

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club



That sinking feeling...

ICON Grading & Construction opened up the road sinkhole on Miller's pond dam Aug. 26-27, then hosed and vacuumed out a void around the city sewer pipe running down the center of the dam plus a perpendicular hole running to Miller's pond.



Photos by John Braden

The crew dug down the road shoulder into the burrows, plugged both with concrete on the pond side, then used a cement mixer to run flowable fill into both burrows and the void. The ex-sinkhole then is to be topped with asphalt.



The perpendicular hole led them to two apparent burrows of beaver or muskrat on the back dam face. Rising pond waters had entered the holes and eroded the dam fill, creating the void.

Circuit court upholds Lake Board denial of boatlift variance

By John Braden

A Jackson County judge upheld the Lake Tapawingo Country Club Board on every count Aug. 11 in a lawsuit challenging the denial of a side boatlift next to a boathouse dock that is too wide under Lake Rules and placement of the lift too close to a neighboring dock under those rules.

"The Court heard, reviewed and duly considered the testimony and evidence submitted at trial, viewed the witnesses, carefully evaluated and weighed the credible evidence and testimony presented at trial," Circuit Judge Kenneth R. Garrett III wrote. "The Court having examined the record and heard the evidence and statements of counsel and

now being fully advised in the premises the Court finds in favor of the Defendant (Country Club) and against Plaintiffs..."

Barry Kaseff and Lynne Melcher of Mission Hills, Kan. -- owners of 78 Anchor -- filed suit in 2022 seeking restoration of a previous rule variance that would allow installation of the boatlift.

The couple submitted an application to the Lake Board in September 2020 for a variance to install a boatlift next to the 29-foot-wide dock with less than 8 feet of room from the proposed lift to the next dock. Lake Rule F(9) says a side boatlift cannot be placed next to a dock wider than 12 feet and it can be no closer than

See Ruling, Page 3.

MAYOR'S MINUTES

More Tax Talk

By Mayor Tom Rodenberg

Sorry, but more "tax talk" was in the news recently. The interesting part about this tax talk is that what may be good news for some, is bad news for others.

Recently, the State Tax Commission issued its order that Jackson County's 2023 assessment was improper and did not comply with the requirements of law when it increased assessments more than 15 percent. In part, the STC's order states:

"The Commission finds and determines that in conducting its biennial reassessment for 2023, Jackson County assessing officials failed to give proper notice to property

See Jackson, Page 3.



Around the Lake

BIRTHDAYS

Sept. 8 Cathy Rowe, 24 Emerald Shore
 Sept. 10 Angie McKay, 32 Emerald Shore
 Sept. 12 Rick Cunha, 28 Anchor
 Sept. 15 Penny Ellwood, 52 Dockside
 Sept. 16 Barbara Landes, 173 Anchor
 Sept. 17 Nick Cunha, 154 Anchor
 Linda Sangster, 28 Dockside
 Sept. 18 Mary Bedsworth, 1 Anchor
 Sept. 19 Cheryl Clary, 119 Anchor
 Sept. 22 Colleen Gibler, 32 Dockside
 Sept. 24 Elizabeth Welch, 45 Beach
 Sept. 25 Louie Cunha, 154 Anchor

WELCOME TO THE LAKE

Joe and Alissa Ballard, 49 Dockside
 Vance and Sherri Visser, 51 Beach

LAKE TAPAWINGO MUSICAL CHAIRS

John and Ann Michelle Wymore, to 12 Anchor from 178 Anchor

If you know of anyone who needs a Get Well card, Sympathy, Birthday greetings, Congratulations or Welcome to New Resident, call or text Lisa Davis of the Women's Club at (530) 386-1629.

Invasive species training bumped to Sept. 28

The next invasive species training session has been bumped from the third Saturday to the last Saturday of the month, Sept. 28, due to a scheduling conflict. Training is set for 9 a.m. Saturday, Sept. 28, at the Lake Office.

Preregister for training by contacting the Lake Office at office@laketapawingomo.com or (816) 228-3721 to make arrangements.

Training is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity." Rules require a member of each household to be retrained every two years.



DROUGHT RESTRICTIONS

TUESDAY, AUGUST 20TH, 2024

Due to the low water level of Lake Tapawingo, the Country Club is now restricting the use of lake water for irrigation purposes. Please turn off any lake-fed irrigation system or disconnect your irrigation systems from any lake-drawn pumping system.

In addition, to avoid damages to docks and boats, we have implemented an **IDLE SPEED** or **NO WAKE** restriction for the entire lake at all times.

Violations will result in points being assessed.

We are monitoring the lake level and will update the community when the restrictions are lifted. We appreciate your cooperation and understanding.

Subscription & Advertising Information

The *Lake Tapawingo News* is a monthly publication of the Lake Tapawingo Country Club. Views expressed are not necessarily those of the Lake Tapawingo Country Club.

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1/3 page	\$ 12.00
Half-page	\$ 20.00
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News: Send news items to the editor at the e-mail address below or deliver to the Lake Office.

Deadlines: Submit news items or advertising by the 20th of the month prior to publication.

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Copies of the *Lake Tapawingo News* are available at the Lake Office for \$1 each.

Lake Tapawingo Country Club website: www.laketapawingomo.com

City of Lake Tapawingo website: www.laketapawingomo.org

Community Facebook pages:
 Search on Facebook for:
 "Residents of Lake Tapawingo" or
 "Lake Tapawingo Police Department"



Ruling echoes 20-year-old Lake Board win

Continued from Page 1.

15 feet to a neighboring dock. The previous owner, Dawn Dunavant, had a variance for a boatlift in that spot, but the lift was removed and sold prior to sale of the house. The application failed when board members made no motion to approve it at a Sept. 8, 2020, meeting.

The main points of Judge Garrett’s ruling echoed a 2006 Missouri Court of Appeals ruling in favor of the Country Club, in which then-property owners Steve and Tammy Beth sued to keep a second dock in violation of a Lake Rule that says if a house has two docks and the house is sold, one of the docks must be removed.

“It is hereby ordered, adjudged and decreed that ownership in the lake and its shorelines is vested in Defendant (Country Club) and Plaintiffs have a mere license to use the lake, which is revocable at the discretion of Defendant;” Garrett wrote. “It is further ordered, adjudged and decreed that Defendant has the authority to enforce the Rules and Regulations of the Country Club pertaining to all Lake Tapawingo residents;

“It is further ordered, adjudged and decreed that Plaintiffs’ request for a side boatlift on their dock is in violation of Rule F(9) of the Lake Tapawingo Rules and Regulations because the dock exceeds the maximum width allowed (12 ft.) and is too close to the neighboring dock (15 ft.)”

Prior variance or no prior variance?

A major portion of the plaintiffs’ case was the contention that a “variance” from the rules had been granted previously and that it still exists even though the original boatlift had been removed. Kaseff’s attorney, Christopher Sherman, contended there is no Lake Rule provision for terminating a variance and under the law a variance runs with the land despite change in ownership.

Despite Lake Board members using the term “variance,” the Country Club’s brief, by attorney Jason Rew, said what the board grants, in effect, is a “license” to use the lake and shoreline. The brief cited use of the term “license” in Lake Tapawingo’s original corporation warranty deed.

“A license grants the licensee the privilege to go onto the premises for a certain purpose and it does not vest in the licensee any title, interest or estate...” Rew wrote. “A license, also, may be revoked at the will of the licensor.”

Notably, Judge Garrett did not use the term “variance” when referring to the previous approval of a boatlift.

“It is further ordered, adjudged and decreed that the application for a side boatlift that previously was granted to the former owners of Plaintiffs’ property terminated after the previous owners removed the side boatlift from the dock,” Garrett wrote.

Case fails to meet elements of estoppel

The Kaseffs also contended -- even if the original variance was “somehow terminated” -- the Lake Board is “estopped” (prevented) from denying the Kaseffs a boatlift in the requested position because an unidentified Country Club “office manager” told Kaseff and his Realtor, Beth Sohn, by telephone that the variance was still in existence. The brief said Kaseff and Sohn relied on that statement in completing purchase of the house.

The Kaseffs’ brief said under Missouri law an action for estoppel requires: 1. an admission, statement or act (the alleged unidentified Lake Office person’s statement that the variance was still in effect) that is inconsistent with a claim afterward asserted (that the variance was not in effect); 2. action by the other party (Kaseffs) in reliance (on the first statement); and 3. injury to the other party (Kaseffs) from allowing the first party (Lake Board) to contradict or repudiate the first statement.

