

March 1, 2025 Board Meeting

9am

Board Members Present: Carmen Clark, Mark Dewitt, Curtis Johnston, Josh Lipnicky, Dean Norton

Pledge of Allegiance

Motion to accept agenda: Curtis motions, Carmen seconds - All in Favor, Motion Passed

Finances / Minutes:

- Josh motion to accept November 2024 finances, Mark seconds, All in favor, Motion passed
- Josh motion to accept December 2024 Financials, Mark seconds, All in favor, Motion passed
- Josh motion to accept December 2024 minutes, Carmen seconds, All in favor, Motion passed
- Josh motion to accept January 2025 minutes, Curtis seconds, All in favor, Motion passed
- Josh motion to accept January 2025 financials, Dean seconds, All in favor, Motion passed
- Josh motion to accept February minutes, Carmen seconds, All in Favor, Motion passed
- Josh motion to accept February Financials with changes noted. Mark seconds, All in Favor, Motion passed
- Josh motion to accept February 2024 special meeting, All in Favor, Motion passed
- Mark motioned to hold Executive Meeting on 3/15/25 to review contracts of Property Management Companies and to hold a vote at this meeting, Dean seconds, All in Favor, Motion passed
- Dean Motion to accept budget meeting minutes. Mark seconds, All in favor, Motion passed
- Josh motion for the board to no longer receive \$50 monthly check, Dean seconds, All in favor, Motion passed

PSA - *Please let the office know if you need to update your contact information!

Community Forum:

- Property owner - thanked Curtis for putting out a fire.
- Theresa- notified the Sheriff's Dept. Before and after burning. Everyone should be mindful of current burn bans. Josh will start posting information on the website, and someone will post on info. Facebook to keep the community updated.
- PO-The amount of trash throughout the lake and properties is out of hand. Let someone know if you cannot get your trash to the dumpsters and/or the city dump. Ask for help! Property owners are advised to call county codes as well for accumulated trash on properties.
- Kendra-If possible, utilize the city dump to take your to.
- Dean-Rollout dumpster has been talked about and will be discussed at a later date.
- Charles- asked if people who are behind on their dues can we stop them from building on their properties. We would have to check state statute for the answer to this.
- Kate- Community appreciates the format of the minutes. Prefers summaries rather than transcript.
- Theresa would like to volunteer some of her time mowing
- Kendra said we have around a 70 pound black bear. DO NOT SHOOT IT! It has been seen by multiple people.
- Stan - Feels really good about the 5 Board Members currently representing the lake right now
- Lori wants to know if we will be having a meet and greet for candidates. She would like to help
- Renee- Questioned if there was an Activities Committee. Josh- No activities committee since Jan 2024

Committee Reports:

Audit (Dean)

- More paperwork has been sent in. We are close to getting the remaining items on the list. Still owe \$6100.00 and this includes the extra \$2000 for the federal taxes they are helping with. The auditors will be sending out questionnaires to some of the community members.

Audit (continued, Dean)

- Not selling any Lake Chaparral's properties until the audit is complete

Covenants and Bylaws: (Kate)

- The committee had to cancel their meeting. They will meet today after the board meeting.

Maintenance: (Curtis)

- Curtis and Charlie spent a lot of time fixing some of the equipment.
- They spent 16 hours removing snow along with Josh.
- The Delago bath house was vandalized. Locks have been fixed. Looking to get cameras fixed they are currently not working.
- Started clearing the dam, a skid steer would be helpful but are expensive to rent
- Gravel rake was broken working great now
- Multiple vendor accounts have had multiple names on the accounts, we have taken them off and Curtis is the only approved person for purchases.

Old Business

Budget Meeting: (Mark)

- We are billing out an expected amount around \$175,000 to \$176,000, we probably going to get around \$97,000 to come in for 2025 assessments.
- Current bank accounts balances. - Landmark: \$1300 - Checking: \$11,000 - MMA: \$74,819
- Will be saving around \$1600 a year with paying our insurance in full rather than monthly.
- All of our debt to the state is paid and we still have credits left over. We will be pushing to get people to pay back past due assessments. Carmen found \$100 in unclaimed money with the state.

Beaver Management: (Dean)

- Dean hasn't heard from the trapper. He sent him a map of where the beaver dens were at. Trapper hasn't responded

Foreclosure: (Josh)

- Make contact with Conrad, our attorney. He will need a copy of our Bylaws and Covenants and some historical documents for court date in May.

Linn County Warrant: (Josh)

- No update

Taxes: (Dean/Josh)

- Dean: Kansas is complete. Auditor working on our federal. Still have credits with the state.
- Josh: Back property taxes from 2023-24 back taxes needed to be paid. This has been taken care of.
- Dean: A Landmark CD has been found but levy taxes took money from it. Quickbooks shows it was closed in 2022 but it wasn't closed. The Bank wouldn't give any information because the current board members weren't on the account. The paperwork has been given. New board has their name on it now.

Clearing of the Dam: (Curtis / Dean)

- Volunteers needed on March 29th at 8am to help with the dam clearing. Meet and Greet following after at the clubhouse.

Property management companies: (All)

- Three quotes were attained for financial services for the POA

Property management companies: (continued, All)

- CAM is the cheapest out of all the quotes we received. Cost is \$1200 monthly
- Zoom meeting with CAM. Services they will provide will include budget preparation, bad debts, billing, paying bills, writing checks, profit and loss, ballots, they also will have an app the community can download.
- Property owners can ask for work orders, and much more through an app. Additional cost to file liens.

New Business

Ballots: (Josh)

- Ballots need to be sent out ASAP. Multiple addresses need to be updated. Counting Committee will be the only ones opening the ballot box.
- Ballot Box will have two locks on it. One key held by Counting Committee, one held by Dean who is not on the ballot.
- Carmen will check the price on a printing company, mailing and PO box.

Counting Committee: (Josh/Dean/Mark/Carmen)

- Confirmed individuals for the Counting Committee for upcoming election.

Vehicle stickers: (Josh)

- Tabled until June.

HughesNet: (Carmen)

- bill is going up \$20 monthly

Debit Card: (Josh)

- We had to get a new credit card. The old one was cancelled. Dean's name is on the new one since he will be on the board another year. It is secure in the safe at the office.

Trash Service: (Josh)

- We have changed trash service with an all-in favor vote at the Budget Meeting.
- Waste management will save us around \$600 per month. (Roughly \$6000 a year).

BOD Checks: (All)

- The current board has decided to no longer receive a monthly board check of \$50 dollars each. This will have to be voted on again by future boards. This can help save the community \$3000 a year.

Office: (All)

- Future of the office is to be determined.

Meeting Adjournment: Josh motioned, All in favor, motion passed

End Time: 11:40am