

**BOARD OF DIRECTORS MEETING
JANUARY 10, 1995**

The board of directors meeting of the Raintree Lake Property Owners Association was held on January 10, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Cindy Stanley, Dave Wasson, Wanda Tyner, Marilyn Burasco and Dymon Wood. Directors absent were Dennis Hammontree, Sherry Smoot and Nancy Ohmes.

The minutes of the December 13, 1994 board meeting were approved as submitted. Marilyn made motion; Dave 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot was absent. Cindy Stanley gave Treasurers Report. Bank balances as of December 31, 1994 were:

General Account	\$72,741.55
Checking Account	\$ 200.60
Lake/Boat Account	\$32,538.55
Builders Dep. Account	\$21,163.61

Dues Income for December was \$24,090.69

BOARD ANNOUNCEMENTS

A) The board of directors announced the nominating committee for 1995 would be Charles Mallet, Chairman; Art Kinder, Dave Elliott, Joe Carrier and Jim Metzger. Dave made motion to appoint the members; Dymon 2nd. Motion carried.

NEW BUSINESS

A) Not present - Mark Scharosch

B) The board presented to residents present a proposal for the purchase of 3.88 acres of land off of 163rd from Ron Greathouse. The purchase price is \$30,000. Mr. Greathouse will carry a non-interest loan for us with a 5 year payoff. (\$6,000 yearly pymt) Dave made motion to enter negotiations with Mr. Greathouse for the purchase of the 3.88 acres at a price not to exceed \$30,000; Dymon 2nd. Motion carried.

OLD BUSINESS

NONE

OPEN FORUM

Bill Pflamm of 3815 LaCross thanked the board for completing the Hidden Cove project. He acquired about the possibility of a swim dock on the west side of the Hidden Cove silt pond. Charlie Mallett said that one is going to be installed next year built from scrap from another dock

John Smith announced that city engineers would be looking at the problems with the bridge over the spillway and will be getting back with us.

Paul Landis reminded all committees that any exterior improvements should come before the ARB committee.

APPROVAL OF BILLS

Cindy made motion to approve bills as submitted; Dymon 2nd.
Motion carried.

MEETING ADJOURNED 8:25pm.

*Cindy Stanley
Secretary*

**BOARD OF DIRECTORS MEETING
FEBRUARY, 14, 1995**

The board of directors meeting of the Raintree Lake Property Owners Association was held on February 14, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Wanda Tyner, Marilyn Burasco, Dave Wasson and Nancy Ohmes. Dymon Wood was absent.

The minutes of the January 10, 1995 board meeting were approved with one correction. The minutes referred to the appointment of the members of the nominating committee. They should have read that Jim Metzger was appointed. All other members were appointed last year. Dennis made motion to approve with the correction; Sherry 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot gave Treasurers report. Bank balances as of January 31, 1995 were:

Checking Acct.	\$ 735.49
Money Market Acct.	99,443.35
Lake/Boat Acct.	39,645.26
Builders Acct.	21,149.03

Dues income for January was \$28,737.20

Dave mentioned that the Money Market balance would be reduced by \$4,148 when that money is deposited into a Special Assesment Acct.. Dave also suggested that at the next worksession the board members need to decide which financial reports they want in their packets. We are now using Quicken.

BOARD ANNOUNCEMENTS

A. Dave presented a drawing of the proposed usage of the land the board is negotiating to buy from Ron Greathouse on the southside. (3.88 acres) The boards proposal is for no immediate use. When it is used it would be for a maintenance building and park. Some residents expressed concern about usage and additional traffic on 163rd.

B. Mike announced that the new 1995 Raintree Directories are available.

C. Mike reminded everyone to turn in their long term survey which was in the February Shoreline.

D. Mike reminded everyone of the Annual Meeting, March 30, 1995. He asked if anyone was interested in running for the board to please turn their name into the office.

NEW BUSINESS

A. Mark & Kelly Scharosch appealed an ARB ruling for a 30 year Timberline Roof in Weathered Wood. Wanda made motion to approve the appeal and allow the roof which was already on the house; Dave 2nd. In a show of hands vote Dave, Marilyn, Sherry, Dennis, Wanda and Nancy voted yes. Cindy voted no. Motion carried. (address 3914 Hidden Cove)

B. Judy Olsen - appeal ARB ruling for 5ft. fence. Mrs. Olsen was not present.

C. Mike read the proposed policy for board spending on capital improvements. Mike explained that the board felt any amount over \$150,000 for capital improvements should require a feel of the membership as to the spending of such money. Dave made motion for approval; Dennis 2nd. Motion carried.