The Country Club contended the Kaseffs’ argument for estoppel fails because it lacks sufficient evidence to prove the Kaseffs relied on a Lake Office statement that a boatlift would be granted. It noted three different representatives of the Lake Board testified they did not know of any board representative who spoke with Kaseff about the side boatlift before they bought the property.

Judge Garrett agreed, writing, “It is further ordered, adjudged and decreed that there is no supporting evidence that the Defendant or any of its agents represented to Plaintiffs that a variance for a side boatlift existed on the property or that Plaintiffs relied upon any such representations when they purchased their home, failing to satisfy the elements of estoppel.”

Kaseff had alleged he had no opportunity to speak at the 2020 board meeting before the application was rejected.

See Judge, Page 4.

Jackson County: Lake would refund \$55,000

Continued from Page 1.

owners and failed to perform physical inspections as required by Section 137.115 RSMo. where the assessed valuation of residential real property increased by more than fifteen percent since the last assessment, resulting in mistaken or erroneous assessments and taxes that were mistakenly or erroneously levied or paid in 2023...”

In addition, the STC found that Jackson County violated the law in handling the appeals process, denying taxpayers the right to the appeal process. In part, the STC order states:

“Jackson County assessing officials conducted Board of Equalization appeals in such a manner as to provide taxpayers with insufficient or misleading information as to the Board of Equalization appeal process, insufficient physical accommodations making it extremely difficult, if not impossible, for some taxpayers to pursue their appeal rights, expressly or impliedly telling taxpayers contrary to law that the burden of proof at Board of Equalization hearings is on the taxpayer, refusing to recognize evidence as to valid comparable sales provided by some taxpayers, undue interference by the Jackson County assessor’s office in the affairs of the Board of Equalization, and other unfair and improper conduct resulting in an overall denial of due process to Jackson County taxpayers.”

Bottom line: The STC has ordered Jackson County to correct 2023 assessments to no more than a 15 percent increase including all appeals.

I mentioned there was good news for some, not for others. Good news for individual property owners. Not such good news for taxing entities. Kind of bad news for taxing entities. Jackson County sent our City a letter and projected the City would need to refund about \$55,000 to the County to reimburse taxpayers should the tax ruling take effect. The projection for our school district was \$8.7 million. The ruling could have a dramatic impact on our local taxing districts.

See Tax, Page 5.



Judge: Lake Board did not treat plaintiffs unfairly

Continued from Page 3.

However, after hearing an audio recording of the board meeting, he admitted he was allowed to talk on the subject. Additionally, former Lake Board President Jayme Dean had testified that a board member could have made a motion at any time during Kaseff's remarks, but none did. She said there was a fair opportunity to consider the matter, no different than for other applications.

The Kaseffs had argued they were treated unfairly under Missouri law because there are no Lake Rules or standards on how variances are to be considered, procedures for appeal, or if and when variances cease to exist. The board's attorney admitted that board members have used the term "variance," but not properly, and permits are issued in response to applications for the privilege to put structures in the water, which are not "variance" forms.

The Kaseffs also contended they were treated unfairly because the original permission for a side boatlift was granted in 2015 to Dawn Dunavant's former husband, Shawn Dunavant, who was a member of the Lake Board at that time and thus "entitled to special treatment."

(In the 2015 action approving Dunavant's application, the board had voted 6-0 with 7 abstentions. In response to later questions about that vote, then-Board President Brad Cloverdyke had explained to the board that it is the number of votes, either yea or nay, that counts. Abstaining votes do not count. Therefore, it is the majority vote of the people who actually vote that counts.)

Judge Garrett concluded, "It is further ordered, adjudged and decreed that there is no supporting evidence that Plaintiffs were treated unfairly by Defendant during the application process or that they were treated differently than other residents who were making similar requests for a side boatlift."

Judge: Existing violations don't justify new ones

The Kaseffs had complained of the Dunavant variance and presented aerial photos that they purported showed instances of other dock and boatlift placement variances. However, former President Dean had testified the photos might show some variances but were also showing grandfathered docks predating some Lake rules and docks that are so old that no one knows how they came to be placed as they are. The Country Club brief also noted Dean had told Kaseff during the 2020 board meeting that the action of a previous board is not something that the current board can speak to and cannot be held against the current board.

Judge Garrett agreed, writing, "It is further ordered, adjudged and decreed that there is no supporting evidence that any existing violation of Defendant's Rules and Regulations should be considered a waiver of Rule F(9) by Defendant."

Garrett concluded by finding in favor of the Country Club and ordering the Kaseffs to pay court costs. The Kaseffs have 10 days to appeal once the order becomes final, which is expected in about 30 days after Aug. 11.



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City Council hires municipal defense lawyer after closed executive session

By John Braden

The Lake Tapawingo City Council convened a special closed executive session Aug. 13 to hire a lawyer specializing in “defense of governmental entities including cities and counties.”



Coronado

After the closed meeting, the council reconvened in open session at which Alderman Steve Magel made three motions, seconded by Alderman Lisa Hodges, to have first and second readings

and to adopt Bill 1249, Ordinance 1034: *An Ordinance Appointing Special Legal Counsel*. The ordinance named Steven F. Coronado of Fisher, Patterson, Saylor & Smith L.L.P. as special legal counsel for the city and authorized Mayor Tom Rodenberg to execute an engagement letter on behalf of the city. All three motions passed, 5-0.

Rodenberg and regular City Attorney Paul Campo declined to comment on the reason for the hiring, or why a special extra meeting was required in August for the action. Rodenberg did say later the hiring was not related to the recent State Tax Commission order to roll back Jackson County property taxes.

The engagement letter, an agreement between the city and Fisher Patterson, notes: “Whereas, Steven F. Coronado, attorney, has a long-standing practice involving the defense of governmental entities including cities and counties located in the State of Missouri; and

“Whereas, Mr. Coronado is a Partner with Contractor (Fisher Patterson); and “Whereas, the City is from time to time in need of representation and counsel regarding matters in which Mr. Coronado has a long-standing practice, the City wishes to engage Mr. Coronado and Contractor...”

The engagement letter includes a scope of services stating, “The City hereby retains and employs Contractor to provide legal representation of the City, its duly authorized elected officials, officers, employees and volunteers, regarding matters as deemed necessary and assigned from time to time by the City Attorney.”

The letter provides for hourly rates of \$215 for partners, \$195 for “of counsel” attorneys and \$100 for paralegals and law clerks.

In March, the Kansas-based Fisher, Patterson, Saylor & Smith, with offices in Overland Park and Topeka, announced new a Missouri office and attorneys including Coronado, located in Kansas City, Mo. It said Coronado is a Kansas City native with more than 30 years’ experience as a civil litigator. It said his practice focuses on governmental entity liability, employment, retail and hospitality liability, products liability, general personal injury defense and commercial law.

Fisher Patterson says it is recognized in Kansas and Missouri as a leader in representation of city and county governments, school districts and other public entities in a wide range of legal matters, including employment, law enforcement, civil rights, open records and meetings, elections, and zoning and land use issues.

Tax refund could affect city budget

Continued from Page 3.

But, the ruling of the STC is not the final say. Their ruling is appealable. Jackson County is seeking the participation of the taxing entities -- such as Lake Tapawingo -- in the appeal process. I am giving some thought on our City’s participation. Please feel free to let me know your thoughts.

For other tax talk to my fellow senior citizens, don’t forget to submit your application to Jackson County to take advantage of the Senior Property Tax Credit Program. The following summary is from the Jackson County website which has more details on the Program and the application. The application deadline is Dec. 31, 2024.

The program now allows those taxpayers who are 62 years of age or older to receive a credit that essentially freezes their property taxes on their primary residence. To qualify, a taxpayer must: be 62 years of age or older, be the property owner, or have a legal or equitable interest in the home, be liable for the payment of real property taxes on the home and occupy the property as their primary residence.

Enough tax talk. A reminder about the next City Board of Aldermen meeting. The next meeting will not be on the first Thursday of September. We moved the meeting to Sept. 12 at 6 p.m. (Editor’s Note: The Sept. 12 meeting includes the regular public hearing at which the Board of Aldermen is to set the city’s tax levy rate for 2025.)

Enjoy your September! Fall is just around the corner!

CITY COUNCIL REPORT

City renews solid waste, city auditor contracts

The Board of Aldermen of the city of Lake Tapawingo met Aug. 1 at City Hall. Mayor Tom Rodenberg presided.

Visitors: Charles Plank, 38 Dockside; John Braden, 45 Anchor; Brad Hegwer, Earth First Waste Solutions.

