

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**September 9, 2008**

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

A Board meeting of the Raintree Lake Property Owners Association was held on September 9, 2008. Members in attendance were: Brian West, Brenda Miller, Tony Jose, Tom Tucek, Bob Christian, Judy Schmoeger and Robert Dye. General Manager Rachelle Vandiver was also present. Absent were Board members Brian Whitley and Tim Nydegger.

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

**2. OPEN FORUM**

Robert Dye commented that the Raintree Lake residents living along Ward Road and on the west side of Sunset Cove probably will feel like they are under siege for the next couple of years with all the roadwork, new utility lines and major sewer lines going in all around them. He stated that he wanted those residents to know they have not been forgotten because there are efforts under way to correct the siltation problem and a proposal to the Budget Committee to construct a walking trail along the east and south side of Sunset Cove is in the near future.

Robert Dye also thanked Tom Tucek for alerting him at the August 12 Board Meeting of errors in the July 8 Board Meeting minutes. He indicated he went back through all his handwritten original drafts of Board Meeting minutes since he became Secretary that were turned over to the Raintree Lake office staff to be typed and found that his original handwritten drafts of the minutes have been correct and compared almost exactly word for word with the typed minutes produced by the Raintree office staff except for a few mistyped words and a few omissions in the typing that didn't change the dialogue.

The July minutes that Tom Tucek was referring to as having errors had only two incorrectly typed headings and one incorrectly typed date in the Treasurer's Report. They were correct in his original handwritten draft.

He has since discovered the same typing errors in the Treasurer's Report for the June Board Meeting minutes and major typing errors in the typed minutes of the August 12 and August 28 Board Meetings that have not yet been presented to the Board for approval. The first effort at typing the August 12 minutes had only the first one-half page correct and the August 28 minutes had several errors in the typed version. It took three attempts to get the August 12 Minutes.

Robert Dye requested only that he or someone else familiar with Board Member activity be given a chance to proof read the typed minutes against the original

handwritten draft before it is submitted to the Board for approval.

### 3. CONSENT AGENDA

Tom Tucek made a motion to approve the Consent Agenda which included the August Board Meeting minutes and the payment of bills for August. Brian West seconded the motion and it was approved 6 to 0.

### 4. TREASURER'S FINANCIAL REPORT

Brian West presented the August Treasurer's Report

#### Contents:

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

#### Informational Items:

Bank Account Balances as of August:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 417,228.65

These include reserves for:

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

Expenses for August:	\$ 66,114.97
Long-Term Debt:	\$ 22,710.29
Outstanding Dues/Fines a/o 08/31/08	\$ 9,554.20
Balance Due Liens Filed	\$ 45,204.01

Income during August:

Dues	\$ 65,858.33
Other Income Total	\$ 3,081.40

Rachelle Vandiver commented that the bank account had not yet been reconciled for August and that Long-Term Debt shown in the Treasurer's Report was incorrect and should be \$22,710.29. The report was filed for audit.

### 5. BOARD ANNOUNCEMENTS

The fall Raintree Lake garage sale is scheduled for September 18, 19 and 20. The Council of Blind will be in the Raintree Lake area September 20 to pick up donations.

Rachelle reported that work is scheduled for the Clubhouse parking lot on Sunday, September 14 and for the boat ramp parking lot on September 11.

## **6. OLD BUSINESS**

### **Legal**

The Board reviewed current legal activity reported by Kapke and Willerth L.L.C. The six delinquent accounts reported activity as follows: One bankruptcy with the possibility of some partial payment to RLPOA, two scheduled trials in September for non-payment of dues, one delinquent account now paid up, one now making payments and one account that our attorney requests permission to initiate a lawsuit.

### **Lake Committee Guidelines**

Tony Jose reviewed the proposed revision of the Lake Committee Guidelines with the Board Members.

Tom Tucek made a motion to approve the recommended Guidelines submitted by the Lake Committee as follows: Lake Committee Guidelines Revision #8, dated 8/6/08. Bob Christian seconded the motion and it was approved 6 to 0.

## **7. NEW BUSINESS**

The Board members reviewed and discussed the appeal of Richard McMillin regarding his builder's fines and the reasons for failure to complete the construction of a home at 5036 SW Kingfisher (Lot 817) in a reasonable period of time. There are several points of disagreement between the Board and Richard and the need to check the city ordinances about possible conflict between RLPOA construction regulations and Lee's Summit's regulations. Judy Schmoeger commented that we should review the entire file at a Special Meeting in the near future. Tom Tucek indicated we should try to resolve the matter at the next Special Work Session of the Board in Executive Session September 25.

The Board of Directors held a lengthy discussion with Will Rogers about his appeal to overturn a citation for a Lake Rules Violation. Mr. Rogers was cited four years ago for a similar violation. Tom Tucek made a motion to rescind the citation and approve Mr. Rogers' appeal. The motion was seconded by Bob Christian and approved 6 to 0.

Tom Tucek made a motion to purchase a new swim dock from Kribbs Welding for the sum of \$6,800.00. The price includes materials, fabrication, delivery and installation and a ladder as outlined in RLPOA specification letter and Request for Bid on August 29, 2008. The motion made was limited up to the amount budgeted for that purpose. Judy Schmoeger seconded the motion and it was approved 6 to 0.

Brian West made a motion to accept the bid of Kevin Latimer to paint the exterior of the Clubhouse for \$3,350.00. The painting proposal includes power wash and scrape all loose paint, caulking where needed, prime all raw wood with oil primer and paint all doors and windows and trim with two coats of latex paint. Motion was

seconded by Judy Schmoeger. Bob Christian made a motion to amend the motion to fund the painting contract with Latimer from the Operation Reserve account. Tom Tucek seconded the amendment. The amendment was passed 5 -0-1 and the motion was passed 5-0-1 with Bob Christian abstaining on each vote.

Bob Christian made a motion to go to Executive Session. Tom Tucek seconded the motion and it was approved 6 to 0.

The regular Board Meeting was re-opened after moving from Executive Session.

## **8. ADJOURNMENT**

Bob Christian made a motion to adjourn. Robert Dye seconded the motion and it was approved by all.

Meeting was adjourned at 10:00 p.m.