

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
JANUARY 16, 1993

The Raintree Lake Property Owners Association Board of Directors meeting was held January 16, 1993 at the Raintree Clubhouse. It was determined a quorum was present and the meeting was called to order. Directors present: Nancy Ohmes, Dave Wasson, Charles Sandman, Ron Greathouse, Gary Jennings, Mike Byrnes, John Smith and James Cox. Directors not present: Carol Crum.

Approval of Minutes:

Charles Sandman moved and Mike Byrnes seconded to approve the minutes of the December 15, 1992 meeting and the January 5, 1993 Special meeting as submitted. Motion carried.

Treasurer's Report:

Mike Byrnes submitted the financial report a (see exhibit A). Accepted as submitted.

New Cass County Commissioner:

Ron Greathouse introduced Bryan Mills, the new Cass County Commissioner, who answered questions from the audience.

Committee Reports:

Activities Committee: The activities committee submitted a written report (see exhibit B). Dave Wasson moved and Charles Sandman seconded to approve the \$7500.00 for Summerfest 1993 as requested by the committee. Motion carried.

ARB: The Board requested the Architectural Review Board devise a process for verification on the 40 year composition roof.

Capital Improvement Committee: No report.

Common Area Committee: The common area committee submitted the contract for landscaping at the 291 entrance. John Smith moved and James Cox seconded to accept the bid from Green Side Up as dated 1/11/93 and approve a maximum allocation of \$3600. for lights at the 291 entrance. Total cost not to exceed \$13,100. After discussion John Smith moved and Dave Wasson seconded to amend the motion to approve \$9500.00 for landscaping and \$4600 for lights and miscellaneous expenses. Motion carried.

Facilities Committee: Ross Cowan reported that the committee is still looking into audio systems for the clubhouse. Ron Dake has set up a portable system for a preliminary test for tonights meeting. Ross stated that some projects needed attention at the clubhouse. Ron Greathouse told him to make up a list and submit it.

Lake Committee: Nothing to report

Pool Committee: Cindy Stanley reported that the contract for the pool management has been signed and sent back with the proper addendum, however, a check has not yet been sent. The committee requested approval for Charles Mallett to build new lifeguard stands. The board approved a maximum of \$250. for materials to build the stands.

The committee reported that Jack French would not be giving swim lessons this year and that they are looking into other proposals for the swim lessons.

Shore Line Newsletter Committee: No report

Storage Area Committee: Waiting on a reply from Paul Roberts before proceeding on the proposal for the storage area.

Correspondence/Announcements/Misc.

Lisa Herefordt requested use of the clubhouse for Beta Sigma Phi meetings with the use fee being waived. All members are Raintree residents. Meetings would be held on the third Monday of each month at 7:30 p.m. James Cox moved and John Smith seconded to approve free use of the clubhouse as requested. Motion carried.

The Board of Directors reaffirmed their policy on No Ice Skating on any Raintree waters. Article to be placed in Shore Lines.

It was announced that the Annual Meeting will be held on March 25th and the nominating committee will be meeting on Monday, January 25, anyone is interested in submitting their names for the board they can contact the office or members of the committee. A follow up article on prospective board members will be placed in the Shore Lines.

Joe Willerth gave an update to the Board on the Developer Law Suit. On January 11, a response brief was filed and on February 11, oral arguments will be heard by the Court of Appeals. The court decision will be published in the Shore Lines when it is received.

Open Forum:

Micheal Mihalevich, 4482 Bowsprit, addressed the board about snow mobiling through yards and on common area. The board requested an article be placed in Shore Lines prohibiting this practice.

Jim Metzger, 4077 Camelot, inquired if there had been any consideration given about rotating the board. Board answer: There has been some discussion, but a change in the by-laws would be necessary.

Charles Mallett, 4000 Hidden Cove, inquired if there was any way to remove the section in the by-laws that states a non member of the association can set on the board of directors. Board answer: Only by a change in the by-laws.

Ron Dake, 4078 Normandy, inquired about reflective street signs. He was informed that we have the signs and that they will be installed.

