

## RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

January 8, 2002

The Board of Directors of the Raintree Lake Property Owners meeting was held on January 8, 2002 in the Raintree Lake clubhouse. Members present were: Teresa Bury, Nancy Ohmes, Sheila Schertz, Brian West, Ira Roberts, Marilyn Burasco, Chris Coleman, and Erma Mallett. Donnie Brouhard was absent.

### APPROVAL OF THE MINUTES

Ira made the following changes to the minutes of the December Board meeting; The sentence should read Olympic Pool Company. The way the minutes read it indicates that it could be the Kansas City Pool Company's proposal was approved.

Erma made the following changes to the minutes of the December Board meeting; The appreciation dinner would be held at the Arrowhead yacht Club at Winnebago.

### TREASURER'S FINANCIAL REPORT

Brian submitted the Treasurer's report.

Bank Account Balances as of December 31, 2001

Checking	\$ 171.78
MM General Fund	\$39,167.51
Siltation CD :	\$96,815.39
Boat/Lake Account	\$44,872.18
Builder's Account	\$49,870.80
Activity Committee	\$ 622.18
CD-Community Bank	\$51,918.56
CD - MoDot Settlement	\$51,038.53

Income during December: Dues, \$35,448.11. Other Income, \$29,557.05

Other income includes: Boat slips, Clubhouse rental, Shore Lines ads, Interest, Fines, and Cups.

Brian announced the projected carry-over as stated in the budget was not the 61,000 as projected.

Brian also asked for a work session to be held in February to discuss the financial report for the annual meeting.

### BOARD ANNOUNCEMENTS

Geri announced that Kerry Karnatzar, from the Public Works Department of the City (Lee's Summit) would be coming to discuss repairs to the spillway bridge. The meeting would be held on January 15<sup>th</sup> at 6PM. The meeting would be held one hour before the ARB meeting. All interested parties are invited.

## **COMMITTEE REPORTS**

### *Activities Committee*

No report

### *ARB*

No report

### *Common Ground*

Shirley was present. She informed the Board that they did not meet in January. Machelie would soon be requesting funds to install flagpoles on the southside of the lake. Ben Sharp wants to work with Raintree on signage. Feb 18<sup>th</sup> tentative meeting.

### *Facilities Committee*

Ross was present. Ross stated the schedule for the clubhouse decoration completion is the end of January. There was discussion regarding the replacement of the fireplace. No decision was reached.

Ross asked the Board for \$1255 to re-tint the windows in the clubhouse. "Touch of Class" would be doing the work. Ross then recommended that one window be tinted as an example. If everyone liked the window, the remaining would be done. The Board replied that the money for the window tinting had been previously approved when the total decorating package was approved.

### *Lake*

No report

### *Conservation*

No report

### *Siltation Committee*

Shirley was present. Shirley asked for funds to repair the Whistling Swan Cove at a cost of \$39,500. Sheila made a motion to approve \$39,500. The funds would come from the budget and the siltation CD. Brian seconded. Voting in favor; Erma, Marilyn, Brian and Sheila. Voting against; Chris, Nancy and Ira. Motion carried.

### *Raintree Vision*

Phil was present. Phil stated that he had met with Warren Oblinger to review the plans for the maintenance building. He had spoken to Morton Buildings regarding getting the information needed (by the City) to get the area re-zoned. This would cost \$14,000. Phil asked the Board for the funds. Ira made a motion for the Committee to recommend the company and spend up to \$15,000 for a site plan to get the special use permit. \$5,000 had previously been approved and the total would be \$15,000. Brian made a motion to take 10K out of the 39K that was carried over then repay with money from loan. Nancy seconded and the motion

carried. Brian made a motion to take 10K out of the 39K that was carried over then repay with money from loan.

## **OLD BUSINESS**

### *Legal*

Joe Willerth presented the legal report. Joe stated that Ben Sharp would soon begin on the Raintree Villas. He would be building single and multi-family homes. Joe also stated that the 291 entranceway would be discussed at a special meeting and he would have the Associations' legal response ready by the meeting.

### *Mike Byrnes*

Did not attend

## **NEW BUSINESS**

### *Ron Greathouse*

Ron was there to show his concern regarding all the geese at Raintree. He offered to serve on a task force to find alternatives for their removal. Ron asked if the goose droppings could be removed from the sidewalks. He offered to work with Geri regarding a broom attachment to fit the current mower.

## **OPEN FORUM**

### *Charlie Sandman*

Charlie asked the Board about the motion sensors on the boat dock. He was concerned because the lights were on at night. Charlie was told the lights were on dusk to dawn timers.

Charlie asked for details regarding the law suit settlement. Joe told Charlie that the settlement had been discussed at the last meeting but he would answer any questions after the meeting.

