



Fountains at Raintree Lake Quarterly Board Meeting

10/15/2026

Agenda

- Call to Order
 - Roll Call / Quorum / Approval of Agenda
 - Approval of Sept 22, 2026, Minutes
 - Special Assessment overview
- Vendor Presentations – Cartwright, Matt Graham
- Open Forum – 30 minutes total, state name/address
- Officer Reports:
 - President
 - Director resignation and reassignment of responsibilities
 - Treasurer
 - Monthly Financial Report
 - Financial update-pending assessment outcome
 - Announcement of the 2027 CIPU 3.4% dues increase
- Board Action Items
 - Consideration and Adoption of The Fountains Rules & Regulations
 - Consideration and Adoption of the Board Member Code of Conduct & Ethics
- Reports of Committees
 - Architectural Review Board
 - Grounds Committee
 - Social Committee
- New Business
 - Information on Lee's Summit one-hauler solid waste
- Announcements
 - Prescription Drug Take-Back Day – Oct 24
 - Halloween
 - Special assessment meeting Nov 5
- Open Forum / Adjournment



Cartwright Trees

Emergency services paid to date

Estimate # 14600-E



**Cartwright
TREE CARE**
"Beautifying Kansas City One Tree at a Time"

Client Information

Client: Fountains of Raintree HOA
Client Address: 4604 Southwest Soldier Drive, Lee's Summit, MO 64082
Client Phone: (816) 806-7036
Client Email: arearealestate@hotmail.com
Job Site Contact: Toni Trivalent

Proposed Work

DESCRIPTION	PRICE
CREW III	\$ 0.00
LARGE EQUIPMENT Chip Truck & Chipper - F250	
SMALL EQUIPMENT STIHL BR 800 - HT 131 - MS 201 - MS 661 - MS 550i - MS 462 - MS 362 - MS 194	
ARBOR EQUIPMENT Log Dolly - Roping Line - Hot Stick Pole / Head / Pruner - Ladder - Rakes - Tarps - Shovel	
WORK ZONE & SAFETY Orange Cones - Tree Work Ahead - Parking Blocks - First Aid & Trauma Kits - Fire Extinguishers	
TREE REMOVALS	\$ 1,000.00
Location: along the main drag soldier dr laying across the Rd Tree Species: uprooted pine tree Description: Full Removal / Flush Stump. Remove the pine tree flush and haul away clean	
EMERGENCY SERVICES: Restoration	\$ 5,000.00
Location: repair addresses 4788,4784,4780,4772,4844,4636,3632. Trees: all species of trees Description: Services may included one or more of the following - Flush cut laterals and secondary limbs in the tree canopy where storm damage occurred. - Remove dangerous and hazardous "hanger" limbs" - Provide structure clearance from sagging/low lying limbs - 1/3 canopy reduction	
EMERGENCY SERVICES: Storm Damage Cleanup & Debris Disposal	\$ 5,000.00
Location: along the whole property from all fix and repair and down debris from removals. Description: Removal/Disposal of storm damaged wood debris. Along the whole property clean up and haul away of all debris.	

