

**RAINTREE LAKE PROPERTY OWNERS ASSOCIATION
SPECIAL MEETING/WORK SESSION
FEBRUARY 23, 2010
7:00 p.m.**

A special meeting/work session of the Raintree Lake Property Owners Association was held on February 23, 2010. Members in attendance were David Mitchell, Brian West, Tim Nydegger, Robert Dye, Judy Schmoeger, Brenda Miller, Tom Tucek and Tim Kirkpatrick. General Manager, Rachelle Vandiver, was also present. Tony Jose was absent.

Tim Nydegger called the special meeting to order at 7:00 p.m. and announced a quorum.

Robert Dye made a motion to appoint Tom Atkins to the ARB. Brian West seconded the motion. The motion passed 6 to 0.

COMMON GROUND LANDSCAPE PROPOSALS:

Tim Nydegger read the first paragraph of the Common Ground Committee meeting minutes of February 10, 2010. By a unanimous vote of attendees, funds will be moved from line item 2003-100 in the amount of \$8,000 and \$1,000 from 2001-100 and added to category 2002. Rachelle did not see a problem with the funds moving to the new category in order to pay for the landscaping of Raintree Circle. There were a couple of questions confirming that the funds were in the budget and just were being moved around. Judy Schmoeger made a motion to move \$8,000 from 2003-100 (aerator) and \$1,000 from 2000-100 (fertilizer, seed and mulch) to 2002 (new plantings) as requested from the Common Ground Committee for a total of \$9,000. Robert Dye seconded the motion. The motion passed 7 to 0.

TREE REPLACEMENT PROGRAM BUDGETED \$10,000:

Rachelle Vandiver put this on the agenda so everything would be in place when Colonial was ready to start planting trees at the monument and for the tree replacement program. There are four trees needed for the monument, four to six trees for Cobblestone and twenty-five other tree requests made by residents. The trees are approximately \$150.00 each. Tom Tucek made a motion to approve up to \$10,000. Robert Dye seconded the motion. The motion passed 7 to 0.

VIRGIL & BECKY HUNT ARB FENCE APPLICATION:

Rachelle Vandiver and Becky Hunt explained the 22 foot variance request for the proposed fence. Becky Hunt had two options for the Board to look at but preferred the fence that did not have a gate blocking the driveway. Becky Hunt's choice is dated 2/15/2010. Tim Kirkpatrick made a motion to approve the fence application to the ARB that has the 22 foot variance. Judy Schmoeger seconded the motion. The motion passed 6 to 1. Tom Tucek voted against the motion.

COPIER PROPOSALS:

Rachelle Vandiver went over the specifics of the Bizhub 280 and the Toshiba Studio3530c and Studio2830c. Items discussed between the Board and Rachelle included the lease cost, rebates, maintenance costs, copier overages, color copy cost and the total costs per year. Rachelle Vandiver gave her reasons for wanting the Toshiba Studio3530c. There was a question about what happens after the five year lease is up and Rachelle will get a answer on that. The Board will let Rachelle decide what to do with the old machine. Robert Dye made a motion to approve Rachelle's choice of the Toshiba Studio3530c. David Mitchell seconded the motion. The motion passed 6 to 0. Tom Tucek abstained.

MULLENDIKE FENCE BUDGETED \$5,000:

Rachelle Vandiver explained why a fence needs to go up around Mullendike and showed the Board a survey map showing where the fence would go. Maintenance staff will put up the fence during the day so there will be no additional labor cost. Judy Schmoeger made a motion to approve up to \$5,000 for supplies to build the Mullendike fence. Tim Kirkpatrick seconded the motion. The motion passed 7 to 0.

Brian West asked that we account for where rollover money is going as it is spent. The rest of the Board agreed.

PROXY BALLOT & POSTAGE:

Tom Tucek explained his trouble with the wording of the last two sentences under proposal 4 on the second page. There was also further discussion about all the legalities in the paragraph and if residents would understand it or even care about the details. After further discussion and questioning of each Board member, the majority of the Board decided to strike proposal 4 from the ballot. Resolution of property matters was also struck from the first paragraph along with proposal 2 and 3 now appearing as proposal 1 and 2. Judy Schmoeger made a motion to approve the official proxy as discussed by eliminating proposal 4, changing proposal 2 and 3 to proposal 1 and 2 respectively, contingent upon legal approval and the approval of up to \$2,000 for postage. Tom Tucek seconded the motion. The motion passed 7 to 0. Tim Kirkpatrick made a motion to take the cost of postage from the rollover. Judy Schmoeger seconded the motion. The motion passed 7 to 0.

Robert Dye made a motion to adjourn from the special meeting. Brian West seconded the motion. The motion passed 7 to 0. The special meeting was adjourned at 8:02 p.m.

Tim Nydegger convened the work session at 8:03 p.m.

DIRECTION ON CLUBHOUSE:

Rachelle Vandiver advised that the May 1 deadline will not be met because things still need to be done. The Board was given a proposal to look at which would give the Board an idea of what would be a more realistic cost to renovate the clubhouse. Rachelle Vandiver proposed closing the clubhouse after September 12 for a four month period. The clubhouse is not booked during that time. Tom Tucek was concerned with

buying a 13 seer air conditioner which is the minimum required and investing instead in a more efficient unit. The Board also discussed whether to fix the existing unit now for the summer months or buying a unit and relocating it at a later time. Tim Nydegger asked each Board member their opinion on where to go from here. The majority said to move forward and two Board members wanted to purchase a new air and heating unit now and relocate it later in the year. In the end it was decided to continue with the process, close the clubhouse starting September 12 through the end of the year and checking the cost of a more efficient air conditioner unit.

ORGANIZED SPORTS PRACTICES:

The Board continued to discuss how to manage the teams that practice on common ground. Tim Kirkpatrick discussed his idea of setting up a schedule and certain areas for practices. Rachelle Vandiver would like to place a sign in restricted areas stating "Common area for resident use only, no organized sports. Come see the office". David Mitchell will incorporate those ideas with his proposed rules and send out a revision to the Board via e-mail for review.

A resident presented the Board a petition with resident signatures who surround Raintree View requesting verbiage restricting use of common ground to certain activities. The main complaint is hard ball sports like baseball and golf which has caused damage to one home in the past. The Board will look into changing the language regarding common ground use.

SILT BASIN LAND TRANSFER:

Rachelle Vandiver is still researching this and will get back to the Board at a later time. Rachelle is still looking for a landscaping plan.

SPRING LAKE TREATMENT:

Blue Valley Lab suggests doing the next treatment in April, weather permitting. Rachelle Vandiver would like the Board to approve up to \$5,500 at the next meeting. There was discussion concerning the Duck Pond and doing the whole lake. The Duck Pond is not coontail but algae bloom. This issue will be moved to the March Board meeting for approval. Rachelle Vandiver will attempt to get more information from Blue Valley regarding treating part of the lake or the whole lake.

ENGINEERING SCOPE FOR SPILLWAY:

A civil engineer and resident put together a proposal for engineering services to halt the uncontrolled erosion in the spillway. The approval of \$1,900 for the proposed work will be placed on the March Consent agenda.

SUMMER OFFICE HOURS:

Rachelle Vandiver would like to close the office at noon on Saturday, and possibly at 4:00 p.m. during the week in the summer. There would be a savings of approximately \$1,600 a year in labor if the office was closed at noon on Saturday. Closing the office at 4:00 p.m during the week saves approximately \$4,225 a year. There was discussion

about leaving the office open late one day every week. The Board will continue to discuss this and come up with a solution before May.

The work session was adjourned at 9:19 p.m.