

**BOARD OF DIRECTORS MEETING
JANUARY, 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 9 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and the meeting was called to order. Directors present were: Mike Conway, Dave Wasson, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, Nancy Ohmes, Roland Thibault and Stan Harmon.

APPROVAL OF MINUTES

Carl Cage motioned that the minutes of December 12, 1995 be approved as submitted. Shirley seconded. Motion passed.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of December 31, 1995

Checking	\$ 1,088.24
MM General Fund	\$128,386.48
MM Special Fund	\$ 9,143.69
Boat/Lake Account	\$ 29,420.16
Builder's Account	\$ 22,014.45

Income during December

Dues: \$19,218.52

Assessment: \$3975.00

Dave also announced that the Account's Receivable is \$72352.41.

BOARD ANNOUNCEMENTS

Board Member Replacement

Mike announced that Dennis Hammontree had resigned from the board due to his job demands. Mike stated that Roland Thibault would be taking over as Vice-president. Dave motioned that Stan Harmon fill the seat left open by Dennis. Carol seconded. Motioned passed. Stan stood, thanked the board and spoke briefly about himself.

Acknowledgment

Shirley Thomas thanked Charlie Mallett, Jim Metzger, and Tim Warner for the good job decorating the entrances for Christmas.

Honorary Board Member

Mike Conway asked any interested parties notify the office regarding being a honorary board member. He asked that the current board solicit people to be an honorary board member.

NEW BUSINESS

Clubhouse Refund - Darrell Bennett

Dave Wasson stated that Darrell Bennett had rented the clubhouse on Sunday, December 17, 1995. The clubhouse was rented to another party the previous night who did not clean up after their party. Darrell Bennett had to clean the clubhouse before his party could begin. Dave recommended that the rental fee of \$133.00 be returned to Darrell Bennett. Bob Rowland made the motion, Roland Thibault seconded and the motion carried.

Buddy Spurck - Fine Appeal

Did not attend

Dog on Ice

Mike Conway explained that over the weekend, a dog had wandered onto the ice and had fallen through. Mike suggested that Raintree purchase a raft such as the fire department has to rescue people on the ice. The majority of the board felt this would put the association in jeopardy with regards to liability. After discussion, the board decided it best that rescues should be left to the professionals.

Ward Road & I50 Silt Pond

Bob Rowland presented a proposal from Ira Roberts to the board for cleaning the silt pond and erecting a dam at the I50 & Ward Road silt pond. Ira Roberts explained his bid. The bid for the dam could change after the engineering study is done and recommendations made for construction. Ira stated that verbal permission has been given for the engineering study and for him to clean out the silt pond. Ira stated that a permanent easement agreement is currently being worked on. A permanent easement agreement would contain a non-exclusive basis due to city requirements with retention basin. Bob Rowland motioned to accept Roberts Ira Roberts bid pending receiving the signed agreement from Paul Roberts. Shirley seconded. Motion carried. Dave Wasson voted against.

OLD BUSINESS

Newberry Appeal

Did not attend

Rules & Regulations

Roland Thibault presented the Rules & Regulations to the board. These rules & regulations are for the intent to enforce the present rules and regulations. He suggested that the rules & regulations be published in the next 2 issues of the *Shore Lines* before implementation. It was decided that a copy would be sent to Joe Willerth, the RLPOA attorney, for review. It was not decided when the rules and regulations would come up for a vote.

OPEN FORUM

Ty Cooper

Ty Cooper announced that four Raintree members attended the Metropolitan Lakes Association and gave a brief summary of the meeting. He also announced that Raintree Lake had applied for the Adopt a Stream Project and had been given Middle Big Creek. This would be kicked off in the spring. He would be coordinate the effort and be looking for volunteers.

Geri Frink

Geri Frink announced that the Stoney Creek Development had been postponed to February 12, 1996, in front of the planning and zoning commission.

Shirley Thomas

Shirley Thomas announced a neighborhood watch meeting would be held in the clubhouse on January 27, 1996 at 10:30 AM.

Jim Metzger

Jim Metzger asked that residents be required to put their trash in trash cans and not to use the plastic trash bags. This would eliminate the dogs tearing open the bags and rummaging through the trash. Nancy Ohmes stated that she requires her residents to use plastic bags instead of trash cans to stop trash from blowing all over the neighborhood. Jim also suggested that basketball goal be installed. He stated that a half court could be installed for \$1200. The board said they would take it under advisement

Art Kinder

Art Kinder stated that there was an article recently in the newspaper about radon testing kits which could be requested from home owners association. He recommended that the association publish an article in the *Shore Lines* asking how many people would be interested in obtaining a kit.

