



# Newsletter February 2008

**NEXT MEETING: March 8, 9:00 A.M. at COMMUNITY CHRISTIAN CHURCH McCARDLE and MAIN STREETS**

## CONTACTS

Email [cglakeassoc@yahoo.com](mailto:cglakeassoc@yahoo.com)

Chair: Curt Brungardt

Treasurer: LuAnn Fuller

Web Site: [cgclakeassoc.org](http://cgclakeassoc.org)

Vice Chair: Joyce Hutter

Secretary: Fred Vance

## MEETING DATES FOR 2008

We've had requests to publish a schedule of membership meetings, so folks can plan ahead. Meetings are normally scheduled the second Saturday of every month, unless a holiday or special event interferes. The membership meetings for 2008 are scheduled for the following dates: March 8, April 12, May 10, June 14, July 12, August 9, September 13, and October 11. Mark these dates on your calendar.

## CHAIRMAN'S COMMENTS

Hope all of you had a great holiday season! We are looking forward to another exciting and fun filled year at the Council Grove City Lake. The Lake Association's plans for 2008 are well underway. Remember, the ultimate goal of the Lake Association is to ensure that the Council Grove City Lake Park is a quality lakefront community. The Lake Association operates on the concept that we can accomplish more collectively than we can individually. The Lake Association serves as an advocate for lake residents and pursues policies and strategies that protect and improve the Council Grove City Lake Park.

Consistent with the 2006 Master Plan and the Lake Association's goals for 2007-2008, the Lake Association Executive Committee has formalized and incorporated the Council Grove City Lake Association. On January 30, 2008 we filed articles of incorporation with the Kansas Secretary of State's office. In addition, by-laws have been established to reflect the corporate structure. Therefore, we will be electing a board of eleven directors this coming June. The current elected officers will serve as the Board of Directors until those elections are held at our annual meeting. The advantages of incorporation to lake members are many. First, incorporation will reduce the liability of Lake Association members and its officers. Second, incorporation and the establishment of corporate by-laws will provide a structure that will better represent all members and their interests. Third, incorporation will allow us to engage in contractual agreements with the City of Council Grove and other governmental entities in the future. Fourth, incorporation provides us with a platform in cases of dispute and/or legality issues. Finally, incorporation will provide needed clarification to our financial and tax situation. We will be posting the articles of incorporation and the by-laws on our website at [www.cgclakeassoc.org](http://www.cgclakeassoc.org) shortly.

## UPDATE ON CITY/LAKE SPECIAL COMMISSION

This past July, Council Grove Mayor Cynthia Engle formed the second City Lake Special Commission to explore a long-term agreement that addresses the financial and governance issues at the city lake. This commission is comprised of members of the city council, the Lake Association, and community members at large. We have had several meetings over the fall and winter months to discuss several proposals that include

both a lease agreement and an operating agreement. Negotiations have been slow, and at times difficult. However, the Lake Association leadership remains hopeful that a mutually beneficial agreement can be reached. In our discussions the majority agree with the basic concepts that include: surveying the lake, development of a long-term automatically renewable lease, a shared governance process, arrangements that improve city lake maintenance, and a plan for capital improvements. Bill Frost, attorney for the Lake Association, and Randy Heilman, attorney for the city, have been involved in drafting and reviewing proposals as well as advising the special commission members. Curt Brungardt and Dave Fritchen, who represent the Lake Association in this process, believe that the next two to three months will be the critical time in these negotiations. More information about these negotiations will be provided during the March 8, 2008, general Lake Association meeting.

Based on a request from Councilman Steve Shepherd and the special commission, the Lake Association executive committee allocated resources not to exceed \$2,500 or 50% of the cost to help the city cover the expense of a “scope of work” for the survey and platting. The first step in platting the lake and surveying individual lots is to establish a “scope of work” which provides a clearly defined and detailed description of the work to be done. This is necessary to get accurate, competitive and fair estimates from engineering firms to accomplish the work expected. At the time of this newsletter, the city has not acted on the “scope of work” proposal by the special commission.

### **COUNCIL GROVE CITY LAKE LICENSE PLATES ON SALE AT MARCH MEETING**

YOU have an opportunity to make a difference in the lives of our students of today and our leaders of tomorrow and at the same time promote the City Lake. With the purchase of a Council Grove City Lake license tag you allow students in our district to participate in projects the district is not able to fund. Through the Educational Enhancement Fund, ALL MONEY from the purchase of license plates will be used for enrichment activities not normally available to district students.

