

LAKE WAUWANOKA, INC
MINUTES
NOVEMBER 27, 2023

The Board of Directors met at the Community Center. The Directors present were Chairman Jay Watz, President Chip Shanle, Mark Baker, Jeff Gibbs, Carrie Kiel, Brent McKenna, Matt Rankin, Rob Roesch, Stacy Siebert, Jeffrey Sonntag and Secretary Carol Eubanks. Absent was Treasurer Leslie Paillou.

David Sarver gave a presentation on an ice rink on the basketball court at the marina. The sides could be 16" made with 2"x4" and rebar or the company makes plastic 2"x4"s. There are three different grades of liners and the liners are reuseable. It will depend on how level the concrete is as to how much water will be needed to fill the rink. He would like to see how many people will use the rink before he asks for money to upgrade the supplies. David offered to make any signs the board of directors wants around the rink. The current estimated cost would be between \$600 and \$800.

The meeting was called to order at 7:16 pm.

APPROVAL OF MINUTES

The corrections will be made to the minutes of October 26, 2023. Carrie Kiel made a motion to accept the minutes with the corrections and was seconded by Stacy Siebert. All voted aye and no nays. Motion passed. Minutes will be posted.

TREASURER'S REPORT

Chairman Jay Watz reported:

- The Treasurer's report was read.
- Jeff Gibbs, Chairman Jay Watz and Treasurer Leslie Paillou will do research on a money market account for a higher interest rate. We may ask for a vote before our next meeting.

A vote on the treasurer's report will be taken at the next meeting.

SECRETARY'S REPORT

Secretary Carol Eubanks reported:

- David & Elizabeth Sarver purchased D 004-008 from Larry Gooden and Lorraine Kiesel.

Jeff Gibbs made a motion to accept the Secretary's report and was seconded by Rob Roesch. All voted aye and no nays. Motion passed.

PRESIDENT'S REPORT

President Chip Shanle said he reached out to Jefferson County Code Enforcement and they cited the owners of Block A Lots 001-004 about the use of a camper and the garage. The owners had also left a fire burning in the yard. Jefferson County left a notice on the door. There is another camper that is in use at B 098-100. Chairman Jay Watz said a letter will go out to the property owners. President Chip Shanle said if we do not hear from the owners, he will reach out to Jefferson County Code Enforcement.

Also, in the codes there is verbiage about campers that have electric and/or sewers attached to them. Jefferson County has new codes on abandoned houses, which we may want to investigate.

President Chip Shanle said a resident in Block C Lot 068-069 was upset about hunting being done on common ground near his property. The owner stated that the 750 back acres are only on the south side, which is not true. There is a total of 790 back acres. The property owner said there is not enough room to hunt behind his house. There are forty acres of common ground behind his property.

President Chip Shanle said the Whitsell property does have a judgement/lien on it. If we can find out where the owners' spouse works, we can garnish the wages. He will investigate the matter.

President Chip Shanle said there is one derelict boat that is still in the water. We need to send the owner another letter. President Chip Shanle said there are a number of abandoned boats that are on the parkway.

There are eight or nine boats that are on the parkway that belong to one property owner. He would like to begin by talking to the property owner about removing the boats from the parkway. The next step would be sending a letter to the owner(s) of the boats and then forming a group to scrap the boats that were not removed.

President Chip Shanle said we may want to consider making a rule about dumping leaves into the lake. Chairman Jay Watz said we can post on Facebook a notice about not dumping leaves into the lake.

President Chip Shanle said there was a Facebook posting that was not posted because it was about the gate. We do not post on Facebook anything that has to do with the gate being down.

CHAIRMAN'S REPORT

Chairman Jay Watz said he has nothing new to report.

OLD BUSINESS

Jeff Gibbs said he has contacted Crystal Kramer, our agent with American Family, about the ice rink. She said anything that would happen on a newly erected ice rink would not be covered under our policy. We would need to purchase an additional policy. Crystal said Dave Sarver could purchase the policy to cover the ice rink. A sign "Skate at your own risk" is not enough for the insurance company. President Chip Shanle enquired "What if someone gets hurt on the lake ice skating"? We will see what Crystal proposes.

