

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
SEPTEMBER 8, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on September 8, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Judy Schmoeger, Brenda Miller, Tom Tucek, Tim Kirkpatrick and Robert Dye. General Manager, Rachele Vandiver, was also in attendance.

Tony Jose called the meeting to order at 7:05 p.m. and announced a quorum present.

OPEN FORUM:

Bob Christian stated that the Villas sign is impeding the new monument and wondered if someone from the Board could ask Ben to move it twenty or thirty feet.

Charley Sandman wanted to commend the Board and anyone else responsible for spraying the lake and getting rid of the algae.

Rita Madison wanted to remind everyone about the Garden Club "Pumpkin on Wheels" fundraiser. Delivery will occur during the week of September 21 through September 26.

Harold Johnson said thank you for the wonderful sign at the entrance for Raintree Lake. Mr. Johnson is also thankful for the removal of the huge ugly rocks at the Raintree Drive entrance, and wishes the rest of the rocks would disappear because they are such a safety hazard. Mr. Johnson likes the trees and shrubbery that have been planted instead. Finally, Mr. Johnson hopes that the pool can get some attention and have some money spent on needed upgrades.

Robert Dye also stated that the rocks at the Raintree Drive entrance need to be removed.

Tom Tucek brought up the Prairie Lee Lake sewage leak that occurred this past weekend, and the fact that the city is building a sewer overflow basin behind Raintree Reserve.

Tony Jose moved the Prairie Lee Lake response letter to 7E under new business because some time will be needed to discuss the issue.

CONSENT AGENDA:

Tom Tucek made a motion to approve the August minutes, payment of bills, wind turbines, solar panels, weather station guidelines, boat slip renewal policy, PWC lift guidelines and NS01 fence compliance by May 31, 2010. David Mitchell seconded the motion. The motion passed 8 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the August Treasurer's report.

CONTENTS:

- Balance Sheet (E-mailed previous & current month)
- Income/Expense Statement (E-mailed previous & current month)
- Check Register

Budget Analysis

Bank Account Balances as of August:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 217,017.16
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$156,722

Expenses for August:	\$ 65,851.15
Long-Term Debt:	\$ -
Outstanding Dues/Fines a/o 8/31/09:	\$ 14,092.04 Total Amount
1 st Letter	\$ 5,142.79
2 nd Letter	\$ 4,316.03
3 rd Letter	\$ 4,633.22
Balance Due Liens Filed:	\$ 46,649.22

Income during August:

Dues	\$53,231.15
Other Income Total	\$5,664.10

Bob Christian asked if there was a figure on liens collected. Brian West said no. After a short discussion, Tony Jose stated that the Board will look into a way to report liens collected. Brian West stated that there is a finance committee meeting on September 16 to work on the budget. The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- The adult mixer pizza party is September 11, 2009.
- September 13, 2009 is the last day the pool is open.
- Fall neighborhood garage sale is September 17, 18 & 19.
- Octoberfest is Saturday, October 3.
- "Pumpkins on Wheels" is September 21 through September 26, 2009.
- Neighborhood Watch success stories; a stolen u-haul was used to burglarize a home on Gull Point. A unique individual was showing his wares on Ensign, and this weekend there was an abandoned suitcase on Raintree Drive which the bomb squad responded to. Rachele Vandiver stated that the police department complimented the Cobblestone residents that had to be evacuated. There were no questions or arguments from the residents.

OLD BUSINESS

LEGAL:

Joe Willerth is working on a response regarding skip tracer fees. Another person who was on a payment program is now in default because they have not made enough payments on time.

Charley Sandman asked for an overview of what the executive session was about prior to the Board meeting. Tony Jose stated that it had to do with property purchases around the dam.

