

**Raintree Lake Property Owners Association
Special Meeting/Work Session
August 28, 2008**

A Special Meeting/Work Session of the Raintree Lake Property Owners Association was held August 28, 2008 scheduled for 7:00pm. Members in attendance were Tony Jose, Bob Christian, Tim Nydegger, Brian Whitley, Tom Tucek, Brenda Miller, Brian West and Robert Dye. Also attending the meeting was General Manager Rachelle Vandiver. Board member Judy Schmoeger was absent.

Tony Jose called the special meeting to order and announced a quorum at 7:07pm.

Special Meeting:

- 1. Clubhouse Seal and Stripe Proposals:** General Manager Rachelle brought up the subject of needed repairs for the boat ramp parking area and sealing and striping work needed for the clubhouse parking areas. She presented a copy of a letter dated August 27, 2008 from Paul L. Roberts, Jr., Project Manager of North Shore Properties, Inc. indicating his willingness to permit RLPOA to proceed with the needed repairs for the boat ramp parking area subject to designated terms and conditions. Rachelle also presented 3 bids regarding the work to be done.

Bob Christian made a motion to use the lowest bid for both jobs of \$21,270.00 submitted by Calvert's Paving, Inc. This motion is limited up to the amount budgeted for this purpose. Motion was subject to proper insurance and references. Brian Whitley seconded the motion. Motion approved 7 to 0.

Bob Christian made a motion to adjourn to the work session. Tom Tucek seconded the motion and it passed 7 to 0.

- 1. Easement Request:** Ira Roberts requested that the Board act on granting the utility and Road access easements he needs to proceed with his proposed development east and west of Raintree Parkway between the south end of the Raintree Lake dam and the spillway bridge.

After a brief discussion a meeting was scheduled for September 2 at 4:00pm with Diane and Ira Roberts and the special committee of Board members created for this purpose. The easement issue and other considerations will be taken up at this meeting.

- 2. Trash Companies Yard Waste Guidelines:** Brian West commented that he has not been able to make any progress in negotiating a more favorable refuse collection and yard waste contract with Town and Country, a major trash collection company that serves many of Raintree residents.

Tim Nydegger offered to assist in working out the trash collection problem. Bob Christian offered to review Raintree's Codes and Bylaws to see if RLPOA can contract for trash services for all residents and increase the quarterly dues to pay for it.

- 3. Grass Clippings in Street: Brian West commented that grass clippings left in the street are continuing to be a problem at Raintree. It was discussed by members of the Board and determined that a copy of the city ordinance regarding grass clippings should be posted in the next Shoreline publication. Brian Whitley offered to create the notice to be published.**
- 4. TOPS Reports Review: Rachelle Vandiver provided current financial reports including budget comparisons for the year to date for Board Members to review.**
- 5. Lake Committee Recommendation on Boat Verification: Tom Tucek commented that the Lake Committee recommended accepting only the "Certificate of Origin" as to the length of a boat. A boat with a molded on platform would be acceptable as long as the certificate of origin stated the boat was 21' or less even though it measured more than 21' with the molded platform included. A bill of sale or boat title would not be acceptable to establish boat length. Any bolted on platform or other bolted on feature would not be counted in the boat measurement.**

Rachelle will prepare a notice to be placed in the next Shoreline publication describing boat measuring requirements and procedures.

- 6. Lake Committee Guidelines: The members of the Board of Directors have received and reviewed a copy of the Raintree Lake Committee's new proposed committee guidelines. The only change from the old guidelines was to remove the requirement that a RLPOA Board Member (at least one member of the Board) must be a Lake Committee Member.**

It was suggested that whenever possible at least one member of the RLPOA Board of Directors be a member of each committee that voluntarily serves the Raintree community in order to be a direct liaison between the committee and the Board of Directors.

- 7. Raintree View Committee Update: Tom Tucek reported that a meeting will be held with the City of Lee's Summit to discuss the proposed future development of Raintree View (6 lots along S.W. Raintree Parkway).**

A price proposal from Colonial Nursery was given to the Board for 69 Thuja Green Giant Evergreen trees to be planted on the Raintree View lots along 2 borders to screen off adjacent residences. The cost would vary from

\$5,865.00 to \$9,335.70 depending on whether a 2 foot tree or 4 foot tree is purchased.

Robert Dye made a proposal to the Board to provide free of charge including planting and replanting if necessary up to 100 trees of the Boards choice of 3 different popular and proven varieties for planting along the 2 designated borders of Raintree View. The 3 varieties offered would be Austrian Pine, White Pine and Norway Spruce. Replanting would be provided for up to 2 years if needed.

- 8. Spillway Erosion Control: A discussion was held regarding the erosion of the Raintree Lake spillway east of the spillway bridge. Suggestions have been made regarding the diverting of spillway flow to control future erosion. It was reported efforts are being made to determine the legal rights of RLPOA to work on the spillway problems. There is work being done to determine the legal description for the spillway area involved and legal ownership.**
- 9. Swim Block Proposals: The recent request by Kelly Crawford representing the Raintree Swimming Team for funds to buy swim blocks is to be processed by the Pool Committee with additional bids for the purchase of swim blocks to be obtained and the request resubmitted to the Board at a later date.**
- 10. Clubhouse Renovation: Tony Jose asked for Board Members to review the plans for the clubhouse renovation proposal and submit their thought in writing to him.**

Tony Jose indicated the clubhouse needs some painting and other work done now. The cupola and exterior trim need work immediately.

Robert Dye made a motion to adjourn the meeting. Brian West seconded the motion and the meeting was adjourned. Vote of 7 to 0. Time 9:01pm.