D. John Smith presented an insurance proposal for the association for 1995-1996 from CNA Insurance. USF&G and States Insurance Co. both declined to quote. Dave made motion to accept CNA's Insurance bid for a yearly premium of \$22,010.00 to be paid monthly at \$1,831.00; Sherry 2nd. Motion carried.

E. Joe Willerth presented a right of entry agreement for the Little Blue Valley Sewer District to enter the associations property for coring, surveying, etc.. Joe explained that a pumping station is planned at the bottom of the dam with the line running towards Cole Younger street; east under Raintree Drive to 291. There was discussion as to whether we own the property where the drilling will take place or if Paul Roberts owns it. It was decided that we would go ahead and give approval for assess to any land the association may own for the drilling and surveying. Cindy made motion for approval; Dave 2nd. Motion carried. Mike will sign the agreement.

F. Cindy presented the board with a copy of Bannister Banks Corporate Resolution to Borrow. Cindy explained that her and Mike Conway would be signing the resolution and its purpose was to allow the two of them to initiate the pool loan with Bannister Bank and that it needed approval from the board. Dennis made motion to approve; Dave 2nd. Motion carried.

OLD BUSINESS

Dennis gave a pool update. He said the structure was in; the equipment room floor had been poured with construction to start next week; stainless steel gutter would be in next week; the

approximate cost to pour the floor and plumb for the bath house was \$15,000. The board will consider doing that part of the bath house since the ground is already tore up.

OPEN FORUM

Shirley Thomas on Sapelo told the board that the 7ft. driveway extension the board approved for Buddy Spurck, which was not to be used for the parking of automobiles, was being used for that purpose.

Bill Pflamm on LaCrosse Ct. suggested that a fine be assessed to the people with the 30 year roof. The fine should be the difference in price of a 40 year and 30 year roof. Wanda said that according to our bylaws we cannot fine homeowners.

APPROVAL OF BILLS

Dennis made motion for approval of bills as submitted; Sherry 2nd. Motion carried.

Meeting adjourned 9:05pm.

Andy Stonky
Secretary

Executive Session

February 14, 1995 (after board meeting)

Board members present were Mike Conway, Dennis Hammontree, Sherry Smoot, Cindy Stanley, Wanda Tyner, Marilyn Burasco, Dave Wasson and Nancy Ohmes. Dymon Wood was absent.

Joe Willerth, Raintree attorney was present.

A. The board reviewed with Joe the contract for the proposed land purchase for Lot 2, Brigance Acres from Ron Greathouse. Dennis made motion to accept the contract; Dave 2nd. Motion carried.

The purchase price is \$30,000 to be paid with \$1,000 at signing of the contract; \$5,000 cash at delivery of deed; \$24,000 financed at 8% and amortized for 5 years with 60 monthly payments of \$486.63 beginning April 1, 1995 and ending March 31, 2000.

B. Done at board meeting (Litte Blue Valley Sewer Agreement)

C. Joe presented information on Lots #773 & #971 that George Jeffers owns. The lots are being taken back by Paul Roberts. Paul would like all past assessments and fines dismissed. Dave informed the board that the buyers of lot #971 are willing to pay past money owed. The board decided to accept this on lot #971. The board will negotiate with Mr. Roberts to gain access to 3 silt ponds with a permanent easement in exchange for dismissing the past assessments on lot #973.

D. Joe told the board that he had informed Howard Roe, 4061 Pendant, of a pending lawsuit concerning his roof. (Lack of metal valleys) The board agreed to continue with the lawsuit.

Cindy Stanley
Secretary

**Board of Directors Meeting
March 14, 1995**

The board of directors meeting of the Raintree Lake Property Owners Association was held on March 14, 1995 at 7:00pm at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Sherry Smoot, Cindy Stanley, Marilyn Burasco, Wanda Tyner, Dave Wasson and Dymon Wood. Nancy Ohmes and Dennis Hammontree were absent.

The minutes of the February 14, 1995 board meeting were approved. Marilyn made motion; Dymon 2nd. Motion carried.

TREASURERS REPORT

Sherry Smoot presented treasurers report. Bank account balances as of February 28, 1995 were:

Checking Acct.	\$1,894.83
Money Market Acct.	\$26,158.79
Special Assess. Acct.	\$4,148.00
Boat/Lake Acct.	\$43,572.90
Builders Acct.	\$21,013.73

Dues Income for February \$32,249.67

BOARD ANNOUNCEMENTS

Mike announced that we are in litigation with a member of the association for their failure to install metal valleys and laminated hips & ridges when they installed a new roof.

Mike reminded everyone of the annual meeting March 30, 1995.

