

FOUNTAINS AT RAINTREE LAKE HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTORS' MONTHLY MEETING
September 1, 2026 - 9:00 am
4701 SW Soldier Drive

Attendance: Board members: Sharon Neuer, David Bundrick, Zona Mitchell, Jeff Herman, Anita Delaney

Call to order: The meeting was called to order at 9:05 a.m.

Adoption of agenda: David moved to adopt the agenda, and the Board adopted it with these additions under the Treasurer's report: IDL Tour Invitation, 2027 IDL Service Agreement, and a request for a Finance Advisory Committee.

Approval of minutes:

- **2026 Annual Meeting of Members** – David moved that the Board post the draft of the 2026 Annual Meeting Minutes and formalize the minutes at the 2027 Annual Members Meeting. The Board approved it unanimously.

President's Report:

- **Kensington Siltation Pond:** Photos taken recently at the Kensington silt pond revealed significant overgrowth of weeds and other debris. Sandy will send a letter to the current owners of Kensington and their HOA, with a copy to the City of Lee's Summit Public Works Department, advising them again of the condition of their silt basin and its effect downstream. The Board approved this action.
- **City Storm Sewers Repairs:** The City has been working on-site to determine further action. The holes were filled in, and the area was seeded. Sharon has requested their report.
- **IDL Tour Invitation:** A date in October that works for the Board members and IDL for a tour of their facilities was discussed.

Treasurer's Report / Budget Worksheet: David moved to approve the report, and the vote was unanimous. Preparations for the 2027 budget should begin soon.

- **IDL 2027 Service Agreement:** The 2027 IDL Service Agreement was discussed. David noted that the increases were approximately 4% higher than this year's agreement. David moved to accept the agreement, and the vote was 4-1 in favor. Further questions regarding the historical reasons for changing the irrigation contractor were deferred to a subsequent work session.
- **Emergency Funds/Special Assessment for Tree Storm Damage:** After some discussion, Jeff moved to table the question to the upcoming September work session, which was approved.
- **Approval of Emergency Payment to Cartwright Tree Service for Storm Cleanup:** Additional storm cleanup will be required this winter. David moved to approve payment of the two invoices totaling \$20,250. The vote was unanimous.
- **Ratification of Approval for Miscellaneous Grounds Committee Expenses and Reimbursements:** Sharon moved to ratify previously approved expenditures for recent stone added on the berms around the roundabout fountain and reimburse Stoney Jackson for additional out-of-pocket expenses, and the vote was unanimous.

- **Request for Finance Advisory Committee:** Jeff requested the establishment of a Finance Advisory Committee to assist him in budgeting and audit reports. The Board agreed to defer the request to the next work session to have more time to review the proposal.

Reports From Committee Liaisons:

Grounds:

- **Approval of Tree Planting Request Form for Homeowners and for Common:** Sharon moved to approve a combined revised tree planting request form for residential and common ground plantings to also include a tree list. The Board approved the tree list and, after further discussion, agreed to separate tree planting into residential and common ground procedures and applications.
- **Adoption of the Fountains Long-Term Tree Management Strategy:** Sharon moved to adopt the Fountains Long-Term Tree Management Strategy, based on the Community Forester's recommendations, as the guiding strategy for managing the Association's tree assets. The vote was unanimous.

FARB:

- **Appeal of FARB Denial:** David reported that the appeal has been withdrawn. David moved to "lay it on the table" indefinitely, and the vote was unanimous.
- **Authorization for the Updated FARB Manual:** David moved that, to provide guidance to the FARB, the Board authorize the Manual as revised to date, including (a) recommended procedures, (b) approved standards and application forms, and (c) mandated deliverables for FARB's permanent records and for submission to the Board of Directors, with the understanding that the Manual will be subject to ongoing review and revision. The Board of Directors will periodically approve FARB's requests for ongoing standards updates. The Board approved it unanimously.
- **Appointment of New FARB Members and Renewals:** David moved that the BOD appoint Jim Coldsnow, Ken Crawford, Andy Estes, Mike Hile, and Bob Hoffman for a one-year term continuing through August 31, 2027, effective upon their signing and returning their respective *Affirmation*; and that the FARB be authorized to elect their own officers, including but not limited to the Chair and the Secretary. Each member was voted on separately, and the votes were unanimous.

Unfinished Business:

- **Placement of "No Trespassing" Signs:** Signs and posts will be placed by the Grounds Committee volunteers.

