

LAKE DABINAWA BOARD MEETING MINUTES

APRIL 9TH, 2025 AT 7:00 PM

*For greater inclusiveness, member participation is facilitated in-person at the community building and remotely via Zoom Meetings.
Join the Zoom meeting at this link: <https://us02web.zoom.us/j/83287321808?pwd=8tuAT7maG7ol4LbnmhRaabSXbHarhW.1>*

1. Call to Order
2. Roll Call
 - a. Board Members - all present, Dave and Cole online
 - b. Residents - Susan Delfelder, Linda Alexander, Julene Soppe, Mitch Rademacher, Tarris Rosell, John Kaloupek, Ryan Fleming, Laura Chmielewski, Leo and Erin Medina, Troy Rea, Matt Brown, Ed Pearson
 - c. Guests in person and online
3. Welcome new members - No new members
4. Request approval of agenda - **Rusty motion to approve with no amendments. Motion passed.**
5. Review and approve March minutes (Attachment) - Rusty suggested March minutes spelling of residents in attendance and one other minor typo. **Jared motion to approve March minutes with edits proposed. Motion passed.**
6. Officer reports
 - a. Chair - Mark. Mark indicated that it has been a busy month with inquiries from realtors. Thank you to Jared for installing a secure lockbox. A note was sent out to the community with a picture. Mail will be in much better shape going forward and more secure. Mark noted that many projects are converging on West Boat Ramp and multiple committees need to be involved to address ongoing maintenance and future plans for West Boat Ramp.
 - b. Vice Chair - Jared. Mentioned that he's talked to number of residents and there is urgency around taking action on the roads.
 - c. Treasurer - Jon. Provided a report on March expenses. He has corrected balance sheet and posted a new copy to portal. Rusty questioned why the March water bill was missing, the attorney fees are missing, and the payment to HAS was missing. Jon noted that HAS has not sent us bill yet, and we are not anxious to pay due to rocky start. April 1 notices for dues were sent out to the community by HAS..
 - d. Secretary - Cole. About 3000 emails sent out in past month. Most recent notice was about keys and stickers. Community encouraged to read and follow instructions.
7. Standing Committee Appointment and Reports
 - a. Activities - Dave mentioned that Jon and him talked to a neighbor near West Boat Ramp about placement of shelter. Curtis to lead joint committee meeting to propose placement of the shelter and other projects.
 - b. Beautification - No update
 - c. Building, Equipment and Grounds - Several items that need to be fixed - garage door, better way to refill gas tank, fix door lock. Discussion around getting some heavier equipment. The tractor is no longer safe to use. The truck is aging (it's a 2004 Dodge) and is bound to break soon. We are facing some big ticket items and trying to avoid having them all come due at once. Estimates on all repairs and ongoing discussions on plans to replace tractor and truck to occur.
 - d. Bylaws - Committee to be asked to update the language to clarify that the building permit is non-refundable fee. Committee will also be tasked with updating language around record retention to include digital retention of our records.
 - e. Docks - Meeting upcoming
 - f. Election - Adam resigned as chair, so we'll need to meet to find a new one. Plan is still to run a test electronic vote with community in early June.
 - g. Fish - Met today, need to raise some money. Committee asked Board about cutting down tree at the park rather than outsourcing it. Power company to be engaged to see if they will cut down since it is near the lines.
 - h. Hospitality - No updates

- i. Long-Term Planning - No updates
 - j. Newsletter - Reminder to people that if they have updates or events to add to newsletter to email Julene Soppe.
 - k. Roads - New committee chair is Matt Brown. Next road that we are looking to replace is Cheyenne Lane. Reason is because it has already been priced by Kings including new culverts and full rebuild of road, and we could potentially do that starting October 1. Matt and Dave plan to attend Rural Water District meeting on 19th regarding road repairs that they owe the Association for and have agreed to pay, and second item is to get them to repair everything down on 46th street that they have not done yet. Linda Alexander asked about new builds happening on Choctaw and impact to roads. Noted as a good point. Matt Brown provided his report on the Cheyenne rebuild and noted pricing in the \$120k range, but we would need to get new estimate. Discussion around continued need for skid loader, new dock at West Boat Ramp, silt removal, and other large projects. Mark encouraged all that we need to get plans in place on what we want to do in 1, 3, 5 years.
 - l. Safety - Stickers and Keys noticed published. There are some signs to be put up and buoy that needs installed.
 - m. Silt and Dam - Doug Von Feldt voted to be head of Silt and Dam. Rusty is the new liaison. Discussed spraying of dam and ongoing maintenance, value of skid loader, and future plans for silt removal. Biggest action was to talk to new land owner to the north to see if we can use that for silt placement once removed from lake. Mark noted that Viking Lake has become experts at dredging and have lots of helpful experience that we may be able to leverage. Urged the need to put a date on the calendar as to when dredging could start.
 - n. Technology - No update
8. Unfinished Business (Additional public comment will be taken per agenda item)
- a. Inspection service (Mark) - Discussion on dumpsters for the community to help with upcoming inspections and allow Association Members opportunity to do some cleanup. **Rusty motion that Dave get a rolloff dumpster the first weekend of May with cost not to exceed \$500. Motion passed.**
 - b. March Enforcement Action, update (Cole) - This was resolved to the satisfaction of the Board, and the action is closed.
9. New Business (Additional public comment will be taken per agenda item)
- a. Investment plan (attachment) - Historically, money has been kept in separate checking or savings accounts and each account earmarked for its own purpose. Proposal is to consolidate money into fewer accounts and track how much the Roads, Silt, Operating, etc accounts have separately. Discussion on the attachment and laddering of CDs so that we always have money available if we need to make a big capital payment. **Jon motion to move forward with the investment strategy that has been laid out with the caveat that we will revisit on quarterly basis. Motion passed.**
 - b. Crossley building permit (attachments) - **Cole motion to conditionally approve with full approval immediately as soon as wastewater permit is received. Motion passed.**
 - c. Medina building permit (attachments) - **Rusty motion to approve. Motion passed.**
 - d. Kaloupek Dock permit (attachments) - **Rusty motion to approve. Motion passed.**
10. Open Podium (Non-agenda items)
- a. Dave brought up that we try to push things to speed things up in the past and clarified that you can do dirt work, but you can't do vertical work on buildings without approval. If someone is going to build timing is critical. Let's have a special meeting if we need to do it. Our goal should be to try to keep things flowing. Cole noted that bylaws could be improved to remove the requirement that Members submit a wastewater permit with their Association building permit since that is already required by the county.
 - b. Susan brought up bylaws and whether they should be adjusted to be more specific about what can or can't be done with a permit and specifically brought up earthwork. Dave clarified that it is allowed to dig a hole in the ground and lay footings before you start building. Mark suggested that for now we would table this item.
11. Adjournment - Meeting adjourned at 8:59 pm.