Solid waste service: The council noted bids for three years of solid waste services were opened at the July 11

meeting, with the current contractor GFL Environmental bidding the current price of \$17.50 per household and Earth First Waste Solutions bidding \$22.40 per household. The council passed, 5-0, a motion by Alderman Steve Magel to award the contract to GFL Environmental, adopting Bill 1248, Resolution 90361: *A Resolution awarding a bid to GFL Environmental Inc. for residential solid waste*

collection services and approving an agreement related thereto.

Auditor agreement renewal: City Clerk Paul Blixrud presented an engagement letter to renew the city’s agreement with auditing firm Troutt, Beeman & Co. for July 2023-June 2024. Blixrud noted the firm has performed audits for the city since 2010. City Attorney Paul Campo

See Magel, Page 6.



Magel re-elected; levy hearing set

Continued from Page 5.

noted such a professional service does not require a request for bids each year. After discussion, the council passed, 5-0, a motion by Alderman Gary George to approve the engagement letter.

Acting President of the Board: Mayor Rodenberg noted it was time for the council to elect an acting president of the Board of Aldermen to act in the absence of the mayor. Alderman Gary George nominated Alderman Steve Magel to be re-elected to the position, which he had most recently held. Alderman John Nicol seconded the motion, which passed, 4-0 with 1 abstention.

Tax levy public hearing: City Clerk Paul Blixrud discussed the general obligation water bond that will expire in 2025, noting 2024 is the last year residents will be paying off the bond as part of their property taxes. He said there will be some fees associated with closing the bond out once it is paid off.

Blixrud said the City Council would hold a public hearing at 6 p.m. Sept. 12 to approve the tax levy rates to be submitted to Jackson County for 2025.

Planning and Zoning Commission: Alderman Steve Magel said there was a Planning and Zoning Commission meeting July 23 at City Hall in which several potential changes to city ordinances were discussed. He said the panel scheduled a public hearing Aug. 15 to discuss the issues with input from the community and city aldermen.

Codes enforcement: Alderman Gary George outlined city code violations related to nuisances, such as residential debris, boat repairs in yards, and overgrown shrubs.

Chief Taylor said numerous nuisance letters are sent to violators, who then have 10 days to comply. She said citations are issued if residents do not begin cleanup but judges dismiss many cases if a resident then shows photos of cleanup attempts. Taylor said some ordinances could be modified to be clearer and more enforceable in court.

Alderman Steve Magel said the Aug. 15 Planning and Zoning Commission public hearing was to address some of those issues. He invited aldermen to attend but said if a quorum of the City Council is to attend, a council meeting notice would have to be posted at least 24 hours in advance.

George said everyone needs to be the eyes and ears of the community to watch for concerns and to alert the chief. Taylor said the community volunteered during her first few years at Lake Tapawingo to help their neighbors, such as the elderly or others who could not do for themselves. She said the community could come together again as needed to help others.

Police: Alderman Lisa Hodges inquired about the new police radios. Chief Tammy Taylor said the new car and handheld police radios are installed and working well. She is waiting for one last step for encryption.

Official city minutes may be read at City Hall or on the city Internet site, www.laketapawingomo.org.

Truman Heartland Gala to honor Seago

The Truman Heartland Community Foundation has scheduled its 29th annual Toast to Our Towns Gala for Sept. 21 at the Sheraton Kansas City at Crown Center, honoring humanitarians, corporate citizens and Citizens of the Year from eight communities including Bob Seago of Lake Tapawingo.



Seago

The \$200-per-person/\$2,500-per-table event features a 5:30 p.m. cocktail reception, 7 p.m. dinner and program and 9 p.m. "mix, mingle and music." To reserve seats, visit www.thcf.org/gala or call (816) 836-8189.

Each year, the foundation asks area mayors to name extraordinary citizens to receive the Citizen of the Year Award. These citizens have been instrumental in the development of strong communities.

Mayor Tom Rodenberg named Seago to be the Lake Tapawingo Citizen of the Year, recognizing his decade-plus service on the Board of Aldermen including his hands-on oversight of the city Water and Sewer Department.

Seago served on active duty as a Navy pilot and spent 16 years in the Naval Reserve while working as a pilot for Continental Airlines. As alderman, he works nights, weekends and holidays to solve city utility problems.

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PRESIDENT'S MESSAGE

New season brings volunteer opportunities

By President Darren Davis

The Labor Day weekend reminds me of life in The Sierra. It signals the beginning of a new season! Warm days, chilly nights, amazing fall colors and outdoor activities like mountain biking, hiking and fishing.

I look forward to the seasonal transition at Lake Tapawingo. Cooler days and nights, spectacular fall colors, boating and fishing. We are currently at an idle speed only on the lake and hopefully we can get a couple of storms rolling through to raise the water level prior to the weekend. Lake Tapawingo will also be transitioning into a new budget, board members and preparations for celebration.

We have the following volunteer opportunities: The 100 Year Celebration of Lake Tapawingo, the Board of Directors 2025 and the Budget Committee.

Over the next four months, the Board of Directors and Budget Committee will work together to ensure a comprehensive budget for 2025. The goal will be to achieve a balance between next year's operating budget and areas of Lake

Tapawingo that need to be updated, specifically, the Miller's Pond Remediation Project, Road Improvements and the Woods Chapel Storm Drain (C Cove Flash Flood/Erosion Mitigation).

Please contact Country Club Office Manager Cassandra Marcotte or Board Treasurer Scott Johnson if you have questions or would like to volunteer your time.

For those of you who are considering running for the 2025 Lake Tapawingo Board of Directors, please contact Cassandra or any of the Country Club Board members with questions that you might have. It is a commitment to serve for three years, with the requirement of full-time residency of two years. The board meets twice a month on the first and third Mondays.

The 100 Year Celebration of Lake Tapawingo is approaching fast! (That would be in 2026!) Let's make a statement that will set the bar for the next 100 years! One resident has already designed a logo. Many think this could be a week-long celebration of events, music with dancing and perhaps a series of food trucks and/or a barbecue cookoff.

Lake Tapawingo is a beautiful place to live!

COUNTRY CLUB BOARD REPORT

Low lake level spurs 'no wake,' no irrigate orders

The Lake Tapawingo Country Club Board of Directors met Aug. 5 and 19 at the Clubhouse. President Darren Davis presided.

Visitors: Paul and Brenda Bowers, 23 Clipper; Gary Brown, 4 Anchor; Dave Brumagin, 80 Anchor; Jim Conway, 91 Dockside; Gary Gnip, 35 Dockside; Hap Graff, 30 Dockside; Randy Gregory, 38 Emerald Shore; Dwight and Paula Hight, 3 Anchor; Rob Markey, 1 Beach; Pete McKay, 32 Emerald Shore; Chris Mettes, 44 Beach; Paul Summers, 5 Anchor; Tamara Thissen, 17 Clipper; John Braden, 45 Anchor.

September meeting: President Davis noted the first meeting of September would be rescheduled because it would fall on Labor Day, Monday, Sept. 2. The board passed, 13-0, a motion by Board Member Mike Stiles to move the meeting to Tuesday, Sept. 3.

Lake Management: Drought response. President Davis noted, due to lack of rain, the lake level had declined well below the level it had been lowered for dam and spillway repairs in July. He said the Lake Office had received e-mails with concerns over water level of the lake. He said several residents asked the board to enact a drought protocol to limit the use of lake water for residential irrigation. Board Member Clayton Holland said the lake water level is about a foot lower than normal depth.

Davis asked whether residents had been asked to stop watering lawns from the lake in the past. Board Member Susan Stiles said yes, in times of drought.

Holland said sufficient rain to restore the lake was not expected in the coming weeks and residents should be asked to stop watering from the lake. Board Members Mike Stiles

and Scott Patton said even though the lake is partly spring-fed, the usage of water for watering lawns exceeds the amount of water currently coming into the lake to raise the lake level.

Board Member Wes Knox also said boat wakes could damage some residents' docks and boats because they are sitting in dangerously shallow water. Board members acknowledged that imposing a no-wake rule during the Labor Day weekend, Aug. 31-Sept. 2, would be unpopular with property owners. Mr. Stiles said there was more risk of damage to property from boat wakes and that wakes should be prohibited, with the board able to reassess the situation prior to the holiday.

Ms. Stiles moved the board impose a no-wake rule until an increase in the lake water level and that the situation be readdressed later. Board Member John Nicol said the city's automated calling tree should be used to advise residents of the immediate order. The board passed Mr. Stiles' motion, 9-3.