New Business:

- **Raintree Code Violations Conflict (trucks in the driveway; golf carts):** Sharon reminded us that the Raintree Lake BOD has recently made decisions regarding commercial trucks parked in driveways and regulations for golf carts on walking trails. We need to be aware of any modifications so our rules and regulations can be in sync. She requested that someone monitor the changes to provide courtesy notifications to our residents.

Adjournment: The meeting adjourned at 1:00 p.m. The next work session is Tuesday, Sept. 15 at 9:00 a.m., and the next Monthly Board meeting is Tuesday, Sept. 22nd at 9:00 a.m.

Zona Mitchell, Secretary

The Fountains at Raintree Lake Homeowners' Association
Treasurer's Report
September 1, 2026

July 2026 Financial Report

Executive Summary

The Association remains financially stable:

- Total cash assets are approximately **\$150,000**.
- Year-to-date expenses remain below budget.
- The checking account is fully reconciled.
- Reserve funds total **\$12,771.11**.
- Year-to-date operations have generated a **\$ \$48,432.50 surplus** through July
- July's monthly operating loss reflects the timing of normal seasonal and annual expenditures.
- Management continues to follow established collection procedures for delinquent accounts.

Based on the July financial statements and supporting documentation, the Association has adequate liquidity to meet its current operating obligations and remains in sound overall financial condition.

Operating Cash

The Association remains in a sound financial position.

Operating Cash -	\$137,190.91 (Checking)
Reserves -	\$12,771.11 (CD)
TOTAL -	\$149,962.02 as of July 31, 2026

The reserve CD earned **\$104.87** in interest during July. Its next renewal date is October 13, 2026.

Checking account reconciliation

<i>Checking account activity</i>	<i>Amount</i>
Beginning bank balance—July 1	\$142,040.52
Deposits and other credits	\$35,281.82
Withdrawals and other debits	(\$18,142.75)
Checks paid	(\$21,539.68)
Ending bank statement balance—July 31	\$137,639.91
Less: outstanding checks	(\$449.00)
Reconciled checking balance	\$137,190.91

Outstanding checks as of July 31 were:

Check	Payee	Amount
#6398	Blue Valley Laboratories	\$200.00
#6400	Van Liew's	249.00

Total outstanding checks	\$449.00
---------------------------------	-----------------

The checking account is fully reconciled to the financial statements.

July income

<i>Income category</i>	<i>Amount</i>
Homeowner dues	\$34,508.55
Interest income	\$104.87
Late charges	\$87.43
Lien-filing reimbursement	\$82.00
Credit-card cash back	\$40.00
Returned-check charges	\$12.00
Online-payment fees	\$5.50
Total July income	\$34,840.35

July expenses

<i>Expense category</i>	<i>Amount</i>
Lawn maintenance	\$16,898.00
Utilities and services	\$9,884.21
Administrative expenses	\$7,500.35
Grounds maintenance	\$3,323.98
Structures and hardware	\$1,908.85
Total July expenses	\$39,515.39

Significant July expenditures included:

- Mowing, blowing, trimming, and chemicals: **\$16,516.50**
- Trash service: **\$9,160.59**
- Insurance: **\$5,883.00**
- Tree spraying: **\$2,156.50**
- Roundabout fountain work: **\$1,296.00**
- Management fees: **\$935.00**
- Footbridge staining: **\$612.85**

The insurance expense consisted of **\$5,338.00** for general liability coverage on the common grounds and **\$545.00** for directors and officers/errors and omissions coverage. Differences between bank outflows and P&L expenses are attributable to the timing of check issuance and clearance and the settlement of the Association's credit-card balance.

July operating result

July operating activity Amount

Income \$34,840.35

Expenses (\$39,515.39)

Net operating loss (\$4,675.04)

The monthly loss reflects the timing of seasonal and annual expenditures and does not create an immediate liquidity concern.

Accounts receivable

The accounts-receivable aging report dated August 5, 2026, reports **\$2,827.70** outstanding:

<i>Aging category</i>	<i>Amount</i>
-----------------------	---------------

Current	\$145.00
---------	----------

31-60 days	\$2,125.36
------------	------------

More than 90 days	\$557.34
-------------------	----------

Total outstanding	\$2,827.70
--------------------------	-------------------

Management continues to issue late notices, assess applicable late charges, and follow the Association's collection procedures.

Respectfully submitted,

Jeffrey Herman

Treasurer, Board of Director