

Raintree Lake Property Owners Association Board of Directors Meeting November 9th, 2010

A board meeting of the RLPOA was held on November 9th, 2010. Members in attendance were Brian West, David Mitchell, Bruce Kusgen, Tim Nydegger, Tim Kirkpatrick, Jeanne Smith, Tom Tucek, Bob Christian, and Judy Schmoeger. Also in attendance were Rachelle Vandiver and Rhonda Clark.

1. Brian West called the meeting to order at 7:00pm and confirmed that we had a quorum.
2. **Open Forum:** Judy wanted to thank and compliment the Clubhouse Committee for all of their hard work and everyone's efforts in helping with the remodel of the clubhouse.
3. **Consent Agenda** - Judy made a motion to approve consent agenda as written. It was seconded by Tim and approved unanimously.

4. **Treasure's Financial Report:** Read by David.

Budget Analysis

Income:

Dues	\$ 77,318.35
Other Income	\$ 963.60
Subtotal	\$ 78,281.95

Transfers from Reserves:	\$ 0
Total Revenue for October:	\$ 78,281.95
Expenses for September:	\$ 62,937.79

Bank Account Balances as of October 31, 2010

Cash Subtotal Bank of Lee's Summit	\$294,168.29
Reserve 2010	
Operations	\$ 80,000.00
Dock Self Insurance	\$ 32,000.00
Dam & Valve	\$ 30,000.00
Raintree View	\$ 55,000.00
Regatta Island	\$ 6,600.00
Insurance Reserve	\$ 3,000.00
Siltation Loan	(\$ 45,000.00)
2009 Roll over \$.	\$ 0.00

(Postage & Turbidity Testing & Duck Pond Bldg)

Outstanding Dues/Fines a/o 9/30/10	\$ 89,583.25
Balance Due Liens Filed	\$ 58,377.09
1st Letter	\$ 17,167.22
2nd Letter	\$ 10,669.31
3rd Letter	\$ 3,369.63

5. Board Announcements:

A. Breakfast with Santa is changed to Story time with Santa. Sunday December 5th at 3:30 pm. Located at the 111 SW Cole Younger Dr. building.

6. Old Business

A. Legal: We are going through the delinquencies and getting them filed where needed.

B. Neighborhood Crime Report: Officer Reese said things had been a little quieter than last month. David spoke about the crimes in the area including Cheddington and Windemere.

C. Residents Complaints on Organized Teams: Brian explained the problems once again and let the residents know that we were aware of the problem and that we had had many discussions on the course of action.

Mr. Mason, Mr. Carr, and Mr. and Mrs. Ed and Jeanelle Hartman spoke about the problems they had witnessed, such as cursing, parking, urinating on trees and fences, kids darting out in front of cars, etc.... Wanted to know who was going to enforce these rules that were being implemented?

D. **Motion:** Jeanne made a motion to rescind the rules for common ground, as of now, for organized sports activities. Bob seconded. For: Jeanne, Bob, Tim N, Judy, David, Tom. Tim K and Bruce abstained. 6-0-2 E. **Resolution:** Judy made a motion to adopt a resolution to ban organized team sports activities from all common grounds, with the exception of the swimming pool, due to the lack of restroom facilities and players using private property, Coaches using fowl language, safety issues created by an excessive number of cars parking on both sides of the street. David seconded. Judy, Jeanne, Tim N, David, and Bob yea. Tom, Bruce, and Tim K Voted against. Motion failed to get 2/3 vote.

F. **Proposal:** Tom proposed that the board take up his suggestion that we make a special meeting of the work session and mull this over and make sure we've got all of our i's dotted and t's crossed and propose the resolution at the beginning of the work session, which shouldn't take long. Judy and Tom agreed to take over the task of putting together the resolution and allow the board members to email their ideas and thoughts.

7. New Business

A. **Motion:** Bob Christian made a motion for the RLPOA Board to approve up to \$16,000 for new, state of the art, Audio/Video/Visual to be purchased and installed during the construction phase of the Clubhouse Renovation in 2010. Competitive bids

were solicited, secured, and evaluated and G&H Audiophile, Inc was determined to be the successful contractor based on RLPOA requirements, current and future services support and scheduling considerations. A complete list of equipment included in this motion has been provided to this Board at the October 2010 work session and will be provided to the Secretary for inclusion into the minutes of this motion. It is requested that the funds be drawn from the existing Clubhouse Renovation loan. Bruce seconded. For: Judy, Jeanne, Tim N., David, Bob, Tim K. and Bruce. Against: Tom Tucek. 7-1
B. Bob made a motion for assessments for 2011 stay the same. Jeanne seconded. Passes unanimously.

C. Tom made a motion to change the short term boat slip costs to \$250. Bob seconded and it passed unanimously.

D. Tim N made a motion to keep non motorized boat permits the same. Bob seconded. Tom offered an amendment and moved to change the price to \$15. Jeanne seconded and it passed unanimously.

E. Tom made a motion to change the boat motorized permit costs to \$50 from \$55. Bob seconded. Tim K offered an amendment to move to lower to \$35. Tom seconded. Tim K, Bruce and Tom yeah Tim N, Jeanne, Bob, Judy, and David vote against. Amendment failed. Original motion Passed unanimously.

F. Judy made a motion to raise the Clubhouse Rental fee for 2011 to \$400. David seconded. 6-2 passed with Bruce and Tim K against.

G. Judy made a motion to raise the Clubhouse Deposit fee for 2011 to \$500. Tom seconded. Passed 6-2. Bruce and Tim K against.

H. Shoreline advertising. Same - unanimous

I. Mowing. Same. - Unanimous

J. Bob made a motion to keep the Pontoon Boat Rental the same. David seconded. Passed 7-1

Amendment: Tom made a motion for all profits of the pontoon boat rental to be put into repair and improvements or replacement of the boat and put into a separate reserve fund. Bob seconded. Passed 7 yes David no.

Bob made a motion to move to executive session at 9:35. Unanimous.
Adjourned meeting at 10:25.