

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

November 11, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on November 11, 2008. Members in attendance were: Judy Schmoeger, Brenda Miller, Brian Whitley, Brian West, Tony Jose, Tim Nydegger and Robert Dye. Absent were Tom Tucek and Bob Christian. Rachelle Vandiver was also present.

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

2. OPEN FORUM

Jackie Dorweiler, Raintree Lake resident at 824 SW 163rd Street, Lee's Summit, MO, asked the Board of Directors to consider reimbursing her for the Clubhouse rental considering that the Clubhouse was rented for a fundraising event on Halloween night, October 31, 2008, for the benefit of Stefanie Vest who suffers from a rare form of skin cancer called Gamma Delta lymphoma.

The Board discussed the request at considerable length with primary concern being the danger of setting a precedent that could get out of control as we already have a number of requests for free Clubhouse use repeated annually. It was determined that the Board of Directors would review each case individually and act on its merits. Brian West made a motion to waive the \$300.00 Clubhouse rental and return the funds to the Raintree resident who paid it. Judy Schmoeger seconded the motion and it was approved 5 to 1. Brian Whitley was opposed. It was reported that five Raintree families were behind the event with about 50 people attending and about \$500.00 raised.

Toby Tennyson expressed to the Board of Directors his concern for the delayed completion of the waterscape feature behind his home at 4704 SW Gull Point Drive. He was informed that the landscaping and planning for the waterscape behind his home are progressing now and will be completed comparable with others in the area.

Brian Whitley expressed his concern about siltation control and barriers needed in the 10th Plat of Raintree Lake. The Board members were updated on siltation control efforts for the area of concern.

3. CONSENT AGENDA

Brian Whitley made a motion to approve the Consent Agenda which included the October minutes of Board of Directors meetings and the payment of bills for October. Brian West seconded the motion and it was approved by all 6 to 0.

4. TREASURER'S FINANCIAL REPORT

Brian West presented the October Treasurer's Report

Contents:

Balance Sheet
Income/Expense Statement
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of October:

Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 411,589.24

These include reserves for:

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

Expenses for October:	\$ 32,649.65
Long-Term Debt:	\$ 11,639.63
Outstanding Dues/Fines a/o 10/31/08	\$ 12,147.42
Balance Due Liens Filed	\$ 40,536.83

Income during October:

Dues	\$ 77,157.60
Other Income Total	\$ 3,265.87

Brian West reported to the Board that an error had been made in the Treasurers Report for September regarding Expenses for September. The correct figure for September expenses should have been \$65,762.88 instead of the incorrect figure of \$66,114.97.

The Treasurers Report was filed for audit.

Brian West also reported to the Board that Laura Springer, V.P. of Lee's Summit Bank, called him concerning the RLPOA sweep account and indicated that the interest rate on the account had been reduced to a minimum of 1.25%. She indicated other investment opportunities were available for the funds at the Bank of Lee's Summit should we want to change the type of account to earn more. After a brief discussion, it was determined to present the matter to the Finance Committee and let them decide how the funds are to be invested.

5. BOARD ANNOUNCEMENTS

Tony Jose announced that no Work Session for the Board of Directors will be held in November. He also indicated the regularly scheduled Board Meeting for December 9, 2008 will be rescheduled for December 16, 2008 and the March 10, 2009 Board

Meeting will be moved to March 3, 2009.

6. OLD BUSINESS

Legal

The Board members reviewed current legal matters being handled by the law offices of Kapke & Willerth LLC for RLPOA.

One resident with delinquent dues is still in Chapter 13 bankruptcy. A new address has been obtained for another former resident owing delinquent dues and a suit will be filed. One account reported paid in full. Another account is resuming payments and is being closely monitored. A judgment has been obtained on another case and information is being gathered to pursue collection. Another delinquent account has filed for bankruptcy and will likely be a bad debt write-off.

2009 Budget

The Proposed Budget for the next year (2009) was discussed by the Board.

Tony Jose announced that Robert Dye had informed the General Manager of a double appropriation of funds in the budget for monuments amounting to an excess of \$58,000.00. After discussing the excess appropriation for monuments, it was determined to transfer the excess of \$58,000.00 to discretionary funds available for use in 2009.