See Board, Page 9.

No Lake privileges

August 2024

The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Aug. 29. Lake privileges include use of the lake for any purpose as well as all common space such as Liberty Gardens, boat lots, tennis courts, the Clubhouse and shelterhouses.

- | | | | |
|-------|-------------|-------|-----------|
| 123-A | O'Grady | 73-D | Dowis |
| 27-B | Merriman | 94-D | Davenport |
| 78-B | Wildschuetz | 148-D | Sweeney |
| 96-B | Tadlock | | |

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Board considers C Cove debris removal, flow control

Continued from Page 7.

Board Member Brian Smith moved that residents be prohibited from using lake water for watering or irrigation until the lake is restored. The board approved, 9-3.

Ms. Stiles responded to Knox and Board Member Scott Patton on a question of how to issue citations for breaking the new “no wake” and no irrigation restrictions. She referred to Lake Rules, Regulations, and Restrictions, under Enforcement of Rules and Regulations, A. 3.:

“Accumulation of points: Citations issued by the Water Patrol/Board of Directors shall designate the number of points assigned to the violation(s) cited. Violation of these rules and regulations shall result in the assessment of 3 points for minor violations and 6-12 points for major violations: Those that involve danger of injury to the offender or to others, the destruction of property, or lack of proper registration.”

Ms. Stiles said the violation of either restriction could cause destruction of property, therefore allowing the board to assign points to any resident that commits a violation.

C Cove erosion, debris inflow. President Davis said three things need to be accomplished regarding C Cove erosion and debris inflow from the creek above the Woods Chapel Road bridge box culvert: 1. an access point to remove debris; 2. a way to adjust the flow of the culverts; and 3. elimination of incoming debris.

Board Member Mike Stiles said he and Davis met with engineer OWN Inc. the previous week and a two-tier solution was recommended. The first was to install something on the east side of the culverts, before water flows under Woods Chapel Road, to trap debris before it enters the lake. The second was to create an access point to remove trapped debris.

Mr. Stiles said OWN said the obvious point is to stop debris on the east side since there’s already easy access to the creek from Vesper Street to create a pad from which to remove debris and manage grates and collection pools in front of the drains. He said OWN is developing a plan and is to provide a bid for this project.

Davis explained the second part of the project: to redirect the flow on the west side of the culverts -- after it travels under Woods Chapel Road. One idea is to attach additional culverts to the drains to divert the flow. However, Davis said board lawyer Jason Rew explained that Blue Springs, not Lake Tapawingo, owns the box culverts under the Woods Chapel Road bridge above C Cove. Therefore, any modifications of them would require approval from the city of Blue Springs.

Another proposed solution is to spray a reinforcing mortar product that would essentially encapsulate the riprap along the C Cove shoreline and strengthen it to stand up to heavy rains. OWN also recommended weirs, or small walls, to divert or direct water as it enters the lake at high velocity. Adding a small concrete pad where debris is often removed would make removal easier and safer as well.

Mr. Stiles added that the collection pools on the east side of the bridge are full of dirt, sand, and other sediment rendering the pools ineffective. Right now, he said, there is no easy access to maintain those collection pools, so creating an access point would make it possible to prevent sediment from entering the lake and prevent the lake from becoming shallower in C Cove, which is estimated to be 8 to 12 inches deep in front of the spillway due to

siltation since the last dredging. Board Member Wes Knox, who lived on C Cove during the last dredge, said C Cove had been dredged extensively so that it had been much deeper in the past.

Davis suggested developing a plan to build a ramp and pad at the access point in C Cove. The board approved, 12-0 with 1 abstention, a motion by Board Member Sarah Jordan to obtain quotes to install an 8-foot-wide grooved access ramp on the west side of the culvert outlet in C Cove.

Mr. Stiles clarified that the board asked OWN to provide two different plans: one for the west side and one for the east side. Board Member Susan Stiles asked if there should be a task force for the project. Board Member Kim McReynolds suggested Mr. Stiles and Knox be part of the task force; Ms. Stiles suggested Board Member Andy Gibler also join the task force.

After meeting with Blue Springs’ assistant director of Public Works, Davis said the board would need drawings, blueprints and a plan since this project would require cooperation of Blue Springs, Jackson County and Lake Tapawingo.

Davis subsequently said he met with operations and engineering staff of the city of Blue Springs about excessive floodwaters from the creek eroding C Cove and dumping trash and debris into the lake. He said they began discussion about a remedial project. He said Blue Springs was interested in the possibility of a debris trap on the east -- Blue Springs’ -- side of the road.

John Braden suggested the board consider acquiring property along Vesper Street for construction of a retention pond, such as that above B Cove, to hold water long enough for the force of flood water to dissipate. Dwight Hight suggested using a net such as one at Lake Winnebago to catch debris. Davis noted that net was broken by runoff.

Davis invited guest Brenda Bowers, 23 Clipper, to show her presentation about the effect of rain water on flows in C Cove. She began by thanking the board for listening to her and added that when she drafted her presentation, she had not read the August *Lake Tapawingo News* and did not know the board was looking into the ways to mitigate debris following rain in C Cove.

Bowers said since moving to the Lake in June 2019, she and husband Paul learned their “perfect” home, just below the

See Lake, Page 11.



**RED FLAG ALERTS:
WHAT YOU NEED TO KNOW**

WHAT ARE RED FLAG ALERTS?

- Urgent Announcements from the Lake Tapawingo Country Club or the City of Lake Tapawingo.
- Posted on all 3 community Bulletin Boards near the entrance gates.

WHEN WILL YOU SEE A RED FLAG?

- Safety Warnings: Potential dangers in the community.
- Hazard Alerts: Road closures, water outages, severe weather, lake water quality.
- Notices: Critical advisories or emergency information.

WHAT SHOULD YOU DO?

- Stop and Read the notice when you see a red flag.
- Stay Informed to keep our community safe and secure.

WHY IT MATTERS?

- Your Safety and Well-Being are our top priority.
- Stay Connected and help maintain a strong, informed community.



LAKESIDE NEWSLETTER

HELLO SEPTEMBER

From Lisa Hodges, Realtor KS & MO



MARKET NEWS

The FOMC minutes from July's Fed meeting showed that the majority of members would be ready to discuss rate cuts if the data continued its current pace (which was worsening). The market is taking that as an imminent September rate cut. The question is, will it be a 25 bps or 50 bps rate cut, and will they be cutting every meeting or once a quarter? The majority seems to agree that 25 bps cut in September is most likely but we will have a better idea of the magnitude of the September cut once we see August's payrolls and CPI data. The longer they keep rates at these high levels, the smaller probability we will see a soft landing for the economy.

Emily Conaty - PrimeLending

MONTHLY CHECKLIST

- Harvest seeds from annuals and perennials
- Feed and seed your lawn and remove dead branches on trees
- Complete any underground digging and repairs
- Seal small openings around doors, windows and crawl spaces
- Start collecting firewood for all of those Fall bonfires!



SAVE THE DATE

- MUSIC IN THE GARDEN @ COLONIAL GARDENS SEP 4
- FALL FARM FESTIVAL & PUMPKIN PATCH @ COLONIAL GARDENS SEP 7
- FALL OPEN HOUSE @ GENEVIEVE'S ON MAIN SEP 7
- MASTER GARDENERS PLANT SALE @ DILLINGHAM-LEWIS MUSEUM SEP 7
- BLUE SPRINGS FALL FUN FESTIVAL IN DOWNTOWN BLUE SPRINGS SEP 20-22
- SHADES OF HUNKS LIVE @ GEM BAR & GRILL SEP 27

MARKET UPDATE

<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">9</div> <p>FOR SALE</p>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">4</div> <p>SOLD</p>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">93%</div> <p>SALE TO LIST PRICE</p>
<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">25</div> <p>AVG DAYS ON MARKET</p>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">641K</div> <p>AVG LIST PRICE</p>	<div style="border: 1px solid black; border-radius: 50%; width: 60px; height: 60px; display: flex; align-items: center; justify-content: center; margin: 0 auto;">576K</div> <p>AVG SOLD PRICE</p>

To see the value of your home scan the QR code and contact me for an in home evaluation.



Lisa Hodges
YOUR REALTOR





Lake seeks out Miller pond heirs again; void repair set

Continued from Page 9.

bridge box culvert, was not perfect after all, following heavy rain. She provided photos from eight heavy rain storms that led to a large amount of debris entering the lake including bottles, bags, oil cans, a bike and logs. She said she and her husband tried to remove it since it could take more than two weeks for debris to settle down in the lake if they had not removed it.

