

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
JANUARY 26, 2010
7:00 p.m.**

A work session of the Raintree Lake Property Owners Association was held on January 26, 2010. Members in attendance were Tony Jose, David Mitchell, Brian West, Tom Tucek, Judy Schmoeger, Tim Kirkpatrick and Brenda Miller. General Manager, Rachelle Vandiver, was also present. Tim Nydegger and Robert Dye were absent.

Tony Jose called the work session to order at 7:00 p.m.

TIME-LINE FOR ASSISTANT MANAGER:

Rachelle Vandiver advised that she is still working with the auditor and hopes to be done this week, but then she will be dealing with the insurance agents so she hopes by the middle of next week to begin the process of putting something together and advertising the position in the Lee's Summit Journal. The Board and Rachelle agreed to have a job description and the job posted in two weeks. Everyone would like to have someone in place by March 1 and definitely before the annual meeting. The job description does not necessarily have to be done before the job gets posted but will have to be before an interview. Judy Schmoeger will provide Rachelle with other ways to post the job opening.

DIRECTION ON POOL MANAGEMENT:

The Pool Committee solicited two bids last year. Both bids include an adult manager. The Pool Committee also put together a proposal to bring it in house. There was a discussion concerning the added costs of managing the pool in house including any increases in insurance. Another concern was the money made by the concession stand and paying taxes on any profit. There was discussion about the pipe that failed and the additional cost, and whether or not it should have happened. Everyone was also concerned with how things were run last year. The people in charge were not as knowledgeable as in previous years, the guards ran amok, and there were several concession stand break-ins.

Rachelle will contact Safari to schedule work to be done to make the pool compliant with the Virginia Graeme Baker Act by the opening of the pool season. The Board plans to use another company this year and possibly take in house the following year. Rachelle Vandiver will find out if the bid is still good and will place this issue on the next Board agenda.

DIRECTION ON THE CLUBHOUSE:

Rachelle Vandiver advised that there is a meeting tomorrow night with the architect, Tim Nydegger, Bob Christian, Nolan Plymell and Dennis Bisges to discuss the clubhouse renovation. There is \$115,000 budgeted for the clubhouse renovation. The Board is concerned about going over the budget and wants to make sure that any labor done by Raintree staff is taken out of the budget for the clubhouse renovation. The Board will

wait to see what plan comes out of the meeting tomorrow night and discuss it at the next Board meeting.

MO-DOT EASEMENT:

Regarding Tom Tucek's earlier concerns of possible added damage to Raintree property, Tony Jose stated that Raintree will go after the contractor for compensation. MO-DOT stated that it was not possible to add anything to the agreement and going after a contractor was the only option. Mo-DOT will work with the Association in giving residents as much heads up to road closures and detours. Tony Jose will sign the agreement.

SILT BASIN LAND TRANSFER:

Tony Jose would like to finish the process of taking ownership of the silt basin by the Raintree Village although there is no hurry. There is a question of whether a landscape plan exists. The Association needs a better legal description also. The Board will continue to work on this and get it closed out. The Board agreed to place the \$45,000 silt basin loan on the monthly financial statement, and the loan was placed after the reserves in the budget.

BUDGET 2010 (2009 ROLL OVER ALLOCATION):

The available discretionary funds from 2009 is \$33,561. The Board discussed what if anything to do with the money. There was confusion between the Board's priority list and committee requests and what got budgeted in 2010. Also discussed was committees keeping their money not spent during the year versus losing what was not spent. It was decided to leave the 2009 available discretionary funds as a separate line item and the funds will be looked at again in approximately six months for possible allocation. The Raintree Lake island issue came up again and a question of if funds for an aerator could be used for the island project instead, for example.

PROPOSED RULE CHANGES:

David Mitchell wrote up new rules for the Board's review. The new rules are for soccer practices on common ground, trash rules, new sign rule, vandalism, theft and destruction of property and abuse of an RLPOA representative. The Board discussed at great length the proposed new soccer rule since the soccer season is just about to start. The Board agreed that a coach must be a Raintree resident and not just a percentage of the players. It was also agreed to contact the Lee's Summit Soccer Association and explain the problems occurring at Raintree and what the Association would like done. The Board will continue to work on this and solve problems as they come up.

PROXY BALLOT:

Tony Jose presented his idea for the proxy ballot for 2010. The instructions were written before Tony got a legal opinion so they will have to be reworked at a later time. The Board just concentrated on the proposed questions for membership vote. The Board voted by a show of hands regarding what questions should be kept and not kept. In the end the Board voted to not include questions 2,4,5 and 10 in the 2010 ballot. The

Board will continue to work on the proposed proxy ballot and reword what needs fixed. Rachelle Vandiver will get Joe Willerth's opinion regarding whether the rule can be changed that only a Raintree resident can serve on the Board.

Rachelle Vandiver will update the Board as she learns of candidates running for the Board. Since there are no questions from the nominating committee, Rachelle would like any prospective candidates to write up a short bio.

Rachelle Vandiver explained to the Board why putting the billing and Shoreline together would increase costs.

There was a short discussion regarding voting records on the website and personal liability of Board members.

The work session was adjourned at 10:10 p.m.