

BOARD OF DIRECTORS MEETING  
JANUARY 11, 2000

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on January 11, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

**APPROVAL OF MINUTES**

Marilyn???????? made a motion to approve the minutes of the December 14, 1999 meeting, ??????Nolan?? seconded and the motion carried.

**TREASURERS REPORT**

Marilyn read the Treasurer's Report

Bank Account Balances as of December 31, 1999

Checking	\$ 2,946.84
MM General Fund	\$159,941.86
Siltation Account	\$ 72,598.96
Boat/Lake Account	\$ 57,940.75
Builder's Account	\$ 55,360.75
Activity Committee	\$ 358.26
MoDot Settlement	\$ 47,382.16

Income during December

Dues	\$26,526.49
Other Income	\$ 3,997.97

**BOARD ANNOUNCEMENTS**

*Annual Meeting*

Ed announced that the Annual meeting would be held on March 30, 2000 at Lake Winnebago. Aldersgate was not available.

*Nominations*

Ed announced that anyone interested in running for the Board could sign up at the office.

**NEW BUSINESS**

*J.B. Holt*

Mr. Holt appeared before the Board. He asked the Board to reconsider the original fine assessed against him. It was the Board's understanding the Mr. Holt had begun building prior to receiving approval from the ARB. There was discussion of how and when the building begun. Travis suggested the matter be discussed at the work session. Nolen made a motion to table the matter to the January 27th work session. Teresa strongly recommended that Mr. Holt attend the work session in order to

settle the matter as he has been on the agenda several times but did not show. Teresa seconded the motion and the motion carried.

## **OLD BUSINESS**

### *Joe Willerth*

Joe informed the Board that information regarding the 291 entrance should be in their packet. A case had been set for trial in September 11, 2000 which is the same date as the Developer's case. He hopes to have the details settled by the court date.

### *Sidewalk Contract*

Geri updated the Board of the status between Raintree and Ron Baumann. Lee's Summit city requirements were not met, therefore, the City informed Ron to tear up the sidewalk he had poured. The insurance coverage had lapsed and there was no current insurance verification. The Board asked Joe what legal steps could be taken. Joe was then instructed by the Board to send a 10-day demand letter, as per the contract. Geri was asked to contact the City if it was possible to secure a letter from the City as to the reason for stopping the work. New bids would be received from other contractors and they would be requested to secure a bond.

### *Shirley Thomas*

Shirley asked Joe regarding the wording on the plats on the Estate Lots. The wording indicates the dedication of the Common Ground is done with the plat. Joe stated that he continues his status that Common Ground needs to be deeded to the Association.

### *Appreciation Dinner*

Ed stated that the Appreciation dinner was great and Geri did a great job and deserved a round of applause.

## **COMMITTEE REPORTS**

### *Activities Committee*

Carrie Cooper appeared before the Board. She had several items to discuss. First, she agreed that the Appreciation Dinner was great. It was nice to have an event the Committee did not have to plan. Seconded, she wanted to inform the Board that the Committee has established a system so there will be a representative attend the monthly Board meetings. Christmas was their last event and they wanted to thank Santa and the Boy Scouts for their hard work. Carrie invited the Board members to attend their activities. Their presence at the activities is a sign of support and important to the committee. She also asked the Board for some the direction the Board wanted from the Committee. Carrie was told to turn in the checking account of the Activities Committee because they had not attended any Board meetings and their budget for 2000 approved without representation. Geri explained that a memo had been sent to all Committee Chairs stating the policy of spending money and attending Board meetings. Ed explained to the Committee that they were not

authorized to sign checks because no one on the Committee was bonded. Ed explained that the covenants state that bonding was necessary because the Board was financially responsible for Raintree's spending. ?????? Nolan made a motion to suspend check writing privileges of the Activities Committee until it was discussed further at the work session. Nancy seconded the motion and all Board members agreed.

*Architectural Review Board*

Erma Mallett was present for the Committee. Erma stated that the Committee did not have anything to report.

*Pool Committee*

Geri informed the Board that the Pool Committee had disband. Nolan made a motion to disband the Pool Committee. Marilyn seconded and the motion carried.

No other Committee had a report due to not having a meeting in January.

**OPEN FORUM**

*Bob Olberding*

Bob informed the Board that he had been shopping for a new boat and had difficulties regarding the length of runabouts. The measurements were different according to the State as to where the measurements were taken. Geri stated that the office could only go by the information written on the title.

