

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
NOVEMBER 10, 2009
7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on November 10, 2009. Members in attendance were Tony Jose, Tim Nydegger, Tim Kirkpatrick, Robert Dye, Judy Schmoeger, Brian West, David Mitchell and Brenda Miller. General Manager, Rachelle Vandiver, was also present.

Tony Jose called the meeting to order at 7:00 p.m. and announced a quorum.

OPEN FORUM:

Brian West was concerned about the new ramp and skateboarders. Rachelle Vandiver advised that she is aware of the situation and has spoken to several of the kids.

CONSENT AGENDA:

Tim Nydegger made a motion to approve the October minutes and payment of bills. Brian West seconded the motion. The motion passed 8 to 0.

TREASURER'S FINANCIAL REPORT:

Brian West read the October 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 October

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 199,438.21
<u>These include reserves for:</u>	
Operations	\$50,000
Dock Self Insurance	\$30,000
Dam & Valve	\$30,000
Raintree View	\$55,000
Roll over \$	\$148,877

Expenses for October	\$ 105,973.16	
Long-Term Debt:	\$ -	
Outstanding Dues/Fines a/o 10/31/09:	\$ 82,700.54	Total Amount
1 st Letter	\$ 20,524.74	
2 nd Letter	\$ 7,377.30	
3 rd Letter	\$ 4,264.04	
Balance Due Liens Filed:	\$ 50,534.46	

Income during October:

Dues	\$79,897.39
Other Income Total	\$2,910.25

The Treasurer's report was filed for audit.

BOARD ANNOUNCEMENTS:

Tony Jose announced the following:

- Breakfast with Santa is December 5th from 9:00 a.m. – 11:00 a.m.
- The photo contest deadline is November 30th (for next year's directory cover)
- An offer to purchase land has been turned back to the Association. The Association is continuing to gather information.

OLD BUSINESS:

MIDDLE BIG CREEK EXCESS FLOW HOLDING BASIN (EFHB):

The Board drafted a letter several months ago which expressed concerns regarding the construction of the Middle Big Creek Excess Flow Holding Basin. Mark Schaufler spoke on the city's behalf. Also attending the meeting; Randy Rhoads, Brian Scott and Dena Mezger. Mark Schaufler briefed the audience on overflow risks, construction, how the basin works, emergency procedures and lessons learned from earlier overflow incidents. There was a long question and answer session.

LEGAL:

Joe Willerth has been working on matters relating the land purchase by the dam. Tony Jose briefly discussed concerns the Board still has with the land purchase.

There were four delinquent accounts sent to the Associate Circuit Court of Jackson County and three to the Associate Circuit Court of Cass County. The total amount is approximately \$11,855.

Joe Willerth was awaiting word from management regarding garnishment of wages against a resident.

TROOP 538 GIRL SCOUTS MEETING AREA REVIEW:

Rachelle Vandiver advised the Board that there have been no problems from the Girl Scouts concerning the condition of the clubhouse after their use. Robert Dye made a motion to continue allowing Troop 538 to use the clubhouse as previously approved through the rest of the school year. David Mitchell seconded the motion. The motion passed 8 to 0.

2010 BUDGETED REVENUE:

The Board reviewed the revenue for 2010. Tim Kirkpatrick raised concerns about boat sticker fees and how the fees are not necessarily directed toward the lake but thrown in to the general fund. There was discussion regarding eliminating the sticker fee for the first boat and how that would affect the 2010 budget and the priority list. Tim Kirkpatrick made a motion to eliminate the boat sticker revenue from the 2010 budget. Brian West seconded the motion. Robert Dye amended the motion to allow one free sticker per household. Tim Kirkpatrick seconded the motion. There was a call for question by Tom

Tucek. The amended motion failed by a vote of 2 to 6. Tim Kirkpatrick and Robert Dye voted for the amended motion. The original motion also failed by a vote of 2 to 6. Robert Dye and Tim Kirkpatrick voted for the original motion. Tom Tucek made a motion to reduce the boat slip lease to \$150. Tim Kirkpatrick seconded the motion. The motion failed 3 to 5. Tom Tucek, Robert Dye and Tim Kirkpatrick voted for the motion. Tim Nydegger made a motion to approve the 2010 revenue. Judy Schmoeger seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion and Tim Kirkpatrick abstained. Tony Jose read the 2010 revenue into the record.

LIFT ENCLOSURE CONTRACT:

Tony Jose recapped the previous Board's decision to approve \$10,000 to move the handicapped power lift. There are three bids with one being labor only. The first bid was for \$20,900, the second bid was for \$12,358.93 and the labor and roofing material bid was for \$4,340. The first bid includes a stone wall while the second bid does not. Tom Tucek was concerned with doing work now without a master plan. This issue was moved to the November work session.

NEW BUSINESS:

DAVID GEILER APPEAL OF BOAT LENGTH:

David Geiler spoke on his behalf concerning how his boat was measured. There was discussion about how boats are measured. Because of lack of information needed to decide on this boat, the issue will be moved to the December Board meeting.

SUSAN REAKA CLUBHOUSE REQUEST:

Susan Reaka had to leave early so Tony Jose spoke on her behalf. There is not a form filled out because the office staff told her one did not have to be filled out. She was told to attend the Board meeting and it would take thirty minutes. Susan Reaka would like to use the clubhouse for free on November 20th. Susan and approximately 18 to 20 other teachers need the floor space and peace and quiet to make math banners for around three hours. Tim Kirkpatrick made a motion to allow the use by Susan Reaka as requested without a deposit. Brenda Miller seconded the motion. The motion passed 7 to 1. Tom Tucek voted against the motion. Brian West would like to see guidelines written up for the free use of the clubhouse.

Tony Jose asked for three Board members to help with reviews who are not up for election. Judy Schmoeger, David Mitchell and Tim Kirkpatrick volunteered.

Tom Tucek made a motion to move to executive session. Tim Kirkpatrick seconded the motion. The motion passed 8 to 0.

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 8 to 0. The Board meeting was adjourned at 9:30 p.m.

