

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
DECEMBER 15, 2009
7:00 p.m.**

A special meeting of the Raintree Lake Property Owners Association was held on December 15, 2009. Members in attendance were Tom Tucek, Robert Dye, Tim Kirkpatrick, Judy Schmoeger, Brenda Miller, Brian West and Tony Jose. General Manager, Rachelle Vandiver was also present. David Mitchell and Tim Nydegger were absent.

Tony Jose called the special meeting to order at 7:15 p.m. and announced a quorum.

CONTRACT REVIEW:

The Board reviewed the proposed contract. The following changes were made by the Board.

- Exhibit 2 should read Exhibit C.
- Wording under **18. ADDITIONAL TERMS AND CONDITIONS**. "A" now reads as; SELLER grants to BUYER a right of first refusal on any prospective sale by SELLER of "Tract D" legally described on Exhibit B as 5D attached. "F" now reads DECLARANT STATUS. Seller agrees to transfer to BUYER "DECLARANT STATUS"
- The map following "F" was removed.
- Exhibit A was removed.
- Exhibit B replaced Exhibit A continued where Tract 5D begins.
- Under FINANCING ADDENDUM; RAINTREE LANE WAS CHANGED TO RAINTREE LAKE.
- Tom Earley's name was corrected under LOAN APPLICATIONS.

The Board is using the legal descriptions for Tracts A, B, and C from Stewart Title Guaranty Company.

Tom Tucek made a motion to allow Brenda Miller to present this latest offer with the new changes to Diana Jones with a 30 day deadline for acceptance and to allow Tony Jose to sign the offer. Judy Schmoeger seconded the motion. The motion passed 6 to 0.

PROPERTY RESOLUTION RELATIVE TO TRACTS ADJACENT TO DAM:

The Board decided not to continue with the resolution until there is a signed contract.

EQUIPMENT PURCHASE MAINTENANCE TRUCK:

The Board decided to move this to the January Board meeting.

Tom Tucek made a motion to adjourn from the special meeting. Tim Kirkpatrick seconded the motion. The motion passed 6 to 0. The special meeting was adjourned at 8:45 p.m.