

BOARD OF DIRECTORS MEETING

January 12, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 12, 1999 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, Chris Storms, Nolen Roberson, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. Absent: Roger Miller.

APPROVAL OF MINUTES

Marilyn made a motion to approve the minutes of December 10, 1998, Nolen seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of December 31, 1998

Checking	\$ 298.23
MM General Fund	\$168,864.75
Siltation Account	\$ 20,000.00
Boat/Lake Account	\$ 21,853.31
Builder's Account	\$ 43,971.80
Activity Committee	\$ 334.81
Income during December	
Dues	\$28,792.53
Other Income	\$ 2,275.37

BOARD ANNOUNCEMENTS

Roland announced the annual meeting for the Raintree Lake Property Owners Association will be held on March 25, 1999 at the Aldersgate Church.

COMMITTEE REPORTS

Activities Committee

Geri submitted the planned activities for 1999. The Board asked the date of the fireworks display? They also inquired in regard to the planned activities for Summerfest.

Lake Committee

Dick Greiner appeared for the Committee. Dick announced that the only changes in the Lake Regulations which were on the agenda for approval was the direction the sail boats should follow while under full sail.

The dock at Whistling Swan is the only replacement dock needed this year.

The Lake Committee plans to pay off the loan from the General Account in January. The pay off amount is \$5,000.

Bob stated that Dick is doing a good job. In the next year the dock slip prices could possibly go down.

The dates of the Safety Meetings have been set. Four meetings will be held this year. A charge of \$50 will be charged for boat stickers with a \$15 rebate if attending a safety meeting. Bob added that the money will be used for additional security on the lake.

Joe Willerth suggested that Dick give an explanation at the annual meeting of the extra security and separation of funds.

Shirley made a motion to approve funds, not to exceed, \$15,000 to replace the dock at Whistling Swan. Bob seconded and the motion carried with Nancy abstaining.

Architectural Review Board

Erma Mallett announced that the ARB is in need of a member for the alternate seat due to a recent resignation.

Siltation Committee

Shirley spoke for the Committee. The Siltation Committee will be holding a meeting on January 21st discussing the new Junior High School. It is an open meeting but they only expect the Siltation Committee, certain City officials, Lake Winnebago members, and Albert from Mo Conservation.

Facilities Committee

Charlie appeared for the Committee. Ross announced that the clubhouse painting was complete. They are currently obtaining bids to repair the clubhouse deck and the elevator to bring the clubhouse into ADA compliance. Bob suggested looking into the elevator that Lakewood currently uses. Dick suggested talking to Steve Bloom regarding the elevator. Charlie answered that Ross was looking into elevator since that is his line of expertise.

NEW BUSINESS

Pam Gerlach

Did not attend. Ask to be on February's agenda.

Chris Storms

Chris stated that he would like to move an additional \$30,000 from the General Fund into the Siltation Emergency Fund. The money is in the budget for the Siltation Committee to dredge Sunset Cove. However, with the City working on Ward Road and the Committee deciding not to dredge the Cove until after the road work is done, he recommends that the money ear-marked for this project be deposited into their account.

Bob made a motion to add \$30,000 and the 1999's \$20,000 to the Siltation Fund. The \$30,000 is the money set aside in the budget to dredge Sunset Cove. Shirley seconded. The motion carried with Ed voting against and Nancy abstaining.

Chris announced that the balloon payment on the loan for the six lots is due in April. Geri was asked to look into having the loan refinanced.

Chris also asked for Board approval to purchase new computers for the office. Chris has been looking and talking to companies regarding new equipment. The computers will be built for Raintree, not purchased from a retail store. Shirley made a motion to approve up to \$4,500 for computers and software for the office. Marilyn seconded and the motion carried.

Shirley Thomas

Shirley asked the Board if a no parking sign on the dam would be beneficial. During the recent snow fall, cars were parked on the dam making it difficult to maneuver around. Bob made a motion to have the City place no parking signs on both sides of Raintree Parkway at the dam. Marilyn seconded and the motion carried with Ed and Nancy abstaining.

