

RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
WORK SESSION
JUNE 23, 2009
7:00 p.m.

A work session of the Raintree Lake Property Owners Association was held on June 23, 2009. Members in attendance were Tony Jose, Tim Kirkpatrick, Brian West, David Mitchell, Tim Nydegger, Robert Dye and Brenda Miller. General Manager, Rachelle Vandiver, was also present. Judy Schmoeger was absent.

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

A/C for old office:

Tim Nydegger and Greg McFarland from the audience discussed a method of pumping the heat from the clubhouse air conditioner to the pool and its practicality. Tim Nydegger is getting proposals to do a MEP package.

Priority Ranking List:

The Board discussed each item on the priority list and looked at how close to completion each item is. The Board also reviewed the items that didn't make the priority list this year, but are still important to the Association.

Unauthorized Plantings on Common Ground:

Rachelle Vandiver advised the Board that more and more residents are landscaping common ground without prior approval. Some of these plantings are causing a problem for the maintenance crew in getting their work done. There will be a future article in the Shoreline reminding residents that they need an approval from the Common Ground Committee before planting anything on common ground. The Board told Rachelle Vandiver to advise the maintenance crew that if they come across illegal plantings that interfere with their work to just knock it down. The Board will trust the Common Ground Committee to approve what they are comfortable with. If the Common Ground Committee comes across something outside their comfort level, then they defer to the Board to make the decision. Rachelle Vandiver will send a letter to residents who are in violation and remind them that they need approval from the Common Ground Committee, and if they do not get approval the plantings will be cut down.

Weather Stations/Wind Turbines/Solar Panels:

The Board decided to send the following statement to the ARB for their approval; Weather Stations/Wind Turbines/Solar Panels will be approved on a case by case basis prior to installation. Adjacent property owners input will be gathered as part of the approval process. If the ARB recommends the statement, then they will send it to the Board. The Board will adopt their recommended ARB guideline.

Stafford Change to Lift Tanks:

The Board examined the color pictures of the new cylinder tanks being offered by Randy Stafford. His lift supplier is changing the tanks to a blue polyethylene style which contradicts the current guidelines. The Board discussed the long term problems with the galvanized tank and likes the polyethylene tank. The Board did have a problem with the blue color. Rachelle Vandiver will do some additional research, and this issue will be further discussed at a future work session.

Seawall Update:

The Board needs an additional \$2,310 from somewhere else in the budget for additional rock for the seawall. Board members agreed to place the approval of funds on the July Consent agenda.

District 2 Meeting Update:

Rachelle Vandiver will contact Paul Roberts to see if he has given any thought to the letter the Board sent him several months. Brian West, Brenda Miller and David Mitchell volunteered to meet with Paul Roberts to discuss the Duck Pond issues if he so desires.

Ward Road should be done by the end of July (to Raintree Pkwy 2012 or later).

Mullendyke Property: The Lee's Summit Police cannot address issues inside of Mullendyke. The Association will have to call Cass County to enforce no trespassing violations.

Storm Drain Culvert: The maintenance falls under the responsibility of the Association. Tim Kirkpatrick suggested contacting Votech to ask about their interest in fixing the sidewalk. The project falls under the type of work that they look for. Rachelle Vandiver will contact Votech.

Water Line Upgrade: The streets that have not been done should be milled and overlaid by fall.

Priority List of the Sidewalk Placement: Sidewalks one half mile from schools will be done first. Raintree does not fall under that category.

Contractor Signs in Yards:

Rachelle Vandiver read the current rules on signs. The Board looked at the different types of signs to allow, how long signs should be allowed to stay up, fines for breaking the rules, and the amount of time it would take the office to enforce the rule. Tony Jose asked each Board member if signs should be allowed or not. Three members said no signs and three members said some allowance for signs should be allowed. Tony Jose

broke the tie saying no signs. The Board has decided to look at the issue individually for the next month and then work on it more at the next work session.

Pool Condition/Equipment Concerns:

The sand in the filter needs to be replaced. There is a break in the concrete by the slide and there are other issues with the pool that need to be addressed. The Board agreed to approve \$4,440.25 for Safari Aquatics to change out the filter sand and place it on the July Consent agenda.

Board Member Replacement:

The Board agreed to meet prior to the Board meeting on July 14 at 6:00 p.m. to interview each of the candidates for the vacated Board member spot. Brian West will be out of town so he will be conferenced in to participate in the voting process. The Board is hopeful of making a decision by the start of the Board meeting.

Lake Weeds:

Tim Nydegger spoke about the problem of coontail seaweed in the coves. It is causing a problem for boaters and fishermen. Rachelle will contact Blue Valley Labs and have them come out and provide a solution. At a future rain event water will be captured at all the entry points for testing.

Assistant Manager:

The Board looked at the pros and cons of hiring an assistant manager. The Board will continue to discuss this at a future work session.

Rachelle Vandiver announced that Scott Edgar will do a presentation at the next Board meeting concerning Hidden Cove and Windemere. There are also plans available for Board members to review concerning the M150 widening project.

Brian West made a motion to move to executive session. Brenda Miller seconded the motion. The motion passed 6 to 0.