Bowers asked the board to develop short- and long-term plans and added that she felt it was “unacceptable that our portion of the lake is different than the rest of the lake.”

Jordan asked Bowers what dollar amount the Bowerses, their neighbors and other residents would be willing to pay as a special assessment or as an increase to annual assessments to move this project to the top of the priority list. Bowers said zero. Jordan reminded the Bowerses that other areas of the lake suffer from watershed issues, whether they’re discussed by residents during open discussion or not.

Miller’s pond dam rehabilitation. President Davis said he asked board lawyer Jason Rew to contact the lawyers for the Miller farm heirs to see if the board can begin discussions about access to their property above AB Cove in order to make necessary repairs to the Miller’s pond dam, which carries Anchor Drive. Davis said the board needs to secure a maintenance agreement for the property that allows access in the future, regardless of the property’s ownership.

Davis said two companies came out to look at a recently discovered sinkhole on Anchor Drive and an underlying void in the Miller’s pond dam above AB Cove: ICON Grading and Construction Inc. of Grain Valley and Nettles Construction Solutions.

Davis said he met with ICON, who provided a ballpark figure, not to exceed a certain amount, for the emergency repair, noting that since the exact length of the void could not be determined until they cut into the road, they would adjust the bid accordingly at that time. The plan is to core drill, vacuum the hole out, and fill it with flowable fill, a hard, strong, stable material that can withstand the weight of heavy vehicles. Davis said the material used would be determined at the time of repair because some pipe materials are not strong enough to support flowable fill.

Nettles provided a similar bid. However, they had not seen the location in person.

Board Member Clayton Holland said it is possible there has been seepage in the area for decades. However, Board Member Mike Stiles said the hole is growing at a substantial rate. Board Member Wes Knox said until the holes are examined and core drilled to expose the voids, there’s no way to know if the proposal would solve the problem entirely.

Board Member Scott Johnson asked if the board wanted to pursue this as a temporary fix, with the knowledge that a larger repair is coming up in this area that might be subject to a special assessment. Board Member Susan Stiles expressed frustration that large infrastructure projects are stalled or delayed and said the board needs to act on these projects and that special assessments might be required given the property owners did not vote to increase assessments at the amount the board requested for upkeep. She said the board must proceed with the project.

Holland moved to accept ICON’s bid of \$22,680, seconded by Board Member Andy Gibler. Board Member Sarah Jordan said

that was the minimum bid and easily could exceed that amount. Mr. Stiles asked that the motion be withdrawn. Holland and Gibler withdrew the motion and second. Mr. Stiles then moved to approve up to \$40,000 to repair the damage on Miller’s pond dam adding that would allow ICON to make adjustments without added delays to ensure the repair is made in a timely fashion.

Johnson said the board would be spending 5 percent of the Miller pond budget on a temporary repair. Holland said the money would come from the Roads budget and that might dip into the reserved budget for Roads, but it should adequately cover the expense.

The board passed, 9-4, Mr. Stiles’ motion to approve up to \$40,000 for the repair by ICON.

Davis said at the subsequent meeting that ICON was scheduled to make repairs Aug. 22-23 to the road sinkhole and underlying void, filling the void with flowable fill.

Treasurer’s Report: Treasurer Scott Johnson presented the Balance Sheet noting that as of Aug. 2, the Country Club had just over \$1.4 million in cash and investments with a projected year-end balance of about \$800,000 provided no unexpected expenses or overages surface. He said there are about \$13,000 in unpaid assessments, so any additional revenue in 2024 is expected to come from real estate transfer fees, investment income or Clubhouse rental fees. Board Member Susan Stiles noted the board has exceeded projected income for the Clubhouse rentals and for real estate transfer fees.

See Lake, Page 13.



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Lake Board budget time rolls around again

Continued from Page 11.

Johnson presented the bills for approval, including purchase of a new white round buoy for \$251.93, water testing supplies for \$1,048.23, repair of the Maintenance Department skid steer loader for \$655.85 and repair of the underwater hole in the boat ramp for \$4,500. Johnson moved to pay the bills.

Board Member Scott Patton said the boat ramp repair was not correct, that sandbags and chunks of concrete were left behind in the lake and the new concrete did not set properly and was still soft. Board Member Clayton Holland and Randy Gregory both agreed there were problems with the work. Board Member Mike Stiles said he would talk to contractor Chad Eickleberry about the problem. The board passed Johnson's motion, 11-1.

Budget Committee. Johnson noted the Budget Committee of property owners is to convene in October to consider board members' and committees' budget requests and submit a proposed budget for consideration at the annual Property Owners Budget Meeting, on the second Thursday of December, Dec. 12. Johnson asked board members to consider property owners to nominate to the committee. Board Member Brian Smith asked if board members should have their 2025 budget requests ready by Oct. 1; Johnson said yes.

Lake bylaws require the board to appoint a minimum of 10 property owners, who have been full-time residents for at least two years, to the Budget Committee by at least 60 days before the annual budget meeting, which would be Oct. 13. The board also is to appoint one of its officers to assist the committee. The committee is to submit an advisory budget to the board no later than 15 days before the Budget Meeting, which would be Nov. 27; the board may modify that budget before it submits it to the Budget Meeting for approval.

Docks & Waterfront: 20-A. Board Member Mike Stiles said bids were being taken for repair of the Country Club's 23-foot portion of the collapsing seawall at the end of the pathway between 20-A and 22-A. He said contractor Chad Eickleberry was asked to submit a bid to replace the old wall with a stacked stone wall. Mr. Stiles said Daniel Curby, 20 Anchor, wants to replace a portion of his seawall that connects to the Country Club seawall and

is willing to pay for his portion so the entire wall can be replaced at once.

45-A. Board Member Brian Zoller moved to approve an application by John Braden to rebuild a concrete step that is crumbling at the seawall of the 45-A dock. Board Member Mike Stiles seconded. Board Member T.J. McGinnis asked if the dock ramp needed to be attached to the step, but was told it will sit atop the seawall and be flush with the ground level. Materials are already quarantined. The motion was approved, 13-0.

80-A. David Brumagin, 80 Anchor, amended his permit application to replace a concrete sidewalk and stairs beside his house leading down to the Country Club shoreline to include the required information and stated his contractor now has a city permit. His application included a plan for debris removal as well as restoration of any disturbed land to its original state. The board passed, 13-0, a motion by Board Member Mike Stiles moved to approve the modification.

178-A. Gary Brown, 4 Anchor; Paul Summers, 5 Anchor; and Dwight and Paula Hight, 3 Anchor, protested board action in July allowing John Wymore, owner of 178 Anchor, to install a dock in a space approved by the board in April. The dock space is unconventionally shaped due to the irregular shoreline, though there is 47 feet, 7 inches between the neighboring 4-A and 5-A docks allowing at least the required 15 feet on each side of the new dock. The dock is to be 15 feet long and 12 feet wide sitting at an angle with access by a walkway around the cliff.

Brown said previous Board President Jayme Dean had said it was a bad dock space and no new dock would be put there. He said the dock should be placed at 7-A and alleged that reinforces the opinion "it's who you know on the board" that affects decisions. Brown and the Hights complained that residents of 178-A would be walking across their yards to get to the dock when they should be using a pathway between 10-A and 11-A. Board Member Mike Stiles said he had been at the location several times. He used a projection of the Jackson Country parcel viewer to show that access from the dam road down the lakefront is on Country Club property and not private yards. He said the dock space is the closest possible access from the residence as required in Lake Rules and that 7-A, via the 10-A and 11-A pathway, is much farther for 178-A.

207-A. Board Member Brian Zoller presented an application from Stephen Waite and Bernadette Lawson to replace conventional foam on the 207-A dock with encapsulated foam and to rotate the dock so it conforms to Lake Rules. The board passed, 13-0, a motion by Zoller to approve.

44-B. Chris Mettes asked whether the board would act on his request to build a sidewalk on Country Club property. Board Member Mike Stiles said he needed to submit formal applications to the Lake Board and to the city for a concrete permit, including a site drawing. Mr. Patton said he would help Mettes launch his new boat.

77-B. Board Member Mike Stiles presented an application from Joannie Ericson to replace 56 feet of deteriorating concrete seawall at 77-B. He said the wall would be replaced in stacked limestone and would tie into neighboring walls. The board passed, 12-0, his motion to approve the application.

