

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING

December 16, 2008

1. DETERMINE QUORUM AND CALL MEETING TO ORDER

A Board meeting of the Raintree Lake Property Owners Association was held on December 16, 2008. Members in attendance were: Judy Schmoeger, Brenda Miller, Brian Whitley, Tom Tucek, Bob Christian, Tony Jose, Tim Nydegger and Robert Dye. Brian West arrived at 7:15pm. Rachelle Vandiver was also present.

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

2. OPEN FORUM

There were no comments made during the open forum segment.

3. CONSENT AGENDA

Bob Christian made a motion to approve the Consent Agenda which included the November minutes of Board of Directors meetings and the payment of bills for November. Judy Schmoeger seconded the motion and it was approved by all 7 to 0.

4. TREASURER'S FINANCIAL REPORT

Bob Christian presented the November Treasurer's Report as Brian West arrived late to the meeting.

Contents:

Balance Sheet (e-mailed previous & current month)
Income/Expense Statement (e-mailed previous & current month)
Check Register
Budget Analysis

Informational Items:

Bank Account Balances as of November:
Bank of Lee's Summit-Check \$ 50,000.00
Bank of Lee's Summit Sweep Acct. \$ 428,307.47

These include reserves for:

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

Expenses for November:	\$34,672.96
Long-Term Debt:	\$ 6,050.50
Outstanding Dues/Fines a/o 11/30/08	\$18,792.11
Balance Due Liens Filed	\$39,169.27

Income during November:
Dues \$ 45,792.67
Other Income Total \$ 1,486.84

The Treasurers Report was filed for audit.

5. BOARD ANNOUNCEMENTS

Tony Jose reported that all RLPOA Long Term Debt has been repaid in full.

Tony Jose reported that the purchase of 12 acres in the western Raintree watershed has been completed for siltation protection and silt storage. The 12 acres is located west of Ward Road in the Mullendike addition that drains into the S. W. arm of Raintree Lake. The purchase price was \$80,000.00. Top soil and fertile silt will be available Raintree projects. Leasing land for silt storage will no longer be necessary.

Captain Mark Taylor of the Lee's Summit Police Department reported to the Board Members recent crime statistics for our local area and concern for the recent increase in burglaries. He expressed the need to be more vigilant and to report suspicious activities quickly. Most of the criminal activity appears to be occurring in other areas of Lee's Summit with Raintree Lake experiencing few problems.

6. OLD BUSINESS

Legal

The Board members reviewed delinquent account collection efforts reported by RLPOA attorneys Kapke & Willerth LLC for the previous month. A suit has been served for \$2,934.76 for one delinquent account in the associate circuit court of Jackson County for hearing on December 17, 2008. A judgment for \$1,768.40 has been obtained on another delinquent and efforts are being made to gather information for collection of the amount due. A third delinquent account has taken Bankruptcy and the property has been foreclosed. RLPOA attorneys advise that the debt owed by the former Raintree Property Owners should be written off as a bad debt.

All Climate proposal to move furnace

Tim Nydegger made a motion to accept the proposal of All Climate Refrigeration L.L.C. to move the lower furnace at the clubhouse and reconnect the duct, flue and gas line as directed by the General Manager for the sum of \$1,595.00 plus tax. The motion was seconded by Robert Dye. The motion was approved 8 to 0.

Critchfield De-Siltation Contract for Sunset Cove

Bob Christian made a motion to accept the de-siltation contract proposal of Critchfield Crane Service to dredge and de-silt the northerly end of Sunset Cove for the sum of \$110,000.00. Brian Whitley seconded the motion and it was approved 8 to 0.

7. NEW BUSINESS

Donna Madison Regarding Aquaticare

Donna Madison was not present so her request for Board review of her Aquaticare concern will be held at a later date.

Wayne Spalding – ARB Appeal

The Board Members discussed and listened to the appeal of Wayne Spalding to over turn the fine imposed by the ARB for erecting a fence without prior ARB approval. The fence was removed shortly after notice of the fine was received. Several comments were made expressing the need to support the rules and fine structures established. Brian Whitley made a motion to reduce the fine to \$100.00. Tom Tucek seconded the motion and it was approved 8 to 0.

Richard Pycior Appeal Inoperable Vehicle Fine(s)

The Board Members reviewed the inoperable vehicle fine appeal of Richard Pycior. There apparently was a lack of communication noted between the codes enforcement officer and the series of fines imposed by the office staff. Robert Dye made a motion to accept the first fine imposed of \$25.00 prior the appeal of Richard Pycior to resolve the issue. Tom Tucek seconded the motion and the motion passed 7 to 1 with Bob Christian opposed.

Tim Johnson Appeal ARB Codes Fine

The Board reviewed the appeal of Tim Johnson for overturning the ARB fine for changing the paint color of his house. After reviewing numerous photos while the work was in process (when the paint contrasted greatly due to power washing and a partially completed job) and the final photos of the completed paint job (which resulted in a very similar color) the Board Members held a lengthy discussion. Bob Christian made a motion to lower the ARB imposed fine to \$100.00 based on the fact that Tim Johnson painted his home a similar color, but failed to present his color change to the ARB for approval. Judy Schmoeger seconded the motion and the motion failed 5-2-1 abstain. Bob Christian and Judy Schmoeger were in favor of the motion and Brian Whitley abstained.

Judy Schmoeger made a motion to waive the imposed ARB fine based on the subjective nature of the guidelines and similarity of the new color to the original color of Tim Johnson's house. No ARB review was required for this repainting job. Tim Nydegger seconded the motion and it passed 7-0-1 abstained. Brian Whitley abstained.

Contractor Proposals “How to handle with remodel”

The General Manager, Rachele Vandiver engaged the Board Members in a general discussion on the reconstruction of the lower level of the clubhouse into offices and alternative uses. Bob Christian made a motion to authorize the General Manager to spend up to \$6,000.00 during the next 30 days for construction and remodeling work to be done on the lower level of the clubhouse. The expenditures and work done will be a the General Managers discretion. Brian Whitley seconded the motion. Tom

Tucek moved to amend the motion to be for 40 days instead of 30 days. Bob Christian seconded the amended motion. The amended motion was approved 8 to 0.

Clubhouse Rental Fees

Brian Whitley commented on the need to develop clubhouse rental guidelines to prevent problems from developing in future times related to requests for free use of the clubhouse. He offered to draft suggested guidelines for clubhouse rental to be reviewed by the Board in January.

Tom Tucek indicated that we should not print our fee structures in RLPOA publications as they are subject to change at the will of the Board.

Bob Christian made a motion to move to Executive Session. Brian Whitley seconded the motion and all approved. The meeting was adjourned to Executive Session at 8:40pm.

8. ADJOURNMENT

Tony Jose reconvened the regular Board meeting from Executive Session. Tom Tucek made a motion to adjourn the regular meeting. Seconded by Tim Nydegger. Motion was approved by all and the meeting was adjourned.