## **APPROVAL OF BILLS**

Brian made a motion to approve the bills, Sheila seconded and the motion passed.

## **ADJOURNMENT**

Teresa thanked everyone for coming and adjourned the meeting.

## RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

February 12, 2002

The Board of Directors of the Raintree Lake Property Owners meeting was held on February 8, 2002 in the Raintree Lake clubhouse. Members present were: Erma Mallett, Teresa Bury, Donnie Brouhard, Sheila Schertz, Brian West and Chris Coleman. Absent were: Nancy Ohmes and Marilyn Burasco.

### APPROVAL OF THE MINUTES

Erma made a motion to approve the minutes as submitted. Donnie seconded and the motion carried.

### TREASURER'S FINANCIAL REPORT

Brian read the report:

Bank Account Balances as of January 31, 2002

Checking	\$ 357.95
MM General Fund	\$ 61,539.20
Siltation Acct.	\$102,884.98
Boat/Lake Account	\$ 56,895.24
Builder's Account	\$ 41,372.80
Activity Committee	\$ 622.18
CD-Community Bank	\$ 51,918.56
MoDot Settlement	\$ 51,038.53

Income during January

Dues \$41,444.74

Other Income \$28,625.01 Other income includes: Boat slips,

clubhouse rental, ads in Shore Lines, sales tax, fines, insurance.

Other discussions:

Brian announced that the bank loan came due since the last Board meeting. The amount due was \$66,671.79 at 7.75% interest. The loan was renewed at 4.75% interest, the payments will remain the same, and the payoff would be in January, 2005.

Brian also stated, the Siltation account, a CD, was turned into a money market account in BC National Bank. The amount of interest was \$6,069.59.

The CD in Community bank is due. The interest received is \$517.66 for a total for the CD will be \$52,436.32. Brian made a motion to move this account into the money market account at BC National. Sheila seconded and the motion carried.

When the Siltation account at BC National was opened, it was not to exceed \$100,000. The Board discussed if the funds should be used for current projects. Donnie made a motion to use \$38,000 of the Siltation budget from the General Account and \$1,200 from the Siltation Account. Brian seconded and the motion carried.

Brian asked to have the budgeted amount of \$29,000 for the 291 entrance be put in the MoDot escrow account. Donnie moved to have \$29,000 from the current budget to the MoDot account. Brian reminded the audience of the work session to discuss the annual meeting.

## **BOARD ANNOUNCEMENTS**

### *Annual Meeting*

Geri announced the annual meeting of the association would be held on March 28<sup>th</sup> at the Grace Baptist church at 7 PM.

### *Meeting Scheduled Regarding 291 Entranceway*

There will be a meeting at the Raintree clubhouse regarding the signs for the 291 entrance. Those invited to attend were, the Common Ground Committee of Raintree, Ben Sharp (Raintree Villas), Community Christian Church, the Roberts' (Developer). Anyone is welcome to attend the meeting.

## **COMMITTEE REPORTS**

### *Activities Committee*

A member of the Activities Committee was not present. Geri asked that \$2,750 be transferred into the Activities Account for Las Vegas night activities. Donnie made a motion to approve \$2,750 for Vegas night, Brian seconded and the motion was approved.

### *ARB*

Gene Thomas was present. There was nothing to report.

### *Common Ground*

Shirley was present but did not attend the meeting. Shirley thanked the maintenance crew for the work after the ice storm. Geri announced that she had been asked by the Committee to request for \$4,200 to purchase four flagpoles to be placed along Raintree Parkway. Brian made a motion to approve \$4,200 for four flagpoles. Marilyn seconded and the motion carried.

Geri asked for a decision from the Board regarding the residents who place tree limbs on the Common Ground. The Board decided to send letters to those residents that place limbs on the Common Ground.

### *Facilities Committee*

No report was submitted.

### *Lake*

Rich was present for the Lake Committee. Rich asked for \$9,620 for the lighting project. The dock on the east side of Normandy Cove would be done. Donnie made a motion to approve the funds for the project. Sheila seconded and the motion carried.

Rich asked the Board for \$23,000 for the blue foam change out. Ira made a motion, Erma seconded and the motion carried.

Rich asked the Board to approve \$4,000 for the replacement swim dock at Averio. Ira made the motion and Erma seconded. The motion carried.

Rich asked the Board to approve the funds for tools needed to install concrete steps at the boat ramps. Donnie made a motion to approve up to \$2,500. Ira seconded and the motion carried.

Rich asked the Board to approve the funds for the boat ramp repair. Erma made a motion to approve the funds, not to exceed \$62,000 for the boat ramp repair. Donnie seconded and the motion carried. The contract for the repair should be approved by the Lake Committee and by the attorney (Joe).