Subtotal: \$ 11,000.00
Tax 0%: \$ 0.00
Total: \$ 11,000.00

Invoice Date Aug 10, 2026
Due Date Oct 09, 2026
Invoice # 14601-I



Contact Information

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Invoice Details

DESCRIPTION	PRICE
CREW I - CREW II	\$ 0.00
LARGE EQUIPMENT Grapple Truck - Bucket Truck - Chip Truck & Chipper - F50/HD3500 & AltumaMats - Mini Skid	
SMALL EQUIPMENT STIHL BR 800 - HT 131 - MS 201 - MS 661 - MS 550i - MS 462 - MS 362 - MS 194	
ARBOR EQUIPMENT Porter Ropes - Bull Rope - Roping Line - Hot Stick Pole / Head / Pruner - Ladder - Rakes - Tarps - Shovel	
WORK ZONE & SAFETY Orange Cones - Green Drop Zone Cones - Tree Work Ahead - Parking Blocks - First Aid & Trauma Kits - Fire Extinguishers	
EMERGENCY SERVICES: Tree Removal- Other	\$ 1,000.00
Location: leaf wing cir green space Tree: 2 pine trees blown over Description: Removal of a storm damaged tree that is not on or associated with any structures on the property. Remove the 2 pine trees flush at root ball and haul away clean.	
EMERGENCY SERVICES: Tree Removal- Other	\$ 1,250.00
Location: along ward entrance on both ends of pond Tree: 2 marked down trees Description: Removal of a storm damaged tree that is not on or associated with any structures on the property. Remove both trees flush and haul away clean.	
EMERGENCY SERVICES: Storm Damage Cleanup & Debris Disposal	\$ 500.00
Location: along the ward Rd pond Description: Removal/Disposal of storm damaged wood debris. Clean up and pick up the down debris piles that are stacked from homeowners around the base of the cottonwood field and haul away clean.	
EMERGENCY SERVICES: Tree Removal- Other	\$ 750.00
Location: along Rain tree Dr Tree: on north end and south end 2 down trees Description: Removal of a storm damaged tree that is not on or associated with any structures on the property. Clean up and flush the stumps and haul away the down trees and debris.	
EMERGENCY SERVICES: Restoration	\$ 1,975.00
Location: along soldier dr at gazebo Trees: all damage trees surrounding the walk path and green space. Description: Services may included one or more of the following - Flush cut laterals and secondary limbs in the tree canopy where storm damage occurred. - Remove dangerous and hazardous "hanger" limbs" - Provide structure clearance from sagging/low lying limbs - 1/3 canopy reduction Complete haul away of all the debris.	
EMERGENCY SERVICES: Storm Damage Cleanup & Debris Disposal	\$ 3,250.00
Location: along the whole stretch of the fountains neighborhood Description: Removal/Disposal of storm damaged wood debris. Clean up and haul away all the down debris stacked from home owners along the curbs and haul away clean.	
EMERGENCY SERVICES: Tree Removal- Other	\$ 525.00
Location: 4657 soldier dr Tree: pear tree Description: Removal of a storm damaged tree that is not on or associated with any structures on the property. Remove the pear tree flush and haul away clean.	

Sum: \$ 9,250.00
Tax: 0%: \$ 0.00
Subtotal: \$ 9,250.00
Total Payable: \$ 9,250.00

Open Forum

A close-up, blue-tinted photograph of a financial chart. A silver pen is positioned in the upper right corner, pointing towards the chart. The chart features a jagged line graph with several peaks and troughs. Faint numerical values are visible on the chart, including '2,5' on the left and '2,47' on the right. The overall image has a professional, analytical feel.

