

**September 2024
Board Meeting Minutes**

Members Present: Josh Lipnicky, Dean Norton, Lisa Goodall, Wayne Goodall (Beaver), Mary Rocha

Pledge Of Allegiance

Josh- Is there any questions on the financials?

Shannon Roberts- Can we get a breakdown of total wages?

Josh- So the wages fall under our 2 W2 employees which are Amanda and Fabian. Are there any other questions regarding the financials?

Lori- I don't see where we. Whats the cash on hand

Lisa- We keep 100 dollars in petty cash

PO- No not petty cash I mean what's our total in the bank?

Lisa- Oh what's in the bank, I'm not sure but I can get it for you

Josh- Is there a motion to accept the finance?

Dean- motions,

Lisa- Seconds

Josh- All in Favor

Mary Sure

Josh Yes or no please for the record

Mary- yes

Josh- All in favor, motion passes

Josh- Gonna move on to the Audit committee, Jim will be presenting

Audit Committee

Jim- We have signed the engagement letter so we've been trying to supply them with information requested. We've gotten a couple of thumb drives of quick books info. information from 2023 and they have given us a list of transactions they want. The committee is going to meet next Saturday and try to work with a board member to supply those requests.

It's going but is going slow, really depending on us to give them what they ask for. really it's depending on us now to get them what they asked for.

Jim- So I understand we have hired someone

Josh- we were going to get over that in the status of the office.

Jim- Okay that's really what's gonna need someone to interface because otherwise we are. depending on board members being here. We don't have enough board and committee members . Committee members don't have access to anything. It's kinda hard to fill the auditors request.

Josh- What Saturday would work best.

Jim- Saturday the 21st gonna need a Board members to be present

Josh- I should be available, anyone else available?

Dean- I should be here.

Lisa—Yes, I'm sure

Mary- Silence

Wayne -Silence

Josh- 3 Board members will be present Bylaws and covenants committee status updated

PO- None

Maintenance

Beaver- Everything is going pretty smoothly. Fabian is doing a great job, Curtis is volunteering and doing a great job. Everything is going smoothly, knock on wood. Charlie, let's not forget charlie. Got anything to say?

Curtis- Just working with us.

Beaver- yeah everything is going smoothly. Had to buy a new weed eater. The last one wore out, so short from that just trucking on. Now we are cutting the edge of the road.

Josh- Um, with the end of the season coming are we preparing the bathhouses to be closed down

Beaver- There really isn't any prepping, you just kinda go in and get it done. So

Vic- It's usually the last of October

Beaver- Lisa pointed out that it's Oct. 31st on the facebook page.

Josh- Right before the November meeting. OK Security and service, David Burt not available. We move on to old business.

Old Business

Josh- Moving on to old business, the status of clearing of the damn. Matt Jones who could not be present today did reach out to me. He did state the company had a farm field and clearing, they are clearing the back side of the backside of Chaparral dam. They are going to wait until the weather is cooler Sept./ Oct. to do that. They also asked him to talk to him about putting in a bid for Delago Dam, because it needs to be cleared as well. The cost of that will be covered by Matt Jones and a couple of other property owners for the Chaparral dam only. Delago will have to come out of community funds. That will be up for a discussion for after that bid.

Jim- You know there is a go fund me page or something is gonna be established. Or?

Josh- I don't know about that. I'm sure Matt would have more insight on that. On how you would collect funds or donations to go towards that. But um..Go fund me takes a small percentage of whatever is raised. so it may not be the best option.

Status of foreclose

Lisa- Um. got a response from the owner, uhh.. he is trying too hard to fight the off foreclose so um kinda waiting for court date now since he put in his motion. His response

Dean: So that means he is gonna contest so that goes in front of the judge?

Lisa- yeah

Josh- timeline on that?19 properties that are in question.

PO- Have they set a court date yet?

Lisa- No, he just responded 2 weeks ago

Status of the office,

Josh- Lisa do you want to present?

Lisa- This is Amanda, she's in the office now. Just be patient with her shes already had 1 person get a little feisty with her.... But she's doing really well. REALLY GOOD!

PO- Welcome

PO-Are we back to normal hours?