170-B. Board Member Brian Zoller presented an application from James Applequist to remove and replace the 170-B dock. The new stationary dock would measure 12 feet wide by 16 feet long and not have a ramp. Mr. Zoller said the new dock size and distances conform to rules. The board passed, 13-0, a motion by Zoller to approve.

35-D. Board Member Brian Zoller presented an application from Gary Gnip to replace the non-conforming dock at 35-D with a 12-foot-wide by 20-foot-long dock that would conform to Lake Rules. The board passed, 12-0, his motion to approve the application.

115-D. Board Member Brian Zoller said Rebecca Jameson submitted an application for 115-D dock space on Railroad Cove dam but added the board is not granting dock spaces on Railroad Cove dam. Board Member Kim McReynolds said the board would find suitable spaces for residents' docks near their property, rather than residents requesting specific, unavailable or inappropriate locations.

26-E. Board Member Brian Zoller presented a modified application from Joe and Monica Kroupa to rebuild the 14-foot-wide, 30-foot-long 26-E dock and move the dock's location about 12 feet south so that the dock no longer needs a non-conforming ramp extension. In the new location, the extension is no longer needed and distances

See Options, Page 15.



Marina & Boating Safety

Boats can be a great source of summer fun and leisure. But, boaters, swimmers, and marina staff must be aware of dangers in and around the water. Electrical hazards and carbon monoxide (CO) bring unique risks to the boating world. Learn to protect people and pets from these dangers.

ELECTRICAL SAFETY

- » Never allow swimming near the boat, marina, or launching ramp. Residual current could flow into the water from the boat or the marina's wiring. This can put anyone at risk of electrical shock drownings (ESD).
- » Be sure your boat is well maintained. Have it inspected each year. Ask a qualified marine electrician to do this job.
- » Ground fault circuit interrupters (GFCIs) and equipment leakage circuit interrupters (ELCIs) should be installed and tested monthly. Run tests to find out if electrical current is leaking from the boat.
- » Only use cords intended for marine use. Never use household cords near water.
- » Know where your main breakers are on both the boat and the shore power source. This will help you respond quickly in an emergency.

CARBON MONOXIDE SAFETY

- » Poorly tuned engines produce more CO. Keep your engine properly maintained. Follow manufacturer's instructions for service.
- » Proper ventilation for engine and generator exhaust vents must be clear and pipes should be inspected for leaks.
- » Get into fresh air right away and get help if you feel symptoms of CO poisoning. These include headache, fatigue, confusion, dizziness, nausea, or seizures. The symptoms can be similar to seasickness. Assume it is CO exposure until you are sure the boat is safe.
- » Do not swim near the boat's exhaust vents. CO accumulates there.
- » Install CO alarms inside your boat. Test CO alarms before each trip.
- » Choose a CO alarm that is listed by a qualified testing laboratory.
- » If the CO alarm sounds, move to a fresh air location right away.



KNOW THE RISKS!

Electrical shock drownings can occur when marina electrical systems leak electrical current into the water. Boats can also serve as the source of an electrical leakage. Leakage can cause a shock that can injure, disable, or kill a person.

Carbon Monoxide is a gas you cannot see, taste, or smell. It is often called the "invisible killer." CO is created when fuels such as gasoline, diesel, or propane do not burn fully. CO is also produced when wood or charcoal is burned.

Sources of CO on your boat may include engines, gas generators, and cooking ranges. Space and water heaters can also be sources of CO. CO can collect anywhere in or around a boat. The gas is harmful to both people and to pets.

FACT

CO can remain in or around your boat at unsafe levels even if the engine has been turned off.

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Options eyed to repair/replace Liberty Landing dock

Continued from Page 13.

to adjacent docks still meet the minimum requirements. The new dock will be 14 feet wide and 20 feet long with a 4-foot by 5-foot ramp. Zoller moved to approve the application, seconded by Board Member Mike Stiles. Board Member Scott Patton said it was a bad idea to move the dock. Mr. Stiles stated the dock cannot simply be rebuilt as-is since it is non-conforming and that by moving the dock it can fall within current guidelines. The motion was approved, 12-1.

Maintenance: Liberty Landing dock.

President Davis said there were three sections of the Liberty Landing dock that needed repair. No money was budgeted for this repair, despite being requested. Davis suggested Maintenance Coordinator Matt Kempf repair the problem areas.

Board Member Clayton Holland said he would talk to Kempf about the needed repairs. Board Member Brian Smith said the board might uncover more damage and increased repair costs as boards are removed. Holland said there is money in the budget for the repairs and if additional problems and costs were to exceed \$1,000 the board could vote on the expenses. Davis subsequently said he asked Williams Lakefront Construction for a bid to repair or replace the dock but had not received a response yet. He noted there is a lot of rotted wood underneath the composite lumber decking.

Board Member Mike Stiles said during discussions with OWN engineering, they suggested the board consider limiting docks near the upper end of C Cove due to the volume and capacity of water that could enter the lake during heavy rains. As a result of that conversation, Mr. Stiles suggested the board expand the Liberty Landing dock to allow those homeowners dock space there.

Buoys. Board Member Brian Smith said a missing buoy from the ski training lane was recovered and found to have a broken anchor ring, for which a replacement ring is being sought.

Mr. Stiles said the new red round buoy in front of 26-B needs a counterweight to pull it up straight. Smith said the new white round buoy would be set in front of 73-B.

Tree trimming, removal. Smith said Monster Tree Service would be working in the following week to remove a large dying tree on the bluff of the lakefront at

81-B and a dead tree between Dockside Lane and the railroad track fence.

Board Member Clayton Holland said he and Maintenance Coordinator Matt Kempf trimmed low-hanging branches on Lake roads to prevent damage to school buses.

Since many trees have to be trimmed or removed, Mr. Stiles asked whether the board should consider buying a wood chipper. Holland noted the old pond site below the dam is getting full of brush. President Davis suggested the board compare the costs of leasing a chipper versus buying one.

Water Patrol: Board Member Wes Knox reported that one of the Water Patrol boat propellers fell off near the dock, but that boat was repaired.

Board Member Mike Stiles said the board needs to notify the Water Patrol that there are new round buoys, as they've reported the new red one in recent citation logs. Board Member Brian Smith suggested adding a second one, in white with reflective orange tape, for increased visibility. Board Member Scott Johnson said white would have the most contrast and visibility for color blind people.

Knox said numerous fishermen have asked the Water Patrol to remind boats not to get too close to fishing lines. Board Member Susan Stiles added that swimmers are subject to the same close encounters and that boats are supposed to provide 50 feet of space. Board Member Kim McReynolds said she would add boating etiquette reminders and Lake Rules posts to the Residents of Lake Tapawingo Facebook page.

Knox asked for clarification of a prohibition on fishing with "jug lines" in relation to a previous citation that was appealed to the Rules and Regulations Committee. He said he wants to know whether they are allowed so he can instruct Water Patrol employees on writing citations. President Davis asked if jug lines are a hazard, and Knox said they are. Board Member Scott Patton said he doesn't see the difference in a jug line and a bobber on a line from a rod and reel if the jug is attended. Board Member Brian Smith said a jug line operates by the fisherman securing a hook to a line connected to an empty jug. Once the fish is caught on the hook, the jug prevents the fish from diving, eventually tiring out, and making the fisherman able to remove

the fish from the water by pulling the jug and line out of the water.

Ms. Stiles said she has no problem adding "jug lines" into the rule book as a method of fishing that is not allowed, but now it is not listed in the rule book so therefore not restricted.

Lake Environment: Invasive species quarantine remained at 14 days. Board Member Brian Smith said quarantine would increase to 21 days in September until November when it would increase to 28 days.

Smith mentioned recent news about zebra mussels being found at Longview Lake. He said an article suggested power washing with heat, but added that the process does not get into the water lines and valves of an engine. Smith said the board and residents must stay vigilant to protect the lake.

Board Member Kim McReynolds said residents can contact board members directly or the Lake Office for quarantine requests and once the quarantine has been completed, they are able to purchase registration stickers for their watercraft or use their water toys freely.

Boat Lots and Lease Lot: Board Member Clayton Holland said the B Block Boat Lot road looked good after being cleaned by Maintenance and the addition of new rock surface. He said it was hoped the new larger rock would reduce erosion.

Parks and Beautification: President Davis said Steve Robinson sent him a text message stating all the flowerbeds have been cleaned up and also thanked Kathy Hughes for her help. Davis said he cleaned up the rose bushes.

Official Country Club minutes may be read at the Lake Office.

