

**BOARD OF DIRECTORS MEETING  
JANUARY 13, 1998**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 13, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, Roger Miller, Shirley Thomas, Marilyn Burasco and Chris Storms. Absent: John Godfrey and Nancy Ohmes.

**APPROVAL OF MINUTES**

Shirley made a motion to approve the minutes of the December 9, 1997 meeting. Roger seconded and the motion carried.

**TREASURERS REPORT**

Bank Account Balances as of December 31, 1997

Checking	\$ 10.52
MM General Fund	\$197,395.56
Boat/Lake Account	\$ 12,896.28
Builder's Account	\$ 37,884.42
Activity Committee	\$ 229.16

Income during December

Dues	\$24,868.72
Other Income	\$ 2,050.99

**BOARD ANNOUNCEMENTS**

Roland announced that the Raintree Annual Meeting will be held at the new Aldersgate Church on March 26, 1998.

**NEW BUSINESS**

*Siltation Committee*

Ty Cooper was not present. Siltation items will be delayed until the February meeting.

**OLD BUSINESS**

*Taxes on the 6 Lots*

Joe Willerth read a letter he sent to the Association reviewing the tax situation on the 6 Lots. The County Assessor will abate the taxes because the 6 Lots are currently used as Common Ground area.

*Bronte Property*

Joe has sent letters to Mr. Bronte asking him to finish the house, or we can finish it and then apply a builder's lien against the property.

*Sidewalks on Regatta*

Joe is negotiating with Mr. Spurck to put in the sidewalk on the east side of Regatta. We will get bids on the cost of the job.

*McArdle Property*

Lee's Summit hasn't taken any action yet.

*Brigance Property*

The house on Lot #945 complies with the Raintree building covenants. Parcel B, next to Lot 945, is not bound by the covenants of RLPOA.

*Tim's' Refund on Lot #1074*

Joe sent a letter to Mr. Tims and his lawyer on January 6, 1998. Joe read the letter he sent.

*Mr. Goodman's Development*

Joe has sent a letter asking Mr. Goodman to do some finishing work on the Common Ground. We are waiting for his reply.

**OPEN FORUM**

No one had comments.

**APPROVAL OF BILLS**

Bob made a motion to approve the bills as submitted. Roger seconded and the motion carried.

**ADJOURNMENT**

Roland Thibault thanked everyone for their attendance and adjourned the meeting.

**BOARD OF DIRECTORS MEETING  
FEBRUARY 10, 1998**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 10, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Greg Andrews, Roger Miller, Shirley Thomas and Nancy Ohmes. Absent: John Godfrey, Chris Storms and Marilyn Burasco.

**APPROVAL OF MINUTES**

Bob made a motion to approve the minutes of the January 13, 1998 meeting. Roger seconded and the motion carried.

**TREASURERS REPORT**

Read by Roland Thibault.

**Bank Account Balances as of January 31, 1998**

Checking	\$ 2,964.29
MM General Fund	\$220,340.73
Boat/Lake Account	\$ 25,554.51
Builder's Account	\$ 39,084.42
Activity Committee	\$ 163.13

**Income during January**

Dues	\$40,747.32
Other Income	\$ 2,146.34

**BOARD ANNOUNCEMENTS**

The candidates who intend to run for a position on the Board of Directors need to come to the Raintree Lake office and fill out the form.

The Annual meeting will be held in the new Aldersgate Church on March 26, 1998.

The February work session will be on February 26, 1998. The March work session will be on March 24, 1998.

**NEW BUSINESS**

*ARB - Joe Logsdon*

The ARB wants to amend the covenants concerning the minimum square footage requirements of all new single family residents. They are requesting a minimum square footage of 1,600 sq. ft.. Joe Willerth stated that changing the covenants is not an easy thing to do. It would require 75% of all homeowners to sign the document with a notary seal.

The ARB wants to add another guideline to new construction. Because questions arise, they highly recommend that the builder, representative or owner be present when the plan is submitted for approval. Roger made a motion that it is highly recommended that the builder, representative or owner be present at the ARB meeting when submitting plans to the ARB. Bob seconded and the motion carried. Effective April 1, 1998 and to be put in the new Raintree directory.

*Facilities Committee - Ross Cowan*

Ross has three bids on the parking lot. Ross needs more time to get additional references but he would like to proceed if the references check out. He asked to get approval not to exceed \$100,000. Then, he will get back to at least three Board members for final approval. Bob made the motion to approve. Roger seconded and the motion carried. Completed date by April 15th.