Old Business:

Placement of South Side Boat Dock: Dave Wasson moved and Charles Sandman seconded that the board authorize the installation of one six finger dock to be installed on the West Side of Kingfisher Cove according to the recommendations of the Lake Committee. Furthermore, that long term leases agreements cost be raised from the current \$1200.00 to \$1500.00 for the ten year lease, with a change to 2/3 long term and 1/3 short term leases, being applied. Dave Wasson amended the motion to read that the board authorize the installation of one six finger dock to be installed on the West Side of Kingfisher Cove according to the recommendations of the Lake Committee. Motion defeated.

John Smith moved and James Cox seconded that the Board of Directors purchase a 12 slip boat dock to be installed in March 1993, immediately west of the swim dock at the terminus of Pelican Point, as shown on map exhibit C, eight slips will be leased to petitioners on the petition submitted to the board in September 1992 on a ten year lease in the amount of \$1250 per lessee, with a \$650. deposit payable by Feb. 1, 1993 and the balance being due and payable upon installation of the dock. Motion withdrawn.

John Smith move and James Cox seconded that the Board of Directors purchase a 12 slip boat dock to be installed in March 1993, immediately west of the swim dock at the terminus of Pelican Point. Motion carried.

Mike Byrnes moved and Gary Jennings seconded to announce the dock placement in the Shore Lines. Dock assignments will be done on a first come, first serve basis, sign-ups to be held February 27, 1993 at the clubhouse. Motion carried.

The Lake committee also recommended that a total of no more than 246 boat slips be placed on the lake. Jim Cox moved and Gary Jennings seconded to table the lake committees recommendation on additional boat slip until the March meeting in order to see how many additional slips are needed. Motion withdrawn.

Jim Cox moved and John Smith seconded to approve the recommendation of the lake committee to place a cap on the number of docks at 246 based upon this years demand. Motion carried.

Dave Wasson moved and Gary Jennings seconded to purchase from Browns Welding Supply a Lincoln Welder, Victor portable cutting torch and bottles (oxygen & acetylene) to be used for dock repair and maintenance at a cost of \$875.00. Motion carried.

Organizational Structure Plan

The board submitted for consideration a organizational structure plan (see exhibit D). Basic plan is to change the two full time employees to part-time temporary (April - September), hire a full time property

manager and contract out the accounting and bookkeeping. Charles Sandman moved and Mike Byrnes seconded to approve the organizational structure plan as submitted. Motion carried.

#### Approval of Bills

Jim Cox moved and Charles Sandman seconded to approve bills as submitted. Motion carried.

Meeting adjourned.  
Gary Jennings  
Secretary

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION  
FEBRUARY 16, 199~~2~~<sup>3</sup>

The Raintree Property Owners Association Board of Directors meeting was held February 16, 1992 at the Raintree clubhouse. It was determined that a quorum was present and the meeting was called to order. Directors present: Nancy Ohmes, Dave Wasson, Charles Sandman, Ron Greathouse, Gary Jennings, John Smith, Mike Byrnes and James Cox. Directors absent: Carol Crum.

Approval of minutes:

Charles Sandman moved and Mike Byrnes seconded to approve the minutes of the January 19th meeting with the following corrections. 1. Page 3, line 6, from "with a change to 2/3 long term" to: " with the existing policy of 2/3 long term" 2. Page 3, line 17, from: "amount of \$1250." to: "cost of dock to be divided by long term leases." Motion carried.

Treasurers Report:

Mike Byrnes submitted the financial report (see exhibit A). Accepted as submitted.

Committee Reports:

Activities Committee: Kathy Byrnes submitted a written report (see exhibit B).

Architectural Review Board: No report given.

Capital Improvement Committee: No report given.

Common Area Committee: It was reported that the contractor will start installing the water and electric on the 291 entrance on March 1, 1993.

Facilities Committee: Ross Cowan reported that the committee was still getting quotes on the audio system for the clubhouse. The committee plans on having all the information ready for the March meeting. The committee also ask for approval to purchase 6 new chairs for the upstairs at a cost of \$82.50 each. Approval given to purchase the chairs.

Lake Committee: Submitted its report in written form (see exhibit C).

Pool Committee: Contract has been received from K.C. Pool management with addendum.