City Council, Lake Board meetings move

The Lake Board's first September meeting is to move from the first Monday, Labor Day, to the following Tuesday, Sept. 3, at 7 p.m. at the Clubhouse.

The City Council's September meeting is to move from the first Thursday of the month to the second Thursday, Sept. 12, at 6 p.m. at City Hall.



Save the Date!
 Join us on October 19th
 Sign in @ 9:30am
 Starts @ 10:00am
 Fundraising Cornhole
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 \$30 per Team




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*Please Join the Lake
Tapawingo Women's Club
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Upcoming Events

**9/19 6:00pm
Women's Club Board Meeting**



**9/19 7:00pm
Women's Club "Speed Dating"
get to know you Happy Hour**

**Women's Club
"speed dating"
Happy Hour**

*Get to know your fellow Lake Ladies!
Have some fun "speed dating" with new friends!*

**BYOB and a small snack or
appetizer to share**

September 19th, 7:00pm at the Clubhouse



City Planning, Zoning panel drafts ordinance updates

By John Braden

The city Planning and Zoning Commission met Aug. 15 with City Council members and interested residents to consider updates to city ordinances on subjects of parking, residential tidiness, fences, landscaping and potentially hazardous commercial truck parking.

Alderman Steve Magel presented a list of subjects, urging members to consider updates that would prepare for an expected trend of residential renovation, including replacement of some existing homes. Magel had told the panel Lake Lotawana has experienced a great turnover in home demolitions and replacements and the smaller Lake Tapawingo is expected to follow suit.

Over two hours, Chairman Gary Mallen led discussion of possible recommendations that would be referred to the City Council for consideration. The commission plans to review and refine its conclusions at its next meeting, which was set for 5:30 p.m. Sept. 17 at City Hall.

Initial discussion focused on residential parking issues. Noting there is no on-street parking on first tier, Magel said there is concern that precious second-tier street parking might be further reduced if new second-tier construction devotes more lot frontage to wider, multi-car driveways.

The commission discussed possibly requiring an amount of street-front green space or shrubs as part of new home construction. It was noted rules would have to accommodate the many lot frontages of less than the standard 50 feet considered to be an average Lake lot. The panel provisionally recommended to limit new-home driveways to two car-widths at the street, though they could be wider as they get nearer the house.

The panel recommended the city enforce its restrictions on placement of gravel on unimproved lots. Nuisance ordinances already prohibit parking vehicles on grass. It was suggested those adding gravel to existing gravel driveways be required to use rock large enough that it would not wash into ditches, roads and yards.

The commission also considered requiring that paving of unimproved lots be limited to the dimensions for driveways, preventing the paving of entire lots.

The commission also considered whether to lift the prohibition of detached garages on unimproved lots. Mallen proposed leaving the prohibition in place, though applicants could appeal for a variance to the Board of Zoning Adjustment.

On the matter of outdoor storage, commission members appeared to favor requiring enclosures for all trash containers. A current ordinance requires trash containers and yard waste bags to be stored not less than 20 feet from the edge of the road. Panel members discussed requiring enclosures, possibly including a 4-foot-tall fence.

The panel was asked whether to consider requiring storage of lake toys, but members concluded most lake toys are not stored on the street side of homes and dropped the proposal. Panel members indicated they would support limiting curb display of free, for sale or donation items to 48 hours.

The panel also considered whether to prohibit boat repair work on residential lots. Magel said state law makes it difficult to limit home-based businesses and some boat repairs are by individual homeowners. It was noted boats are required to be parked on paved surfaces and not on grass, which if enforced would limit boats on residential lots. Commission Member Jim Conway suggested inoperable boats be added to the nuisance ordinance that prohibits outdoor storage of inoperable vehicles.

The commission took no action on whether to change the number of recreational vehicles that may be stored outdoors on a residential lot. Current ordinance allows one large RV, two small RVs, or one of each -- all parked on hard surfaces.

Although the commission was to consider whether to require an up-to-date survey for any construction work outside the existing home footprint, Magel said it was found current ordinances require it and simply need to be enforced -- rather than allowing use of old, potentially outdated, surveys.

Due to instances in which neighboring houses are too close to property lines, Magel asked whether the city should require a fence to be a certain distance from a neighbor's house. He said in some instances, a neighbor could not maintain their own house due to a neighboring fence. The commission decided to recommend a fence come no closer than 3 feet from a neighbor's house.

The panel decided not to allow fences taller than 4 feet on upper residential tiers. However, the panel considered 6-foot fences should be allowed around swimming pools. Magel said they could be made of iron or aluminum but not chain link. The panel was asked to consider whether fences should be required to be inset within property lines and whether adjoining homeowners should sign off on shared fences.

Additionally, the commission was asked to consider whether height of landscaping walls should be limited and whether to require trees or shrubs as part of a plan for a new house.

The commission was also asked whether there should be a limit on residential parking of commercial trucks, especially those that might carry hazardous materials. Magel was asked to obtain additional information on the subject, including relevant fire codes.

Mallen asked whether the city could limit the time and location of political advertising. Magel said state and federal laws restrict cities' ability to limit political speech.

The commission also was to consider whether the city should limit parking along Tapawingo Lane in front of a new business located on unincorporated property inside Gate 1. Magel said a review of existing city ordinances found the city already could prohibit parking on that street simply by posting no parking signs.

An audience member, Jayme Dean, asked whether the commission could consider setting standards for repairing of road cuts made for utility work under the Country Club-owned streets. Magel said it was difficult for the city to find a contractor to perform the small jobs properly but it needed to go to the expense to ensure the roads are properly patched after utility work.

Dean also said the city is losing significant revenue from construction projects around the Lake that have not obtained building permits. Magel said because the city does not have a full-time building inspector, it is up to the aldermen, city employees and residents to report non-permitted work. He said permits are intended to protect homeowners from improper actions of contractors.

Commission Member Andy Gibler asked whether the city could do more to control fireworks that threatened to damage residents' homes. Magel said he thought action could be taken through fire codes to ensure that residents are not using commercial fireworks, as some did on the last Fourth of July. Conway said he also witnessed instances of residents shooting fireworks in the street and on Country Club lakefront, which is supposed to be prohibited. Magel noted the street is Country Club property as well.



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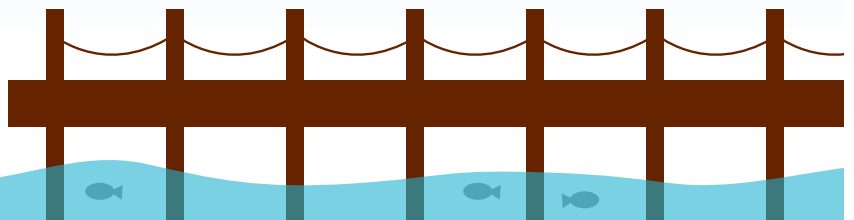
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SPORTSMEN'S CLUB NEWS

Join us for 10th Vernon McGuire Memorial Fish Fry!

By John Nicol

A traditional Lake event, it was appropriate to dedicate the Fish Fry to the memory of Vernon McGuire who was closely linked to origination of Lake Tapawingo, a life-long fisherman, leader in the Sportsmen's Club and a beloved member of the community.



The 10th annual Vernon McGuire Memorial Fish Fry will be 4 to 7 p.m., or as long as the food lasts, Saturday, Sept. 14, at the Shelterhouse.

The menu will feature fish fried to perfection, mouthwatering onion rings, Patty Fedo's amazing hush puppies, freshly made french fried potatoes and coleslaw. Drinks include water, soda, beer, and Margaritas. The Women's Club will provide desserts. Just \$5 for adults; children under 12 are free. Credit cards are welcome. You can't beat this delicious event anywhere!



Credit goes to the Sportsmen's Club members setting up, preparing, cooking, serving, collecting and cleaning up at the Shelterhouse. Thanks goes to John Harrison, Jeremy Cumberland, Scott Patton, Tyler Follis, Chuck Welch, Scott Rhodes, Matt Quinn, Clint Cumberland, John Nicol, Dan Long, Ron Eib and Women's Club members Cathy Tadlock and Kim Hall serving desserts. We appreciate all the volunteers and all who came out for a most enjoyable event.

Beautiful weather made perfect Low Country Shrimp Boil

Well over 80 adults and 8 children enjoyed the dinner and visiting with Lake neighbors and friends at the Aug. 17 Low Country Shrimp Boil. From the social hour on people peeled shrimp and crawfish with the mix of andouille smoked sausage, corn, potatoes and dessert and stayed and stayed.

