

July Board Meeting Mins

7/6/2024 @ 9am

Boad of Directors In Attendance: Lisa Goodall, Wayne “Beaver” Goodall, Josh Lipnicky, Dean Norton, Mary Rocha

Pledge of Allegiance

Addition of Guest Speakers to the original Agenda: Darin Wilson, Dept Akes, Vicki Leonard

Acceptance of the Agenda: All in favor

Darin – Introduction of himself and his position as the Linn County Codes officer, Building Permits is required on all structures of 75sq ft+ and living area needs a permit & inspection. Septic holding tanks need to be installed by a licensed contractor. Individuals can self-install holding tanks, but they must pass a county course for installation. Linn County will follow up on nuisance reports, nuisance reports will be available on the county’s website to fill out anonymously.

Dept Akes – Currently running for Linn County Sheriff. He promises as individuals are leased from the county jail there would be no release into the community. Serving linn county is a honor, he highly promotes community involvement, and he wants to help lake communities. Currently the Linn County Sheriffs can only handle dui/crimes & violence against the state & civil within the boundaries of all lake communities. He believes the police patrol should hit all communities in the county.

Vicki Leonard– Currently running for County Commissioner District 2, she has helped to establish the Linn County Jail and farm in program and the county is making a profit off it. The Jail is set to pay for itself in the coming years. Points of concern she voiced were... Every Power Plant on its way out and we need to come together to secondary solution... Currently the Lake Chaparral POA is paying for and performing county road repairs. She would like to see Linn County take care of Knapp & Leisure roads, as they should, and save the community the funds spent there to use inside the gates. She has helped to pay off county debit, looking for creative ways to offset costs for the county. She was the first female Commissioner and hopes to be the second one as well.

Acceptance of April ‘24 Minutes: first: Dean / second: Lisa / All in favor: All

Acceptance of April ‘24 Finance: first: / second: / In favor:

Acceptance of May ‘24 Finance: first: / second: / In favor:

} Tabled*- Motion: Josh / Second: Dean / In Favor: All

Acceptance of June ‘24 Finance: first: / second: / In favor:

*Financials were tabled on the account that it came to the attention of the community that both Lisa & Mary were working the front office and paying themselves an unapproved \$20+ per hour each. Lisa was approved in December 2023 Board Meeting to take over Tam Guabber’s position as Secretary temporarily until a replacement was found. Tam was being paid \$14/hr when she did leave the office. There was no documentation or approval from the Board of Directors that Mary was to receive weekly compensation. Back in the March ‘24 Budget Meeting it was projected \$11,000 would cover the wage of the office for the year. \$15,198 has been paid out to these in 7 months.

Committee Reports:

- Maintenance
 - Road work – right now the focus is on one road a week
 - Bathhouses - Weekly bathhouse issues at the moment. (i.e., pumps, water intake, water heater)
 - Thank the community for assistance on manual work and assisting the Maintenance Department
 - Submit work orders and inform the Maintenance Dept of issues, trying to assist elderly first and making roadways passable for first responders and emergency vehicles.
 - Please patient, we are working as hard and effectively as we can.
 - Currently, all equipment is functional. Working on a maintenance log for vehicles and equipment.
 - Established a Maintenance Committee.
 - Charlie, Vic, Curtis, Phil – Wayne will be point of contact
- Security & Service
 - (Not in attendance at time)

Old Business:

- Status of Office
 - Lisa & Mary stepped down running the office duties during Financial Review.
 - Office Position is vacant. The Board of Directors is continuing to accept applications.
- Status of Audit
 - Dean – called around for Auditors – Marr and Company, P.C. will do an audit. They do specialize in HOA's and Lake Community's
 - The firm offers 3 different Audits & Costs: Full Audit: \$10,000, Review: \$7000, Procedures: \$4000 - \$5,000
 - The firm did not specify if there would be additional costs or “out of pocket” expenses we would have to cover
 - The firm would leave the community with SOP of procedures once they are done.
 - Turn around: TBD, will follow up on
 - Dean suggested forming a Financial Committee to do prep work for the audit.
 - Audit Committee Established
 - Jim, Phil, Mark & Matt – Dean will be the point of contact
 - Josh motion - \$12,000 Cap for the audit, if costs exceed cap, then BOD would have to review and approve extra spending.
 - Second Lisa & Wayne – In favor: All
- Status of Foreclosure
 - 1 owner who owns 21 properties had a lean was placed on his property. They currently owe about \$10,000 in back assessments.
 - 2 properties of this individual were sold prior to the lean taking affect, so currently 19 properties now have a lean placed
- Vehicle Stickers / Markers
 - Tabled till September – Motion: Josh / In favor: All
- Budget
 - '24 budget has not passed and the Board to review financials to reestablish 2024 budget.
 - New Budget Meeting will be held on 7/13 @ 9am
- Lot Condition Reports
 - Volunteers needed to further assist
 - Curtis, James, Charlie, Gail – Wayne will be point of contact
 - On Maintenance Dept radar
 - Possible assistance with Darin Wilson with the county

