

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

October 14, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on October 14, 2008. Members in attendance were: Brenda Miller, Judy Schmoeger, Brian Whitley, Brian West, Tony Jose, Bob Christian, Tim Nydegger, Tom Tucek and Robert Dye. General Manager Rachelle Vandiver was also present.

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

2. OPEN FORUM

Brian Haines brought up the subject of the bad condition of the Duck Pond. The algae and moss make fishing difficult and there is a problem with the drainage grate. Mr. Haines was informed that RLPOA has control of only a small part of the very N.W. end of the Duck Pond and the rest is under the control of the developer. It was suggested Mr. Haines might take his children fishing at some of the other small ponds at Raintree that are stocked with fish. He was also encouraged to contact the developer and express his concern.

Rita Madison requested that the RLPOA contact the city of Lee's Summit concerning the need to move forward with the utility and street resurfacing work planned for Hidden Cove street at Raintree Lake. It appears that many of the streets in the same area are being worked on and resurfaced but the work for Hidden Cove street has not been resurfaced for 31 years.

Robert Dye indicated that someone from RLPOA will contact the city of Lee's Summit about her concern.

Anthony Smith requested that the Board consider putting some fishing docks in the Raintree area.

Shirley Thomas commended the Board of Directors for sending the General Manager, Rachelle Vandiver, to the Lee's Summit Leadership program recently held and for some of the Board Members attending the Strategic Planning Meetings of Lee's Summit for 2008 and 2009.

Shirley Thomas also mentioned that progress is being made toward the completion of the 291 entrance monument for Raintree Lake and the desiltation of Sunset Cove.

3. CONSENT AGENDA

Robert Dye requested that 2 words be added to the end of the 4th paragraph of the open forum section of the September 9, 2008 minutes of the Board of Directors

meeting. The two words to be added are: typed correctly.

Brian Whitley made a motion to approve the consent agenda which included the September 9, 2008 minutes of the Board of Directors and the payment of bills for September. Judy Schmoeger seconded the motion and it was approved 8 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the September Treasurer's Report

Contents:

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

Informational Items:

Bank Account Balances as of September:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 427,898.37

These include reserves for:

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

Expenses for September:	\$ 65,762.88
Long-Term Debt:	\$ 17,187.32
Outstanding Dues/Fines a/o 09/30/08	\$ 6,098.20
Balance Due Liens Filed	\$ 39,635.25

Income during September:

Dues	\$ 65,722.60
Other Income Total	\$ 6,844.89

5. BOARD ANNOUNCEMENTS

Tony Jose mentioned once again as Shirley Thomas did in the open forum session that progress is being made on the 291 Raintree Entrance Monument and Sunset Cove desiltation plan.

6. OLD BUSINESS

Legal

Legal activity reported currently for the month of October by Kapke and Willerth L.L.C. indicate 7 delinquent accounts with the following activity: 1 in Chapter 13 Bankruptcy, 1 not responding to payment requests and recommending a lawsuit be initiated, 1 making payments with anticipation that full payment will be received, 2

accounts paid in full, 1 suit for delinquent dues assessment filed and scheduled for hearing Oct. 28, 2008 and 1 that requested an extension to October 15 to make her monthly payment.

Boat Measurement Guidelines

The Board Members discussed at length proposals for establishing a standard to use in measuring boats for the issuance of boat permits at Raintree Lake. A number of Raintree residents attending the meeting contributed their ideas and procedures as well.

Tim Nydegger made a motion to accept as a standard for boat measurement requirements at Raintree Lake for the issuance of a permit any 1 of 3 illustrations to be used in measuring boats without a swim platform, boats with a bolted on swim platform and boats with a molded on swim platform. No measurement as illustrated can be more than 21 feet. The 3 illustrations will be the guide to be used for the issuance of boat permits. Judy Schmoeger seconded the motion and it was approved. Tim Nydegger, Judy Schmoeger, Bob Christian and Robert Dye were in favor of the motion. Tom Tucek, Brenda Miller and Brian Whitley were opposed. Brian West abstained. 4-3-1.