Matt Rankin said Govero said today they are getting the information together and then they will contact a neighbor, Mr Matthew's, to use his property to access the back acres. He will do the survey in about two to three weeks. Matt Rankin said on the second day of rifle season Mr Mathew's called and said he witnessed a guest of Mr. Mueller's harvesting a deer on our property. Chairman Jay Watz asked Matt to ask Mr Mathew's to send us an e-mail of the event. Matt Rankin made a motion to contract with Govero to survey the southeastern section of the common ground where Mr Mueller lives and where the fence was removed, for \$2500 and was seconded by Brent McKenna. All voted aye and no nays. Motion passed.

Vote: Aye To have Govero survey the southeastern section of the back acres common ground for \$2500.

Rob Roesch said we need to get something out on Facebook about volunteering to repair the back of the dam by filling in the holes. The volunteer day is December 9th.

Chairman Jay Watz asked if Mark Baker was able to attend any of the fourth Thursday meetings. Mark said there is only one meeting currently he would miss due to his schedule. Our meetings will be on January 25th, February 22nd, March 28th, April 25th, May 23rd, June 27th, July 25th, August 22nd, September 26th and October 10th will be the shareholders' meeting.

NEW BUSINESS

President Chip Shanle said he was contacted by Waste Connections of Missouri regarding our contract for trash removal. The new contract will be effective July 1st. He will be looking at whether to renew the contract.

Carrie Kiel said once again people are dumping things like big stumps and large trees which are not allowed at the burn pile. Things are being dragged across the ground but not put on the burn pile. Contractors are dumping when they have not been given permission to do so from Lake Wauwanoka, Inc. Contractors must have prior approval to dump at the burn pile. Some things are not burnable but can be used as fill in other areas. She said the sign is on the left when you go through to dump things and most people do not see it. She would like to move it to a more visible area. Carrie would like to send a letter to all property owners stating "No stumps, no railroad ties, no building materials, no decking. When dumping do not drag it across the burn area. Only clean fill, i.e. no concrete, rock, dirt, etc. Contractors must have prior approval. Property owners using contractors are responsible for ensuring the dumping is done correctly". Chairman Jay Watz asked if Stacy Seibert would put that information on Facebook. We will also put it in the Rod & Gun Club's newsletter.

Legal-Jeff Gibbs said he will investigate the pricing of other insurance companies to compare rates.

Jeff Gibbs said 4,000 shares were originally issued at \$25.00 per share. What has happened since then is

that they have all been sold and there are currently 1854 votable shares and 2146 non-voteable shares. Of the non-voteable shares there are shares(172) the lot owner(s) have that are not in their name, i.e. in a family member(s) name or in the prior owners of the lot names, there are non-lot owners with shares(119) that are in their name or a family members name who we cannot get ahold of, and there are non-lot owners with shares(1855) in their name or not that we have no contact information on. Chairman Jay Watz and Jeff met with the attorney and he said what we need to do is run ads in papers with the stockholders' names and say if you owned property at Lake Wauwanoka and you are on this list, please contact us. We are asking for them to be identified. Lake Wauwanoka, Inc would then wait a period of time, i.e. up to 90 days and then go before a judge and explain the situation. "Adverse possession" is the word the lawyer used to explain those who have the shares that we cannot locate and have no interest in the corporation. If the judge agrees then Lake Wauwanoka, Inc will need to wait a year after the judgement. Then Lake Wauwanoka, Inc. would have those shares that people did not come forward and claim to own. The total cost would be about \$5,000 for the process. Secondly, the lawyer said that those people who no longer live on the lake but own shares should be paying an assessment of \$5 or \$10 a share. There is an upkeep that needs to be paid to keep Lake Wauwanoka, Inc going. If you do not pay the assessment then the stockholders can take a vote to take the shares from you. This would be the next step to take for those whom we are aware of owning stock and are not living on the lake. Thirdly, the lawyer said we should add to the purchase letter a line that says, "I pledge to sell these shares back to Lake Wauwanoka, Inc if I ever sell my property". Jeff said this may be something we want to add to the purchase letter to buy stock. Chairman Jay Watz said this has been a problem that boards have been working on for decades and have not found a workable solution. We now have a solution that will get the shares back on the lake. President Chip Shanle said the only thing we must guard against is the rate increase we will be asking for and people see we have these shares but we can't sell them yet. Chairman Jay Watz said this process will take a couple of years and a rate increase vote will be before that. Jeff Gibbs made a motion to pay Steve Martin, our attorney, a \$3500 retainer to begin the process of getting back the shares of stock non-lot owners' have that we have no contact information on and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

Vote: Aye To give Steve Martin, our attorney, a retainer to begin the process of getting back the shares of stock non-lot owners' have that we have no contact information on.

