

December 7th 2024 Board Meeting  
Pledge of Allegiance

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

Meeting will expire at 10:30am due to the Special Meeting at 1pm.

Motion to accept agenda Dean, Wayne Lisa Josh.. All In favor  
Motion to accept Septembers minutes Dean, Lisa, All in Favor  
November minutes table until January  
Financials will be later in the meeting, Having computer issues.

### Committee reports

#### Audit

- ❖ Another list has been sent over from the auditor, Amanda is currently working on them. Dean has the list and will email it to everyone. Still needing documents from the last meeting.

#### Covenants and By-laws

- ❖ Committee went over about half of them on Thursday. Next meeting will be set at a later date due to holidays.

#### Maintenance

- ❖ Beaver reported that we are looking to hire another employee that has a CDL for snow removal. Pay wage hasn't been discussed. Currently there is a potential candidate.

### Old Business

#### **Beaver Management**

- ❖ Dean spoke with the previous trapper from last year. He will be here at the lake sometime between Christmas and the new year. Properties who have beavers should be marked with caution tape so he can access properties. Sign up sheet will be at the office.

#### **Vehicle Stickers**

- ❖ Tabled until the next budget meeting. Dean will get a new quote for the january budget meeting

#### **Chaparral Dam Clearing**

- ❖ Matt is meeting with a new guy to potentially help with this. Matt will let us know

### Status of foreclose

- ❖ Lisa reports we are still waiting on court date for the 19 properties are going to be foreclosed on

### Office

- ❖ We are fully staffed and we are having a lot of computer issues. We need a new one sooner than later. Josh wants to allocate 3 or 4 hundred dollars for a new one. Dean would prefer to use a backup computer due to the large amount of files and the expense of a new one. Will discuss in next budget meeting

### Status of warrants

- ❖ Cleared of state warrant. Not getting charged for them serving it

### Linn county warrant

- ❖ Nothing tor report

### State Taxes

- ❖ Everything is updated. Dean is waiting to hear if we have any credits. The auditor informed Dean that we have 23 quarterlies to file with the IRS. The credits we have are going to expire if we don't use them soon. Dean would like to hire Damarr and company to help with quarterly's. He will charge \$1500 - \$2000 to do them. That's a third of the cost.

\*Dean motions to hire Demarr and Company up to \$2000 to file quarterly to the IRS.

Lisa wants to check finances first. He questions Deanas that she is just now hearing all this. She believes Dean is trying to run things. Lisa stated she has not received any of the emails regarding the audit. Meeting will adjourn and move to the executive meeting so she can look at bank account.

\*Motion to have executive meeting. Dean seconds All in favor

Meeting adjourned for 10 minutes while board members looked at finances.

\*Motion passes to have auditor help with quarterlies

We have 24,000 in the bank currently.

Kate- Does this include the money for the audit or was that money already allocated towards that.

Lisa- No

Dean-is checking with Matt and auditors on details with us being a non profit how to carry money over from year to year

### New Business

Josh would like to purchase a backup pump for the clubhouse the cost will be \$300.00 everyone agrees.

### **Petition**

Special Meeting at 1pm today

### Community Open Forum

Tony- do you have and have you read the articles of incorporation?

Dean- Not in front of me i've read the covenants we do not have them

Tony-Explains what the articles of incorporation are to Dean. Bylaws state 20% and articles of incorporation state 30%

Josh- it's on the agenda for the whole procedure but the counting committee will come in at noon and open the ballot box and count the proxy votes. We should have a sign in sheet so we know how many are in the room and it will be a majority vote.

Tony- what's the quorum?

Josh- 149 lots 10% votes

Tony Where did you come up with that

Josh- My attorney Gary Thompson. This is his personal attorney; he doesn't represent the lake.

Tony: Did your attorney give us a letter? How can you say 10%

Josh- It states right here removal of a board member is not covered by your covenants so it refers back to state statute.

Tony- Ill pull up the state statute

Kate- Can you read the email?

Josh- State Statute 58-4613 unless bylaws say otherwise the would be 20% percent article 5 section 4 except for items specifically by covenants the quorum will be 10 percent.

Tony- But he didn't say articles of incorporation

Josh- Correct he did not say that.

Property owner- Didn't receive ballot in the mail

Lisa- it's one of the proxies that the dean took from the office they returned to our office . Lisa has video of them in his pocket that's stealing.

Wayne- The office didn't send them back out. You didn't have the right to do that.

Dean- The rest of the stack was bad addresses

Carman- Doesn't understand what they are talking about things i don't know what's going on

Josh-explains it was returned proxy's

Dean- we corrected all the ones that could be corrected they aren't ballots they are proxies

Amanda- all I know is Dean and I corrected addresses he did take some. I have been counting them in front of the cameras because I didn't know what to do with them. You should look at the video.

Kate- there is no illegal thing going on there they were corrected and taken out of the office to remain them. There is nothing wrong with that

Property owner- how did we get 23 quarters behind and what are we going to do to correct that in the future How did it happen he suggests a management company

Dean- I don't know. Auditors will come up with procedures.

Dean- Put property management company on next month's new business

Property owner- What happened with Fabian why do we need a CDL maintenance worker

Wayne- Fabian doesn't have a driver's license, we need someone who can operate equipment.

Fabian still has his job

Property Owner- are you gonna schedule a budget meeting

Josh- looking at February

Lisa- so are moving in with the petition

Tony-all the proxies Kansas statute (inaudible) are the ballots notarize

Josh- we don't notarize anything we are doing it according to what is on our website

Wayne- We need a management company. You can't just run the board the way you want to run it.

David Burt- Talks about roads being bad

Wayne- We need gravel the board needs to address this.

Property owner- doesn't know where the money goes from fees. Talks about how everything is overgrown and roads aren't maintained

Lori- wants to know why amanda was in the office late

Lisa- Because her son died and she was making up hours

Lori-Tanner yelling

David Burt- how much she make while she was in the office

Lisa- Thousands

Josh- According to minutes in December Lisa is on record im stepping in for this position because Tamera quit.

Kate- Can we talk about this at the special meeting?

(inaudible communion)

Meeting adjourned at time not recorded