APPROVAL OF BILLS

Bob Rowland motioned that the bills be approved as submitted. Roland Thibault seconded, motion carried.

ADJOURNMENT

Mike Conway adjourned the meeting

**BOARD OF DIRECTORS MEETING
FEBRUARY, 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 13 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Mike Conway, Roland Thibault, Marilyn Burasco, Bob Rowland, Carl Cage, Shirley Thomas, and Stan Harmon. Absent: Nancy Ohmes.

APPROVAL OF MINUTES

Dave stated that the minutes needed to be amended. Carol should be Carl (Cage) under "Board Announcements, Board Member Replacement". And there is an additional Roberts under "New Business, Ward Road & 10 Silt Pond". Dave motioned to accept the minutes with these amended changes. Shirley seconded, the motion carried.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of January 31, 1995

Checking	\$ 2,788.98
MM General Fund	\$98,891.86
MM Special Fund	\$13,141.10
Boat/Lake Account	\$36,340.38
Builder's Account	\$20,731.92

Income during January

Dues: \$40,605.33

Assessment: \$8,860.00

Dave made an amendment that the Money Market General Fund should be increased by \$12,000. and the Money Market Special Fund should be decreased by \$12,000.

NEW BUSINESS

Insurance Renewal

(Due to time limitations, John Smith asked to speak to the Board early).

John Smith from Twin Lakes Insurance presented the insurance renewal to the Board of Directors, explaining the coverage and costs. (Policy on file). It was noted that no other insurance companies submitted bids. Dave motioned to approve the renewal with Twin Lakes for another year. Shirley seconded and the motion carried.

John Smith announced as Alderman that the Stoney Creek Development had withdrawn their plans and the land was up for sale. He also stated that 163rd Street would have street lights installed and the City was currently working on a maintenance contract with Cass County to maintain 163rd.

BOARD ANNOUNCEMENTS

Stoney Creek Development

See above

Annual Meeting

The board reminded the audience that annual meeting for Raintree Lake Property Owners Association would be held on March 28, 1996 at Aldersgate Church.

NEW BUSINESS

Glenda Vinson

Did not attend

Greg Andrews - ARB Appeal

Greg Andrews appeared before the board asking for approval on a tile roof for his house to be located on Gull Point Drive. He stated that he would use the appropriate color (samples were shown) to match the other roofs. Bob motioned to approve the roof using #1679 Boss Tile. Stan seconded. A roll call was asked for and the motion carried.

Cerra & Sons - ARB Appeal

Bob Cerra appeared before the Board. He explained that he had asked for a refund of the erosion deposit for Lot #1024 but was denied until the entire sidewalk was repaired. He stated that he had replaced the sidewalk in front of the house; however, the sidewalk he was being asked to repair had been broken prior to his building. He was willing to make repairs to the common area which was damaged while building but did not think it was his responsibility to repair the entire sidewalk. After discussion and questions among the Board, Bob motioned that Cerra seed and straw the common area and the lot next to Lot #1024. After completion the deposit would be refunded. Dave seconded and the motion carried.

Insurance Renewal

See above

Siltation Committee

Larry Kincade announced that he resigned as chairman and that Ty Cooper would be the new Chairman of the Siltation Committee. Bob Rowland motioned that Ty be approved as the new chairman. Shirley seconded, the motion carried.

Ty announced that he had been in touch with E.T. Archer and they would soon be finished with the engineering plan for Ward Road and 150 silt pond. Currently the plan is on Friday they meet with Bob O'Brien to receive the permit. E.T. Archer's payment of \$1,750. was due as per the contract. No dirt had been moved at this point; however, maybe after Friday they would be able to begin digging out the pond.

Baptist Triathlon

Mike Conway asked for a motion to approve the Baptist Medical Center Triathlon to be held at Raintree on August 25, 1996 starting at 7:00 and ending at 11:00 AM. Carl made the motion, Shirley seconded and the motion carried. Dave Wasson abstained.

