osborne)

September 13, 2011

This response is in regards to the letter read by Matt Osborne at the August 23, 2011 Special Meeting/Work Session.

It was requested by Mr. Osborne to have his letter read and included in the minutes. It is not the opinion of the Duck Pond Committee, nor the Board of Directors, but Mr. Osborne's opinion only. Mr. Osborne is a member of the Duck Pond Committee.