

Board of Directors Meeting For June 1st, 2024

Members present

Dean Norton
Josh Lipnicky
Lisa Goodall
Mary Rocha
Wayne Goodall

Meeting Minutes April 2024

Call to order

Flag Salute

Acceptance of Agenda- Lisa motion Dean Second

Acceptance of Minutes- Dean accept Mary second

Josh- do we have any questions about the minutes. Lets take a minute to look at the financial. Do we have any questions about the financial-es?

Vic- 1099 is over \$3,000 what is that for

Lisa- There was an employee that was started as a 1099 before I could get all her information entered and that also includes myself. Under that you will see where her employee wages started.

Vic- Is she still here

Lisa- No she is not she is no longer with us she decided this was not the job for her.

Mark- I have a question that I ask all the time do we have a total of assessments that get billed out and what has come in.

Lisa- No but for 2024 Yes we billed a little over \$133,000 for 2024. And I do have a list of what has come in for the last few years. 2024 as of March 1st \$50,601.81 for 2023 was \$44,123.20, for 2022 was \$37,515.40, for 2021 it was \$49,494.92, I have 2020 and 2019 numbers if you would like them 2020 was 47,065.44, and for 2019 it was \$48,144.68.

Mark- One last question it says lots sold do we have a number on how many lots were sold?

Lisa- No I do not believe it keeps track but I can try to keep track.

Josh- Do we have a motion to accept the finical-es? Dean Motion Mary Second okay moving on to committee reports.... Maintenance

Beaver- Its been real slow I actually have been taking it real slow due to my foot. Chuck brought back the mower today he found a few problems with it cleaned it up real good for us. Thank you Chuck your time is much appreciated. Curtis and Charlie have been working on Delago hill. Please do not move the barricades to go fishing or something there are ways to go around. Short from that we are starting to get the bath houses up and running.

Chuck- I posted this yesterday but wanted to let everyone know there were \$149.00 in Parts for the mower that I am donating it

Beaver- Thank you for that we all appreciate your services. I also want to let everyone know that Vic and Phill will be working at Delago doing electrical. I would like to thank them for that.

Chuck- I will also donate my time to mow the dams and have them done before holiday's so we don't have issues like last year.

P/O unknown- No microphone in audible something about Delagao Boat ramp hill closing?

Josh- I will put it on the web-page

Beaver- inaudible no microphone used.

Josh- Security

Lisa- Please use a micro phone

David B.- Dog situation has not been that bad lately. Beaver and I did get a couple of calls about a U-Haul truck driving around the lake. Beaver and I did go looking for the truck we caught up near the back gate we followed them out and it was headed towards blue mound we did get the plate number and unit number so we do have that

if any thing comes up. We did notify the police. I will be driving around a lot more with the weather getting nice and more weekenders coming down. So people feel safer.

Beaver- I want to say thank you Dave for driving around I think it does help some of thefts.

Josh- On to old business status of for-closures?

Lisa- I have spoke with our attorney and he said our bylaws and covenants would not load so I will be mailing him a hard copy of those to him. He does have a list of the 20 properties that we have listed for for-closure.

Josh- in audible no microphone used

Vic- Can I ask a question

Josh- if you could wait for the open forum that would be great. Moving forward... Ballots the ballots have been completed with the news letter and they are due by May 4th by 12:30. The website lakechaparralpoa.com is up and running that is where you find out all the information and updates. You can also be submit in a work order there. On to budget do we have the paperwork for the budget completed?

Lisa- No I am still waiting on everyone's notes to complete that.

Josh- I will email that to you

Dean- I to will email you those

Lisa- That would be great Thank you.

Josh- The Bronson tractor was sold on purple wave for the amount of \$8,700. that will be deposited into our MMA account. Moving on to dogs we are going to make a statement about the dog situation. Lake Chaparral does have a leash law. The board does follow the bylaws and covenants and a \$25 fine will be issued when we can we can identify the dogs owner that is the extent of our legal authority this issue is not just centralized in Lake Chaparral but all through out Linn County who is absent of an animal control We are aware of the advice that is issued out buy local law enforcement. Citizens approaching the county of these issues may make more of a head way than with local police. The board will be willing to hear concerns and frustrations of the loose dogs and will continue to issue fines we will encourage the community to fill out POA nuisance forms at the office and attend the commissioner meetings as well. At this time there will be no other comments of this matter. Moving on to new business we will talk about the status of the office.

