

## **Minutes – CG Lake Association General Membership Meeting**

April 12, 2008 @ Community Christian Church

36 members in attendance

Curt Brungardt, Chair called the meeting to order at 9:05am and welcomed the attending members.

Minutes of the March 8, 2008 general meeting were approved as written and distributed.

The March 31, 2008 treasurer's report was presented with an ending balance of \$45,836.15.

LuAnn reported that there were 264 paid members at this time.

A motion was made, seconded, and carried to approve the Treasurer's report.

### **Chairman's Report:**

Curt encouraged everyone to purchase something at the bake sale because proceeds will be used for the Relay for Life.

Curt advised that 10 new businesses have been added to the business directory and will be in the April newsletter. Curt encouraged everyone to support these businesses. Four businesses will also be included on the web site for \$500 each.

Members were advised why Curt recommended private closed meetings for several months. Reasons included:

1. Allow members to feel comfort to speak freely
2. Have open debate to voice opinions and disagreements
3. Discussion and decisions involving strategies

Curt provided an update regarding financial stability and governance. Items discussed included:

- Felt things were moving forward and all changed in one day
- Disappointed in outcome of second special commission being dissolved
- A lot of behind-the-scenes efforts are continuing
- Desire for a response and new lease sooner than later
- Prepare for possible options
- Reviewed possible scenarios
- Business community has stepped up

Why important now for lake members?

- Amount of future leases for planning
- Basic rights of any homeowner
- Boundary lines and disputes
- Need for due process
- Doesn't currently allow for traditional mortgages
- Formal role in governance
- Capital improvements

Why now in 2008?

- Issues won't change in 2008 or 2012 or 2040
- Instability
- Inability to make decisions to build, remodel, buy, or sell
- Possible decline in property values

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Why important now to Council Grove?

- Positive economic impact on Council Grove and business community
- Increase in the number of full time residents at the lake
- Sooner benefits for the community

A suggestion was made to plan a get together or party with lake members and the business community.

Dave Baker provided the history and background of the lake association and City Council. Dave also voiced concerns why the City Council might not be receptive to our approach.

Vern Hay recommended a committee be formed to work with the Chamber and businesses.

Curt advised that the lake association needs to prepare for the future and other options if negotiations fail. Bill Frost is working with another group of attorneys who are experts on homeowner rights, real estate, and leased properties.

Curt announced that the law firm of Stinson, Morrison, Hecker has joined the Lake Association legal team. Stinson, Morrison, Hecker is one of the largest legal firms in America and has a strong national and international reputation. Their real estate litigation department will be assisting and providing advice to our attorney Bill Frost and the Lake Association Board of Directors.

### **Committee Reports:**

A report was given to the members concerning the license plates fundraiser. All proceeds will be donated to the local schools. A press release is being prepared to describe the lake association's fundraiser. Curt encouraged everyone to purchase a license plate for \$10 each.

Curt described the Board of Directors, candidacy form, and election format for the annual meeting at the June general membership meeting. Board of Directors meetings will be held on the 4<sup>th</sup> Saturday of each month and general membership meetings will be held on the 2<sup>nd</sup> Saturday, March through November.

Discussion was held and several members spoke on:

- Lake roads safety
- Previous attempts for improvements
- Guard rails on the dam
- Inquiry about property tax valuation and assessment
- Form a committee on tax valuation and assessment
- Place tax valuation and assessment on the agenda for next month
- Where can city ordinances and building codes be found?
- Road and gravel work
- Special thanks to Billy Swafford for grass and limb clean up.
- Special thanks to Diane Bolton for the lake clean up as 60+ loads were hauled away.

Curt advised that a legal fund drive will be needed in the future.

The members were assured that the Board of Directors is working on many issues. Curt thanked everyone for continued support and encouragement.

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Christie Brungardt will be the Chair for the 4<sup>th</sup> of July activities. Events will include:

- Annual boat regatta on July 5<sup>th</sup>
- Dock/lake side decorations
- Possible fireworks?
- Possible band entertainment?
- Possible boat rides for Council Grove citizens with funds going to Relay for Life?

Inquiries were made by members regarding when the new addresses will be available. Curt advised that our latest information from the Sheriff's office is "sometime this fall".

With no further business to discuss, the meeting adjourned at approximately 10:35am.

Respectfully submitted,

Fred Vance, Secretary