*Donnie Brouhard*

Donnie asked the Board which members were up for reelection this year. Donnie was told that three class A members seats were open and one class B seat was open.

**APPROVAL OF BILLS**

Nolan made a motion to approve the bills as submitted. Marilyn seconded and the motion carried.

**ADJOURNMENT**

Ed thanked everyone for their attendance and adjourned the meeting.

**BOARD OF DIRECTORS MEETING  
FEBRUARY 8, 2000**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on February 8, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

**APPROVAL OF MINUTES**

Marilyn made a motion to approve the minutes of the January 11, 2000 meeting, Nolen seconded and the motion carried.

**TREASURERS REPORT**

Bank Account Balances as of January 31, 2000	
Checking	\$ 947.47
MM General Fund	\$173,565.01
Siltation Account	\$ 72,866.56
Boat/Lake Account	\$ 68,508.34
Builder's Account	\$ 56,176.85
Activity Committee	\$ 340.95
MoDot Settlement	\$ 47,540.32
Income during January	
Dues	\$\$\$51,732.52
Other Income	\$ 13,940.00

**BOARD ANNOUNCEMENTS**

Ed announced the annual meeting will be held on March 30th at the Grace Baptist Church, the old Aldersgate.

Ed announced that Joe Willerth would be making his presentation ahead of the agenda.

*Legal*

Joe Willerth announced that the Missouri Highway Department agreed to attend Raintree's annual meeting and present the design of 291 Highway. Nolen made a motion to approve and Shirley seconded. The motion carried.

Joe told the Board that he had been asked to review the revised fence agreement and had two suggestions. He recommended that it stated at the beginning that they are signing an agreement. Currently it states so only at the end. He would also recommend a place for a notary signature.

## **NEW BUSINESS**

### *Mary Miller*

Mary Miller appeared before the Board and asked to use the area west of the clubhouse for a wedding. She has reserved the clubhouse on June 3, 2000 and would like to hold the wedding outdoors. Marilyn made a motion to approve the usage of the west side of the clubhouse for a wedding, Arvil seconded and the motion carried.

### *PSI - Swim Lessons and Swim Team, 2000*

Jerry Kelly appeared before the Board. Jerry thanked the Board for use of the Raintree swimming pool in the past. Jerry explained that the swim lessons were very popular and the swim team very successful.

## **COMMITTEE REPORTS**

### *Activities Committee*

Sue Brockman appeared for the Activities Committee. Sue reported that Las Vegas night was a success and they were currently getting ready for the Easter Egg Hunt.

### *Architectural Review Board*

Erma Mallett reported for the ARB. She stated that the ARB had approved two new homes and had approved 2 new homes conditionally due to no paint color submitted. They had disapproved one new home because of the placement on the lot but the Board of Directors had approved it at the special meeting on January 27th. Teresa asked Erma the status of the house which wanted rock on its' front. Erma stated that the original plans had called for stucco but they felt it was too late to require them to remove the siding and place stucco on the house and had approved the rock. Marilyn made a motion to fine the builder for violation of the contract, Shirley seconded and the motion carried.

### *Common Ground*

Brian West reported that the tree program for 1999 was complete as the trees had been planted. Two additional benches had been installed and the Committee was currently accepting bids for a sprinkler system at the clubhouse. Brian asked the Board to approve the contract for landscaping. He had contacted several companies who did not or could not bid on the entire job. He had received two bids: Atcheson at \$8115. and Top Care at \$8175. Atcheson listed more trimmings than Top Care. The Committee recommended the bid from Top Care due to the good past working relationship. Top Care's contract guaranteed an increase of 5% each year through the year 2002. Top Care's contract was for a three year period. Nolen made a motion to approve Top Care's contract, Shirley seconded and the motion carried.

### *Facilities Committee*

Charlie Mallett reported that the Committee was investigating the possibility of placing a picnic area on the west end of the clubhouse.

### *Lake Committee*

Dick Greiner appeared before the Board. Dick submitted the preliminary plans for pontoon rental to the Board. He asked the Board for any recommendations but the Board asked for time to review the recommendations of the Lake Committee. Dick reported that Phil VanDeusen had applied to oversee the pontoon rental.

### *Siltation Committee*

Alan reported that no response had been received from the letter which the Committee and the Board had mailed to the City regarding Ward Road. Roland Thibault mentioned that the work being done, by the Developer, did not have siltation barriers.

