

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
AUGUST 25, 2009
7:00 p.m.

A special meeting/work session of the Raintree Lake Property Owners Association was held on August 25, 2009. Members in attendance were Tim Kirkpatrick, Tom Tucek, Brenda Miller, Brian West, David Mitchell, Tony Jose, Robert Dye and Tim Nydegger. General Manager, Rachelle Vandiver was also in attendance. Judy Schmoeger was absent.

Tony Jose called the special meeting to order at 7:02 p.m. and announced a quorum.

Nellie Phillips Appeal of ARB Application/Fine:

Gary Phillips and Kylan Moore attended the special meeting representing Nellie Phillips. Kylan Moore, Bordner contractor, explained to the Board that there was a hole in the roof with an active leak. Mr. Moore expected the roof to be approved since Bordner had done a previous roof in Raintree using the same color. Mr. Phillips also explained that raccoons were living upstairs. During general discussion, the Board understood the need to fix the roof quickly, but there was concern over the timeline. Brian West made a motion to set aside the fine and approve the gray slate color on a one time basis, and to set aside the fine on the reported active leak. Robert Dye seconded the motion. The motion passed 6 to 1. David Mitchell voted against the motion.

Tom Tucek made a motion to adjourn the special meeting and move to the work session. Brian West seconded the motion. The motion passed 7 to 0. The special meeting was adjourned at 7:20 p.m.

Tony Jose convened the work session at 7:21 p.m.

Captain Mark Taylor:

Captain Taylor briefly stopped by before the start of the meeting to explain that there was a barricaded subject and that he had to respond to it. He left crime statistics with David Mitchell.

North Shore Lots 1-4:

John and Teresa Larkin attended the work session with two of their neighbors also affected by the pedestrian easement. Tony Jose gave the residents a brief history of the situation. Tony Jose told the residents that they could use the boat ramp as a bargaining tool against Paul Robert's and later to get the 2/3 vote needed to transfer the fifteen foot area in question. Rachelle Vandiver provided background on how the pedestrian easement came about. There was lots of discussion and advice given to the residents, and the North Shore residents said several times that they felt like they were being used. The Board decided to change the NS01 fence compliance to May 31, 2010 and place it on the September consent agenda.

Common Area Drainage Cole Younger/Raintree Drive/Clipper:

Joe Fanning attended the work session to discuss with the Board his flooding issues. Mr. Fanning had recorded video from March 2008 showing his problems. Rachelle Vandiver briefed the Board on a proposed solution. During general discussion several questions were raised. Would the Association be held liable if a solution was put in place, but failed at a later date causing damage to Mr. Fanning's home? Is Mr. Fanning willing to help financially to solve his flooding problem? The city of Lee's Summit offered a solution, but takes no responsibility with how it all started. Robert Dye also offered a solution. After further discussion nothing was solved. Mr. Fanning left threatening to sue the Association.

Weather Stations/Wind Turbines/Solar Panels:

Rachelle Vandiver read the following proposed guideline for Board approval. Wind Turbines, solar panels and weather stations shall be considered on a case by case basis before the Board of Directors. The Board agreed to place this new guideline on the September consent agenda.

Rain Barrel Guidelines:

Tim Nydegger is still working on this issue so it was continued to the September work session.

Electronic Voting:

Robert Dye is still waiting for more information so this issue was moved to the September work session.

Boat Slip Renewal Policy Draft:

David Mitchell sent out a new draft prior to the work session so Board members could make comments. Tom Tucek suggested one change which the Board agreed with. The boat slip renewal letter will be placed on the September consent agenda for approval.

Curb Softening on Raintree Drive/291 Highway:

Rachelle Vandiver briefed the Board on the problems with the snow plows taking out part of the curb at Raintree Drive/291 Highway. Rachelle Vandiver provided pictures showing what was done by her home. The Board discussed different way to fix the problem. Rachelle Vandiver will come up with options and report back at a later date.

Boat Lift Spec's:

Rachelle Vandiver verified the wording of the PWC lift guidelines relating to the word "rectangular". Tom Tucek clarified the meaning for the Board. The Board agreed to place the PWC lift guidelines on the September consent agenda.

ARB Roof Applications:

The Board discussed different items such as; fast tracking an application, new colors that could be approved for roofs, the office signing off on an application in cases of work needing to be done because of roof damage and walk-on applications the day of the ARB

meetings. The Board will send these sorts of questions to the ARB Committee to gauge where their comfort levels lie and what they may be willing to change.

Safety Meeting/Rental Pontoon:

Tom Tucek brought up the concern of residents renting the pontoon without having taken the safety class required by the association. An audience member was concerned about how a new resident was going to put their boat in the lake in October when there are no safety meetings being held. Tom Tucek will take these concerns plus the idea of safety classes every two years to the Lake Committee for their recommendations.

Fine Structure for Grass Clippings in Street:

Tom Tucek explained his concerns for grass clippings getting into the lake and the problems it causes our lake. Tom Tucek proposed setting up a fine structure similar to the trash can fine structure. The Board as a whole is concerned with the gross negligence of some residents, but making the Association fix the problem when it is a city code violation was the sticking point. After lots of discussion the Board directed Rachelle Vandiver to have the codes enforcer call the police when he sees gross negligence by a resident.

Aerator Placement:

This item was moved to the September work session because the Common Ground Committee took the specs for a new aerator for Hidden Cove.

Roof Support Proposals:

Rachelle Vandiver contacted three contractors. The only response that came back was from DNAB. Rachelle Vandiver struggled to get a competing proposal but finally got one. Tom Tucek will attempt to get another bid. This item was moved to the September Board meeting for further discussion.

Hidden Cove/HWY 150 Drainage:

Scott Edgar from the city of Lee's Summit would like to tie in Raintree to the Windemere project. Some Board members are wary of working with the city, but as a whole the Board is interested in seeing what the city plans to do. No decision will be made until the city finalizes their plans.

Common Ground Organized Sports Practice:

There was a discussion about soccer teams using Raintree common ground for practice. One resident spoke about the nightly soccer practices behind their home that has disrupted their lives. A concern brought up is the liability to Raintree if a child gets injured on common ground. After further discussion the Board directed Rachelle Vandiver to have the water patrol start checking the common grounds in question on a nightly basis to find out who is using it to play soccer. The Board will revisit this issue at a later time when there may be more information to work with.

Brian West made a motion to adjourn to executive session. David Mitchell seconded the motion. The motion passed 7 to 0. The work session was adjourned at 10:10 p.m.