President's Report

President's Report



Director resignation and reassignment of responsibilities

TREASURER'S REPORT

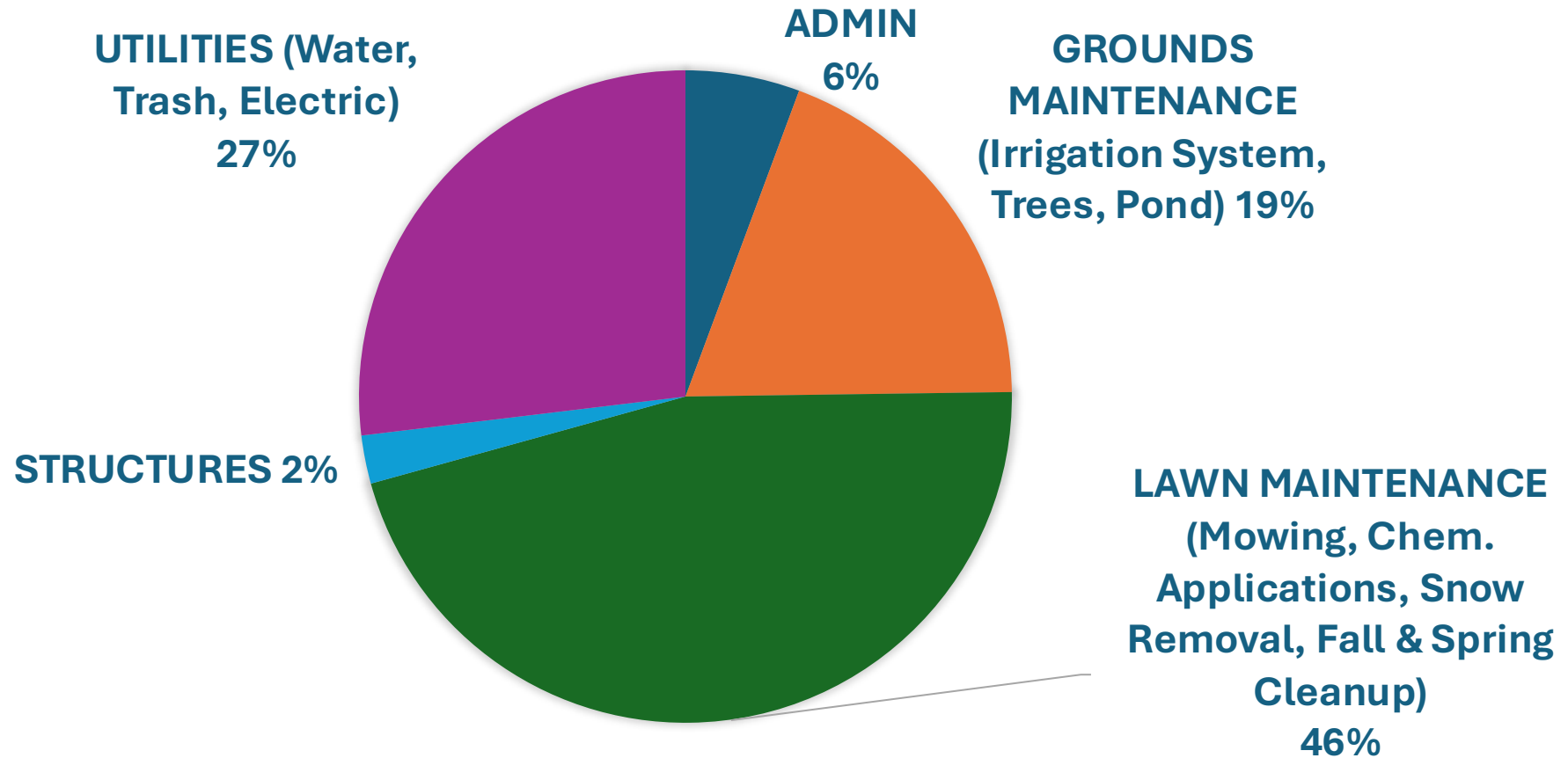
10/15/2026



Executive Summary

- The financial health of our association is **Moderate**
- We have enough funds to cover day-to-day operations
- Our reserves remain woefully inadequate
- The board approved bringing to a vote by membership a special assessment of \$160/lot to cover emergency tree expense of \$28,160
- Current dues do not cover this unplanned service
- If the assessment is not approved unallocated resources will have to be used to cover the current expense; final cleanup cannot happen
- This will also hamper our ability to provide some services in 2027 and use any 2026 surplus to fund reserves

2026 Budgeted Expense - \$374,000



Financial Assets

Financial asset	Reconciled balance
Commerce Bank checking	\$114,311.83
CD #2559 - Reserves	\$12,771.11
Total reconciled financial assets	\$127,082.94

As of 9/30/2026

Checking Account Reconciliation

Checking account activity	Amount
Beginning bank balance - September 1	\$109,797.09
Deposits and other credits	54,441.74
Withdrawals and other debits	(7,715.74)
Checks paid	(41,891.26)
Ending bank statement balance - September 30	\$114,631.83
Less: outstanding check	(320.00)
Reconciled checking balance	\$114,311.83

As of 9/30/2026

Monthly income

Income category	Amount
Homeowner dues (Q42026)	\$54,344.56
Late charges	\$52.00
Lien filing reimbursement	\$41.00
Online payment fees	\$3.50
Total September income	\$54,441.06

As of 9/30/2026

September Expenses

Expense category	Amount
Lawn maintenance - Envision	\$16,516.50
Grounds maintenance	\$24,369.75*
Utilities and services	\$7,712.74
Administrative expenses	\$979.01
Total reported expenses	\$49,578.00

* Includes \$20,250 tree cleanup
As of 9/30/2026

September Operating Result

September operating activity	Reported
Income (Q4 Dues)	\$54,441.06
Expenses	(49,578.00)
Net operating surplus	\$4,863.06

As of 9/30/2026

Year to date performance

Year-to-date activity	
Income	\$266,688.37
Expenses	(244,771.38)
Net surplus	\$21,916.99

As of 9/30/2026

Special Assessment

- Emergency tree services were unbudgeted and unplanned
- Dues are not set up to cover unbudgeted services
- Lack of sufficient reserves drives the need for a special assessment
- The first portion of the removal and cleanup has been paid
- Without the special assessment:
 - we will not be able to proceed with the final tree cleanup
 - some planned services in 2027 will have to be cut including tree planting and maintenance
 - reserves will continue to remain inadequate
- Additional special assessments will continue for capital expenditures