Robert Dye requested that the Board of Directors give first priority for those funds to be used to construct a walking trail for the east side of Sunset Cove in 2009.

Robert Dye also questioned the setting aside of \$100,000.00 in Reserves for Raintree View development when it was stated in a recent meeting of the Raintree View Committee that it was the consensus to develop the area as an "open play area" rather than a sports facility. Much of the area could be used in its present condition for do-it-yourself activities such as croquet and badminton, Volleyball, horseshoes, bocce ball, and a workout area and jogging trail were also mentioned. These activities require little or no expense and off-street parking is the only urgent matter.

Robert Dye also mentioned his offer to provide all the trees needed for Raintree View as well as planting and replanting, if necessary, for two years free-of-charge. This offer would eliminate the need for a \$10,000.00 reserve for that purpose. The trees would be of an equally desirable species as to what is currently planned.

The Board discussed the comments made about Raintree View and requested Robert Dye attend a committee meeting of Raintree View Nov. 12, 2008 at the clubhouse at 7:00pm. He indicated he would attend the meeting.

Robert Dye made a motion to approve the Proposed 2009 Budget in its final adjusted form. Tim Nydegger seconded the motion and it was approved 6 to 0.

7. NEW BUSINESS

Appeal of Trash Fine

Shirley Shewmaker appeared before the Board of Directors and made her presentation to overturn a recent fine for a trash violation. It has been a little less than a year since she has had a previous violation regarding trash rules. She indicated she was out of town attending a funeral and did not return in time to remove the empty trash can from curbside. The Board Members informed Ms. Shewmaker of the importance of applying the trash regulations for the benefit of the entire community and the recent efforts of the Board to provide a Special Circumstances arrangement to cover all situations of emergency for our Raintree residents. She simply has to call the office of RLPOA and talk to the General Manager, leave a message on the recorder after hours, or fill out a Special Circumstances form provided by the RLPOA office to handle most unusual situations.

Robert Dye made a motion to approve the appeal of Ms. Shewmaker and overturn her \$10.00 fine. The motion died as no second was made and the appeal was denied.

Tony Jose asked that the Special Circumstances notice be reprinted in the Shoreline publication again to keep Raintree residents advised as to the means to avoid conflicts with trash regulations.

10th Plat Landscaping Plans

The Board Members reviewed the developer's landscape improvement plans for the Raintree Lake Estates 10th Plat including Waterscapes G, K and L. The Members agreed to accept the plan in general providing the following concerns can be addressed:

- 1) Replace red twig dogwood (11 quantity) with burning bushes (11 quantity)
- 2) Section 4(b) required 6 feet of sod around waterscapes; the landscape plan does not provide this.
- 3) The pool level of Waterscapes G, K and L at deed transfer must reach the flow line of the drop inlet and maintain that level for a period of six (6) consecutive months to provide some assurance that the waterscape is sealed and will not leak and create problems for residents' basements and will maintain a stable pool level.
- 4) Define the locations of sidewalks to be constructed in the areas of concern.

Tim Nydegger made a motion to accept the Developers Landscaping Plan for the 10th Plat including improvements for waterscapes G, K and L of Raintree Lake Estates, providing that a letter is submitted to the developer requiring his approval and acceptance to satisfy our concerns as outlined above in the Board review as #1, #2, #3 and #4. Robert Dye seconded the motion and it was approved 6 to 0.

Steel Siding Guidelines

The Board Members reviewed the matter of attempting to establish acceptable guidelines for the use of steel siding on homes in the Raintree Lake community. Tim Nydegger expressed his concerns and considerable knowledge about the subject. Judy Schmoeger made a motion to table the issue of steel siding guidelines until further information can be obtained. Tim Nydegger seconded the motion. The motion was approved 6 to 0.

At 8:34 p.m., Brenda Miller made a motion to adjourn to Executive Session. Brian Whitley seconded the motion and it was approved 6 to 0. The meeting was adjourned to Executive Session.

8. ADJOURNMENT

Tony Jose reconvened the Regular Board Meeting.

Brian West made a motion to adjourn the Regular Board Meeting. Tim Nydegger seconded the motion and it was approved 6 to 0. Meeting was adjourned.