



Newsletter May 2010

NEXT MEETING: June 12, 2010—9:00 A.M. at COMMUNITY CHRISTIAN CHURCH McCARDLE at MAIN

Email: cglakeassoc@gmail.com

Web site: cglakeassoc.org

President: Ken Mulanax

Vice President: Dave Fritchen

Secretary: Fred Vance

Treasurer: Joyce Hutter

PRESIDENT'S COMMENTS

As we discussed at the May 8th general meeting of the Council Grove City Lake Association, Vice President Dave Fritchen and I were meeting with the Mayor and members of the Council Grove City Council Lake Committee at 10:30 that morning to discuss, among other things, a long term lease agreement. The mayor had requested that we provide, in writing, our objectives for the meeting. Below is a synopsis of discussion topics:

- Survey residential lots and plat City Lake Park
 - Lake Association offers up to \$2,500 to share the cost of development of a uniform Scope of Work from which Requests For Proposals (RFP's) could be received from Engineering firms.
- Establish a City Lake Advisory Committee to advise the City Council on city lake matters
 - Assist with ordinance updates/revisions
 - Participate in shared governance
 - Tap valuable resources within CGC Lake Association for grant writing, volunteer efforts, community leadership, professional services, political support, etc.
- Develop 99 year/perpetual lease with 5 year (or less) periodic review process
 - Financial stability for lease holders
 - Due process for lease holders
 - Perhaps \$800 lease (60% for maintenance/40% for CIP)
 - Covenants vs. City Ordinances
- Develop a capital improvement program (CIP) fund through special assessments under a long term lease.
- Continue to work with January 2009 StratPlan VII
- Continue to refine boating/fishing ordinance for ANS Prevention to afford fair and equitable treatment of lake and city residents

Recommended Action

- Conduct workshop with City Council and selected members of CGCLA Board of Directors
 - Develop framework of understanding for 99 year/perpetual long term lease
 - Review and discuss openly the work and consensus of the 2nd Special Commission

- Collaborate to review/update/revise the consensus documents that evolved from the 2nd Special Commission
- Direct City Attorney to work with CGC Lake Association Counsel to craft legal details related to rights, duties and responsibilities of parties involved.
- CGC Lake Association members review/comment and City Council/CG Citizens review/comment.
- Reconvene workshop participants to discuss and resolve comments and concerns
- Finalize Long Term Lease for issue Dec. 2011

We also presented a copy of a proposed lease agreement drawn up by the CGCLA attorney. We encouraged the council to use this document as a starting point for negotiations and any counter proposals they may have.

The meeting lasted an hour and overall I felt that it was positive and productive

COUNCIL GROVE CITY LAKE RELAY FOR LIFE TEAM SCORES GOLD

The Lake Association 2010 Relay for Life Campaign was a huge success. Our team exceeded their goal and gained the gold level this year. This success was not an accident as a lot of planning and hard work went into the campaign. Chair person Renee' Roths, and numerous team members, generated the enthusiasm to raise \$6,439.25 all of which went to the cause to fight cancer. As their enthusiasm grew, so did the support from the lake and local community. The events were well attended and provided social opportunities for the lake and local communities to meld together.

The fall steak fry was an exceptionally fine social gathering. We still receive positive comments from people who thoroughly enjoyed the evening.

Next year's Lake Association Relay for Life campaign will kick off with what we expect to be a repeat of last fall's hugely successful Social Gathering and Steak Fry. Put August 28th on your calendar as a "can't miss event" and join the fun for this annual event.

Our Relay for Life Team will also be sponsoring a fall yard sale, so start putting items aside to support this cancer fighting event.