Ross has matching bids on how the clubhouse air conditioning can be upgraded. They will replace the two evaporator units inside and will replace two condenser units outside. They will add an extra air conditioner above the old office and the matching condenser will be outside. Roger made the motion to go ahead with the bid from Greenwood Heating and Air. If the Greenwood references don't look good, Ross is authorized to make a contract with Sharp and Long. Ross is to get back to at least three Board members for final approval. Shirley seconded and the motion carried.

*Chris Poindexter - Girl Scouts*

The Girl Scouts from Trailridge Elementary are asking to use the clubhouse for a fund raiser. The fund raiser would be an open house; they are selling candles and accessories from Party Lights. The date would be in late March or April on a Sunday afternoon from 1-5 PM. Roger made the motion to approve the use of the clubhouse, to waive the rental fee and to check with Geri on scheduling and advertising in the Shore Lines. Bob seconded and the motion carried.

*Dave Wasson - Pool*

Dave will work with Jeff Kelly on arranging the scheduling for the swim lessons and the times for the swim team.

The pool heater bid from KC Gunitite was \$9,166.70. The budgeted amount was \$18,000. Bob made the motion to approve the bid from KC Gunitite. Roger seconded and the motion carried.

Roger made the motion to spend monies for the swim team and pool supplies not to exceed \$1,000. Bob seconded and the motion carried.

*Shirley Thomas - Playground Equipment*

Since there was a \$9,000 savings from the budgeted pool heater, Shirley wanted to go ahead with purchasing playground equipment for the south side. The issue was tabled until a later date.

*Insurance Renewal*

Bob made the motion to renew our insurance with Twin Lakes for 1998-1999. Roger seconded and the motion carried.

*Shirley Thomas - Village at Oxford Meadows*

The planned sub-division is to be adjacent to Raintree, near 150 and 291 Highways. Our concerns are the possibility of high density housing and too much traffic. Joe Willerth will attend the City Council meeting and Board members are encouraged to attend.

*Geri Frink - Annual Meeting Agenda*

Geri would like to put the Annual meetings' agenda in the Shore Lines. Items to be included: Square footage increase, Oxford Meadows, City Council candidates, more to be added.

**OLD BUSINESS**

*Siltation Committee - Ty Cooper*

Canceled. Ty was absent.

**OPEN FORUM**

*Shirley Thomas*

Is Mrs. Hopkins property available to be bought?

*Dave Wasson*

Thanks for having the dinner for the committee members.

*Joe Willerth*

The suit against Bronte was filed and served on February 6th. Lot 634, 215 Seaside Sparrow has no gutters or sod, suit will be filed if work is not completed.

*Charlie Mallett*

It is unclear where the boundary line for the Common Ground around the 150 Highway silt pond is. Where are we to mow? Please have Mr. Roberts mark the boundary lines.

**APPROVAL OF BILLS**

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

**ADJOURNMENT**

Roland Thibault thanked everyone for their attendance and adjourned the meeting.

**BOARD OF DIRECTORS MEETING  
MARCH 10, 1998**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 10, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, John Godfrey, Greg Andrews, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms and Nancy Ohmes. No one was absent.

**APPROVAL OF MINUTES**

Roger made a motion to approve the minutes of the February 10, 1998 meeting. Bob seconded and the motion carried.

**TREASURERS REPORT**

Read by John Godfrey:

**Bank Account Balances as of February 28, 1998**

Checking	\$	11,756.43
MM General Fund	\$	230,916.13
Boat/Lake Account	\$	26,756.85
Builder's Account	\$	42,832.95
Activity Committee	\$	4,055.10

**Income during February**

Dues:	\$42,723.20
Other Income:	\$ 1,677.70

**BOARD ANNOUNCEMENTS**

The March work session will be on March 24, 1998.

The Annual meeting will be held in the new Aldersgate Church on March 26, 1998.

**NEW BUSINESS**

*Bill Euwer - Clubhouse Wedding*

Bill has scheduled to use the clubhouse on April 25th for a wedding. He request permission to setup a canopy on the west side of the clubhouse. Roger made a motion to allow the canopy for the wedding. Bob seconded and the motion carried.

*Denise Haley - Swim Team Meeting*

Denise would like to use the clubhouse on April 8th to have a meeting for the parents of the swim team. She would also like to have three monthly meetings. Marilyn made a motion to allow Denise to schedule swim team meetings in the clubhouse. Shirley seconded and the motion carried.

*Paul Landes - Trees on Common Ground*

Paul is requesting that the common ground committee needs to visually inspect where trees are planted on the common ground. Fred Lange planted trees with the common ground committee approval; however, Paul believes those trees block the view of the lake for him and others. Bob made a motion to table this discussion until 2 Common Ground and 3 Board Members go over to inspect this site. We would then take up this issue at the March work session. Roger seconded and the motion carried.