### *Raintree View Committee*

San LaPoint, Roland Thibault and Gene Thomas spoke for the Committee. They reported that they plan to review capital expenditures for the Common Ground, they felt that the Committee would be an on-going Committee. They asked for the Board's direction for the Committee.

### *Conservation Committee*

San LaPoint reported that there was an immense response for old Christmas trees. Approximately 150 trees had been placed in the lake for fish habitat.

## **OPEN FORUM**

### *Tracy Simmons*

Ed introduced Tracy Simmons to the audience who is a candidate for the school board.

### *Bob Rowland*

Bob informed the Board that a group had attended the Lake Committee meeting regarding the method and policy of subleasing boat slips. Their recommendation would be that all subleasing be handled through the office. The Board replied that the legal issue should be investigated prior to any further discussion.

## **APPROVAL OF BILLS**

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

## **ADJOURNMENT**

Ed thanked everyone for their attendance and adjourned the meeting.

### *Sidewalk Contract*

Geri asked the Board if the sidewalk contract would be awarded at the meeting. The Board discussed the bids and Travis informed the Board that Bud Yokley was able to find a company that would install the sidewalks for \$59,424 and \$4,800 for tearing out the old sidewalk. Travis also recommended that Bud be hired to oversee the construction work. Bud would be paid \$4,000 which would bring the total cost of the sidewalk to \$64,224. This is \$10,829 less than other bids which were received. Ed called Joe Willerth, attorney, to verify that the contract could be awarded after the meeting was called. Joe instructed Ed that it could not be therefore no action was taken.

Geri asked "Do we need an attorney at all Board meetings?" The Board agreed that legal council is needed.

The Board agreed that legal council handle all contract regarding unpaid bills from Ron Baumann regarding the unfinished and poorly finished sidewalk.

RECALLED BOARD MEETING  
02/08/00

ATTENDING: TRAVIS, TERESA, NOLAN, ED, MARILYN, ARVIL, DON, SHIRLEY.

TRAVIS PRESENTED THREE MORE BIDS ON THE SOUTHSIDE SIDEWALKS. THE LOWEST BID WAS \$64,224 (INCLUDING \$4,800 TO REMOVE BAD SIDEWALK), PLUS \$4,000 FOR JOB SUPERINTENDENT, FOR A TOTAL OF \$68,224. TO GET A PERFORMANCE BOND WOULD ADD ANOTHER \$6,000.

BEFORE ANY FURTHER ACTION WAS TAKEN, ED CALLED THE ATTORNEY TO SEE IF WE WERE LEGALLY IN SESSION AND WAS INFORMED THE MONTHLY BOARD MEETING COULD NOT BE REOPENED. THERE WAS NO FURTHER DISCUSSION.

Special Meeting  
February 15, 2000

Present were: Ed Odell, Nolen Roberson, Marilyn Burasco, Travis Seibert and Nancy Ohmes.

Ed called the meeting to order and each member were given a copy of the bid submitted by JD Colton Construction.

Topics discussed were:

Tree/Shrub removal - one tree will need to be removed, an area which has shrubs. This is a requirement of the City. Charlie can assist with the removal of the tree and bushes. The cost on the bid does not reflect the cost of removal of the tree and bushes.

Sod/Seed/Hydro-seed - The bid did not include sod or seed. Bud could not get an accurate bid on either due to the job not being complete and not an accurate measure of needed sod or seed. The home owners may not water sod and hydro-seeding was discussed. No decision was made on ground cover.

DIG-RITE - The contractor will call for utility location.

Sprinkler systems - The contractor is not responsible for any sprinkler systems damaged.

Insurance - The contractor is insured and will submit proper verification

Performance Bond - The Board decided a performance bond was not necessary due to the supervision of the City and the hiring of a qualified company.

Supervision - The construction company explained that depending on the job, certain companies hire a supervision and others do not. They plan on being at the job site daily, therefore a supervisor would be Raintree's decision.

Years in Business - The construction company explained that they have been together, as a company for three years.

Completion - The company and the Board agreed on a completion date of April 1, 2000. The company indicated they would like to have the job completed in 2 - 3 weeks.

Marilyn made a motion to approve the bid on the sidewalk to JD Colton, up to \$64,224.00 with the job completed no later than April 1, 2000. The additional \$1,000 is to be used in the event the funds are needed for tree or bush removal. Nolen seconded and the motion carried.