Account Receivable

Aging category	Amount
Current invoiced charges	\$41,296.64
Charges aged 31 to 60 days	\$26.00
Total accounts receivable	\$41,322.64

As of 9/30/2026

Dues overview 2004 - 2015

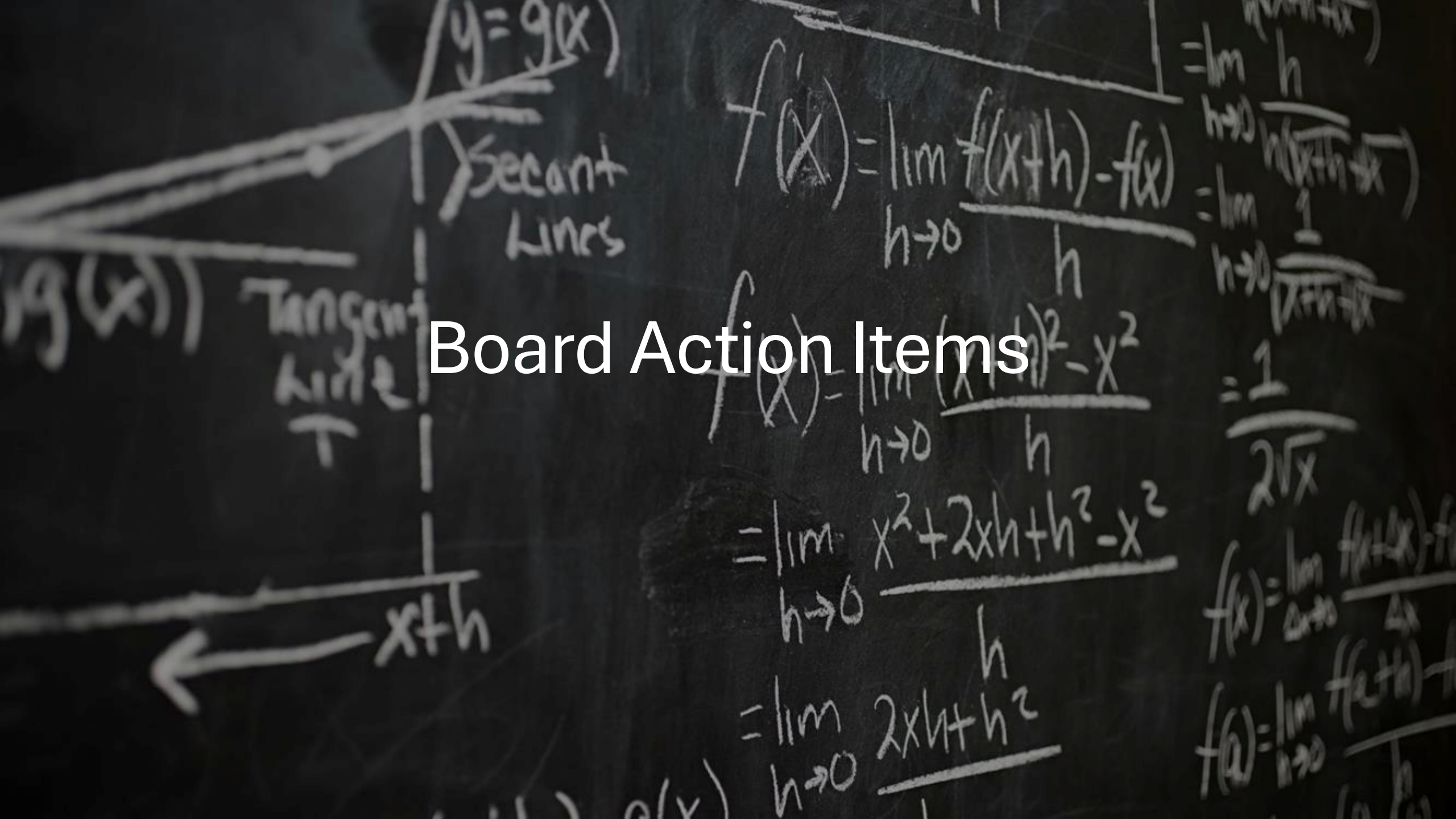
YEAR	Quarterly Bill	Annual Rate	% of Increase	Annual \$ Increase	CPI-U for prior 12 monhts ending on July 31st of prior year
2004	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	Home Association Dues started January 1, 2004
2005	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2004 was 3.0%
2006	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2005 was 3.2%
2007	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2006 was 4.1%
2008	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2007 was 2.4%
2009	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2008 was 5.6%
2010	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2009 was -2.1%
2011	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2010 was 1.2%
2012	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2011 was 3.6%
2013	\$ 360.00	\$ 1,440.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2012 was 1.4%
2014	\$ 390.00	\$ 1,560.00	8.3%	\$120.00	CPI-U for 12 months ending July 31, 2013 was 2.0%
2015	\$ 390.00	\$ 1,560.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2014 was 2.0%