Josh- Yes, Back to normal hours at the office. Just to let everyone know, she was hired back on august 20th after there was an interview held. 4 Board Members were there and all 4 approved of it. Amanda is working, her hourly wage is \$14/hr with possible bumping in pay 30 days after hire date. Any additional review would be after 1st of year.

Lisa- inaudible

Josh- Gonna move on to the status of the warrant. Um... do we have any update with the state tax warrant?

Lisa- I sent them the w2 and 1099 now they are requesting employee k4 from 2020 on so were getting that together,

Amanda- K4 from 2020 on

Josh- with Linn county warrant it is still an active case. under investigation no updates at this moment.

Vehicle stickers and markers that have been tabled since July. Dean want to take over?

Dean- well after the discussion it's still, it's pretty contiches with everything going on I just make a motion we table it until Jan/Dec 1 we make a decision after Jan 1st

Josh- put in next year's budget?

Dean- yep

Josh- Seconds
all in favor

Lisa- I

Mary- I

Wayne- I

josh-I

Dean-I

Motion passes

Dean-Til December 1 right?

Wayne- Yeah

Josh- Budget, we have a working budget from a special budget meeting from July? Any additions that come up that we need to plan for.

Lisa- No, other than we did order checks

Josh- That was? Do you remember how much that was? It was like \$347.00 and some change, yes?

Jim- I haven't before about being able to impalement the `125 lot. I have been able to get an answer about what is holding it up. I heard we don't have the right version or records with the county. What is holding it up.

Josh- questions if it is a valid vote. We haven't heard back yet. The quorum line wasn't on the ballot itself. It has been taken to a lawyer. Mark?

Mark- Is it with the lawyer now?

Josh- No I've been out of town

Lisa- Who's paying for the lawyer?

Josh- Out of my pocket

Mary- Might have to stay there, cause it wasn't brought up to us too. You guys are just taking things to do by yourselves and not bringing up to us once so ever.

Dean- We talked about this

Mary- we didn't talk about taking it to an attorney.

Dean- No but we talked about having to check the legalities.

Mary- you never brought it up to us

Dean- do you not want it to go to an attorney.

Mary- I'm okay with that, you need to learn this is a board of 5 not 2

Dean/Mary. Arguing back and forth regarding who purchased hughesnet and if it was in a text or not.

Amanda- Mary you said you were a board of 5 but you refused to sign checks for me earlier. I had to cash my check with only 1 signature on it.

Mary- That's right there are other board members who can sign checks. Beaver, do you sign checks?

Beaver- No

Mark- Can we move on to what's good for our community?

Josh- we are gonna move on to the petition for the removal of 3 board members. I took to a lawyer to see the legalities of it because there is nothing in our bylaws and covenants that states nothing about removal. Verified by state statutes it is a quorum of 10 percent it can be done with any person with proxy vote as well. It can be raise of hand, Give ample notice,

Lisa- So you guys saw an attorney without talking, But my attorney requested from me multiple times you can't provide.

Josh- got nothing from the attorney.

Lisa- In the text message How many times in how do I know the signatures are who they say they are

Josh- That is not from your attorney if your attorney wants to talk to Gary Thompson. Have him call. He is my personal attorney, charging by the car for service.

PO- Tired of coming in meetings and listening to board members bicker. Why don't you all step down and we get a new board and forget the whole thing. It's getting old The roads are shit, the weeds are shit, this place is going to shit. We have been coming for 40 years. The roads are shit. Its bullshit arguing behind closed doors,

Josh- Mary is that your formal resignation

Mary- No but you jumped on that cupcake didn't you. ill step down when y'all step down

Beaver- I agree with her, I got on this board to make a change make a difference so if we got

Dean- arguing behind closed doors explain I don't understand this is an open meeting.

Mary- ill step down, ill step down when you guys do.

Beaver- I agree with her all step down I came into here to make a difference. If I need to step down to make a change. I'm done with it to

Josh- Motions for all 5 board members to step down.

PO- Id like to see you volunteer to fix them.

Curtis- the roads are shit!