Shore Lines Committee: The committee is looking into getting bids from other printers. The committee is placing an article in the March Shore Lines about residents who are interested in serving on the board and also profile on residents running for city offices.

Storage Area Committee: No report.

Announcements/Correspondence/Misc.

Ron Greathouse announced that the annual meeting of the association would be held March 25, 1993 at Aldersgate church and encouraged all to attend.

A thank you note was read from Baptist Medical Center for Raintree's participation in the Triathlon.

A letter was received from Mark Dunn requesting that his one year boat dock lease be changed to a long term lease. The board supported the existing policy that no short term leases be turned into long term leases.

The board received a letter from Jane Tucker, Secretary of Cobblestone Homeowners. Action taken: Ron Greathouse will look at the problem of the shoreline around the duck pond. Ron also stated that a representative of the developer, Bill Austin, has committed to having the billboard sign adjacent to the duck pond painted and repaired within 60 days.

Lawsuit Up date:

Joe Willerth gave an update on the lawsuit against the developer. The lawsuit was heard in the Appeals court on February 11, 1993 and there should be a ruling on it in 60 - 90 days.

Joe also reported that the Spurck developments have not closed due to the FDIC taking over all of Pyramids notes and the FDIC is requiring appraisals on all of the property. Both sides are sure that it will close with in a few weeks. If it does close than that part of the lawsuit which pertains to multifamily guidelines can be dropped from the law suit. Final platting and rezoning has been approved and the first set of house plans have been approved by the ARB.

The ARB was ask by the board to devise a way to confirm that the 40 year composition roof is being put on once it has been approved.

Open Forum:

Connie Cowan thanked the board for all of their work over the past year.

Ken Schwartz questioned how many persons were running for the 1993-94 board and if there would be some form of standards set for proxies. There are approximately 14 running for the board and there also can be nominations from the floor the night of the meeting.

It was also announced that the candidates would be introduced at the March 16, 1993 board meeting.

Ken Schwartz also ask what could be done about unfinished homes.

#### Old Business:

Approved projected: The question was raised about the beautification and erosion projects which were approved at the October 20, 1992 meeting. Ron reported that the person who was contracted to do them is ready whenever the ground is firm enough to start.

#### New Business:

Front riding mower bids: The board was presented with 3 bids on front riding mowers. The bids included trade in on the John Deere walk behind mower. (see exhibit D) Charles Sandman moved and Gary Jennings seconded to purchase the Walker Mower form Hartzler Equipment for the quoted price of \$5250. Charles Sandman amended and Mike Byrnes seconded the motion to include arm rest and parking brake with the cost not to exceed \$5377.50 plus tax. Motion carried.

Guidelines for exterior house paint colors: Ron Greathouse as if there were specific guidelines for exterior paint colors. Joe Willerth of the ARB replied that there were no specific colors identified in the guidelines.

Composition and staggered terms for Board of Directors: In order to change the composition of the number of A & B board members there needs to be a change in the by laws. The change needs to be published prior to the annual meeting and it can be voted on at the annual meeting. Dave Wasson moved and James Cox seconded to look at amending Article 5 Section 2 of the bylaws and bring up for vote at the annual meeting. Motion carried.

Insurance Quotes: The board was presented with quotes on the general liability insurance (see exhibit E). Charles Sandman moved and James Cox seconded to accept the insurance quote from CNA insurance and to increase the liability to \$5,000,000 (subject to a increase of \$1200. total for the increase) with 25% down payment and 10 monthly payments. Motion carried.

Kingfisher Cove Drainage problem/silt pond. There is a drainage problem with the area adjacent to Kingfisher Cove and Ron Greathouse feels that a possible solution would be to install a silt pond on the acreage behind this area. Ron has determined that the cost to put in a silt pond would be around \$4000. The board might wish to consider this as at this time the property is owned by Ron and in the spring it will probably be sold.

Signage: The board request that a letter be sent to owner of property at Regatta and Harbor Drive and also the person on Lido asking them to remove the signs that they have up. Regatta is a company sign and the one on Lido is a homemade house for sale sign.

Gary Jennings moved and James Cox seconded to approve the bills with the exception on CAI Law Reporter check. Motion carried.

Meeting adjourned.

