

January 2025 Board Meeting

Members Present- Josh Lipnicky, Dean Norton, Lisa Goodall, Curtis Johnston
Absent- Wayne Goodall (Beaver)

Josh- Start with acceptance of agenda

Motion to accept. All in favor

Josh- Take a minute to look over Novembers minutes looks like we don't have them yet.

Dean- I think Amanda is working on them

Josh- Okay we will move on to December's minutes hopefully we can circle around to November's
Do I have a motion to accept Decembers minutes

Kate- I think it's missing a page it says new business and there is nothing after that

Dean- I don't think we had new business did we?

Josh/Lisa- Yes

Josh- Status of office, Status of foreclosure, Beaver management, and we talked about the new pump for clubhouse so we will have to edit

Kate- It's just missing a page

Josh- December's minutes will go into an edit period and they will be revised for next meeting

Josh- Lets move on to finances take a minute to look at Nov. and Dec. profit and loss statements we will start with November. Any questions?

Kate- \$11.92 that first wage is other is that 1099 from Fabian from November or whats that? I know we talked about office staff assigning to the wrong category last meeting so shouldn't Amanda's be coming out of a weekly salary category?

Josh- Can we make sure Amanda is assigning things to the right category moving forward? It will addressed with staff

Dean- Another thing is I don't see is where we made deposits I might just be missing it. Some of the deposits would have been assessments, but not showing vending machine. Is there not a deposit category for that?

Lisa- She probably doesn't know how to do it

Dean- There should be 3 deposits maintenance for clubhouse what was that?

Curtis- Pump parts

Kate- So it is showing up on here but a negative amount

Dean- That's probably purchases we made but its showing up a negative number which is on the spreadsheet we handed out.

Lisa- Deposits weren't entered so it looks like we have spent more on pop. Once they are entered it will show up.

Dean- Funny thing is it's it's not showing December

Lisa- I haven't been there

Josh- December's is separate

PO- It cost 40 cent a can

Dean- Average

Josh- So looking at this, do we want to accept finances or put that in edit period as well?

Lisa- Since I haven't been there it probably needs to be done

Josh- Motion to table November Profit and Loss

Dean- Second

Josh- All in favor? Motion Passes

Josh- Take a moment to look at Decembers Profit and Loss

Lisa- We might have to do the same thing

Dean- Do the same

Josh- Looks like the same situation for December motion to table December's Profit and Loss until February meeting?

Dean- Second

Josh- All in favor, Motion passes

Josh- December's special meeting

Josh- Linn County currently has our ballots and aren't here with them if they show up we will circle around to that as well as Decembers minutes.

Josh- Committee reports

Lisa- What percentage did you decide to go off of?

Josh- That's all part of that conversation so we will just have to move on to reports

Josh- Audit Committee

Kate- Yes, we had a meeting and got through covenants

Josh/Dean- Audit Committee

Kate- So sorry

Dean-Do you have any information Phil?

Phil- No

Dean-I haven't heard anything I sent Amanda and Lisa a copy of the things we needed I think Amanda is working on the list The last few pieces

Josh-By Laws and Covenants Committee

Kate- So we had a meeting and got through the covenants we are typing them now. We have another meeting planned in February to review them. My question to the board is do you want us to work on the by laws and present them to you in one package?

Dean- My thought is all at once cause one relates to the other

Kate- There are different voting quorums to change them that's why I ask

Josh- We can do 2 separate votes but if it's presented all at once that's fine

Kate- Okay thanks

Josh Maintenance Committee Curtis do you want to report

Curtis- Got approved for loads of gravel I put one on the back gate and the rest on the front road, we could use more we hired James and got set up for the storm that coming. If it ice like they say it is what we are going to do we should just go urinate on it cause it's gonna be useless . If James is uncomfortable going down the hills I won't send him cause I don't want him ending up in a ditch he may be able to go down them stopping is the problem

James-

Delago is the only one I'm worried about, I worry about it when it's dry

Curtis- If we get an inch of ice like they say and snow on top of it we should just leave the snow there cause that's the only chance of you getting around. Can't do much with ice. We can't spread sat down and the non toxic salt is to expensive and we can't afford that or rock which would be best. Man sand! My advice is to just hunker down and stay home most of us that live here know that.

Josh- Old Business

Josh- Beaver Management

Dean- I have heard from trapper he ids delayed he works in this area but I haven't heard from him since before Christmas so we do need to get property marked for access for him to come on property, We have 6 places on Chaparral but we do not have any on Delago if anybody has any property on Delago Lake that they want to give access to the trapper let us and we will get it marked out so he can set traps other than that that's it

Josh- The marking will be caution tape so if you are driving around and see all this tape that's what it is

Lori- Is it just one individual person that's aloud on the property

Josh-He might bring a helper he has said that before its just an older gentlemen if you are willing to give permission reach out to a board member or the office so we can have that documented.

Josh- Status of fore-closer- Lisa have you heard from him

Lisa- I have not heard from him in a long time I will call

Dean- it might have something to do with county attorney Justin to take office

Josh- Conrad Miller is taking that on maybe there is a delay

Kate- Can you repeat what Dean Said-

Josh- He just said we are waiting for Mr\ Meek s to take office Linn county is waiting for new DA to take office so maybe that's the delay. On the foreclosing

Kate- Thank you

Josh- Moving on to status of office still staffed and having computer issues we are talking about that at the next budget meeting we are working towards a delayed payment period holding back a week hours are still the same we have a website lakechaparral.com and a gmail

Linn county warrant dean you want to talk about taxes

Dean- Everything has been turned over accounting we voted in spending up to \$2000 to the auditors getting us caught up on 23 filings of back taxes. State is caught up I haven't gotten a status report letting us know about our credits.

Josh- Budget meeting was talked about doing it in Feb. after the board meeting

Lisa- Its hard to tell cause we don't have the votes

Josh- Should we m, move it back til the 15th or 22nd

Dean- why move it back

Josh- We don't know results of special meeting let move it back til the 22nd

Lisa- That still doesn't change the results of the meeting'

Josh- we will have to push it back til 15th of Feb.

Curtis- That's fine with me

Josh- Schedule the budget meeting for the 15th at 10am.

Lori- 15th?

Josh Table vehicle stickers til budget meeting

End of recording nothing else was recorded or sent to office