*Charlie Mallett - Tractor*

Charlie has a good bid from Lawn & Leisure of Lee's Summit for a new tractor. The cost is \$10,500 with trade-in of our old tractor. Bob made a motion to approve the purchase. Roger seconded and the motion carried.

**OLD BUSINESS**

*Shirley Thomas - Playground Equipment*

Shirley would like the Board to allocate \$10,000 for playground equipment, to be installed on the south side near the six lots. An article requesting input from the homeowners nearby yielded mixed results. Some want it near them, some do not. The Board asked the Common Ground Committee to obtain a bid for 6 - 12 parking spaces from the contractor now working on the parking lot. Roger made a motion to allocate up to \$10,000 for the playground equipment on the south side. Bob seconded and the motion carried.

*Dick Greiner - Lake Committee*

Dick announced that \$5,000 has been paid back to the general fund.

The signs near the docks and swim areas are being thrown into the lake, pole and all. The Lake Committee would like to use a different attachment method. Bob made a motion to change the sign mounting from poles to fastening the signs to the dock with screws that can't be easily removed. John seconded and the motion carried.

The new courtesy dock by the Clubhouse should be installed by April 4th. The Lake Committee will be given time at the Annual Meeting to speak about their budget status, projects completed, and projects planned.

**OPEN FORUM**

*Dick Brighthaupt - Common Ground Committee*

Dick obtained two bids from Dandy Lawn and Atchison Lawn & Landscape for landscape maintainance at the entrances of 150 and 291 highways. The common ground committee is asking for a budget increase of \$2,500 to meet the low bid received. We could do the job with our own personnel, but let the professionals do the spraying. John said we should spend the money and get the job done right. Roger made a motion to raise the common grounds budget by \$2,500 to meet Atchison's bid of \$7,500. The

common ground committee is to see that the services provided meet our needs. Bob seconded and the motion carried.

*Jim Metzger*

Jim Metzger asked if we need to continue with the Triatholon each year? Each year they add sand to our lake; do we benefit from this event? Roland ask for a show of hands, with a majority of the audience in favor of keeping the Triatholon. Roland stated that he would ask again at the Annual Meeting on how the members feel about having the event.

*Bill Flamm - Using Rented Waverunners*

Bill asked if he brought in two rented waverunners could he use them during his daughter's birthday party. Safety is our major concern. We allowed 1 hour use of the lake for a test drive for purchasing a watercraft or boat. Request was denied.

**APPROVAL OF BILLS**

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

**ADJOURNMENT**

Roland thanked everyone for their attendance and adjourned the meeting.

**BOARD OF DIRECTORS MEETING**  
**APRIL 14, 1998**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on April 14, 1998 at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Roland Thibault called the meeting to order. Directors present were: Roland Thibault, Bob Rowland, Roger Miller, Shirley Thomas, Marilyn Burasco, Chris Storms, Nolen Roberson, Ed Odell and Nancy Ohmes. No one was absent.

**APPROVAL OF MINUTES**

Roger made a motion to approve the minutes of the March 10, 1998 meeting. Nolen seconded and the motion carried.

**TREASURERS REPORT**

Shirley read the Treasurer's report. (Chris arrived late.)

Bank Account Balances as of March 31, 1998

Checking	\$ 7,161.88
MM General Fund	\$273,399.55
Boat/Lake Account	\$ 26,852.49
Builder's Account	\$ 45,381.69
Activity Committee	\$ 2,123.21

Income during March

Dues	\$41,165.00
Other Income	\$ 2,877.00

**BOARD ANNOUNCEMENTS**

Roland introduced the Board of Directors and the officers for 1998/99. They are: Roland Thibault, President; Bob Rowland, Vice-President; Chris Storms, Treasurer; Shirley Thomas, Secretary, Marilyn Burasco, Roger Miller, Nolen Roberson all Class A representatives. Nancy Ohmes and Ed Odell as Class B representatives.

**NEW BUSINESS**

*Jerry Emerick*

Jerry Emerick appeared before the Board. Mr. Emerick was appealing the Architectural Review Board's decision to disapproved his request for vinyl siding. Mr. Emerick explained that he was the owner/builder of the home being built on Lot #887 on Whistling Swan. A representative of the vinyl siding manufacturer made a presentation to the Board. After the presentation, the Board opened the floor for questions and comments. Roger

made a motion to overturn the ARB and approve the vinyl siding, Shirley seconded. Roland called for a vote. No one voted in favor, all votes were against. Jerry Emerick asked the Board if the masonry siding would be allowed on his house. The Board answered that at this time, masonry siding is not allowed but that he could present it to the ARB for guidelines and approval.