New Business:

- Bylaws & Covenants Committee
 - Establish a committee to review and make recommendations of changes / updates in the Bylaws to be reviewed by the Board then voted on by the community.
 - This was done about 2yrs ago but failed to go to the Board for review and public vote.
 - Bylaws & Covenants Committee Established
 - Diane, Kate, Mark, Phil – Mary will be the point of contact
- Warrant
 - Search Warrant May 31,2024 was for the theft of goods/services \$1,500 - \$25,000 and still active case.
 - Linn County Sheriff's did search the Lake's Office and ask about operating procedures. They did take one folder of bank statements. Rumors of computers, file cabinets and books were taken was false.
 - Tax Warrant from the State
 - \$1800
 - Paperwork has been filed so that Lisa, Dean & Josh can talk with the State. KS IRS points of contact information has not been updated in 5+ years.

- According to KS IRS, no W2's were filed from 2018 – 2023, the balance due has been paid to the State so no property would be seized. We are working with State to rectify the situation and a possible refund. In that time frame though the POA did issue checks to the State but there is no check number on the documented payments. Further conversations with the State will be had.
- Chaparral Dam
 - Matt Jones (property owner) – presentation
 - Asking for board approval for him to hire Paddock Farm & Clearing to mow, mulch and clear the overgrowth of the back side of Chaparral Dam since this is POA land. Paddock is fully insured, and they will supply the paperwork. Paddock would handle all clean up but may have to leave a few trees towards the bottom of the back side of the dam that can be addressed later.
 - He and a few owners on Chaparral will pay for this service for the community.
 - First: Dean / Second: Mary / In Favor: All
 - Matt Jones will contact Paddock for scheduling of service
 - DeLago Dam will be attended to by Curtis, Charlie, Maintenance Dept & Volunteer Day(s)

Community Open Forum*:

- Property Owner – Questioned if she could get a \$20 refund on the gate card she used once in the last 5yrs she has lived here. Also questioned why there is no access to Timber Lake and voiced she would like to see children and the community become more youthful.
 - Board Response – No. Currently, the Linn County Codes Officer, Darin Wilson is looking into that for us for access to Timber Lake. There may be a 15ft easement to access that body of water.
- Mark – Voiced concerns that the Board of Directors need to communicate, work together and keep votes in public. There is a division among the Board, but you need to be responsible for our money, and you represent the community. He stated, you need to do your best and be better.
- Fabien – Recommended that maybe the Board of Directors meet once a week
 - Board Response – We can only meet in an open forum.
- Theresa – Voiced concerns about a bench that they have donated to the lake that is in the bathhouse and asked if it can be brought back out.
 - Board Response – Yes.
- Mary – There were some complaints to the office about individuals getting sick from drinking the water from the lakes.
 - Board Response – Untreated water should not be used.
- Stan – Recommended that the Board of Directors establish group texting to help them communicate faster. Asked about any vandalism at the bathhouses because of experiences in prior years and if the POA can be hired to mow lots.
 - Board Response – The Board of Directors did establish a texting group among themselves, there have been no real signs of true vandalism so far this year to report and hopefully we can stay that way. Yes, the Maintenance Dept can be hired to mow a lot for an individual.
- Carmen – Asked if the website or office can have a post area for volunteers and/or donations
 - Board Response – Yes, we can establish a community posting spot in the office and possibly the website as well. The Facebook group is another way to get that info out as well.
- Gail – Voiced concerns with the fireworks, who will be in charge and who will pick up debris? Also, questioned if the floating dock was anchored on DeLago for children safety
 - Board Response - Lisa and Wayne did clean up the last time the community had fireworks. The floating dock is anchored.
- Renee – Questioned on who decided on DeLago Dam for the fireworks
 - Board Response – Due to safety concerns it was determined that first responders and fire trucks could get to DeLago easier than Chaparral if needed.
- Vic – Recommended that only 2 of the 4 Chaparral bathroom/shower stalls should be open during the week and open all 4 on the weekends.
 - Board Response – Thank you and that is something to strongly consider

- Bert – Voiced concerns of trash and debris that were left at the burn sight
 - Board Response – We have an idea who left the debris and only organic material can be burned there. The debris will have to be hauled out of the area. Maybe the need for establishing a camera or trail cam in the area.

Meeting Adjournment: First: Wayne / Second: Dean / In favor: All

End Time: Approx.12:55pm

- 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.