#### *Siltation Committee*

Shirley was present. Shirley thanked Ira for the dirt needed at the Whistling Swan project.

#### *Raintree Vision Committee*

Phil was present. Phil updated the Board regarding the land on 163<sup>rd</sup> Street. The property is located in the City Limits of Lee's Summit. Phil also explained that the Committee recommends Wayne Moore who would deliver the complete package for \$149,000. This would be for the attendance at any City hearings, permits, and the building.

Phil presented drawings for the (six) Lot on Raintree Parkway showing potential plans for amenities on the property. The Board asked Phil to display the drawings at the annual meeting.

### **OLD BUSINESS**

### **NEW BUSINESS**

#### *Legal*

Joe Willerth was present. Joe explained to the Board regarding the settlement agreement regarding the 291 entrance. In the settlement, the last 700 feet will be improved standards. Joe stated that he would be meeting with the City regarding the City's maintenance of the area. He hopes to have further information and report it at the meeting.

Joe announced that the proper paperwork had been received for the Association to accept Tracts 1,3, and 4 at the Estate Lots.

Joe also announced that he would not be able to attend the Annual meeting. His partner, George Kapke, will be present.

#### *Carmen Cerra*

Carmen Cerra appeared before the Board to appeal the fine he received for having trash on the lot he was building. Donnie made a motion to grant the appeal. Ira seconded. Voting in favor were: Donnie and Ira. Voting against were: Erma, Brian and Chris. Sheila abstained. Motion was denied.

### *Gilpin*

Jack and Elizabeth Gilpin appeared before the Board. The Gilpins explained that the current five-foot fence around the rear of their property was installed to replace a four-foot fence. They were unaware of the needed approval and were fined. Donnie made a motion to allow them to keep the five-foot fence, Sheila seconded. Voting in favor were: Donnie, Ira, Chris, Sheila. Voting against was Erma. The motion carried and the fence is approved.

Donnie made a motion to uphold the fine for installing the fence without approval, Brian seconded. Voting in favor were: Erma, Donna, Chris, Brian. Ira abstained. The fine stays.

### **OPEN FORUM**

#### *Gene Thomas*

Gene asked the Board to appoint Lyle Wyly to the ARB. Ira made a motion to appoint Lyle, Donnie seconded. All voted in favor and the motion carried.

#### *Tom Tucek*

Tom explained to the Board that he had received a mailing from Capital Recovery. He told the Board that the mailing lists of Raintree residents had been sold. The Board explained that anyone could get a copy of the Raintree directory and create a mailing list.

#### *Charlie Sandman*

Charlie complained to the Board regarding the residents who leave their trash out before the day of trash pick up leaving it to blow around the neighborhood.

#### *Brian West*

Brian noted that the work session would be on the 28<sup>th</sup>. He would like the Board to correct the budget at that time, due to the carry-over was not 61,000 as expected.

He wanted to remind the Board of the information that the Baptist Medical Center would submit regarding this year's triathlon.

Brian also wanted to tell the Board that due to the ice storm the labor cost might need to be increased on the budget.

### **APPROVAL OF BILLS**

Brian made a motion to approve the bills, Sheila seconded and the motion passed.

### **ADJOURNMENT**

Teresa thanked everyone for coming and adjourned the meeting.

## **REOPENED INTO OPEN SESSION**

Audience present: Tom Tucek, Shirley Thomas, Gene Thomas, Darrell Bennett

### **Insurance Renewal**

The current insurance carrier will carry the insurance for Raintree at a price of \$25,462. The boat insurance and the boiler insurance are not included in this amount. The expiration date is not the same date. The total amount of the insurance is \$28,144. This includes the rental boat and the work boats. The Directors Liability is not included. Donnie made a motion to approve the renewal. Brian seconded and the motion carried.

# RAINTREE LAKE PROPERTY OWNERS ASSOCIATION

March 12, 2002

The Meeting of the Raintree Lake Property Owners Association Board of Directors was held on March 12, 2002 in the Raintree Lake clubhouse. Members were: Teresa Bury, Erma Mallett, Brian West, Sheila Schertz, Ira Roberts, Nancy Ohmes, Chris Coleman, and Marilyn Burasco. Donnie Brouhard was absent.

## APPROVE MINUTES OF THE FEBRUARY MEETING

Ira made the following changes: At the bottom of the first page it reads, \$1200 taken from the Siltation Account should read \$12000. At the top of the second page, no one is listed in the minutes as seconding the motion, it should read Brian. It is also stated that Marilyn seconded a motion, it should read Sheila. The minutes were passed with Ira's changes.

## TREASURER'S FINANCIAL REPORT

Brian read the treasurer's report.

