

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING
OCTOBER 19, 2009
7:00 p.m.**

A special meeting of the Raintree Lake Property owners Association was held on October 19, 2009. Members in attendance were David Mitchell, Robert Dye Tim Kirkpatrick, Brenda Miller, Tom Tucek, Tony Jose, Tim Nydegger and Brian West. Judy Schmoeger arrived at 7:15 p.m. General Manager, Rachelle Vandiver, and Association Attorney, Joe Willerth, were also in attendance. Tom Earley from the Bank of Lee's Summit also attended the meeting.

Tony Jose called the special meeting to order at 7:06 p.m. and announced a quorum.

ICE MELTING MATS/CABLES:

The Board continued its discussion regarding electric snow melting mats and cables. Rachelle Vandiver advised that the cost for electrical would be \$2,400 and \$3,349.83 for the mats, sensors and everything else needed. The warranty is 10 years. Brian West made a motion to approve up to \$5,800 for the heating mats installation at the clubhouse. Robert Dye seconded the motion. The motion passed 5 to 2. Tom Tucek and Tim Kirkpatrick voted against the motion.

PROPERTY RESOLUTION RELATIVE TO TRACTS ADJACENT TO DAM:

The Board reviewed the boundary survey provided by Engineering Solutions. The Board expected approximately 10 acres of Tract A to be above 962 but the survey showed only 3.55 acres above 960. This causes financing problems because The Bank of Lee's Summit was expecting more land for collateral. Tom Earley assured the Board that he would continue to work with the Association regarding financing. There was a long discussion regarding the land purchase, and several issues were brought out that could put the purchase on hold:

- There are at least seven discrepancies between the two title companies relating to easements.
- The Board and the bank would have to discuss new financing because of the new information regarding tract A above 962.
- The Board was not comfortable with an exclusive easement that was found.

Robert Dye made a motion to approve up to \$1,000 for title reports from both title companies involved. Judy Schmoeger seconded the motion. The motion passed 8 to 0.

After reviewing all the issues regarding easements and financing the Board felt it could not continue to pursue the land purchase until the Board had a better understanding of what it is buying. Tim Nydegger made a motion to have Brenda Miller advise the seller that the Board will not close the transaction, and that the offer will expire unless the seller wishes to extend it. Because of new information, conditions cannot be met in order to close the transaction. Tom Tucek seconded the motion. The motion passed 8 to 0.

Tom Tucek made a motion to adjourn from the special meeting. Judy Schmoeger seconded the motion. The motion passed 8 to 0. The special meeting was adjourned at 8:24 p.m.