Security-Jeff Sonntag said Valle Ambulance sheared the pin to get in the gate on the 27th of October.

Jeff Sonntag said the transmission is getting marred up by the shear pins that are getting sheared. The transmission will cost about \$800 to replace. He is waiting to hear from Overhead to see if the breakaway clutch style will work for our gate. It may be too heavy for the arm. He will e-mail for a vote once he gets the information.

Jeff Sonntag said he received several calls about a suspicious person(s) on the North side of the lake at Block C Lot 004 house. There was a van parked on an adjacent lot owners driveway. The adjacent lot owner approached the vehicle and enquired who they were there to meet. They gave the information and Lake Wauwanoka, Inc reached out to the property owner and the problem has been resolved.

On the 6th of November the loop sensor was put in. Rob Roesch oversaw the installation.

On November 8th the owner of Block A Lots 008-009 contacted us about the callbox not working, on November 12th the owner of F 001-002 contacted us and the owner of F 040-042 contacted us about the same problem. As guests were coming in using the call box it would just ring and ring and then disconnect. Sean Maddox and Bill Thompson worked for days to resolve the problem which was that AT&T had sent out an update on their cell service that blocked the call box number. It said the number was unknown or spam call. They have the number back to being Whitelisted. If you are having a problem with the call box in this matter please contact Jeff Sonntag, Sean Maddox or Bill Thompson and they will walk you through how to fix the problem.

Jeff Sonntag said it is important that we **do not** put on Facebook the information about a problem with our gate. We are working to resolve the problems but they can sometimes take days to resolve. Contact Jeff Sonntag about any problem you have with the gate.

Lake Community-Stacy Siebert said she was approached by the Women of Wauwanoka about adding a letter

to the Welcome packet. It states who can join the club, their mission, when & where their meetings are, what they have done and what their fund raisers are. Stacy Siebert made a motion to include the letter in the Welcome packet and was seconded by Carrie Kiel. All voted aye and no nays. Motion passed.

Vote: Aye To include the letter from the Women of Wauwanoka(W.O.W.) in the Welcome packet.

Stacy Seibert said the date, December 9, for the volunteers needed for the work on the dam at 9am will be put on Facebook. The items that need to be done are to cut the brush on the spillway and burn it, and to fill the den holes, 7 or 8, with dirt. Rob Roesch asked for an RSVP to let us know how many will be coming. They should meet at the burn pile and if possible, bring shovels, saws, hedge trimmers, 5 gallon buckets and wheelbarrows. Chairman Jay Watz said weather permitting.

Docks/Water Quality-Matt Rankin said the pipe for the pond repair will cost roughly \$300. The shortest length he found was 10' for the 6" green pipe. Brent McKenna said he will check to see if there is a piece he can get at his jobsite. Matt said the pipe should slide right in with a little clearing around it.

Roads-Carrie Kiel said in front of Block H Lot 061 a significant piece of asphalt surrounding the 2nd guard rail upright had broken off. It appears the dirt underneath also eroded away and is blocking the drainpipe under the road. It has been repaired.

Carrie Kiel said we are ready for the snow.

Building/Docks/Construction-Brent McKenna said he had nothing new to report.

Beach/Marina-Chairman Jay Watz said Mark Baker will take over the Beach/Marina committee and helping with the dam.

Dam/Back Acres-Rob Roesch said the weir system is now working. Rob went down and filled in the area that was leaking with some large rocks and some chat that a resident gave us that was left over from a job that was done in his yard. It's currently draining 8 gallons a minute.

Jeff Sonntag said Scott Moore sent a picture of the gate off Hillsboro-Hemetite Rd that is partially dislodged. Matt Rankin said the lock on Vreeland Rd is seized. Brent McKenna said a couple of the locks might be Ameren locks. Chairman Jay Watz asked how many locks there are on the fence in the back acres. Rob Roesch said about 10. They will buy new locks and have keys made.

Jeff Sonntag made a motion to adjourn the meeting and Carrie Kiel seconded it. All voted aye and no nays. The meeting adjourned at 9:03 pm.

Respectfully submitted,

Carol Eubanks, Secretary