OLD BUSINESS

New Lake Regulations

The Lake Regulations were submitted for approval by the Lake Committee. The regulations had been published in the *Shore Lines* for notification of the membership. It was recommended to explain that sail boat only when using their sail do not have to follow the traffic flow. Bob made a motion to approve the new Lake Regulations but to include the wording of All vessels except sailboats, under sail, shall maintain a counter-clockwise pattern around the lake. Shirley seconded and the motion carried with Nancy abstaining.

Joe Willerth

Joe submitted the proposal from E.T. Archer regarding 150 and Ward Road dam. Joe explained the proposal and answered questions from the Board and the audience. Joe recommended that the Board accept the proposal. The Board asked Joe to ask Archer if they would draw up plans for the culvert and to recommend contractors to do the work. Shirley made a motion to accept Archer's proposal and authorize up to \$6,000 for the plans and culvert. Ed seconded and the motion carried with Nancy abstaining.

Joe also informed the Board and the audience of the progress regarding 291 widening. The State is still working with Paul Roberts with regards to his property. Joe still hopes to work with Roberts to design a new entrance to Raintree but the agreement between the State and Roberts may not be for quite some time. Joe recommends that Raintree accept the money from the State and place it in a Raintree account. The funds may not be used until an agreement is made but Raintree would be drawing interest on the money until then. Marilyn made a motion to take the money awarded by the State and place it in an account. Bob seconded and the motion carried with Nancy abstaining.

OPEN FORUM

Shirley Thomas

Shirley asked Joe if there had been any progress with Roberts repairing his silt basins on the Estate Lots. The Board discussed what needed to be done to the area. Joe was asked to contact Archer for an assessment of what would be needed for the

siltation ponds. Joe added that he would incorporate the request to Roberts along with the 291 entrance.

Mike Conway

Mike asked if the Board had any weight with the City regarding traffic control in and out of Raintree. The Board indicated that they had very little with regards to traffic control. Mike recommends that the City be represented at the annual meeting to answer questions about road work.

Chris Storms

Chris asked the status of the house on Seaside Sparrow. He knows someone who is interested in the property. Joe answered that Ray Goffinett had contracted the work to be done and possibly the property had been sold.

Roland Thibault

Roland stated that Ben (Robert's employee) had contacted him regarding someone dumping trash onto their property. Charlie will speak to Ben about the trash.

Mary Lou Rowland

Mary Lou asked the Board to address the high amount of larceny at Raintree Lake. There were a higher number of larcenies listed in the paper and she was concerned.

Roland Thibault

Roland stated that he would like to limit the number of terms a Board member can serve to two consecutive terms. He reasons that a Board member, after two terms would tire and this may effect their judgment. By limiting the number of terms, it might trigger more participation from the membership. He would like to see the topic discussed and voted on at the annual meeting. It was questioned the procedure to make such a change.

APPROVAL OF BILLS

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

ADJOURNMENT

Roland thanked everyone for their attendance and adjourned the meeting.

BOARD OF DIRECTORS MEETING
February 9, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 9, 1999 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, Chris Storms, Nolen Roberson, Roger Miller, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. All members were present.

APPROVAL OF MINUTES

Roland asked for a vote to approve the minutes, as written, of the Board meeting of January 12, 1999.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of January 31, 1998

Checking	\$ 3,500.40
MM General Fund	\$183,117.18
Siltation Account	\$ 20,017.23
Boat/Lake Account	\$ 37,326.42
Builder's Account	\$ 44,130.39
Activity Committee	\$ 2,935.26

Income during January

Dues	\$44,669.06
Other Income	\$ 7,310.29

Chris added that he had transferred \$50,000 to the Siltation Account but it was done after the first of the month. Chris explained the other income was due to the Lake Committee paying off their loan.

BOARD ANNOUNCEMENTS

Roland reminded the audience of the upcoming annual meeting and encouraged people to become candidates.

COMMITTEE REPORTS

Facilities Committee

Ross Cowan appeared before the Board. He asked the Board to approve funds for repairing the clubhouse deck. The bids he received for repairing were: \$20,657 from Decks by Design, \$17,900 from RL Jones, \$16,985 from Page Construction, \$10,000 from Charlie. There were several questions from the Board regarding Charlie's bid and the matter was tabled until Charlie arrived.

Ross notified the Board that he was looking into a wheel chair lift for the clubhouse. He explained, lifts are expensive and may exceed the budgeted costs.

