

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club



The first Lake Tapawingo Mayor's Christmas Tree!

More than 100 people (including parents of the John Nowlin Elementary singers, right) were on hand Dec. 1 for the lighting of the first Mayor's Christmas Tree. The event, engineered by First Lady Kathy Rodenberg with the aid of Traci Via and Annette Seago, also featured snack hosting by the Women's Club, Santa support from the Sportsmen's Club, treat donations by residents, and risking of life and limb by Lake Maintenance Coordinator Matt Kempf for illumination of the tree next to City Hall.



Photos by John Nicol, John & Elizabeth Braden



Council names former Independence officer police chief

By John Braden

After considering eight applicants in closed session Dec. 5, Mayor Tom Rodenberg appointed retired Independence Police Major Paul Thurman to serve as Lake Tapawingo police chief. The City Council approved, 6-0. Thurman is to begin work Jan. 2.

After the vote, Rodenberg noted Thurman is a "really sharp gentleman... I am very excited for his potential to rehab our Police Department."

Thurman retired in 2023 after nearly 29 years of service, including as commander of the Independence P.D. Administrative Services Division. After being promoted to major in 2014, he



Thurman

commanded the Investigations Division, followed by the Support Services Division.

He began his career as a patrolman in 1994 and later moved to the Jackson County Drug Task Force. He was promoted to sergeant in 2008, commanding a patrol watch. He later commanded the Drug Enforcement Unit and Internal Affairs Unit.

Chief Tammy Taylor resigned Nov. 4 in what Rodenberg called "a personnel matter, which cannot be publicly discussed by the city."

See City, Page 2.



Around the Lake

BIRTHDAYS

Jan. 3 Gregory "Fred" Fensom, 10 Beach
Carol Keeton, 122 Dockside
Jan. 6 Linda Osborne, 12 Beach
Jan. 13 Shanna Corazzo, 48 Beach
Stacie Evans, 137 Beach
Jan. 19 Marsha McNabb, 50 Clipper
Jan. 24 Julie Vigliaturo, 29 Anchor
Jan. 25 Linda Bolas, 52 Emerald Shore
Kay Hawkins, 18 Anchor
RoseMary Tede, 37 Emerald Shore
Jan. 26 Connie Lehmkuhl, 61 Anchor
Jan. 27 Kathy Summers, 5 Anchor
Jan. 30 Jerry Davis, 7 Clipper

WELCOME TO THE LAKE

John Baty, 110 Beach
Blake and Christine Smith, 55 Beach
Kyle Wheeler and Cassidy Fensom, 11 Beach

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.

City Council hears resident concerns about Police Department situation

Continued from Page 1.

In the open Dec. 5 City Council meeting prior to the closed session and vote, Thurman and his wife Penny sat in the back corner of the audience section.

At that time, Angela Binney, 46 Dockside, asked whether there was a review committee to look at the hiring of a new police chief and when selection of a new chief would be announced. Rodenberg said the council would consider a new chief in closed executive session and would announce it when one is hired.

Binney also inquired about the city hiring an attorney separate from City Attorney Paul Campo. Rodenberg said the independent attorney did some contract work for the city.

Matt Quinn, 19 Anchor, read a letter written by his wife, Jane, who was unable to attend the meeting. While acknowledging the confidentiality of a personnel matter, the letter urged the council to look more fully into the circumstances surrounding the resignation of Taylor and another female officer.

Alderman Traci Via said she had talked to Ms. Quinn and invited the public to contact individual aldermen, but there are some things that cannot be discussed.

Invasive species training season opener Jan. 18

The first invasive species training session of the year is set for 8 a.m. Saturday, Jan. 18, at the Lake Office. Training is normally scheduled on the third Saturday of every month.

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

See Pages 3 and 5 about the revived mandate for **retraining** residents, in person, every two years, starting this month! Training is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity."

Lake Rules prohibit the transfer of boats and gear between Lake Tapawingo and other waters unless quarantined before they return to Lake.



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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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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Contributing columnists: Darren Davis, John Nicol, Tom Rodenberg, Erin Spiva.