Geri requested that she be able to purchase a dot matrix printer for around \$200 to print labels for the Shoreline and the billing. She explained that the paper and ink for the laser printer is expensive. The board granted her request. Geri will put an article in the Shoreline to sell the extra printers we have.

Dave explained changes since the January motion on the Greathouse contract for the 3.88 land purchase on the south side. Dave explained that the no interest loan was thru a contract for deed which would not allow the association title to the property until the loan committment was satisfied. The board decided to do a direct purchase of the property at 8% interest with purchase price remaining at \$30,000. Ron would finance the loan for 5 years and the monthly payment would be \$486.63. Ron Greathouse also wanted six (6) months to remove his personal property off the land. Dave made motion to proceed with the purchase with the

changes; Dymon 2nd. Motion carried.

NEW BUSINESS

A. John Mulvihill, Lake Committee Chairperson, requested the board approve funds for the purchase of a new patrol boat motor and signs for the swim docks. He received 3 prices for motors:
-American Marine 60 Hsp. 1993 Evinrude for \$3,750
-Pat's Marine 70 Hsp. 1993 Evinrude for \$4,400
-Blue Springs Marine 70 Hsp. 1993 Johnson for \$4,400
The lake committee recommended the Evinrude from American Marine. The committee would like to purchase signs for the swim docks that say "Swimming Only. No Boats" from Wright Signs. The price for 36 signs was \$634. Cindy made motion to approve \$4,400 for the purchase of the motor from American Marine and for the purchase of the signs; Sherry 2nd. Motion carried.

B. Shirley Thomas, Common Ground Chairperson, requested the board approve funds for the purchase of 2 benches and 2 tables from Fry & Associates, which will be placed at various locations around the lake on common ground. Dave expressed concern that the F.O.B. be changed from factory to destination. Cindy made motion to approve \$1,763.12 for the purchase of the tables and benches with the F.O.B. changed to destination; Sherry 2nd. Motion carried.

C. Geri presented information about the renewal of the Community Associations Institute. This involves the receipt of the "Common Ground" magazine bi-monthly and the opportunity to attend programs thru-out the year. The yearly fee is \$225. The association can subscribe only to the magazine for \$59 a year. Dave made motion to renew membership for \$225; Dymon 2nd. Motion defeated. Cindy made motion to subscribe to the magazine for \$59 a year; Sherry 2nd. Motion carried. Dave asked for a roll call vote. Wanda vote yes; Marilyn vote yes; Sherry vote yes; Cindy vote yes; Dymon vote no and Dave vote no.

D. Cindy explained to members present that the board had been considering having the floor poured and the plumbing installed for the bath house at this time since the ground is already tore up. If we did it later not only would we have to move fencing from the pool but also bring in trucks which would make another mess. Dennis had received an estimate of around \$13,000 to do this job from K.C. Gunite. The board felt that because we were in better financial condition than we thought we would be we could go ahead and spend the money. Cindy made motion to approve \$15,000 (\$2,000 for misc.) for the bath house floor and plumbing pending the bathhouse be made handicap assessable and doors be added to the bath house; Dymon 2nd. Motion carried.

E. Dave presented a proposed resolution for the usage of

Brigance Acres (3.88 acres on the south side) by this board. Cindy made motion to adopt the resolution as submitted; Sherry 2nd. Motion carried.

OLD BUSINESS

Jim Metzger asked if his son could buy a sand filter from the old pool. The board agreed to sell the filter for \$50.

OPEN FORUM

Larry Kincaid on Marsh Wren asked about Dessa Burrell's garage door. The board said we are in litigation at this time.

Mia Slavon on Lido Dr. asked why there was a waiting list for boat slips. John Mulvihill answered several of her questions. Mia felt that some names were on the list who should not be. (current long term lease owners) Dave said that the list would be checked and those names removed. Wanda suggested that guidelines on slip rental be published in the next directory.

APPROVAL OF BILLS

Cindy made motion to approve bills as submitted; Sherry 2nd. Motion carried.

MEETING ADJOURNED 8:30pm

Cindy Stanley
Secretary

Board of Directors Meeting
April 11, 1995

The board of directors meeting of the Raintree Lake Property Owners Association was held on April 11, 1995, at 7:00 p.m. at the Raintree Lake Clubhouse. A quorum was determined and the meeting was called to order. Directors present were Mike Conway, Sherry Smoot, Marilyn Burasco, Bob Rowland, Dennis Hammontree, Roland Thibault, Dave Wasson, and Nancy Ohmes. Carl Cage was not present.

The minutes of the March 14, 1995, board meeting were approved. Marilyn made the motion; Sherry Smoot seconded, motion carried.

