

LAKE DABINAWA BOARD MEETING APPROVED MINUTES

MARCH 12TH, 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/84182262211?pwd=iyyApmC83Cr09fLbDdbzbfbwTmQyDx.1>

1. Call to Order
2. Roll Call
 - a. Board Members - All present. Mark, Rusty, Curtis, Jared in person. Cole, John and Dave online.
 - b. Residents - Susan Delfelder, Dallas Pasco, Jeff Stokes, Matt Brown, Jamie Anderson in person. Online - Julene Soppe, Aimee Losey, Mitch Rademacher, Mary Weathers, Alan Southards, Doug Von Feldt, Amy Zachariah
 - c. Guests in person and online - No guests in attendance
3. Welcome new members - No new members.
4. Request approval of agenda - Discussion regarding inclusion of Parsons building permit. It was noted by Rusty that the Bylaws require 14 days' notice for any new building permits to be added to the agenda. **Rusty motion to proceed with current agenda without the additional item. Motion passed.**
5. Review and approve February minutes (Attachment) - One edit suggested by Rusty to the February minutes. Typo in beautification section. **Motion to accept minutes with the edits suggested by Rusty. Motion passed.**
6. Officer reports
 - a. Chair - Mark reported a fair amount of correspondence with realtors asking about bylaws, zoning, and member fees. Several questions from Members about building standards, dues, and other miscellaneous items. Mark thanked all volunteers that plowed/sanded the roads and helped stranded members. Saved \$25-30k thanks to volunteers, including those that repaired the truck when it broke down. Expressed gratitude for Julene's efforts in getting the newsletter out.
 - b. Vice Chair - Jared recognized the good community of people that we have at the lake speaking about recent time out with some community members.
 - c. Treasurer - Jon reported that we got successful news on property taxes that we protested. Estimated savings of about \$40,000 in estimated property value. Should save about \$275 a year. Jon summarized recent expenses, Zoom expense of \$171.89 and higher than normal electric bill. Rusty noted the addition of \$6000 a year on the balance sheet for HAS. Jon noted it will be corrected on future reports and more fine tuning to do. Jon also confirmed statements for the 2nd half of the dues will be going out. There was a question about online payment and Jon confirmed this is not setup yet.
 - d. Secretary - Cole reported on recording of updated Rules and Regulations, which was completed in January on 31st. Cole also noted that 13 mail recipients were reached out to and two responded and would like to continue receiving paper mail. Mailings costing around \$3 per month using LetterStream service, which is saving Association about \$10-15 a month based on prior costs. Asked for community members to continue to reach out to lakedabaddressupdate@gmail.com for any additional lot owners list updates.
7. Standing Committee Appointment and Reports
 - a. Activities - No report
 - b. Beautification - No report.
 - c. Building, Equipment and Grounds - No report.
 - d. Bylaws - No report.
 - e. Docks - No report. Mark brought up the dock permits issued last year and the need to sign off on those post-installation. Needs to be priority for dock committee.
 - f. Election - Committee met in March. Adam Kasson elected chair. Performed a test election using electronic voting with Election Buddy. Election was a success with several lessons learned that committee will be looking at. A future test will be scheduled with the entire community.
 - g. Fish - No report.
 - h. Hospitality - No report.

- i. Long-Term Planning - No report.
 - j. Newsletter - Julene sent out the first newsletter of the year! Jared said, "Whatever Julene says goes!" Julene has been experimenting with Canva to generate the newsletter. Would like to know about upcoming committee meetings to include in the newsletter.
 - k. Roads - Roads meeting to be scheduled on upcoming Saturday. Continuing to work with Rural Water District on repairs and money owed to the lake following recent work. One project is the 46th street water line and finishing that project. Second issue is the repairs done 6-8 months ago as a result of water system failure. Jeff, Dave, and others negotiated with RWD to be reimbursed at ½ of the cost of those repairs. Need to get them an invoice. Roughly \$7500 at issue with RWD that we are owed.
 - l. Safety - Meeting to be scheduled soon. Jamie reported on updated keys and stickers. We are doing a 2yr sticker this year, which will save about \$355 a year. Schedule has been put together for the Board to review for the key exchange at the Community Building and will be published to the community. Looking at being able to complete paperwork in the portal.
 - m. Silt and Dam - Meeting will be scheduled on upcoming Saturday
 - n. Technology - No report.
8. Unfinished Business (Additional public comment will be taken per agenda item)
- a. Inspection Service (Mark) - Mark has met with inspector and expects that over the next several weeks this activity will ramp up now that winter is easing. This will be passive activity
 - b. Enforcement Action - Cole provided an update on enforcement action. Notice was sent related to an enforcement action and confirmed to be received by the property owner of record.
9. New Business (Additional public comment will be taken per agenda item)
- a. None
10. Open Podium (Non-agenda items)
- a. Rusty asked about swirl pond at north end and whether that needs to be cleaned out. Dave said both he and Phil were watching that, and they were going to try to probe it to see how deep it is.
 - b. Susan Delfelder question - Are there still lots for sale? Mark - All lots approved for sale were sold. Question - how many new member fees were collected? Jared - All properties were sold to current members.
 - c. Jeff asked about whether the Board would consider selling some of the lots that were not approved for sale in a future vote since there are restrictions now on the lots and three lots have interest? Mark and Jared expressed interest in the idea but would need to check Bylaws to see how long we have to wait to vote on the lots again and expect it is a 2 year wait period, but the Board needs to confirm.
 - d. Jeff asked about whether Board had decided what to do with money from lot sales? Mark reported no decisions have been made yet. We have tasked committees to come up with short and long term plans for capital expenditures on roads and other items.
 - e. Dave shared information on tractor. We could sell for about \$2500 or trade in for \$4500. Jared commented on needing to replace the salt truck / plow truck. Dave proposed the Board consider a skid loader. One was seen recently for about \$35k. Mark asked that this be taken up once we have better idea of capital expenditures following Roads and Silt and Dam committee meetings.

11. Adjournment