ROOF SUPPORT PROPOSALS:

The Board had three bids to discuss. The first bid was for \$9,800, the second bid was for \$5,825.34 and the third bid was for \$4,110. Rachelle Vandiver recommended the second bid based on past work and the fact that the other two bids were coerced meaning that the vendors were chased down for a bid. There was general discussion about the three bids and the scope of the work. Tim Kirkpatrick made a motion to approve the middle bid (\$5,825.34) as long as they are providing all the labor and materials. Judy Schmoeger seconded the motion. Robert Dye said that the Board should wait a couple more weeks since there is still some confusion and then the Board can review things line by line, and that he will abstain from voting on this. The motion passed 6 to 0. Tom Tucek and Robert Dye abstained.

COMMON GROUND BENCHES & TRASH CAN ORDER BUDGET UP TO \$2,000:

Rachelle Vandiver needs to order the trash cans and benches, but it is above her spending authority. The money is in the budget, and the Common Ground Committee put their budget together about a year ago stating that they want trash cans and benches. Tom Tucek made a motion to approve \$2,000 for trash cans and benches. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

NEW BUSINESS

POOL COMMITTEE PROPOSAL:

Tony Jose stated that the proposal would not be discussed tonight because it would become part of a contract negotiation and this proposal should not be disclosed outside of the Pool Committee or the Board. The Board should submit any questions to Kelly Crawford. Dave McQueen argued that disclosing the proposal would work to the advantage of the Association by possibly getting pool service at a cheaper price. By a show of hands nobody on the Board was comfortable discussing this issue tonight.

GENE KLOTZ JR. APPEAL OF LAKE VIOLATION:

Gene Klotz attended the meeting in person. Mr. Klotz stated that no place in the rules states that what he did was done incorrectly, and that he was not informed by certified mail as the rules dictate. Mr. Klotz stated that he tied up his boat at the first dock closest to the dam for approximately an hour to an hour and a half to eat breakfast with friends. Mr. Klotz misunderstood the rule but now agrees now that it is a rule. After no

discussion by the Board, Tom Tucek moved to deny the appeal and retain the warning. Tim Nydegger seconded the motion. Tom Tucek explained that the reason for the motion was because it is only a warning, and as long as there are no other violations there is no fine it is just a warning. The motion passed 8 to 0.

Mr. Klotz asked why his warning wasn't sent by certified mail. After some back and forth discussion, Tony Jose said that as a cost savings measure warning letters are not sent out in that fashion. Mr. Klotz then continued the discussion of what is a courtesy dock. Nothing was solved after several more minutes of discussion.

GENE KLOTZ JR. APPEAL OF ARB VIOLATION:

Gene Klotz stated again that he was not informed by certified mail and was also not given a five day notice that he violated the ten days. There was discussion between Mr. Klotz and the Board regarding the boat and trailer on his lot more than ten days. Tom Tucek moved to uphold the citation and fine. Robert Dye seconded the motion. The motion passed 8 to 0.

RON DAKE APPEAL OF TWO LAKE VIOLATIONS:

Ron Dake did not appear for his appeals. Tony Jose stated that by absence of showing both of his fines stand. The no sticker on a watercraft is \$50, and operator without an id is \$10 with suspension from the lake for the day.

PRAIRIE LAKE LETTER:

There was a continued discussion about the Prairie Lake sewage leak. Tony Jose asked Tom Tucek to draft a letter to the city of Lee's Summit, route it through the Board, and then the letter would be sent on Raintree letterhead. The letter would ask the city what mechanisms are in place to prevent this from happening again at that location and our location. The end result being that the city responds explaining what happened at Prairie Lake and explaining what steps they will use to prevent this from occurring again in the future. DNR and EPA will also be copied on the letter.

Bob Christian asked about the sewer line upgrade timeline. Rachelle Vandiver explained that the city came across a rock shelf which is slowing down their digging abilities. The city now expects to be done in November or December.

Brian West made a motion to move to executive session. Brenda Miller seconded the motion. The motion passed 8 to 0. Meeting adjourned.

Tony Jose reconvened the regular Board meeting from executive session. Tom Tucek made a motion to adjourn from the Board meeting. Judy Schmoeger seconded the motion. The motion passed 7 to 0. Tim Kirkpatrick left during the executive session. The Board meeting was adjourned at 9:51 p.m.