Easement Agreement

Mike announced that he had executed the agreement in order for Ira Roberts to begin the work. He had Joe Willerth (legal representative) and John Smith (insurance agent) look at the agreement. At that time Joe Willerth arrived. Joe was asked for his opinion of the agreement. Joe stated that he thought it would benefit the association to de-silt the lake because we had been unhappy with the condition for several months. He had been asked and submitted a temporary easement agreement to Paul Roberts last year. Paul did not respond to the temporary easement agreement but submitted the permanent easement agreement. Bob stated that this agreement states that Raintree Lake will be responsible for repairs as needed. He asked who would decide when repairs are needed. Joe stated that his interpretation was that the statement was to take the responsibility off of Roberts and future owners of the land. The Board told Joe to file the easement.

CPO Program

Dave Wasson added to this the agenda. He submitted to the Board the CPO certification program for the swimming pool. It will be held in St. Louis on March 5 and 6 from 8:30 to 5:00. The cost is \$150. per person which includes materials, registration, OSHA training, material handling, Risk Management and the Certificate. Last year the Association paid KC Gunite \$35 week for them to hang their certificate by the pool which is required by the Fire Department. Shirley recommended that two people attend. Dave stated that he is going and Roland stated that he would be available to attend. In order to register in time, the form must be submitted by February 23rd. Mike made a motion to approve two people to attend and approve the cost of registration and travel expenses up to and including \$800. Shirley seconded and the motion carried.

OLD BUSINESS

Neighborhood Watch Program

Shirley announced that a neighborhood meeting was held last month. She stated that another neighborhood meeting would be held for those new people in the neighborhood. The man which conducts the neighbor meetings has been asked to return on March 16 at the clubhouse at 10:00 AM. Also, the police department has a program in which they will come to your home and do an inspection of how to make your house safer. They have a lot of very useful information and she recommends that people attend.

Pool Concessions

Dave Wasson announced that he would like the Board to keep in mind different options for the pool concessions. Pepsi would install a glass front cooler and the

cost to purchase from them would be \$9.50 a case. The second option would be to purchase a double door cooler (12 cubic foot) at a used price of \$800 - \$1300 or new of \$19,000 plus. And do the same as last year by buying soft drinks from Sam's. Their current price is \$6.28 a case. The third option is to buy a 400 pound ice machine at a used price of \$800 or \$1900 new. Pre-mix from Pepsi runs \$12.50 a tank. Bob asked if Coke had been contacted about giving a bid. Dave stated that Coke could not supply Dr. Pepper which was the most popular drink among the kids last year. Dave said that using the refrigerator like last year did not work. The refrigerator could not keep up with the demand. Dave said the profit margin is best with the ice machine and the pre-mix. Dave he wanted to inform the Board of their different options.

OPEN FORUM

Roland introduced and welcomed Duane Baldwin as the Honorary Board Member

Joe Willerth

Joe stated that he had been approached by Dave Elliott and asked if it would be possible to discuss the charter commission election at the annual meeting. The Board decided not to allow this type of political issue but decided it would be permissible for him to pass out hand outs.

Larry Kincade

Larry stated that security needed to be advised of the area on the east side of the dam where he has seen trespassers.

Bob Roland

Bob stated that he attended a Lakes Association meeting last night (February 12th). He stated the Metropolitan Lakes Association is holding a Lake Landscaping Clinic on March 25th which Shirley will be attending. He also asked that Raintree Lake host and spear-headed by the Lake Committee, a Lake Safety Clinic on May 13th. The Board had no objections as long as the Lake Committee had no objections. Dick Greiner stated the Lake Committee had no objections. Mike motioned that Raintree host this event. Shirley seconded and the motion carried.

Shirley Thomas

Shirley stated that she read Art's report and noticed homes continuing to be occupied prior to being completed, no sod after being completed and an unsightly garden but does not understand with the report of Rockwell Construction putting paint in the lake. The Board decided to send information regarding the incident to Joe Willerth to have him contact them to make repairs. Shirley asked about the status of the policy regarding homes being occupied prior to being finished. Mike answered that he is continuing to work with Joe Willerth on the policy.

Darrell Bennett

Darrell asked about the status of satellite dishes being allowed at Raintree. The Board answered that a policy is currently being worked on but none has been approved.

Bill Flamm

Bill Flamm asked about the condition of the lots where the 4-plexes are being built. The lots are full of trash. The Board answered that they are working on the problem, that letters had been sent out.

APPROVAL OF BILLS

Marilyn motioned to approved the bills. Shirley seconded and the motion carried.