Lisa- I stated before Katie decided this was not the position for her. So we are still going to be looking for someone.

Josh- Would you like for me to post on the website? Is that part time or post as 15hrs a week?

Lisa- Inaudible no micro phone used.

Josh- we are moving on to car decals and stickers. Dean would you give more information on that.

Dean- I have a quote from where I work. I'm assuming David would like a color for each year. Also with numbers so we know who that was sold to. And then we know what we are going to charge. Rather this is for atv, utv, boats, cars ect ect. Maybe purchasing 500 to start with and see how that goes.

Vic- inaudible no microphone used.

Dean- maybe start with \$5.00 and see where that goes. Or the first free and \$5.00 after.

Mary- When we moved here is was you got one free

Lisa- With us we paid \$5 each year I don't think everyone else was paying because our stickers were like 123 the next year was 124 then the next year was 128.

Mary- Nope we paid one time.

Teresa- We paid one time and that was it we didn't have to pay again.

Josh- Food for thought at least we have a starting point and can move on from there.

P/O- inaudible no microphone used.

Mary- I will not use them on my vehicle I hate stickers on my windshield

Dean- I am sure we will find something out or work something out.

Josh- inaudible no microphone

Dean- inaudible no micro phone

A bunch of talking between property owners no microphone in use.

Josh- Ok lets table that for now. Moving on to open forum now A micro phone has to be used.

Vic- I have a question about David King what is going on about that?

Josh- Lets not name drop. Are you talking about the dogs?

Vic- No I am talking about the mess

Josh- We will start sending letters again it was suggested that it was still cold out so we did not push the issue but did still send letters. We will be starting fines back up.

Lisa- Yes fines will be starting back up

Vic- inaudible no microphone used.

Josh- anyone else.... Mark

Mark- The financial meeting are you going to have minutes for that?

Lisa- No it was not recorded.

Mark- Are you going to give out the documents you had? Kansas State Statue says you have to supply the people with any documents you used for notes ect.

Josh- I do not believe we are required to give those out just the budget report.

Mark- That was not the question I asked will you have the budget agenda?

Lisa- Like I stated before I was waiting for notes to complete budget and the budget and agenda will be completed by the next meeting or after.

Josh- Do you have any thing else Mark?

Mark- Nope that was all

Josh- Calls on Chuck

Chuck- I have spoken to the people at the county office about the Dog situation and Sheriff Friend he did a figure on the cost by Kansas law it is not like it used to be Dog pounds now have to a heated floor, air condition a vet full time. They figured it up and to just start a dog pound is going to cost \$500,00.00. And the commissioner said NO.

Lisa- What about the dog pound in Pleasanton?

Chuck- That was grand fathered in

Lisa- Yes but aren't they building a new one in Pleasanton?

Chuck- They can only pick up dogs in the city.

P/O- speaking among-st their self no microphone used

Dean- We made our statement earlier about the situation we are limited on what we can fine

Vic- We are just beating that same issue to death he just stated they are doing all they can do

Dean- Residents need to go to the commissioners to address the issues. I am not a resident of this county so you as the people need to go to them and voice your opinions.

Teresa- I guess my thought on that these dogs that you are talking about do you know who the owner is? Has anyone went to those owners?

Mary- The dogs everyone is talking about have been reported that they live on Cindy K. property? We have started sending her fines. Tamm was sending them to David K. because they were said to be his.... After further investigation we have seen the dogs at Cindy K. she has let them in and out of her house and even has them pinned up on her property so that is where the fines will now be sent to. I personally just sent her a letter with the fines.

P/Owners- speaking out in audible no microphone used.

Something about a P/O that was given a bill for the pump in the clubhouse that went out

Dean- Anybody else have questions

P/O- speaking with out micro phone inaudible

More discussion about it

Meeting Adjured