

Board Meeting Minutes

8/3/2024 @ 9am

Board Members in Attendance: Lisa Goodall, Wayne “Beaver” Goodall, Dean Norton, Mary Rocha

Pledge of Allegiance

Acceptance of the Agenda: First: Dean / Second: Lisa / In Favor: All, motion carried

Acceptance of July Minutes: First: Dean / No Second / Minutes were not accepted

Acceptance of July Special Budget Meeting Minutes: First: Dean / No Second / Minutes were not accepted

Acceptance of Finance: Not provided

Committee Reports:

- Audit Committee (Jim Gegg reporting)
 - Status of Audit – Made contact with Marr and Company, P.C. They do specialize in HOA’s, Lake Communities, and nonprofits. They have sent us an engagement letter, Dean is the point of contact, once the letter is reviewed and signed, they will proceed with the audit. We will provide them with a copy of our Quickbooks so they can work on our audit remotely and only spend a few days in the Lake’s office. They asked for recent years’ financial statements, and a copy of the last audit performed, and additional information required to help expedite the audit. The expected turnaround is 60 days. They will leave us with recommendations and procedures.
 - Questioned if the raise in assessments was legal - Board would have to look into this matter
 - Cost: \$10,000 + out of pocket expenses. Travel cost should be minimal.
 - To pay for the audit according to the Budget Meeting reallocation of funds from the gates will cover this cost.
- Bylaws & Covenants Committee
 - Mary Rocha - No update
- Maintenance Committee (Beavers Goodall deferred to Curtis Johnston)
 - Focus on main roads for right now which majority of them are done.
 - Bought all the oil filters and oil for general upkeep equipment.
 - Mower has been fixed, it had a bad bearing that affected the height control.
 - Trying to reestablish ditches again for proper hydrology. This will take time and but will keep doing what he can with the budget he can work with.
- Security & Service (David Burt reporting)
 - His truck has been down, so he has not done many patrols.
 - Taking on more of a Service role, so if someone has a vehicle issue, they can give him a call.
 - Asking for volunteers to further assist the community.

Old Business:

- Status of Office
 - Dean Norton – Currently the office is open two days a week, Tuesdays & Saturdays. Lisa and Josh have been maintaining operations. Josh has placed an ad with the Linn County Newspaper, where we had 4 responses, 1 resume and a few inquiries.
- Status of Foreclosure
 - Lisa Goodall – Talked with the attorney and the liens have been placed on the properties. This can lead us to taking them to foreclosure. Currently 19 properties have a lien in place. The one individual, which we placed the leans on, did happen to sell off 2 properties before the leans took place.
- Vehicle Stickers / Markers
 - Tabled till September

- Budget
 - Dean Norton – Special Budget Meeting was held on July 13, 2024. Meeting minutes show a highlight of where we are at and it will be a tight year. Point of concern is covering costs of maintenance equipment and surprise expenses. Budget has not passed but this is a working budget.
 - Lori Tanner – expressed concern with the projected budget being negative.

New Business:

- DeLago Swimming Dock – Josh Runkle
 - Asked that he can donate and install a slide on the swimming dock on DeLago
 - Board Response – Would have check with our insurance company and liability

Community Open Forum*:

- Lisa Goodall – States she asked to be put on the agenda but was not. Stated that reasoning for not accepting the minutes was due to topics discussed. Stated concerns with non-board members in the office and behind the office desk assisting Josh with QuickBooks (Kate, Matt, Lisa). Voiced concerns of not overseeing QuickBooks and not working together.
- Lori Tanner - Voiced concerns of board members getting violent and threatening community members
- Mark DeWitt – Stated that Lisa stepped down from day to day operation of the office the last board meeting. Stated issues that the community did not know that 2 people were working the office and the increased pay rate, and there was not a need. Statements for the board to work together on making decisions.
 - Lisa Goodall – Statements of there is a board of 2 vs 2
- Mark DeWitt – Stated that the board should be split because of the husband-and-wife situation.
 - Lisa Goodall – Historically the lake has had multiple married couples on the board.
- Theresa Edwards – Asked who has been behind the office desk.
 - Dean Norton – Noted that Josh reached out to Matt Jones, who is on the Audit Committee, (Lisa Goodall stated she was not available that day) due to an error with QuickBooks. Lisa VanDyke was never behind the desk but was asked a question when she happened to be in the office.
 - Mary Rocha & Lisa Goodall – Stated that Kate was in the office trying to write a check.
 - Dean Norton – Apologies, and does not recall on the exact situation
- Lisa Goodall – Voiced concerns of bills being paid with Josh not around because she turned in her key.
- Vic Edwards - Voiced concerns that the board needs to get on the same page.
- Beverly Nichols – Stated issue that the board did nothing with a break in on a friend’s property
 - Dean Norton – Advised that that’s a Law Enforcement issue, the POA does not have the ability to take action on such matters.
- Property Owner – Questioned if the QuickBooks has one master password or multi users. You would be able to track who did what actions and for check and balances. More than likely this would be a recommendation from the Auditor.
 - Lisa Goodall & Dean Norton - We did talk about this with Tamara but hasn’t been established.
 - Lisa Goodall: Stated concerns that Josh was only supposed to answer phones and not writing checks. And he changed the QuickBook password.
 - Property Owner – Does recommend on checks and balances.
- Shannon Roberts – Stated issues and questions with his account history, invoices, account discrepancies and charges. Stated displeasure with the gates not being fixed or attended to.
 - Dean Norton – The board is taking money from the gate funds to fund the audit to help correct issues on accounts. Potentially setting up the gate repair for a long-term goal. Please gather receipts and come to the office for this to be resolved.
- Diane Larson – Reading the closing of the Special Budget Meeting, questioned if the money would be returned to the lake
 - Mary Rocha – No