Dues Overview 2016 - 2027

YEAR	Quarterly Bill	Annual Rate	% of Increase	Annual \$ Increase	CPI-U for prior 12 monhts ending on July 31st of prior year
2016	\$ 390.00	\$ 1,560.00	0.0%	\$0.00	CPI-U for 12 months ending July 31, 2015 was 0.2%
2017	\$ 396.00	\$ 1,584.00	1.5%	\$24.00	CPI-U for 12 months ending July 31, 2016 was 0.8%
2018	\$ 402.72	\$ 1,610.88	1.7%	\$26.88	CPI-U for 12 months ending July 31, 2017 was 1.7%
2019	\$ 414.40	\$ 1,657.60	2.9%	\$46.72	CPI-U for 12 months ending July 31, 2018 was 2.9%
2020	\$ 421.86	\$ 1,687.44	1.8%	\$29.84	CPI-U for 12 months ending July 31, 2019 was 1.8%
2021	\$ 426.04	\$ 1,704.16	1.0%	\$16.72	CPI-U for 12 months ending July 31, 2020 was 1.0%
2022	\$ 449.04	\$ 1,796.16	5.4%	\$92.00	CPI-U for 12 months ending July 31, 2021 was 5.4%
2023	\$ 487.20	\$ 1,948.80	8.5%	\$152.64	CPI-U for 12 months ending July 31, 2022 was 8.5%
2024	\$ 502.79	\$ 2,011.16	3.2%	\$62.36	CPI-U for 12 months ending July 31, 2023 was 3.2%
2025	\$ 517.37	\$ 2,069.48	2.9%	\$58.32	CPI-U for 12 months ending July 31, 2024 was 2.9%
2026	\$ 531.34	\$ 2,125.36	2.7%	\$55.88	CPI-U for 12 months ending July 31, 2025 was 2.7%
2027	\$ 549.41	\$ 2,197.62	3.4%	\$72.26	CPI-U for 12 months ending July 31, 2026 was 3.4%
% Average Yearly Dues Increase			1.8%	\$757.62	Total Annual Dues Increase
Average Annual Dues Increase				\$31.57	

Capital Infrastructure Prioritization			
Community Asset	Need / Scope	Immediate Funding Question	Long-Term Treatment
Walking Trails	Replacement / repair	Estimated \$22,000–\$38,000 Planned 2027 budget \$4800	Ongoing routine maintenance / replacement planning
Retention Pond Dredging	Long-range restoration	Planning estimate \$200,000+ Initial Pond Study: \$2250	Ongoing pond maintenance and future dredging planning
Silt Pond Island Removal	Removal	Bids received: \$18,000–\$64,000.	Ongoing pond/silt-basin maintenance planning
Tree Management	Community tree replacement program	Planned 2027 budget \$9,000	Ongoing tree replacement program with recurring funding
Overflow Grate Replacement	Replacement Custom built	Planned 2027 budget \$5000	Ongoing inspection and replacement planning
Emerging Drainage Issues	Re-engineering or regrading common-ground swales	Determine scope first; then determine whether immediate work is capital and how it should be funded.	Determine whether future work is routine maintenance or capital

