

Lakeshore Estates Community Center Lower Level

Meeting called to order.: Introductions: Marvin Kopp, President / Pam Rodecap, Treasurer / Sharon Blankenship, Secretary

May 16 2024 Meeting Minutes (Approved): Motion Marvin 2nd Pam

Old Business

1. Road Work Report: Marvin reported he would drive every road and HE would decide what roads need gravel. He explained a lot of people think they need gravel but they don't. Sharon asked if he would be keeping track of which roads get gravel and he said he would.
2. Pool Project
 - A. Pool House – Pam & Mike are putting a junction box(es) to correct some wiring issues in the pool house and vents in the gables
 - B. Vending – Katie Blankenship has been in contact with vendors about machines for the pool. Machines would be probably located in the Storm Shelter area. Marvin wants to meet with them to make a selection and told Katie to set it up.
 - C. Bids – Sharon will start getting bids for the pool coping to be done this fall.
 - D. Volunteers – We have a few pool attendant volunteers but need more.
 - E. Attendance – Has been good.
 - F. Price per non relative guests – no charge for any resident guests.
 - G. Sustainability – is the pool sustainable in future years. Sharon wants to pursue an attendant less pool because it is now common practice and will help ensure the pool is sustainable. Marvin wants to keep attendants, in addition to life saving he believes kids will tear the place up and there will be glass brought in and drunks will fight. Pam would like to hear from the insurance company. Resident opinions were heard at this time. The Burns' feel if we are going to pay someone for the purpose of lifesaving then we need to hire lifeguards who are certified. Keaton Shives suggested teenage lifeguards. Sharon had contacted the Insurance Company and was waiting for a response. No action. It was questioned if the pool would close if a volunteer were not available and Marvin said the pool would be open.
3. Burn Piles – KDHE – Ozawkie F.D. District 7 – Wendi Kessler has emailed Fire District #7 in an attempt to get our application. At this time, Sharon believes it is best that she back away from attempting to get KDHE approval to burn.
4. Community Bldg.
 - A. Tornado Shelter Updates – Pam reported that she and Mike had installed the suspended ceiling.
 - B. Bird / Bug Seal Upper Level – Sharon reported that the bird blocks are in place between the ceiling beams but caulking around the beams had not.
 - C. Rain Cap – No Action
 - D. Basement Rental – Sharon suggested as the improvements in the basement continue, we should consider renting it out for smaller activities. Pam wanted to know if it would be open to only residents and what the rental fee would be. Sharon said we would have to decide that.

5. By-Law Review #4

- a. Motion to Approve By-Laws as written by Marvin, 2nd Pam
- b. Motion to Approve Mileage Reimbursement at IRS recommendation of .67 per mile. Motion Sharon 2nd Pam

6. Equipment Repairs

- A. Skid Steer – has leak at cylinder head and on remotes
- B. Snow plow truck – no action (Marvin will pull the other wheel and order parts) and he and Jayton Burns will do a front end overhaul while the truck is down.
- C. Backhoe – Katie will pull the leaking line and give it to Marvin for a replacement

7. T-Section Update

Jefferson County is responsible for cleaning up Jefferson County owned lots
Jefferson County Resolution / Signs – County Commissioners have passed a resolution making squatting a misdemeanor and have ordered signs they will put up at our (and other improvement districts) entrances. No specifics on sign sizes.
Eviction Update – Final appeal is July 24th

8. Playground – No Action

9. Dumpsters May 6th – June 17th Discussion on not having a single dumpster again. It was suggested by Bailey Burns to have a Lakeshore Clean Up day then remove the dumpsters...

10. Certificate of Good Standing. Sharon explained what it was. No Action

11. Mowing in T section (how much, how often & how much gas Joe, Jeff, Larry and Brad will receive) *Pam mows house on Sioux - Pam reported who she gave gas to and how much. She stated Larry said 5 gal will take care of his mowing as he only mows one area and a strip along a road. Pam was not able to contact Brad. Jeff and Joe said 5 gal per month is good. Michael Knight is now mowing the Community Center and received 10 gallons and explained where he mows

12. Brush clearing schedule/plan – Marvin is planning (depending on the weather) to start cutting brush the weekend of June 20th. It was suggested/reminded by Deb Davis that Freestate and Every will trim around power lines.

13. KDOT Cost Share Update – No Action

New Business

14. Set July Board & Financial Meeting Date: July 11, 2024 6:45 Financial - 7pm Board

15. Comments and Questions

16. Potential Lakeshore Lot sales (Keaton Shives). Questions about the road.

17. Executive Session to discuss possible land sale / and legal issue in Session 7:57pm / Reconvened 8pm *

18. Pam requested return to KDOT Cost Share. She did talk to the County Treasurer about fund transfers and it is not allowed. We can only start a new fund if we raise taxes. Pam asked if we want to raise assessments. Marvin requested it be tabled until next month.

19. Pam reported we received \$104.84 from Aluminum Cans

20. Motion to Adjourn: Marvin 2nd Pam Time 8:13