Discussion began to hire Bud Yokley as a construction supervisor. Travis excused the JD Colton construction company and Bud from the meeting. Travis and Marilyn were in disagreement with one another. Travis left the meeting, consequently there was not a quorum and the meeting was adjourned.

**BOARD OF DIRECTORS MEETING  
MARCH 14, 2000**

The Board of Directors meeting of the Raintree Lake Property Owners Association was held on March 14, 2000, at 7 PM at the Raintree Lake Clubhouse. A quorum was determined and Ed Odell called the meeting to order. Directors present were: Nolen Roberson, Travis Seibert, Nancy Ohmes, Teresa Bury, Shirley Thomas, Arvil Minor, Don Archer and Marilyn Burasco.

**APPROVAL OF MINUTES**

Marilyn made a motion to approve the minutes of the February 8, 2000 meeting, Nolen seconded and the motion carried.

**TREASURERS REPORT**

Checking	\$ 7,407.43
MM General Fund	\$194,054.09
Siltation Account	\$ 73,134.41
Boat/Lake Account	\$ 66,644.70
Builder's Account	\$ 51,750.75
Activity Committee	\$ 332.25
MoDot Settlement	\$ 47,698.56
Income during February	
Dues	\$ 32,660.94
Other Income	\$ 5,621.00

**BOARD ANNOUNCEMENTS**

Ed announced the Annual Meeting will be held on March 30th at the Grace Baptist Church, (the old Aldersgate). MoDot will attend the meeting to explain the 291 Highway widening project.

**NEW BUSINESS**

*Charlie Mallett - Concrete*

Charlie Mallett explained to the Board that additional area was needed at the pool for sunbathers, ect.. He would like the Board to approve an area of concrete to be laid on the east side of the pool. The area would be 10' wide by 80' long, located between the lights. Charlie also asked the Board to approve rock to be added to certain areas to assist with drainage. Charlie explained that the bid was submitted by the company installing sidewalks along Raintree parkway and could be done immediately. Nolen made a motion to approve the funds for rock improvement and additional concrete at the pool not to exceed \$10,000. Shirley seconded and the motion carried.

## **COMMITTEE REPORTS**

### *Activities Committee*

Mary Godfrey appeared before the Board. Mary asked the Board for \$2,500. \$1,500 would be for the Easter Egg Hunt in which 500-600 kids a year participate. \$1,000 is for deposits for this year's Summerfest. Mary also asked the Board for new tables at the clubhouse. Some of the tables are in bad shape, which are dangerous and embarrassing condition. Charlie explained that the Facilities Committee had recently purchase new tables. Shirley made a motion to approve \$2,500 for the Easter Egg hunt and Summerfest. Marilyn seconded and the motion carried.

### *Architectural Review Board*

Erma Mallett appeared before the Board. She informed the Board that they had approved 2 new homes, misc. home improvements, and five builder's had asked for building extensions.

### *Common Ground*

Brian West appeared before the Board. He asked the Board to approve a sprinkler system for the clubhouse area. The Committee had receive three bids and submitted those to the Board at the work session. All companies bid the sprinkler system two ways; using lake water and using City water. The Committee recommended York as the contractor but had no recommendation on City water verses lake water. Don stated that he would suggest using lake water. Shirley made a motion to approve the bid from York Contractor, using the Weather-matic system and to use lake water at a cost not to exceed \$7,500. Nancy seconded and the motion carried.

### *Facilities Committee*

Charlie Mallett appeared before the Board. Charlie explained that the Committee was getting estimates for the shelter house at the west side of the clubhouse. Currently they were working on placement of the footings. Charlie also commented that he had gone through the Committee to purchase table of the clubhouse at an auction.

### *Lake Committee*

Dick Greiner appeared for the Lake Committee. The Committee recommended policies for renting the pontoon. After discussion, the policies are as follows;

PONTOON BOAT RENTAL INFORMATION.

PONTOON MAY BE RENTED DURING THE FOLLOWING BLOCK SCHEDULE.

1/2 DAY = \$85 WHICH IS 9AM to 1 PM or 2 PM to 9PM.

FULL DAY = \$135 WHICH IS 9AM to 9PM.

A FULL TANK OF GAS IS PROVIDED DEPOSIT IS \$250. WHICH SHALL BE PAID ON THE RENTAL DATE AND HELD DURING THE RENTAL PERIOD.