The March meeting, scheduled for March 8, 2008, will be the kick-off of the campaign to sell license plates to benefit the USD 417 School District. Since our initial discussion of this project last August the donor of the license plates, Leon Lungwitz, and his firm THE PRINT SOURCE, INC., Wichita, have designed and produced the license plates. During this same time Curt Brungardt, Joyce and Andy Hutter and Ralph Mock, of the Educational Enhancement Fund worked together to:

- Determine the best way to apply the funds to receive the greatest benefit for the most in the district.
- Design and produce an informational brochure explaining the fund so those purchasing the license plates understand the importance of their contribution.
- Develop a marketing plan to sell the license plates.

Officers and members of the executive board have purchased license plates and have been displaying them for all to see. Now, as we move into spring and another active season on the lake, it is time for all to participate. Let's let our youth, their teachers, and our community, know that we support them and want only the best for them. SUPPORT OUR STUDENTS and SHOW YOUR PRIDE IN THE LAKE. BUY A LICENSE PLATE FOR EACH VEHICLE YOU OWN!!! For only \$10.00 each

### **NEW ROAD NAMES (or) ENHANCED 911 SYSTEM IMPLEMENTATION**

The county is in the process of implementing the Enhanced 911 System at the City Lake. As you may recall, the new system will bring the City Lake area up to standards which will allow emergency response equipment to automatically determine the location of a 911 call. The system requires that each individual road have a separate name. Lake Association members previously provided names for the roads.

Our latest update from Morris County Sheriff Scott Coover, reveals that complete implementation of the Enhanced 911 system is a many-faceted project. The new road names are in place on the map and the County Assessors' office is in the process of verifying addresses. The telephone companies, including the cellular companies, now have to complete coordination of each location with the mapping company. The next step will be to install and bring the new E911 equipment up to speed. After all that is accomplished, the information will go to the Postmaster to implement the address changes. The bottom line is this: it will be at least late fall before we have to be concerned about changing addresses.

### **NEW ACCOUNTING SYSTEM**

Over the last two years the Lake Association has benefited from the foundation provided by former leaders and members of the Association and has transitioned from a social organization to a business organization. This change has been necessary to be more effective in promoting improvements at the City Lake and protecting our property investments at the Lake.

The transition to Quick Books for financial accounting and a mailing data base is an example of a change to be more effective and more efficient. Historically, the financial accounting has been a check book register, with a simple treasures' report recorded in the monthly meeting minutes. We tried an excel work book system which provided a good financial accounting record, but was not user friendly enough for the average volunteer. The mail list system that had evolved through the years was very cumbersome and relied heavily on a vendor. After consulting with association members who are accountants, we decided to use the Quick Books software both for financial accounting and maintaining a mailing list. With the new QB system the mail list maintenance is greatly simplified and completely the responsibility of the association. The mail list will only be as accurate as the information members provide. Be sure to keep your mailing address current.

We have hired Lisa Lee, owner of Triple L Consulting, to assist with the transition, provide quality control advice, and insure continuity of the system when new officers are elected. Triple L Consulting is located in Alta Vista and Lisa has been professional, knowledgeable and efficient.

### **LET'S DO SOME FUN THINGS**

The City Lake Independence Day celebration is a fun event that a large number of us participate in and really enjoy the community fellowship. Traditionally, the annual meeting in June was a picnic. It was a fun event, but it was difficult to effectively conduct business in the outdoor pavilion. The Lake Association leadership would like to see more social activities; fun "stuff" that will help us get better acquainted and build community.

If you have ideas for social activities, or better yet, if you would like to volunteer to lead such a project, drop us an email or contact an officer of the Lake Association.

### **CALL TO JOIN LAKE ASSOCIATION**

Of necessity the purpose of the Lake Association has changed over the years. The association is now more of an advocacy organization representing you as an owner and helping preserve the value of the investment you have made. In that respect it is necessary to have your support as an active participating member of the organization if at all possible. Payment of your dues will allow continuous smooth operation of the day-to-day business of the organization. We realize that there are legitimate reasons people do not volunteer and actively participate. We do hope when you are able you will assist where you can. If you have not already paid your dues for 2008, please complete the enclosed form and return it in the enclosed addressed envelope. If you can, please tell us where you are willing/able to assist. We are always looking for additional people. Thank you for your continued support. We are looking forward to another busy, productive and fun-filled year.

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**Council Grove Lake Association**  
**PO Box 13, Council Grove, Ks 66846**  
**2008 Annual Dues \$25.00**

Lot Number \_\_\_\_\_

Name(s) \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Home Phone \_\_\_\_\_

Lake or Cell Phone \_\_\_\_\_

I volunteer to assist with \_\_\_\_\_