Bank Account Balances as of February 28, 2002

Checking	\$ 852.60
MM General Fund	\$ 394,63.29
Siltation Acct.	\$102,884.98
Boat/Lake Account	\$ 56,181.87
Builder's Account	\$ 39,049.19
Activity Committee	\$ 622.18
Community Bank	\$ 51,918.56
MoDot Settlement	\$ 51,233.30

Income during February

Dues \$44,875.67

Other Income \$ 4,521.25 Other income includes: Boat

leases, clubhouse rental, Shore Lines ads, interest, sales tax, Las Vegas night income, reimbursement.

## BOARD ANNOUNCEMENTS

Geri reminded the audience that the annual meeting would be held on March 28, 2002 at the Grace Baptist Church.

## COMMITTEE REPORTS

*ARB*

Darrell Bennett reported for the Committee. Darrell reported what had been approved.

### *Common Ground Committee*

No report was submitted.

### *Facilities Committee*

Ross was present. Ross explained that bids had been taken for termite control at the clubhouse. The Committee recommends that Terminex contract be approved. Ross explained that the contract would be \$949 for 2 years with \$275 a year as maintenance. Marilyn made a motion to approve \$1225 and the contract with Terminex for three years. Erma seconded and the motion carried.

### *Lake Committee*

Teresa asked the Lake Committee to check the new lights on the boat docks to ensure they were working.

Geri gave an update on the boat ramp repair.

Charlie Sandman asked for an extension on parking of boats on residential property while the boat ramp was being repaired. The Board gave Geri a directive not to fine residents who park boats on their property while the ramp is being repaired. The residents would be given one week to move their boats after the ramp is repaired.

### *Conservation Committee*

San LaPoint was present. San reported that they will be adding fish habitat in the lake this summer. The lake is scheduled to be shocked this year. When asked about shocking the duck pond, San responded that there was no access available.

### *Siltation Committee*

Alan was present. Alan reported that the Committee was not planning any additional projects this year. Alan told the Board of the recording of the depth of the lake and stated that certain equipment is needed. Alan did ask for a loan of a laptop computer, which Phil Skeed offered. Alan asked for a loan of a flat bottom boat, which Rich offered the use of for the summer.

Alan explained that Connie Stevens, a Siltation Committee member, had attended the Geese peace meetings and would supervise the population of Raintree's geese.

### *Vision Committee*

Phil Skeed was present. Phil explained that the committee was working on the maintenance building on 163<sup>rd</sup> street.

### *Activities Committee*

Sheryl Murray appeared for the Committee. Sheryl updated the Board to Vegas night.

Sheryl asked the Board for \$1650 for the upcoming Easter Egg hunt. Marilyn made a motion to approve the \$1650, Erma seconded and the motion carried.

## **OLD BUSINESS**

### *Swim Team*

No one attended.

### *Ben Sharp*

Ben Sharp attended. Ben was asking the Board's authorization to use the Duck Pond for drainage while he is building the Villas. Jon (Plaas) gave the Board an update. Karen DeLany stated that there is no signed agreement but the two (Sharp & DeLany) have come to terms (agreement). Ira made a motion to conditionally approve use of the Duck pond once Sharp and DeLany have agreed to terms. Erma seconded and the motion carried.

### *Mike Bynes*

Mike attended. Mike asked the Board to take action against the vacant lot on Sapelo (Stephanie Hazelton). Stephanie Hazelton was present. Stephanie stated that she never intended to build a house on the lot and doesn't believe that she is in violation. Ira asked Mike Byrnes to put into writing what is wanted on Hazelton's lot. Mike agreed.

## **NEW BUSINESS**

### *Joe Willerth*

Joe stated that he had a meeting with the City and they will take ownership of the (291 side street) entrance. The City would take care of snow removal and street maintenance. Joe recommended the Common Ground Committee keep in mind the height of the landscaping because there is a restriction on height. Joe reminded the Board that he would not be attending the annual meeting. Joe stated that he had one item for the executive session.

## **OPEN FORUM**

### *Shirley Thomas*

Shirley asked the status of the waterscapes on the Estate lots. The Board replied that they have not accepted any of the waterscapes at this time.

### *Charlie Sandman*

Charlie complained to the Board of residents leaving their trash out prior to pick up day.

*Erma Mallett*

Erma stated that the pool closing guidelines should be published in the Shore Lines and posted at the swimming pool.

*Ira Roberts*

Ira stated that people should not collect proxies along the street. He stated it was against City ordinance to stop traffic.

#### **APPROVAL OF BILLS**

Marilyn made a motion to approve the bills. Brian seconded and the motion passed.

#### **ADJOURNMENT**

Teresa thanked everyone for coming and adjourned the meeting.