Board Action Items



Board Action Items



Consideration and adoption of the Fountains Rules & Regulations



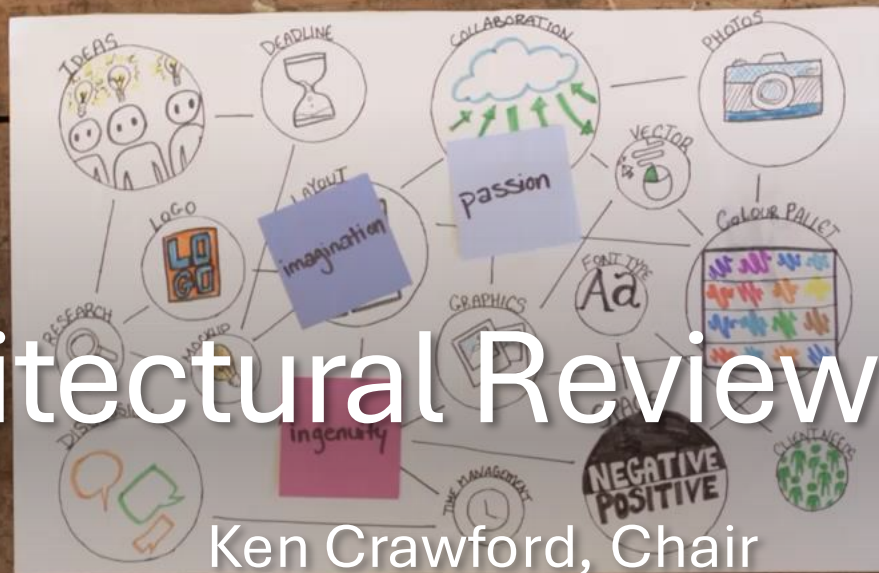
Consideration and adoption of the Board Member code of Conduct & Ethics

A group of business professionals in an office setting. A woman in a grey blazer is gesturing while speaking. A man in a dark suit and striped tie is looking at a tablet. Another person is holding a smartphone. There are coffee cups on the table. The text 'Committee Reports' is overlaid in the center.