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION**  
**March 16, 1993**

The Raintree Property Owners Association Board of Directors meeting was held March 16, 1993 at the Raintree Clubhouse. It was determined that a quorum was present and the meeting was called to order. Directors present were Charles Sandman, Mike Byrnes, Gary Jennings, John Smith, Jim Cox, and Nancy Ohmes.

**Approval of minutes:**

Jim Cox stated that the corrections made to the February minutes regarding the value of the long term lease to the lessee were not necessary since they negated the actions taken in the January meeting. After discussion, it was moved and seconded to strike the corrections made in February and leave the original January minutes stand. The minutes were then approved.

The new property manager, Ellen Wagner, was introduced and gave a few short remarks.

Charles Sandman diverted from the order of the published agenda and moved to the section of the agenda to meet the candidates for the board of directors election to be held at the annual meeting. The candidates present were Jeff Charles, Mike Conway, Jim Cox, Chris Heman, Kent Davenport, Judy Pap, Cindy Stanley, Nancy Ohmes, Kent Thomas, Sherry Keifer, Tim Seiler, Wanda Tyner, and Dennis Hammontree. Each of the candidates gave a short introduction of themselves, stated their reasons for running for the board, and plans for the future of Raintree. Following the introductions a short question and answer session was held. The Nominating Committee was recognized and thanked for putting the nominations in order.

Two of the residents that were running for public office were present at the meeting, Morris Greer and John Smith. Each were introduced and gave a short speech about themselves and the offices that they were running for.

**Treasurer's Report:**

Mike Byrnes presented the Treasurer's Report. Some of his comments were that Jim Mitchell was almost done with the audit, all monies received from long and short term dock rentals and put in the Commerce Special account and will utilize that as a dock fund so that all dock expenses/income can be tracked. The budget was changed to reflect the annual savings realized from the hiring of the General Manager and incorporating the accounting function into that position. Also a savings was realized on the purchase of a riding lawnmower over what was budgeted. It was moved and seconded that the revised budget was approved and adopted.

The Activities Committee reported on the progress of Summerfest. The clown and DJ have been reserved and discussions are going on with the fireworks company as to where to set the display up and any insurance liabilities involved.

#### Architectural Review Board:

Joe Willireth discussed Ken Romi's fence request was discussed and the possible precedents that can be set if the fence as requested is approved. Their was discussion on the fence placement, particularly the area that included the common ground, and it was felt that the common ground should not be fenced.

#### Capital Improvements Committee

No report given

#### Common Area Committee

Ed Odell reported that Bob Dourty of Dandy Lawn had volunteered to fertilize all of the common area trees, and the Board agreed that this would be a good idea. The entrance at 291 was discussed and that work had begun.

#### Facilities Committee

Ross Cowan reported that bids for the audio system were still ongoing. Charlie Sandman recommended that \$1900.00 be allocated and that bids continue to be sought, so the system could be obtained as soon as additional bids be obtained. John Smith motioned that \$1900.00 be allocated for the system subject to obtaining two other bids. Mike Byrnes seconded the motion, it was voted and approved.

The purchase of new chairs was discussed. There was some question about the quality of the chairs that were to be purchased. The committee is going to continue looking at chairs.

#### Lake Committee

It was announced that the boating safety sessions would be held April 15 at 7:00 pm and April 17 at 9:00 am. It was suggested that some of the younger people, especially teenagers, attend the sessions.

#### Pool Committee

Cindy Stanley reported that the contract had been signed with Kansas City Pool. The issue of swim lessons was going to be discussed with the property manager.

#### Shorelines

Monique Aspito reported that the Shorelines was making money and that Paul Sommers would be handling all of the ads.

#### Storage Area Committee

The committee reported that it had discussed with Paul Roberts the storage barn issue and he was not in favor of charging rent for spaces. He also offered to bring gravel in and mark off spaces for the residents to use. It was also discussed the need to be sure the fence is locked and not left open.

The pump at the duck pond was discussed and the current board decided to refer it to the new board. It was felt that the current pump is fine, however the motor is bad.

Charley Sandman noted that the minutes needed to reflect the acquisition of the engineering proposal to study siltation problem of the lake and also the accounting proposals received. Both of these proposals were turned over to the property manager.