INNAUGRAL CGC LAKE ASSOCIATION GOLF TOURNAMENT

As this newsletter goes to print, preparations for the Lake Association Golf Tournament are well under way. The tournament promises to be a premier event with a myriad of prizes, food and beverages, and lots of fun. Once again we would like to take the opportunity to thank the sponsors who helped make the tournament a huge success. That list, to date includes: Zing Zang (Mississippi), R & B Docks, Hays House, Santa Fe Liquor, Bolton Chrysler- Dodge-Jeep, Farmers and Drivers Bank, State Farm Insurance, Emprise Bank, Council Grove Realty, Storage Plus, Lakeside Properties, CG ACE Hardware, Adams Lumber, Flint Hills Bakery & Smokehouse, Sand Creek Station Golf Course (Newton), Rays Apple Market, Tri County Telephone Co, Dairy Queen, Saturday Morning Boutique, Natures Paradise Health Food Store (Emporia), American Family Insurance (Edd Wallace Newton), Red Bud Designs, Rennee' Roths, Acosta

Sales and Marketing (Wichita), NAPA The Parts Place, Tyner Insurance Group Inc, Aldrich Apothecary, Saddle Rock Café, and Simms Enterprises (Newton).

This promises to be the premier social events for the local Golfing Community.

Contact information regarding the tournament is: John Nicodemus, E -12B, 316 619 0016, email kem.nicodemus@gmail.com

Remember proceeds from the tournament will go to support local community activities and charities.

BUSY JUNE IN COUNCIL GROVE

The month of June is a premier month for fun things to do in Council Grove.

Put these events on your calendar:

- June 12: **Council Grove City Lake Association Annual Meeting**
- June 12: Symphony in the Flint Hills
- June 18,19: Wahshungah Days in Council Grove
- June 26: Board of Directors meeting with newly elected board members.

NEW LAKE APPAREL AVAILABLE THIS YEAR

Lisa Palmer, CW 4 (100 Lake Road), has volunteered to oversee our lake apparel and promotional products. Lisa may be contacted by email at palmerscove@gmail.com or 620 767 6659.

“Lake Shirt” T shirts are available this year in a new green color, and some really good looking embroidered khaki caps are also available. These items may be purchased at local businesses who have agreed to retail them for us.

These merchants are providing us with a great service so please patronize them and purchase your caps and shirts. They are Council Grove Marina, Trowbridge Classics, and Saturday Morning Boutique. Apparel will be available for purchase at the June general meeting.



ELECTION OF BOARD MEMBERS AT JUNE MEETING/ SIX FILE FOR BOARD OF DIRECTOR POSITIONS

Six persons turned in candidacy forms filing for positions on the Lake Association Board of Directors. Those who filed for office are: Christy Brungardt, Ed Hooper, David Fritchen, Curt Brungardt, Gary Catlin, and Andy Hutter. The other five director's terms expire in June 2011. Information on each of these candidates will be included with the ballots and voting instructions. These documents will be mailed May 24, 2010. Be sure to be watching your mail for this important information.

Ballots will be mailed to PAID MEMBERS ONLY, and may be returned to P.O, Box 13, Council Grove, Ks. 66846, or returned to the Association no later than the end of the June Annual meeting, June 12th. This is another good reason to get your dues paid right away.

INDEPENDENCE DAY CELEBRATION

The annual Independence Day Celebration will feature the annual Boat Regatta, lake front decorating contest and Fireworks display on Saturday, July 3rd. John Nicodemus is the general Chairman for this year's celebration, assisted by Dayna Foster. They still need volunteers to help with the



regatta, lake front decorating contest and other activities. Contact information is: John Nicodemus, E - 12B, 316 619 0016, email kem.nicodemus@gmail.com

APPRAISAL/PROPERTY VALUATION ISSUES

Property tax issues continue, with a large number of lake property owners protesting and appealing the methods used by Morris County to appraise lake property. In all cases of which we are aware, the Court of Tax Appeals, Small Claims Division has found for the property owner.

One case of particular interest is the Wine Complaint. In this complaint Mr. Wine has asked the Kansas Court of Tax Appeals to order Morris County to reappraise all Council Grove City Lake improvements in a manner that eliminates from the valuation the land or leasehold values. The parties in that case are still waiting for a ruling from the Kansas Court of Tax Appeals.

The Lake Association is not soliciting or promoting Property Tax Protest, or offering legal advice. We are simply referencing public information and public documents as a service to our members. The Lake Association strongly advises that you seek advice from an attorney if you have questions about the process.