Siltation Committee

Shirley spoke for the Siltation Committee. She explained that they had asked the City for Ward Road project information, maps, plans, etc. The Junior High project is on the Planning Commission agenda along with many other projects that will effect Raintree. Ron Williams, who is on the Planning Commission and a member of Raintree, will keep in mind the effects to Raintree on projects which are on their agenda.

Bob Rowland explained that the Kansas City Metropolitan Lakes Association is willing to pay for one person from Raintree to attend the Erosion Control seminar on February 23rd, in Nashville. There will be four seminars on that Tuesday and they will be sending one person to each seminar. Geri is interested in attending the seminar. Roger made a motion to send Geri to the seminar and to authorize, not to exceed, \$600 for expenses. Bob seconded and the motion carried.

Nancy Ohmes

Nancy reported to the Board that she had an appointment with an engineer regarding Windsong's drainage problem. She would report with his recommendations.

Architectural Review Board

Geri spoke for the ARB. Geri asked the Board to approve Jerry Emerick as an alternate on the ARB. There is an opening due to Gene Thomas resigning. Roger made a motion to approve Jerry Emerick as an alternate on the ARB. Chris seconded and voting against was Shirley Thomas. The other Board members voted in favor. The motion carried.

Facilities Committee

Charlie arrived and explained to the Board that the work would be done "in-house". He would hire people already employed by Raintree to help with the work. Shirley made a motion to authorized up to \$11,000 to repair the clubhouse deck. Ed seconded and the motion carried.

NEW BUSINESS

Pam Gerlach

John Gerlach appeared before the Board. He has rented the clubhouse for December 31, 1999. He would like permission to use the clubhouse past midnight, understanding that the longer period of time is due to the new year. Roger made a motion to extend the Gerlach's use of the clubhouse for 1 hour on December 31, 1999. The clubhouse could be used until 1:00 AM and everybody would be out by 2:00 AM. Chris seconded. Those voting in favor were: Nolen, Chris, Nancy, Roger and Bob. Those voting against were: Marilyn and Shirley. Ed abstained. The motion carried.

Nolen Roberson

Nolen asked the Board to authorize the Boy Scouts, Girl Scouts, or other type of organization to present the flag and Pledge of Allegiance at the Board meetings. He feels this will increase attendance at the meetings and encourage involvement among parents. Nolen made a motion to authorize the Boy Scouts to open the annual meeting on March 25th with the Pledge of Allegiance. Bob seconded and the motion carried.

Cost of Survey 6 Lots

Geri had been in contact with survey companies to re-plat the 6 Lots owned by the Association to one Lot. The City does not allow crossing a building line when building on any Lot. It would benefit Raintree to re-plat the Lots now. A bid had been received from Land Survey for \$1,500 and Genesis had submitted a bid of \$5,000. Construction Engineering was unable to submit a bid and Geri was still waiting for a bid from Hamilton. Roger made a motion to authorize up to \$1,500 for re-platting of the 6 Lots. Shirley seconded and the motion carried.

Insurance Renewal

The insurance renewal cost and policies were submitted for approval. Twin Lakes insurance was the only company able to submit a bid. Roger made a motion to accept the proposal from Twin Lakes. Ed seconded and the motion carried.

OLD BUSINESS

Legal

Joe Willerth spoke to the Board. He had been in contact with Archer and they were attaining bids to repair the Ward Road Dam. He asked the Board to call for a special meeting at the work session to approved a bid. The Board approved a special meeting at the work session on February 25, 1999 to approve bids for the Ward Road dam.

Joe also explained the delinquent account were being processed. There were two declaring bankruptcy and two foreclosures.

Joe announced that the check had been received from the State for our entranceway. The developer had asked the State for his funds but Raintree's name is involved due to our interest on the entranceway. The Board asked Joe to arrange a meeting between them and the developer. Their concerns are the entranceway and the seascapes.

Annual Meeting - Increasing Square Footage

Geri asked the Board if they were planning on listing this on the agenda for the annual meeting. In her opinion, the task would be almost impossible due to the number of signatures needed. After some debate, Geri was asked to present a report showing the square footage of the homes built in the last two years.