Committee Reports

Architectural Review Board

Ken Crawford, Chair



FARB – Architectural Review Board



NEW FARB MEMBERS



MEETING DATES &
TIMES



MONTHLY REPORT



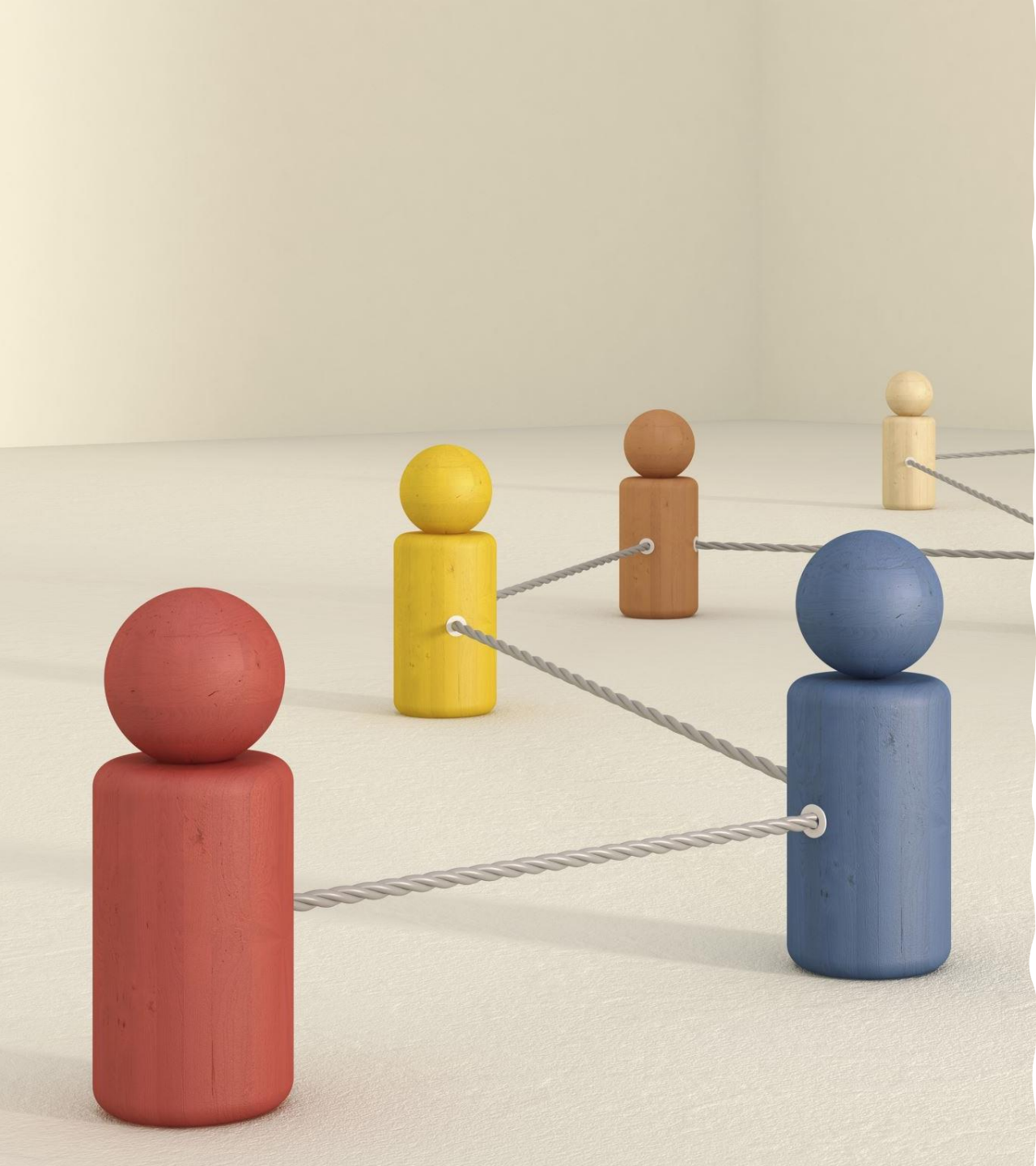
Grounds Committee

Toni Travalent, Chair

Grounds Updates

- Tree walk Wed., Oct 14th
 - Started marking and tagging trees for maintenance.
 - Not all trees tagged mean removal.
 - Please leave ribbons on trees to save re-work of committee.
- Held meeting for managing grounds trees for 2027
- Volunteers needed!





Social Committee

Barb Byrne

Community Events



Recent activities:



Wally's Happy Hour — approximately 35 attendees



Fall Y'All at the Gazebo — 49 people attended. Lots of good food



Clothing Drive is going until October 16



Upcoming activities:



Fall Soup & Chili Supper on November 7th. Flyers going out Wed. or Thursday this week



Christmas Light Trolley Ride — all 34 seats filled. November 30th



Ladies Holiday Party — December 7



New Business

Trash Services



LEE'S SUMMIT IS
BRINGING TO
VOTE ON NOV. 3RD
RESIDENTIAL CITY-
WIDE SOLID
WASTE
COLLECTION
SERVICES



HOA'S CAN
CONTINUE THEIR
EXISTING
CONTRACTS OR
CHOOSE TO USE
THE CITY
PROVIDER



CURRENTLY
COSTS ARE
UNKNOWN



THE BOARD HAS
DECIDED TO
MAINTAIN OUR
CURRENT TRASH
SERVICE
THROUGH GFL



PRICES WILL
INCREASE TO
\$17.96
BEGINNING APRIL
1, 2027

Lee's Summit one-hauler solid waster

RESIDENTIAL CITY-WIDE SOLID WASTE COLLECTION SERVICES

Ballot Measure | November 3, 2026 General Election



Lee's Summit voters will consider a residential city-wide solid waste collection service during the November 3, 2026 election. The City is providing factual information about the ballot measure. The City does not advocate for or against any ballot measure. The decision will be made by voters.

HOW WOULD RESIDENTIAL CITY-WIDE SOLID WASTE COLLECTION SERVICES IMPACT RESIDENTS?



NO MORE THAN \$30 PER MONTH

The basic service cost would be **no more than \$30 per month**. Annual increases are limited by CPI or 4%; whichever is less, for the life of the contract. A senior discount would be available.



WHAT IS INCLUDED?

Weekly trash, recycling, and yard waste collection, plus quarterly bulky-item pickup, annual Christmas tree disposal, and other basic services.



WHO WOULD BE INCLUDED?

The proposed services would apply only to residential curbside service for single-family homes and properties with up to four units.



Announcements

Announcements

Prescription Drug take-back Day

- Oct 24, 10:00a – 2:00p LS Medical Center

Halloween

Special Assessment meeting Nov 5, 7:00p

- Raintree Clubhouse

Wrap up



Reminders

Special Assessment Ballots
need to be received no later than
Nov 5th

Special Assessment meeting
Nov 5th 7:00p Clubhouse

Next Quarterly Meeting – Jan
21st, 7:00p Clubhouse



Final Questions?