

# Board Meeting

## February 2025

**Attended-** Josh Lipnicky, Dean Norton, Lisa Goodall, Curtis Johnston.  
Pledge of Allegiance

- **Motion to accept agenda- All in favor, Motion Passed**
- **Motion to accept December's Board Meeting- All in favor, Motion Passed**
- **Motion to accept December 7th Special Meeting Minutes- 3-1 Motion passes. Lisa votes no due to minutes not being typed verbatim.**
- **Lisa motions to table Nov, Dec, Jan, so she can train Amanda to itemize Profit and Loss Reports. All in Favor. Motion Passed**
- **Motion to accept outcome of ballots. 3-1 vote. Lisa No. Motion passed**
- **Motion to extend the due date for assessments until March 1st. All in Favor, Motion Passed**

**\*2025 Budget meeting is tentatively scheduled for Feb. 15th at 10am.**

### **December 7th, Special Meeting**

Josh thanks Linn county Sheriff's department for showing up with the ballots from the December 7th special meeting. Josh asks Teresa from the counting committee to read the results. She requested that someone else read them. Phil read the results as follows: Ballet; Do you wish to retain Lisa Goodall

**Total Lots counted- 299**

**Lisa- 260 No 39 Yes**

Lisa was informed that her services were no longer needed as a board member effective immediately.

**Wayne-** (Stepped down voluntarily weeks a few weeks ago)

Josh and Dean sought out legal advice from several attorneys to find out what percentage of quorum needed to be met. Their personal attorney, Gary Thompson advised them that 10% was needed and was met.

25 % quorum was not applicable since removing a board member is not covered in our covenants.

20% state quorum was not covered since the bylaws are set at 10 % on all matters that are not covered by the covenants. (Josh read letter from his attorney)

**Question-**Carman asked to look at documentation from the attorney that was sought out. This was provided to her from Josh.

**Question-**Theresa asks for a microphone due to some being hard of hearing.

**Answer-** Microphones are not working at this time.

**Question-**Tony asked Josh if they used his personal attorney. **Answer,** yes.

Tony, if I was to come in with a letter from my personal attorney would that make a difference? **Answer-**No

Community members are ready to move forward with this matter, if the involved parties want to pursue this matter then they can.

## **Committee Reports**

**Audit-** Still working on list making progress (Dean)

**Bylaws and Covenants-** Next meeting set for Feb 13th.(Kate)

**Maintenance-**(Curtis)

Curtis and Charlie fixed wheel bearings on the grader. Did the best they could with the snow and ice storm. The spreader is down and the man sand worked great for the roads. Blade on the dump truck is down. Burn pile was burnt.

Multiple Equipment issues that need to be discussed.

**Old Business**( Josh)

- There are 4 open spots up for election. President, Maintenance, Secretary Treasurer, & Director.
- Resumes are due by March 15th either by email, or you may bring it to the office in person.
- 2025 Statements went out rather than invoices.
- Due to the error, the due date was extended until March 1, 2025.
- Late fees will be applied for any payments after this date.

**Linn County Warrant**-No update

**Beaver Management** (Josh, Dean)

- No one on Degalo has signed up for the trapper to have access to their properties. • He should be down this week. Properties are taped off on Chaparral so he can identify where to go.
- Please sign up at the office or contact a board member if you will allow him on your property.

**Foreclosure** (Josh)

One property owner will be in court on May 8th. We are foreclosing on 19 properties.

**State Taxes** (Dean)

- We received a \$918.00 credit for state taxes and a refund check of \$638.84. • Quarterly withholdings are now on task and schedule. State of Kansas is now complete • We are now moving forward with back taxes with the IRS.

**Question- Stan**, Do we have direct contact with the IRS, and a representative that we speak with regularly? **Answer-** No. Dean said he never gets the same person.

**Question- Kate**, Was money being sent to the federal without documents like with the state?

**Answer- Dean**, Yes, there were some payments. The CPA is working to reconcile the withholdings with the IRS and SS

**Question-Renee**, What was the check returned for? **Answer-** Dean, once it goes past 5 years they will return that.

## Clearing of the Dams

- A volunteer day is needed to get both dams cleared,
- Curtis will set the date. Josh will post it on the website as soon as it is determined.
- More information will be given at March's meeting.
- Charlie suggests burning it off first so there isn't a lot of brush to work around when cutting down trees.
- Water trucks will be on site for fire safety and possibly Linn County If needed. The outside bulletin board will be updated for volunteers to sign up and other helpful information.

## Property Management Companies

- 3 Property Management companies have been contacted for quotes.
- Cost will be around \$900-\$1200 a month.
- Services will include bookkeeping, accounts receivable, mailings,etc.
- Duties will change for our office manager.
- Not a long term contract 1 year.

*\*They will discuss the management company at the budget meeting.*

## New business

### ● Delago Innocent

Josh sends deepest condolences, to families, friends, and the community. Offering the families the clubhouse if they would like to use it. He encourages water safety and the importance of educating your children to stay off the lake in icy conditions in his letter posted on facebook and online.

### ● Status of the Board

Looking for members to temporarily fill in as board members. Currently 4 spots open. Josh and Dean will oversee Amanda in the office, she will report to both. Dean will switch the computers this week. Check signing will no longer be an issue. 1 week of pay was held to alleviate the issue.

**Question-** (Theresa) asked how Amanda was clocking in and out. Josh answered "writing her time on timesheets" Amanda stated she also uses the cameras to ensure her hours are being recorded correctly. Renee questioned if the time clock were working. **Answer-** No, Dean said that we can pick one up for under \$100.

**Question-** (Kate) When will the Board Members be appointed?

**Answer -** (Josh)Before the budget meeting there will be a special meeting called to appoint.

**Question-** (Theresa), Why can't we just take who had the second most votes in the last election?

**Answer-(Josh)-** Not sure if they would still be interested or available.

## • Community Form

**Vic-** expresses his concerns about we are paying more and getting less amenities. Upset that the bathroom up front is closed and if he needs to go to the bathroom he would like to use it. He said that they either open the bathroom up or he will use it right in front of the door. He also voices concerns and wants to inform the community that thieves are back and his neighbor had their shed broken into so everyone be aware. Look after each other as neighbors. **Theresa-** The sheriff said that if you have trespassing signs up they can immediately arrest. Other officers said if it's private property they won't go on it. So different stories with them but you should still call them.

**Amanda-** Explains that it is a federal law for all employees to have immediate access to the bathrooms and potable water. On one occasion Curtis was not there to unlock the bathroom until 11:36am (per camera in the office) to open the bathroom. The lock was changed because she didn't lock the clubhouse door. Dean says the bathroom will be unlocked at the front office for her to have access to for now on.

**Lori-** Wants to go back to the community that used to look out for each other and get along.

**Carmen-** Willing to help with the website thinks maybe an accountant instead of a property management company because it costs a lot and also have an employee manual that can be passed down. Carman would like to see more detail on management companies. **Lori-** We had all that before and spent a lot of time setting everything up. **Dean-** Property management also helps collecting back dues. They file the liens. **Mark-** Thinks an interview process would be helpful. There is value in the property management company.

**Theresa-** Suggests maybe 2 weeks pay that would help with check signing.

**Carmen-** Would like to sit on the board temporarily

Josh and Dean Discuss time to schedule a 10 am special meeting next Saturday to vote members on board.

**Stan-**( Inaudible) Switch meeting time possibly?

**Kate-**It's in Bylaws and covenants that the meeting is 9am and commends everyone who helped with roads during the storm.

**Motion passes to adjourn at 10:43am**