

# LAKE DABINAWA BOARD MEETING AMENDED AND APPROVED MINUTES

JANUARY 8<sup>TH</sup>, 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/83147211711?pwd=td8naCWV0b87oYruS8beOZXhrdpqoL1>*

1. Call to Order -
2. Roll Call
  - a. Board Members – All present online
  - b. Residents – Mary Weathers, Susan Delfelder, Kevin and Donna Wade, Mitch Rademacher, Joe Eagle, Kathleen Carpenter, Laura Chmielewski, Jim Mair, Leo Medina, John Kaloupek
  - c. Guests in person and online – None
  - d. Code of Conduct for Board – Mark asked Rusty if she would be completing code of conduct. Rusty indicated she was undecided.
3. Welcome new members – None present.
4. Request approval of agenda – Rusty recommended removing item 6. **Dave motioned to approve with that amendment. Motion passed.**
5. Review and approve December minutes (Attachment). **Jared motioned to approve as drafted. Motion passed.**
6. Officer reports
  - a. Chair – Mark
    - i. Kurt, Phil, Dave, and Donnie have volunteered time to keep roads cleared and to get salt and sand down. Please get receipts to Jon for any expenses incurred to help keep streets safe. Dave indicated that they were going to get a new battery for the salter as the battery is dead. Estimated cost is \$200. **Jared made motion to spend \$200 to replace the battery. Motion passed.**
    - ii. Water main replacement on 46<sup>th</sup> street has resulted in damage to the burn pile area. Need new gravel between road and burn pile, and some areas need to be re-seeded. Awaiting response from the Water District.
  - b. Vice Chair – Jared – No Report.
  - c. Treasurer – Jon – Paid property taxes, filed protests on three lots. Paid federal and state taxes. Transitioning to HAS. Meeting every day this week. Expenses normal for December. Rusty asked about \$112 charge for banking fees. This came from transfer fees from selling the 8 properties. Edward Jones account setup for the CD for the \$82,000 for real estate sales.
  - d. Secretary – Cole – Correspondence was light this past month. Mailings were sent out to 13 recipients this month at cost of \$20. Kelly handed off updated Rules and Regulations that need to be filed with the County. Will do that before next meeting. Jared asked about cost of mailings and whether that can be assumed by those that get them. Tabled for future meeting. Susan volunteered to contact the 13 mail recipients to see if they still want to get those mailings.
7. Standing Committee Appointment and Reports
  - a. Activities – Planning meeting on January 20<sup>th</sup> to be announced soon.
  - b. Beautification – Mark asked about getting dumpsters again this year. Jon to look at budget and let Curtis know. License given to have fun and do promotion! Thinking about
  - c. Building, Equipment and Grounds – Discussion about new shelter that activities committee was going to purchase. Dave noted that the salt pile was difficult to work with due to water getting in it a freezing. Dave to get estimate on cost for a permanent cover for the salt pile.
  - d. Bylaws – No report. Rusty asked about language around \$500 building permit fee, which is no longer refundable. To be further discussed after double-checking the updated bylaws.
  - e. Docks – No report.
  - f. Election – No report. Mark asked about running test elections. Cole asked about budget to do that. Jon and Cole to discuss offline.

- g. Fish – The water is cold. No report.
  - h. Hospitality – Terry indicated via email that there is no report.
  - i. Long-Term Planning – Mark to continue communicating with Kurt on updating reserve study.
  - j. Newsletter – Jared found someone that would take over that committee – Julene Soppe. She would appreciate any help from other Community Members. Suggested that we put something in newsletter about new HAS bookkeeper.
  - k. Roads – Dave will get that setup in the very near future so that we can have meetings soon.
  - l. Safety – Still have a buoy that we need to deploy. Will do that in the spring.
  - m. Silt and Dam – Same report as Roads.
  - n. Technology – Jon to send another invite out to the website.
8. Unfinished Business (Additional public comment will be taken per agenda item)
- a. Real Estate wrap up (Mark) – Community approved 8 properties for sale. Six were sold at auction. Closed the remaining properties in last month. Netted \$8055 and \$10900 on the two additional properties. Net proceeds \$101,530 for all 8 properties. Future income of \$7200 a year in new member fees.
  - b. Compliance Project (Jared/Mark) – Mark met inspector and reached out to start conversation. Hoping to reach out to execute Code of Conduct and training in next two weeks. Kelly helping with logistics and communications.
  - c. HAS Deployment (Attachment, Mark/Jon) –
    - i. Mark clarified the board's authority to outsource certain services, including bookkeeping, as per the bylaws and the Kansas Uniform Common Interest Owners Bill of Rights Act. He cited the bylaws' Article 4, Section 3 and Article 6, Section 6, which explicitly state the chair's and treasurer's authority to engage a bookkeeping firm. Mark also mentioned the verbal and written endorsement of their attorney, who confirmed the board's authority to outsource services. Curtis raised concerns about the treasurer's duties and the board's oversight of an outsourced accountant, but Mark clarified that the board retains responsibility for all outsourced services. A disagreement occurred between Mark, Rusty, and Curtis regarding the hiring of an outside company for bookkeeping and the process of amending the budget. Rusty argued that the process violated the bylaws and state statutes, while Mark and the attorney supported the decision made by the board. Rusty also expressed concerns about the lack of a special meeting to amend the budget and the lack of notice to the members. Susan emphasized the importance of compliance with Kansas statutes in the organization's bylaws, particularly regarding the powers of the board of directors. Mark clarified that the board had the authority to hire a managing agency, and that the decision was made after reviewing the bylaws and state regulations, with the advice of their attorney. Jon discussed the ongoing discovery period for a project, with a focus on improving presentation to the community.
    - ii. Jon provided an operational update. Currently reviewing setup with HAS. Working making sure we can make a better presentation to the community for future meetings. Rusty raised concerns about the mail delivery and offered to have mail delivered to her house rather than Aimee's. Jon to check into that with the postmaster. The conversation ended with an agreement to maintain the mailing address at the community building, with mail forwarded to Kansas City if necessary
9. New Business (Additional public comment will be taken per agenda item)
10. Open Podium (Non-agenda items)
- a. Jared – Recognized the 42 people that came out for the volunteer appreciation dinner. Great turnout and recognition of all our volunteers.
  - b. Jon – Would like to start conversation around the dock around the swimming area to see if we can make it a better situation for everyone.
  - c. Mary – Wondering if we can get an idea of how much salt or sand we have remaining and if we need to order more? Dave said issue is the salt pile is frozen due to getting wet and that is why we are exploring a better cover.
11. Adjournment – Meeting adjourned at 8:46pm CT.