#### *Chris Pinkepank*

Chris Pinkepank appeared before the Board. Mr. Pinkepank explained that he was the builder on Lot #727. He stated that he had received a letter from the Raintree office indicating that he had driven over the Common Ground and that he should repair the ground as soon as weather allowed. Several days later he received a second letter fining him for driving on the Common Ground. He didn't understand why he was first given a letter stating that he should fix the area when weather allowed and then a few days fined. The Board explained to him that he was fined because he continued to use the Common Ground for ingress and egress after he was told not to. Roger made a motion to deny the appeal, Bob seconded and the motion carried.

#### *Jack Zorn*

Jack Zorn, 4105 S.W. Leeward, appeared before the Board. Lynn Goodman has finished building in his development of Harbor Cove and Mill Harbor. The Common Ground in this area is in terrible condition. A drainage problem on the Common Area is causing an erosion problem on his property. The dry basin was being seeded a few weeks ago without the ground being properly prepared. The condition of this area draws others to abuse it. Southwestern Bell has made ruts in the Common Ground by their trucks when they were working on Cole Younger. The Board explained to Mr. Zorn that they were aware of the condition of the Common Ground. The Board told the Raintree staff to collect bids for the items that needed attention: sidewalk installation, sowing of the dry basin, tree trimming and/or removal at the tree line, and to contact Southwestern Bell regarding the damage they caused to the Common Ground. The Board assured Mr. Zorn that they had been aware of the condition and in contact with the City of Lee's Summit for whatever assistance they could provide regarding finishing the sidewalks.

#### *Lake Committee*

Dick Greiner, Chairman of the Lake Committee, appeared before the Board. Dick gave the Board pictures of the dock at Kingfisher showing the poor condition. The cost of repairing the dock would be \$1,100.00. A new dock would cost \$14,015.00. The dock was scheduled to be replaced next year but the winter had caused more damage than they anticipated. The Lake Committee recommends replacement this year and asked the Board for \$14,015.00. Nolen made a motion to approve the replacement of the Kingfisher dock for \$14,015.00. Shirley seconded and the motion carried.

Roger asked Dick if boat stickers would be available after the Thursday night safety meeting. When Dick answered no, that hadn't been the

practice, Roger said that was discrimination and that stickers should be made available. Dick answered that they would be made available.

*Kevin Jackman*

Kevin Jackman, 4277 S.W. Averio, appeared before the Board to ask that the swim dock at Averio be returned. It was his understanding that some residents had requested it be removed, so he was asking that it be returned. Several residents on both sides of the issue were present stating their opinions for and against the swim dock's location. Robert Nicholas, 4183 S.W. Lafayette, was present and voiced his objections to returning the dock. Chris made a motion to table in order for both sides to take their concerns to the Lake Committee. The Lake Committee would return to the Board with a recommendation. Roger seconded and the motion carried.

**OLD BUSINESS**

*Pfeifer King*

Pfeifer King was not present

**OPEN FORUM**

*Charlene Fisher*

Charlene Fisher asked the Board if anyone was granted permission to plant a tree and flag pole on the Common Ground which will block her view of the lake as it grows. The Board answered that they were in contact with the person who planted the trees and flag pole. He had received permission from the Common Ground Committee, which he was a member. The Board had instructed him to move some of the trees so they wouldn't block the lake view. The Board stated that the flag pole was planted on private property, Charlene answered that the flag pole appeared to be on Common Ground.

*Joe Willerth*

Joe Willerth, 4500 S.W. Bowsprit, asked the Board about the possibility of a community-wide trash service. Several other homes association have signed with a trash company to service their area and been given quite a savings by the trash companies.

Joe also brought up the stop sign missing on Bowsprit. He wasn't aware that Raintree is responsible for replacement. Joe said RLPOA could be held liable if stop signs are missing. Bob asked Charlie to check with the City to see if they would take responsibility for replacing the poles. Charlie said he would put up a temporary stop sign until the issue is settled. Joe suggested the issue be put on next month's agenda and the community be notified of the issue. Charlie said he would look into the issue and report back to the Board.

*Bob Rowland*

Bob brought up the issue of the Architectural Review Board needing a set quorum. He recommends that the ARB's membership be set at 7, if a

member misses 3 meetings in a 6 month period they lose their seat on the Board, and the Chairman votes only to beat a tie. After discussion, the matter was tabled to the work session.

#### **APPROVAL OF BILLS**

Roger made a motion to approve the bills as submitted. Bob seconded and the motion carried.

#### **ADJOURNMENT**

Roland thanked everyone for their attendance and adjourned the meeting.