TREASURERS REPORT

Dave Wasson presented treasurers report. Bank account balances as of March 31, 1995 were:

Checking Acct.	\$ 1,262.26
Money Market Acct.	\$43,813.45
Money Market Special Fund	\$ 9,276.45
Boat/Lake Account	\$43,221.62
Builder's Account	\$21,578.75
Dues Income for March	\$33,976.02

Audit report - Jim Mitchell

\$143,000 net asset,

No tax depreciation on the Club House because it was donated.

The pool and bathhouse can be depreciated, probably in 1996, no property taxes will have to be paid.

As a whole Raintree is in good shape.

BOARD ANNOUNCEMENTS

Mike Conway introduced the new Board Members, Bob Rowland, Carl Cage, Marilyn Burasco and Roland Thibault.

New Officers:

- Mike Conway-President
- Dennis Hammontree-Vice-President
- Marilyn Burasco-Secretary
- Dave Wasson-Treasury

NEW BUSINESS

A. Shirley Thomas, Chairman, Grounds Committee explained that a house on Green Teal wants to plant trees and a flower garden on the common area. The By-Laws state that the common grounds committee does have the right to make that decision. The decision was to let the residents on Green Teal plant trees on the common area, but no flower garden.

B. New members for the ARB Board were presented, Mary Lou Rowland, Erma Mallot and Roger Miller. Dave Wasson make the motion to accept the new members, Sherry seconded; the motion was approved.

C. Parcel "A" Chairman - Jim Metzger
Parcel "B" Chairman , tabled until met month, Dave made motion, Nancy 2nd, approved.

D. Mike Poindexter and wife appealed to the Board on behalf of the playhouse they are building in their back yard.. They are willing to draw up a contract that states they will not use the playhouse as a storage shed, and they will remove the playhouse if they move. Mr. Sandman said he lives behind the Poindexters and he does not find the playhouse offensive. Dave said we should contact our lawyer to see if we could draw up a contact. Joe was at the meeting, he said yes.

Bob Rowland made a motion for a contract to be drawn up and signed by the Poindexters. Dave amended the motion to read that the contact should read that if the Poindexters sell their home, the new owners would have to sign a contact also.

C. Larry Kincade wants to buy recycled plastic instead of hay bails to put up around the new homes as silt control. The plastic will cost \$180.00 per roll, each roll is 400 ft by 1 foot high. If Raintree would have to put the plastic barriers on a new home sight they would be charged. Dennis is going to check the "OSHA". Rob Rowland made a motion to purchase material up to \$300.00 to try as siltation control for the new homes. Marilyn seconded.

D. David presented a Digital Satellite Systems policy. The policy was tabled until May meeting.

E. Swim Lesson Contract by Jeff Kelly Enterprises was presented and accepted.

F. Photo I.D. Machine was discussed. Dennis made motion to buy machine. Approved.

G. Dave Wasson presented resume from Barbara Webb for pool manager. Dennis made motion to accept Barbara Webb as pool manager for a salary of \$4,200.00 for 15 weeks. Barbara will not only be pool manager but will be a lifeguard.

H. Dave made the suggestion that we move the refrigerator from the Clubhouse into the Concession stand area and buy a new refrigerator for the Clubhouse. Dennis is to look into the price of a new refrigerator.

I. There are some items in the storage area that need to be moved, owners unknown, going to run pictures in the Shoreline.

OLD BUSINESS

Fence for pool:

Wrought Iron fence would cost \$18,000 more than the \$7,000 the vinyl coated fence will cost. The pool is commercial property, so therefore the vinyl coated fence is within code of Lee's Summit and Raintree ARB. Dave moved we approve chain link fence, Nancy seconded. Mike called for a vote. Bob vote no; Nancy vote yes; Dennis vote yes; Marilyn vote yes; Roland vote no; Dave vote yes; Sherrie abstained; Mike did not vote.

Yes, we want fireworks for July 4th; would like for Damon to think about organizing the event.

Charlie Sandman has a house across the street that has not been finished in 7 months, there is mud all over the street and sidewalk. He wants something done.

Bob Rowland suggests we draw up a new contract that states we can fine a builder that does not have their house done on time. Dave thinks we should fine the builder \$1,000 three days after he has been notified.

Larry Kincaid would like for every Raintree resident to have a Raintree bumper sticker on his/her car, that way we could identify cars in the area. Bill Flamm does not think that is a good idea, his wife is a school teacher and she does not want her students to know where she lives.

Bills submitted, Bob Rowland approved, Marilyn second.

MEETING ADJOURNED 10:00 p.m.

Marilyn Buasco