- David Burt – Stated that the floor should have had a vote on the office secretary and if there was a need for two people in the office. The people should have authorized that.
 - Dean Norton – That would be a board vote in a board meeting
- Theresa Edwards – Questioned if Josh and Lisa for the office and Charlie and Curtis are volunteering their time or being paid. Questioned who currently is contract labor
 - Dean Norton – Yes, all are volunteering. The lake has one employee its Fabian paid on a W-2
 - Theresa Edwards – Stated that Fabian should be fairly paid for his time worked or when he has to wait for someone to open the maintenance shed.
 - Beaver Goodall – Stated that we are working with Fabian, and he is restricted on some equipment currently due to not having a drivers license
- Property Owner – suggested that if any money is to come back to the lake, every board member should pay it back. Every board member is responsible for the community’s money. Stated that on the Special Budget Meeting Minutes the pay range moving forward is \$14 - \$20 based on experience. Questioned on how much Mary & Lisa made
 - Lisa Goodall - \$20/hr
- Theresa Edwards –. Stated that an individual collecting signatures was stating the wrongful doings and slander statements of the board members pertaining to the election. Theresa validated that the election was legal as she was on the committee. All 5 board members should have access to the bank statements. The payouts and budgets should have been noticed. Vic has questioned it multiple times. Made comments that the board needs to communicate more.
- Renee Ridge – Stated that the P&L’s have not been itemized, hard to read.
 - Beaver Goodall – Stated that Lisa was already working and pay scale was established before he was on the board. We do not talk about lake stuff at home
- Bob Linke – Questioned how many signatures are required on payments?
 - Lisa Goodall – The bank requires one, the lake requires two. But when individuals are not available, we will go with one.
- Tony Ozburn – Questioned if 1099 wages were posted on P&L every month and if the board approved this at every board meeting the board meeting.
 - Lisa Goodall & Mary Rocha- Yes
- Tony Ozburn - Warned that a character lawsuit could be a thing and why wasn’t contract labor questioned sooner.
 - Dean Norton - Stated at a previous board meeting, hiring 1 individual was approved. Vic did question the high contract labor. Response from Lisa at time was with Katie and Lisa were working in the office for a week before she was switched to a W2 employee, omitting Mary.
- Dean Norton & Lisa Goodall – Discussion of need for more itemized listing on P&L, account information and MMA
- Mark DeWitt – Discussion of recall of board members. Three petitions for a recall of board member Lisa Goodall for the mismanagement of funds, Mary Rocha for mismanagement of funds, and Wayne ‘Beaver’ Goodall for mismanagement of funds and threats against community and board members. Recommended on bringing back the election committee to verify 185 lots that signed the petition. Recommended in person vote, paper vote, or board members resignation. Stated need for more itemized P&L and the need for an audit was needed.
 - Lisa Goodall – States issues with petition and slander from the community on the Facebook page
 - Tony Ozburn – Recommended waiting for actions from the county before acting on recall voting due to costs.
 - Mark DeWitt – Suggested a special meeting with a hand vote
 - Tony Ozburn – Suggested watching what is said at board meetings.
- Vic Edwards – Discussed that there may be a misconception of one signature. 2 signatures were required on checks even though the bank will cash checks with 1 signature. Asked for checks and bills to be brought into the board meetings for everyone to witness signings of.
- Theresa Edwards – Discussed issues with the petition and how a community member set a roadblock to collect signatures. Stated that the individual was stating the wrongful doings and slander statements of the board members.
- Beverly Nichols – Questioned about progress from the DA warrant issued.

- Dean Norton - No information at this time.
- Lisa Goodall – Questioned Dean on discrepancies on checks and missing funds with an ex-employee back last October
 - Dean Norton – Asked to see financials in question and would follow up with the conversation about the matter.
- Dean motioned: To have the Election Counting Committee do a count on the petition and verify information is correct
Second: No second, motion did not carry
- Vic Edwards – suggested that board members reach out to an attorney to get the board settled
- Property Owner: discussed disappointment with the board, operations and need for this to work out.

Meeting Adjournment: First: Dean / Second: Beaver / In Favor: All, motion carries

End Time: Approx. 11:48am

- This meeting is for Property owners only.

- *Community Open Forum: To maintain organization and guarantee that each attending property owner has an opportunity to speak, every present property owner is allotted a single 3-minute period to comment before the conclusion of the Board Meeting. Please remember to raise your hand and wait to be called by the Board. Please say your name clearly so accurate notes can be taken. Only Association business will be allowed to be commented on. No personal issues allowed.

- *Only members recognized by the Board of Directors will be allowed to speak. Any others will be deemed out of order and if they persist, they will be asked to leave.