Josh- Mary is that your resignation

Multiple people arguing, talking over each other (inaudible)

Mary motions for all 5 members to step down

Beaver- Seconds

Josh- All in favor

Beaver- I'm not running, this was my last term anyway

Lisa- I don't know I started doing this because of the lake

Dean- The members have the means to replace the board. I don't think we could all step down and just walk out of here today. Hows this place gonna run for 2 months and stay open.

PO- There is absolutely no way this place could run without a governing body. But I think there is constant bickering on this board.

Inaudible

Shannon- If all of you resign, how long would it take us to do a special election? Our problem is we have all this bickering. I still haven't found out how you were getting paid 20 dollars an hour. I thought it was up to the association, not the board members, to give raises. When I approached about money owed to me i discussed with Lisa how she seen the cancelled check

Lisa- Me and you don't even talk

Shannon- What I'm saying is we don't have enough transparency, everything can be put on hold until we get a new board if that's what's decided. but we have our 10% that has decided they want these 3 members to resign.

Dean- This check thing is a whole nother issue than what you're talking about. We have resolved it

Shannon- No we didn't look at it when they fixed it was tampering with evidence. They showed exactly what I owed no it like they were never in the wrong.

Dean- whatever that past board did we have no clue

Shannon- We don't have confidence in this board no

Dean- Well if you don't that's where the petitions come in 3 were filed if you want josh and I off also you are more than welcome to do that petition to get us off. I don't have a problem with that
Shannon- They just flipped this on you. The petition is for Mary, Lisa , and wayne.

Wayne-That was from the public

Dean- 2 people are in favor of it, 3 are not. I think I just realized the board still does. To answer your question I am thinking it would at least take 2 months. You're gonna have your mailings, first you have to get them together, get all your people so that's gonna be a month. Then 3 you have to give 30 days notice for the meeting. First you gotta come up with 5 people to run for the board. Let's play it out, you have to find 5 people to run. That's gonna be hard because I doubt that there are 5 people right here that would be willing. If you can find them and get your ballot out I'm all for it. I guarantee you there's one of us that wants to be sitting up here. I want to be fishing right now on my dock. It's thoughtless, it's stressful and Mary would much rather be on the boat fishing. State statutes have provisions for this our covenants do not. Do your research and start looking it up.

Inaudible

Josh- We have to verify we have a quorum available in person or by proxy. We have to give notice that a meeting will include a vote to remove a board member which is putting it on the agenda. We have to give the member the opportunity to speak at the meeting before the vote. A majority vote present is sufficient to remove. Statue 584613 by laws says quorum is 20% bylaws states quorum is 10% therefore i believe you have 10% of eligible voters present or in proxy that can vote to remove board members.

Inaudible

Dean- Unfortunate covenants don't cover the removal of board members

Josh- Looking at November for the vote to close to get mailings out

Lori- When Lisa and Mary were working in the office did they get the mailing out for october

Lisa- We dont' send out anything for the annual meeting.

Dean- Very specific in bylaws it will be the first sat of the moth at 1pm that is the 1 place its specific

Lori- Lived here for years and I still get no mail from here I've told everyone.

Dean- Doesn't make sense

Inaudible

Josh- Recall vote we are looking at November

Tony- Do we pay for that or the people

Josh- Since it comes from the community I would assume they would.

Tony- Have you read all kansas legislators when it comes to signature votes

Josh-That done with the petition would be an in person vote-

Tony-if you sign a petition you have to show your driver's license and they write it down to prove 1 person didn't sign for 2. Was that done with the petition

Dean- We did not do that yet. We talked last meeting about verifying signatures. It has not been done yet

Josh- No new business so we are moving on to community open forum. Does anyone want their 3 minutes to talk?

Mary-I am stepping down and i name curtis as my replacement

Dean- How does that work, do we vote Curtis are you ok with

Josh- She can make a recommendation

Curtis- Yeah I'll do it

Dean- Motions for Curtis to be mary's replacement

Beaver-2nd

Josh- All in favor, Motion passes

Josh- Curtis you will hold the position until next election.

Josh Is there a motion to adjourn meeting @ 9:56am

Dean- motion to adjourn

Josh-All in favor

Josh-Motion passes