

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF DIRECTORS MEETING**  
**DECEMBER 8, 2009**  
**7:00 p.m.**

A Board meeting of the Raintree Lake Property Owners Association was held on December 8, 2009. Members in attendance were Tony Jose, Tim Nydegger, Brian West, David Mitchell, Tom Tucek, Brenda Miller and Robert Dye. Judy Schmoeger arrived at 7:52 p.m. General Manager, Rachelle Vandiver, was also present. Tim Kirkpatrick was absent.

Tony Jose called the meeting to order at 7:03 p.m. and announced a quorum.

**OPEN FORUM:**

Kathy Goldman spoke for the residents of Raintree Circle regarding their unfinished island that was started but may not be funded in 2010. Other Raintree Circle residents said a few words and one resident provided pictures to Board members.

Robert Dye briefly spoke about allowing lake shore residents use of lake water for watering purposes.

**CONDENT AGENDA:**

Tom Tucek corrected a portion of the November 10 Board meeting minutes to read; Tom Tucek made a motion to reduce the boat slip lease to \$150. Tom Tucek made a motion to approve the consent agenda with the amended minutes of November 10. Robert Dye seconded the motion. The motion passed 6 to 0.

**TREASURER'S FINANCIAL REPORT:**

Brian West read the November 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 November	
Bank of Lee's Summit-Check	\$ 50,000.00
Bank of Lee's Summit Sweep Acct.	\$ 197,990.17
<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 November	\$ (878.01)
Long-Term Debt	\$ -
Outstanding Dues/Fines a/o 11/30/09:	\$78,169.80 Total Amount
1 <sup>st</sup> Letter	\$17,808.72
2 <sup>nd</sup> Letter	\$ 6,667.86
3 <sup>rd</sup> Letter	\$ 4,264.04
Balance Due Liens Filed:	\$49,429.18
Income during November:	
Dues	\$38,047.16
Other Income Total	\$ 948.53

The Treasurer's report was filed for audit.

**BOARD ANNOUNCEMENTS:**

- There was a tie for first place in the 2010 directory cover photo contest. Tony Jose flipped a coin to decide the winner. The winner was the sunset picture.
- Brian West updated the Board and audience on the Regatta Island that is a factor with the 150 highway project. A question and answer meeting will be set up between MO-DOT and the Board.

**OLD BUSINESS:**

**Legal:**

Joe Willerth had suggested cleaning up several easements relating to a proposed land purchase.

The Association has been attempting to serve papers on four residents. There has been no luck on two residents while the other two residents have been served.

One of the properties in the Raintree North Shopping Center has gone into foreclosure.

**DAVID GEILER APPEAL OF BOAT LENGTH:**

This issue was continued from the last Board meeting. Board members looked at additional pictures. David Geiler again appeared in person to discuss his appeal and answered questions from Board members. The Board discussed the issue for several minutes. Tom Tucek made a motion to deny the appeal. Brenda Miller seconded the motion. The manufacturer stated that the boat is twenty-two foot. Tim Nydegger will add some narrative text to the drawings showing how boats will be measured. The motion passed 5 to 1. Tim Nydegger voted against the motion.

**AMEND RULES & GUIDELINES SECTION "ROOFS" WITH COLOR SELECTIONS:**

Tom Tucek asked to move this topic to the next work session to simplify the wording. Because of time restrictions regarding getting the information out in a timely manner, Tom Tucek worked on revising the wording while Captain Taylor updated the Board and audience members on what has been happening in Raintree Lake the last three months.

### **CAPTAIN TAYLOR UPDATE:**

Captain Taylor advised that things are still pretty good in Raintree Lake. In the last three months there has been one burglary, six reports of stealing from auto and three reports of property damage. Captain Taylor reminded residents to close garage doors and take valuables out of vehicles. Captain Taylor also provided some Christmas safety tips.

Tony Jose read the changes that Tom Tucek made regarding the “roof” change from above. The proposed rules reads as follow; roofs of the following composition materials and colors are considered acceptable, subject to approval through the Architectural Review Board submittal process: Weathered Wood Color; Owens Corning Oakridge 40 Deep Shadow in Driftwood, Amber, Desert Tan, Brownwood, Teak, Onyx Black, Estate Gray, Quarry Gray, Sierra Gray, Colonial Slate, Harbor Blue and Terra Cotta Colors, all with the 40 year warranty or better. Also exposed brown metal valleys and Mfg. enhanced ridge or double layer single ridge. Malarkey’s Legacy laminate shingle in Natural Wood or Weathered Wood Color. Tom Tucek made a motion to approve the amended rules in respect to roofs. Tim Nydegger seconded the motion. The motion passed 6 to 0.

### **2010 BUDGET:**

The Board discussed the 2010 budget. Tom Tucek asked if the money left over in categories was going to roll over by category. Tony Jose stated that historically the money went into a big bucket. Robert Dye made a motion to accept the budget as recommended at the last work session. The motion died in absence of a second. There was additional discussion concerning the 2010 budget. There was a few more minutes of discussion with audience members regarding Raintree Circle. Brian West made a motion to approve as is on paper with the land payment in to be approved for the 2010 budget. Robert Dye seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

### **COBBLESTONE DRAINAGE:**

Tom Tucek briefed the Board on problems that himself, Brian West, Rachelle Vandiver and Bob Christian discovered at Cobblestone and some of the solutions that were brought up. They noticed several sump pumps that were draining into the ditch so Bob Christian will work on getting those changed. Other ideas were a berm, planting Kentucky 31, level some low spots, planting trees and a rain garden. There will be further discussion in the future.

### **NEW BUSINESS:**

A five minute break was taken. Robert Dye left the Board meeting at 8:30 for personal reasons.

### **AQUATICARE INVOICE:**

Tim Nydegger spoke to a man at All State Mechanical who said that the pipe was not supported correctly and that weight played a part. The broken piece was on the table in front of Tony Jose. Tom Tucek made a motion to approve the Aquaticare invoice for

\$3,152.00 as the last payment for the pool contract for 2009. Tim Nydegger seconded the motion. The motion passed 6 to 0.

**CHAD WILKENSON APPEAL OF TRASH FINE:**

Chad Wilkenson did not appear at the Board meeting so the fine stands.

**SAFETY MEETINGS EVERY OTHER YEAR PROCEDURE:**

The Board discussed why the proposed Shoreline presentation for January was different from the minutes of the work session of November 24. Tom Tucek read what was agreed upon by Board members at the November 24<sup>th</sup> work session. Tom Tucek made a motion to approve the change to the lake rule safety meeting rules to reflect what was agreed to at the November 24<sup>th</sup> work session. Brian West seconded the motion. The motion passed 6 to 0.

**WORK SESSION DECEMBER 22, 2009:**

There will be no work session on December 22, 2009.

Tom Tucek made a motion to move to executive session. Tim Nydegger seconded the motion. The motion passed 6 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 6 to 0. The Board meeting was adjourned at 9:30 p.m.