NEW ANS PREVENTION CITY ORDINANCES

The City of Council Grove has posted new signs at the boat ramps, concerning the requirement for a KDWP ANS certificate for persons 18 and over to boat or fish at the city lake. For those of you who don't frequent the boat ramp a picture of the sign is included in this newsletter. If you have questions concerning the specifics of the ordinances contact city hall at 620 767 5417.

The KDWP ANS Education Certificate is available at <https://reserve.ksoutdoors.com/cert/Certifications/ANS-Certification>

Some suggestions for obtaining a KDWP ANS Certificate in Council Grove are:

- A friendly neighbor who has a computer and printer at the lake
- Council Grove Marina, during business hours has offered their computer
- City Hall during business hours
- Council Grove library during business hours



BOAT SAFELY AND COURTEOUSLY

It's summer season again at the City Lake and many of us are enjoying our favorite water sports. We would like to take this opportunity to remind all lake users that safety should be our first priority. One of the greatest advantages of the City Lake is that it is a multiple-use recreational lake. This, however, is also a strong reason to use constant vigilance and common sense in our boating practices. During the summer months it is not unusual to find fisherman, boat cruisers, skiers, sailors, jet skis, canoes, kayaks, paddle boats and swimmers all sharing the same lake concurrently. Therefore, this is a reminder for boat captains to stay focused and not be distracted from important safety procedures and good boating practices. Some of the boats currently on the lake are so big and loud that it is especially important to consider how others are affected. Additionally, last year we had more than just a few occasions when boats were going full speed after dark. This is extremely dangerous. Although the City Police patrol the lake, remember it is up to each of us to be responsible and patrol ourselves. We certainly do not want someone to be hurt while on our lake. Be safe! For a complete listing of the City Lake Rules and Regulations regarding boat safety please see our website at www.cgclakeassoc.org. Please print these lake regulations and share this information with friends, family and visitors who also enjoy the Council Grove City Lake. As a leaseholder, you are responsible for assuring that your guests are aware of and adhere to the rules and regulations of the lake. Below are just a few reminders.

- Between the buoys and the shoreline is always a no wake zone
- Always keep alert for "downed" skiers and tubers
- Sailboats, canoes, kayaks, and paddle boats always have the right of way
- Radios should not be loud enough to be heard more than 50 feet away
- No wake prior to 8:00 am or after sunset

EMAIL LAKE NEWS

Homeowners, and other interested people, send an email request to cgclakeassoc@gmail.com to be added to our lake email news list. This allows recipients to stay current on lake happenings.

You may need to add cgclakeassoc@gmail.com to your contacts list to prevent our emails from going to your spam email box.

2010 MEMBERSHIP

Because of your involvement, over 90% of lake homeowners became paid members of the Council Grove City Lake Association in 2009. This level of membership broke an all-time record and is an open testament of your support. The Association could not begin to accomplish our mission without you. It is only with your continued support that we can promote your interests as a lake homeowner and keep you informed of developments that may affect you.

Keep those checks and membership cards coming. Our goal is 92% membership for this year. Among other things your dues help pay for the web site, newsletters, and the business directory. You also have an opportunity to donate additional funds to the general fund, the legal fund and/or the fireworks fund. Remember, we are a not-for-profit organization. EVERYTHING is paid for by you, our membership.

IF YOU HAVE NOT PAID YOUR 2010 DUES, PLEASE FILL OUT THIS FORM AND RETURN IT WITH YOUR CHECK TO: CGC LAKE ASSOCIATION, P.O.BOX 13, COUNCIL GROVE KS. 66846

Dues Card – 2010
Council Grove City Lake Association
PO Box 13, Council Grove, KS 66846

Lot # & New Address _____

Name(s) _____

Mailing Address _____

City _____ State _____ Zip _____

Email _____

Home Phone _____

Lake or Cell Phone _____

Annual Dues: \$35.00

Legal Fund Contribution: \$ _____

General Fund Contribution: \$ _____

TOTAL: \$ _____

I am willing to volunteer for:

Please return this dues card with your check payable to:
Council Grove City Lake Association.