

November 2nd 2024  
Board Meeting Minutes

Board of Directors Present: Lisa Goodall, Wayne "Beaver" Goodall, Curtis Johnston, Josh Lipnicky, Dean Norton

Pledge of Allegiance

\*Motion to accept agenda- All in favor

\*Motion to accept finances- All in favor Dean Motions/ Curtis Seconds

Community would like to have current bank account balances added with Profit and Loss statements moving forward.

Josh motions to table September minutes due to computer issues. Dean seconds, All in favor

Committee Reports:

**Audit**

Jim is still working with the auditor and is still missing documents from purchases of equipment from 2022 and 2023 There is also a list of about 30 items still needed. Dean has the list. Matt stated the Auditors have sent over another list on Friday. Matt said board members were aware of the list and items the committee needed.

Covenants and Bylaws

- The Committee will meet afterwards and come up with a time to get together.

Maintenance

- Closing the bathhouses in the upcoming week. Theresa said there was a door left open, not locked. Curtis is aware that the door lock is broken. Charlie and Curtis are Fixing roads by Mr. Burns so they are accessible.
- Batteries needed for dump truck expenses are approx. 4-5 hundred dollars Curtis will look into this.

Security and Service

- David Burt stepped down, stating "he wasn't doing that anymore" Josh confirmed. No one stepped up to fill this position.

Old Business:

- Foreclosure- Lisa spoke with our attorney, he will be setting this up for trial. Property owner has to be served again. She will let us know when the trial is set.
- Office- The office is staffed. Amanda is working 15-18 hrs weekly and doing well. Billing soon to start, possibly the week of (11-4-24). Lisa's daughter is in the hospital so it may be pushed out further.

## Warrants

**State Tax Warrant-** Dean has been in contact with the state they have dismissed the lien and warrant we were served. It was sent to us in error. Last report he got was that we didn't have to pay the \$42 for papers being served to us.

He has been filing quarterly wages with the state that have not been filed. He made a spreadsheet for all the quarters from 2019 shows withholding wages and what was filed. October 10<sup>th</sup> has been corrected and finalized instead of \$177 it is now \$154. Two more were filed and corrected from March 18<sup>th</sup> 2023. \$50 withholding for that quarter was filed. There is one more quarterly that needs to be corrected that hasn't been. The state asked him to call back next week and they would let him know why it wasn't corrected.

He filed the yearly but can't file 2020 until everything is finalized with the state. Annuals from 2019 and 2020 can now be filed because those are corrected. Total withholding owed \$13,370 is our potential exposure if they haven't been paid. We do have credits because the state has been overpaid, we don't know what the interest and penalties are yet. No annuals have been filed from 2019 until 2023. We could possibly owe up to \$10,000 for W-2 withholdings.

Federal taxes started after the last amendment was corrected. Hopefully the auditor can point us in the right direction with this. We did get an extension not sure how long it is he will find out.

Jim wanted to know if we should get an accountant to help us out because tax season is coming they won't be taking on new clients. Amanda talked to our old accountant. We stopped sending paperwork to them and they won't take us on. Anderson hasn't helped at all. Lisa was sending documents they needed but they weren't filing. Dean has spent a large amount of time handling this.

- **Linn County Warrant-**Josh reported this investigation is still active and no update has been given.

## Petition for removal

Petition that was presented to the board in August to remove Lisa Goodall and Wayne Goodall from the board did meet the 10% quorum. The special meeting will be Dec, 7, 2024 at 1pm. Mailings went out with a proxy form. If you want to assign a proxy member to you, mail in or come in person to the office before meeting.

### **Questions from the community regarding the petition**

**David Burt-** Why was the letter mailed out the community is on Lake Chaparral letterhead?

**Josh-** It was brought to the board and they had to take action on it.

**David-** it was the petitioners responsibility to mail them not the boards. The letter looks like it was sent out by the board.

**Josh-** According to legal representation it met 10% quorum. If the board didn't do anything then the petitioners could have gone to the sheriff and they would have come in and then they would have imposed state statute. The letters, stamps, envelopes, etc. were donated. Only used address stamp and printer from the lake

**Lisa-** Amanda's time was used

Josh -she didn't stuff, fill, or stamp a single envelope.

**Theresa-** Amanda was printing labels all day Saturday taking time away from office duties and the petitioners or donation needs to pay for her wages that day.

**Josh and Dean-** She did not print out labels

**Theresa-** I called her and she said she printed them all day long

**Amanda-** Yes, I did work on the labels because they were smudged, remember Dean? This all happened prior to me and I want nothing to do with it. We worked on them all day long because we couldn't get them right.

**Dean-**Right I got the other printer working on the labels

**Amanda-** What time did we leave? Because I had to leave at 2pm and that's what we did, all day.

**Theresa-** That donation for the envelopes, stamps etc. needs to go to her pay the POA shouldn't have to Pay for her wages that day. She could have been doing a whole lot of stuff.

**David-** Like collecting back assessments

Commotion (inaudible)

**David-** This is going against my vote because her pay came out of my pocket.

**Dean-** We had no choice David

**David-** I understand, but I am not paying her wages that day

Commotion (inaudible)

**David Burt-** Wants to start a petition to shut the board down.

**Josh-** It will take 80 to 90 percent to dissolve Hoa or Poa

**Kate-** 10% is the law.

**Lisa-** It takes 10 percent to get us off the board but 80-90 percent to vote off board

**Kate-** Talks about what our bylaws state regarding dissolution of board members and what the state statute is.

**David-** The warrant was for the office, not an arrest warrant. Why are we trying to remove people from the board when they haven't been charged with anything?

**Lori-** It was on record that they were giving themselves raises. That's stealing

**Lisa-** why does it need 10%votes to vote us off but 80 percent to vote board off

**Josh-** Explains it is majority vote on Dec. 7<sup>th</sup>

(Commotion inaudible)**Kate-** The lawyer has spoken

**Josh-** 10% state statute needs to be in the room to pass. Over 149 voting lots need to be represented

**David-** How are people in California gonna vote?

(Commotion inaudible)

**Theresa-** So the proxy votes will be sent in or in person?

**Josh-** Yes, the Ballot box will be locked and then on that day we will open it up the election committee will then open and count.

**Amanda-** Talks about how the board had her confused as to who her direct boss is and taking direction from everyone. "Director" Curtis called her another "dumb ass" employee because she needed checks signed and he refused to do so. She brought it to the board members and no one followed up with her. Also talked about her pay

**Mary-** Where did you get the labels for the petition? Kevin Richardson's name was on her address; he no longer is at the address.

**Dean** said she could have changed it when she was in the office.

**Kate:** Recommends talking to Amanda in an executive meeting before the meeting is adjourned.

**\*Motion;** to table the vehicle stickers and marker until Budget meeting. Josh motioned, **All in favor**

## New Business

**Bus Stop-** Kids are getting picked up at the pavilion. There have been numerous issues including vandalism, theft, and kids being unsupervised. We are asking parents to be responsible for their kids. Parents will get letters and possible fines if the problem continues.

**Beavers-** They are destroying the dams. Dean will call the trapper from last year and let us know.

Motion to adjourn for executive meeting

Community Forum

Spoke with Kevin Richardson about Veterans Day Memorial. Everything has been purchased and he is ready to get this finished since people have invested in it.

Matt- asked about volunteers to help clean up around the lake

Beaver- Will be on next month's agenda

Motion to adjourn 10:40 am