2009 Annual Assessments

The Board discussed the current economic climate and the consumer price index of 5.6%.

Bob Christian made a motion to increase the annual dues assessments at Raintree Lake 4% across the board. Second by Brian Whitley. Motion was approved 7-0-1 with Robert Dye abstaining.

2009 Boat Slip Fees

Tom Tucek motion to reduce to \$200. No second. Motion failed. Bob Christian made a motion to increase boat slip fees to \$275. Tim Nydegger seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley opposed.

2009 Boat Sticker Fees

Judy Schmoeger made a motion to increase boat sticker fees to \$55 and \$16.50 for boats without motors. Robert Dye seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley opposed.

Charley Sandman stated that he felt boat stickers should be free to all in view of the free passes given at the swimming pool and other free events provided to the residents at Raintree.

Shirley Thomas indicated that not everyone could afford a boat and that the swimming pool was one of the few things many of the residents could enjoy and look forward to.

2009 Clubhouse Rental Fees

Brian West made a motion to increase the clubhouse rental fee to \$330. Bob Christian seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley voting no.

2009 Pontoon Boat Rental Fees

Bob Christian made a motion to have pontoon rental fees at \$55 for early bird, \$100 and \$160. Judy Schmoeger seconded the motion and it was approved 6 to 2 with Tom Tucek and Brian Whitley voting no.

The Board discussed the matter about gas usage with the pontoon boat rental. The General Manager was asked to establish a record of approximate gas usage for each rental of the pontoon boat. The Lake Patrol will measure each refill and report the usage to the General Manager.

Brian Whitley reported to the RLPOA Board that he will present to the Raintree Villas Board of Directors for their approval the final design for the 291 Raintree entrance monument at their meeting on December 4th.

7. NEW BUSINESS

Cobblestone Monument

Bob Christian, vice-president of the RLPOA and president of the Cobblestone Homes Association brought up the subject of constructing a monument for the Cobblestone addition at Raintree Lake. Several ideas were discussed and he was encouraged to pursue the idea further and put together a proposal.

Trash Service Proposals

Charley Sandman presented trash collection proposal from Constable Sanitation Service for a 3 year period unless unforeseen events cause collection costs to rise. The cost per month for each household that requests trash collection service will be \$12.75 providing trash and yard waste removal and the option of renting a trash receptacle for \$3.00 a month and curbside recycling for \$2.00 a month additional. It was requested that this information be published in the monthly Shoreline newsletter.

The Board was informed that the city of Lee's Summit is proposing a recycling service for residents and has scheduled a meeting November 3rd at the Raintree clubhouse to present the program. The meeting is open to all residents and is to be at 6:30pm.

After discussing other trash services current collection fees, collection dates and customer satisfaction, the Board requested the General Manager to secure multiple bids from trash service contractors who presently work in the Raintree Lake area.

The Board of Directors will take the trash collection issue up at a future work session meeting.

Drain/Water Pipes Crossing Common Ground

The Board Members discussed the request of Tim and Julie Kirkpatrick to allow them to continue use of a water line crossing common ground ending at the lake shore. The pipe is used to draw water from the lake to water their lawn. The water line was in place when they bought the home. Judy Schmoeger informed Mr. Kirkpatrick that no water lines or drains or water drawn from the lake has been a long standing rule.

The Board requested the line be capped or removed.

Tom Tucek made a motion to move to Executive Session. Brian Whitley seconded the motion and it passed 8 to 0. 9:45pm the meeting adjourned to Executive Session.

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

8. ADJOURNMENT

Bob Christian moved to adjourn the Board Meeting. Tim Nydegger seconded the motion and the motion was approved 8 to 0. The Board meeting was adjourned at 11:10pm.