Remembering Vernon McGuire

By John Nicol

When Glenn Vernon McGuire passed away March 29, 2015, the Lake Tapawingo Sportsmen's Club honored him by designating the annual Fish Fry to be the Vernon McGuire



Memorial Fish Fry, now in its 10th year. He was a respected and true gentleman, always ready to help and participate, and be a friend to all.

Vernon was a past president and 30-year Sportsmen's Club member and continued in charge of the Easter Egg Hunt and Carp Fishing Tournament, and being an avid fisherman, supplied lake catches for the Fish Fry and breaded the fish to be fried.

Vernon was born Jan. 31, 1928, in Blue Springs, Mo., into the "Greatest Generation" and served two years in the U.S. Navy, verified by a faded tattoo. Part of the family farm already had been sold to the Lake Tapawingo Development Co. and what remained is south of A Cove across the Lake fence from 183

Anchor Circle. Growing up there, Vernon and his sisters played with Lake children around A Cove where he caught his first fish, a five-pound bass with a worm for bait using a cane pole.

In 1976, he and his wife Belva bought a Lake lot and built a house at 80 Anchor. He was employed by Westinghouse Electric Corp. for 34 years as an electrical tech and supervisor, retiring in 1986. After retirement he was then employed by the Blue Springs School District for 10 years on a part-time basis.

Vernon was very active in his community as past president of the K.C. Electrical Engineers Association, a charter member of the Blue Springs Jaycees, former board member of the Lake Tapawingo Development Co., a board member of the Blue Springs Cemetery Association, the American Legion Post 499, and a lifetime member of the First United Methodist Church of Blue Springs. In addition, Vernon was the 2014 Grand Marshall of the World's Shortest and Smallest St. Patrick's Day Parade in Blue Springs.



Vern's family homesite, looking toward Lake.

I grew up at the Lake but only really got to know him during the last few of his 87 years, but immediately admired him. As I began as the Sportsmen's Club secretary, he shared a very old Lake newsletter that provided information to conclude the Sportsmen's Club began in 1938.

I had a kind of bond by knowing Lyle Wells, the son of my high school teacher and a fellow Missouri alumnus. Lyle was Vernon's high school classmate and they remained loyal, close friends through their lives. Vern and I attended Lyle's funeral together.

I thank John Braden for providing his *Lake Tapawingo News* articles and the Meyers Funeral Home obituary for help with this remembrance.



Sue's News At The Lake



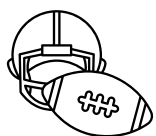
10 Most Common Home Defects

Many issues identified during home inspection are very crucial to the home buying process. If left untreated, they can lead to costly repairs later.

1. Water management - grading, gutters, downspouts, sump pump
2. Electrical boxes - switches, breakers, overloading
3. Wood Rot - windows, siding, trim
4. Window issues - broken panes, fogging, won't open
5. Radon over EPA standard of 4.0
6. Roof issues - flashing, worn or missing shingles, hail damage
7. GFCI- missing or not working
8. Plumbing issues - valve corrosion, leaks, sewer backups
9. Air Conditioner - dirty coils, out of level, low coolant
10. Foundation Problems - sinking, cracking, bowing, shifting or movement

Rates improve

Mortgage rates move ahead of actual Fed cuts, and improved earlier in August on the speculation of coming cuts possibly in September. (Like I said a few months ago in the Lake Newsletter, my opinion, I think we will see a rate cut soon in September or October before the election.)



CHIEFS 1st home game Sept 5 at 7:20 p.m.

Did you get a Chiefs schedule? If not call me & I'd be happy to run one by your house 816-694-6780

Lake Tapawingo Stats

3 Active Listings
3 Pending Sales
3 homes SOLD in past 30 days
Average price of 3 homes SOLD \$548,333

Chocolate Chip Cheesecake Dip

- 8 ounces cream cheese, softened
 - ½ cup unsalted butter, softened
 - ¾ cup confectioners' sugar
 - 2 tablespoons brown sugar
 - 1 teaspoon vanilla extract
 - 1 cup miniature semisweet chocolate chips
- Mix together cream cheese and butter in a bowl with an electric mixer until smooth. Mix in confectioners' sugar, brown sugar, and vanilla until well combined. Stir in chocolate chips. Keep dip refrigerated until ready to serve. Serve with sugar cookies or apples.

Testimonial

Sue is our "go to" real estate professional! She is always pleasant and eager to assist in any showing. We really appreciate her friendly demeanor, expertise and recommend her to anyone needing a real estate agent.

Cheri W.
Independence



TAPAWINGO POLICE GAZETTE

PUBLIC SAFETY AND SECURITY

LT Police thank Lake blood donors!

On behalf of the Lake Tapawingo Police Department and the Red Cross, we would like to share our sincere appreciation for everyone who came out to our Blood Drive on Aug. 16.



We surpassed our goal and collected 21 units! Each unit collected can go on to save up to three lives, so this is indeed impressive!

The blood supply is still critically low so if you would like to donate please visit the Red Cross website, www.redcrossblood.org, to find a drive near you.

THANK YOU!!!



See Police Reports, Page 23.

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SEPTEMBER 2024

SUN	MON	TUE	WED	THU	FRI	SAT
1 	2 Labor Day <i>Lake Office closed</i> <i>City Hall closed</i>	3 Country Club Board , 7 p.m. Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	4 <i>Lake Office hours: 9 a.m.-3 p.m.</i>	5 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	6 <i>Lake Office hours: 9 a.m.-6 p.m.</i>	7
8	9 <i>Lake Office hours: 11 a.m.-6 p.m.</i>	10 Sportsmen's Club 7 p.m., Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	11 <i>Lake Office hours: 9 a.m.-3 p.m.</i>	12 City Council , tax levy hearing 6 p.m., City Hall <i>Lake Office hours: 9 a.m.-5 p.m.</i>	13 <i>Lake Office hours: 9 a.m.-6 p.m.</i>	14  Sportsmen's Club Fish Fry, 4 p.m. Shelterhouse
15	16 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: 11 a.m.-6 p.m.</i>	17 City Planning & Zoning Commission, 5:30 p.m. City Hall <i>Lake Office hours: 9 a.m.-5 p.m.</i>	18 <i>Lake Office hours: 9 a.m.-3 p.m.</i>	19 Women's Club Board, 6 p.m.; Club Happy Hour, 7 p.m., Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	20 <i>Lake Office hours: 9 a.m.-6 p.m.</i>	21
22	23 <i>Lake Office hours: 11 a.m.-6 p.m.</i>	24 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	25 <i>Lake Office hours: 9 a.m.-3 p.m.</i>	26 Municipal Court 10:30 a.m., Circuit Court, Independence <i>Lake Office hours: 9 a.m.-5 p.m.</i>	27 <i>Lake Office hours: 9 a.m.-6 p.m.</i>	28  Invasive Species Training, 9 a.m. Lake Office (pre- register)
29	30 <i>Lake Office hours: 11 a.m.-6 p.m.</i>					

Police Reports

	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31	Feb. 1-29	Jan. 1-31	Dec. 1-31
Traffic - Anchor offenses	1	3	0	0	2	1	5	2
- Beach	0	0	2	2	1	0	0	0
- Clipper	0	2	0	1	1	0	1	0
- Dockside	0	0	1	1	0	3	2	3
- Emerald Shore	0	0	0	0	0	0	0	0
- Woods Chapel	1	0	1	2	1	0	0	1
- U.S. 40	5	6	7	2	20	27	11	34
- Total	6	11	11	8	25	31	19	40
Warrant arrests	0	0	0	0	1	1	0	1
Arrests	0	0	0	0	1	1	0	1
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	2	0	1	10	5	1	1	0
Calls for service	31	28	22	22	26	27	29	25
Warnings	10	8	7	11	13	18	10	13
Total	49	47	41	51	71	79	59	80



Fish Fry!



*The Lake Tapawingo Sportsmen's Club
and the Lake Tapawingo Women's Club
invite you to join us for the 10th annual*

Vernon McGuire Memorial Fish Fry

*Saturday, Sept. 14, 4-7 p.m.
at the Shelterhouse.*

Adults \$5, children 12 and under FREE

Credit and debit cards welcome.

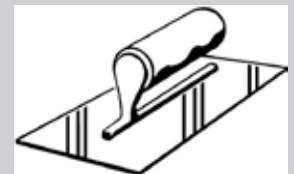
Menu: Fish fried to perfection, mouthwatering onion rings,
hushpuppies, freshly made french fried potatoes and coleslaw.

Drinks include water, soda, beer and Margaritas.

Women's Club to provide desserts.

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