ADJOURNMENT

Roland Thibault adjourned the meeting

**BOARD OF DIRECTORS MEETING
MARCH 1996**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 12, 1996 at 7 PM at the Raintree Lake clubhouse. A quorum was determined and Mike Conway called the meeting to order. Directors present were: Mike Conway, Roland Thibault, Marilyn Burasco, Bob Rowland, Shirley Thomas, and Nancy Ohmes. Stan Harmon and Carl Cage were absent.

APPROVAL OF MINUTES

Nancy made a motion to accept the minutes of February 13, 1996 as submitted. Bob seconded and the motion carried.

TREASURER'S REPORT

Dave Wasson submitted the Treasurer's report as follows:

Bank Account Balances as of February 29, 1996

Checking	\$ 203.80
MM General Fund	\$138,345.55
MM Special Fund	\$ 10,028.02
Boat/Lake Account	\$ 34,159.98
Builder's Account	\$ 28,310.47

Income during February

Dues: \$40,561.16

Assessment: \$7,958.00

Dave announced that Jim Mitchell is scheduled out next week and will be at the board meeting in April to submit his report.

BOARD ANNOUNCEMENTS

Date of Work Session

Mike announced that the date for the work session had to be rescheduled due to a conflict with the annual meeting. The work session will be held on March 21, 1996.

Stoney Creek

Mike announced that Stoney Creek is on again. He and Bob attended the meeting on Monday night at that meeting the zoning board turned Stoney Creek down. Main drawn backs: lack of infrastructure to take care of another 600 homes. The site plans goes in front of the alderman on the 25th of March.

Annual Meeting

Mike announced that a quorum is required to hold the annual meeting and encouraged everyone to come or send their proxy. The annual meeting will be held on March 28th

NEW BUSINESS

ARB Appeal - Gary Walker

Gary Walker appeared before the board to appeal the ARB denial of his driveway and additional garage. He asked that he be allowed to put the driveway along the side of his house and a garage in the back. This would eliminate the complaints of him parking his car at the side of his house. After some discussion, Dave motioned to override the ARB and approve the driveway, garage, and brick patio. Roland seconded. A hand vote was called for. Yes votes: Nancy Ohmes, Roland Thibault, and Dave Wasson. No votes: Bob Roland, Marilyn Burasco, and Shirley Thomas. The motion was denied. Gary Walker asked the reasons for the denial. Shirley stated that there was no way to guarantee that he would put a garage in the back and build a parking pad in the rear of his house. Joe Willerth spoke up and said that is what litigation is for and that reason wasn't in the covenants to deny. Bob Roland stated that he objected due to the driveway being built over a sewer. Bob motioned reconsider: to approve the driveway, garage and brick patio after an approval from the city is received. Shirley seconded. A hand vote was called for. Yes; Nancy Ohmes, Roland Thibault, Dave Wasson, Bob Rowland, Shirley Thomas. Marilyn Burasco abstained. Motion carried.

ARB Appeal - Marshall

Max Marshall appeared before the board to have a fence approved. The fence he would like to install would replace the existing wood fence. The new fence would be made of white plastic. Mr. Marshall presented pictures of other similar fences at Raintree. Bob Made a motion to approve the fence, Shirley seconded. Hand vote was called for. Yes; Nancy Ohmes, Bob Rowland, Shirley Thomas, Dave Wasson. No; Roland Thibault. Motion carried

Pool Committee

Mike presented the pool rules submitted by the pool committee. Dave announced that pool cards would not be kept at the pool this year. Dave mentioned other differences in the rules from last year. Dave stated that number 9 he would like to change that number to 10 years of age from 12 years of age. On the water slide rules, Dave wanted to add under number 1 or pass a swimming test given by a lifeguard. Bob motioned to accept the new pool rules as amended, Roland seconded and the motion carried. It was asked if swimming lessons would be offered this year. The board decided that swimming lessons could not be offered in order to allow adequate time to clean the pool each morning.

Siltation Committee

Ty Cooper appeared before the board. Ty announced that everything is in place for Bob O'Brien to issue the permit for the siltation pond at 150 & Ward. He asked that E.T. Archer be paid their final payment. The Board approved final payment to E.T.Archer. Ty asked for approval of \$4,850. for an inspector to be present during the construction at 150 and Ward Road. The Board approved the funds for the inspector. Ty also asked the board for funds to have a geo survey of the lake done. Ty asked for \$10,960. for the survey. Dave motioned that the board approve \$10,960