OPEN FORUM

Charlie Mallett

Charlie asked the Board to authorize funds to purchase a new tractor. Charlie asked the Board to approve the low bid of \$15,815 from Law and Leisure. Charlie had received three bids for a tractor. Harrisonville Tractor's bid was \$16,998, Stanley Equipment's bid was \$17,556.04 and Lawn and Leisure's bid was \$15,815.00. Roger made a motion to authorize up to \$15,815 plus tax, for the purchase of a new tractor to be used on the Common Ground. Ed seconded and the motion carried.

Dick Greiner

Dick told the Board that Lou and himself had recently become grandparents of twin boys.

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

March 9, 1999

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 9, 1999 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, Chris Storms, Nolen Roberson, Roger Miller, Ed Odell, Shirley Thomas, Nancy Ohmes and Marilyn Burasco. All members were present.

APPROVAL OF MINUTES

Roger made a motion to approve the minutes of the February 9, 1999 meeting as submitted. Bob seconded and the motion carried.

TREASURERS REPORT

Chris presented the Treasurer's report.

Bank Account Balances as of February 28, 1999

Checking	\$	\$ 1,082.53
MM General Fund		\$165,370.17
Siltation Account		\$ 70,079.73
Boat/Lake Account		\$ 36,183.78
Builder's Account		\$ 45,477.92
Activity Account		\$ 2,935.26
MoDot Settlement		\$ 46,000.00

BOARD ANNOUNCEMENTS

Roland announced the date of the work session in March was on the 16th, due to the conflict of the annual meeting.

Roland reminded the audience of the upcoming annual meeting and encouraged people to become candidates.

COMMITTEE REPORTS

Facilities Committee

Ross appeared before the Board. The Committee is talking to contractors and receiving bids for the wheel chair lift. They had spoken to two companies. Ross will get brochures to show the Board along with the bids. Ross explained that after the wheel chair lift was installed, the restrooms would not be ADA compliance.

Jim Metzger gave the Board an update on the clubhouse deck repair.

Pool Committee

Mike Slagle appeared before the Board. He submitted and reviewed the Board the survey regarding the swimming pool. He listed the likes and dislikes which had been submitted. He asked the Board for their recommendations and direction. The Board suggested that the Committee contact the pool manager with their suggestions. The Board commended Mike for the Committee's work. Mike made a formal recommendation that the Board prohibit smoking in the pool area. After

discussion, the Board asked Mike to contact Dave and bring the issue to the work session.

Siltation Committee

Shirley spoke for the Siltation Committee. The testing continues for the turbidity of the water.

NEW BUSINESS

Wilson

Barney and Jill Wilson appeared before the Board. They explained to the Board that they had built a fence with the unfinished side facing the public. They had corrected the situation but had left one section of the fence as it was. They asked the Board to approve the fence in its current state. Bob made a motion to have the Wilsons turn the fence around so the finished side faces the public, the gated area could be left alone. Chris seconded and the motion carried.

Dick Fiscus - drainage

Dick appeared before the Board. He explained his drainage problem. He had contacted the City and Raintree but both were unable to help. He asked the Board for permission to allow the drainage pipe onto the Common Ground. He stated he would take care of maintenance to the area and accept responsibility. Bob made a motion to authorize a license agreement between Raintree and Dick Fiscus, allowing him a drain pipe to exit onto the Common Ground and have a diversion at the end of the pipe. The license agreement would also state Mr. Fiscus' responsibility for maintenance of the pipe which includes mowing of the area. The Board would have approval or disapproval upon Mr. Fiscus selling his house for extending the maintenance agreement. Roger seconded the motion. The motion carried and Joe was instructed to draw up the agreement.

Swim Lessons

Geri asked the Board to approve Professional Swim Instructions request to hold swim lessons and to manage the swim team for the 1999 season. Roger made the motion to approve , Bob seconded and the motion carried.

Special Account for Southside Improvements

Chris made a motion to open an account in the amount of \$40,300 for the improvements to the southside. The account would be used to hold the money until City approval is received for sidewalks. Shirley seconded and the motion carried.

OLD BUSINESS

Legal

Joe appeared before the Board. He discussed the MoDot discussion regarding Pyramids settlement. He also discussed the expansion of the mini storage along 291 highway. He explained the Ward Road dam project. Shirley made a motion to accept the contact submitted by Archer with a written statement that they would be