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"



Property owners OK Country Club budget, including saving \$750,000 for future Miller's pond dam work

By John Braden

After a series of pointed questions about \$750,000 to be saved back for future Miller's pond dam rehabilitation, Lake property owners voted Dec. 12 to approve a 2025 Country Club budget estimating \$690,000 in total revenues and \$493,200 in total operating expenses for a net operating income (a final balance) of \$196,800. With about 30 people attending the meeting at the Clubhouse, the vote to approve was 19-6.

Major expenditures budgeted for the coming year would include \$137,500 for total employee payrolls, \$50,000 for insurance, \$40,000 legal expenses, \$30,000 each for road maintenance and tree and brush removal, \$27,500 for contract mowing and \$25,000 for real estate taxes.

None of those items was questioned, with several property owners instead questioning or arguing against an item saving \$750,000 for use in a future budget, if and when heirs to the Miller farm grant the Lake Board access (either through permission or land sale) to rehabilitate the deteriorating pond dam that carries Anchor Drive across the upper end of AB Cove -- and possibly to rehabilitate the silted-in Miller pond as well.

The \$750,000 item was included among "designated funds," which hold money in savings for future big-ticket expenses normally beyond the current budget year. Designated funds (which historically were called "restricted funds" until a board accountant said that was a misnomer) usually receive a share of annual leftover revenues to build up balances over several years for expensive items such as road replacement, silt removal, main dam repairs and major vehicle and equipment replacement. Designated funds are usually noncontroversial and save up money to avoid special assessments or loans for large future expenses.

Other current designated funds include \$22,500 toward eventual Maintenance equipment replacement and \$34,000 toward eventual repair or replacement of the Liberty Landing dock.

Last year's 2024 budget already included \$709,000 in the designated fund for Miller's pond dam rehab. The additional \$41,000 added to the fund this year is in anticipation of increased inflationary costs before the work actually gets bid and performed. The 2023 budget had already saved back

See Davis:, Page 5.



Affinis Corp.

DRAINAGE MAP -- Miller's pond receives runoff from 57.4 acres extending south as far as U.S. 40 and including about 20 acres of Briarwood Oaks Estates subdivision. Affinis Corp. said the pond was built years ago as a sedimentation basin to reduce silt inflows into the lake. The engineer estimated 121.3 tons of sediment accumulates in the pond annually.

Lake revives in-person invasive species retraining rule

The Country Club Board voted Dec. 2 to revive the requirement that a property owner from each household must take in-person invasive species retraining in order to obtain boat registration stickers and dock permits and to use the lake for any activity. The requirement would not apply to households who had a member undergo training in the last 24 months.

In-person retraining, which is required every two years by Lake Rules, had been supplanted by signed documentary recertification that became the norm during the COVID-19 pandemic. Board members indicated it was time to resume full in-person retraining at regular intervals to emphasize the importance of avoiding zebra mussel infestation of the lake.



To implement training for most residents prior to boating season, the board scheduled training sessions at a range of times on Jan. 18, Feb. 13 and 15, March 13 and 15, April 19 and May 17. All sessions are set for the Clubhouse except the 8 a.m. Jan. 18 session that will be at the Lake Office. See the notice on Page 5 for details including specific meeting times.

Property owners should contact the Lake Office, (816) 228-3721, to pre-register for a training session. Lake Environment Chairman Brian Smith, who conducts most training sessions, said he is concerned that the paper acknowledgment allowed a large portion of residents to simply

See Nine, Page 5.



LAKE SIDE NEWSLETTER

HELLO JANUARY

From Lisa Hodges, Realtor KS & MO



MONTHLY CHECKLIST

- ☐ Toss out any outdated or expired cleaning products
- ☐ Add downspout extensions at least 3-4' away from foundation
- ☐ Tighten any loose drain connections and fasteners
- ☐ Mow dried leaves for a nourishing mulch
- ☐ Stock up on winter storm essentials like ice melt & shovels

MARKET UPDATE



MARKET NEWS

Mortgage rates have been increasing after a few weeks of decline. The average rate for a 30-year mortgage is 6.72%, which is the highest it's been since late November. The Federal Reserve's projection of fewer interest rate cuts in 2025 may have contributed to the increase. The holidays do have an inconsistent impact on mortgage rates because the inconsistency of the bond market. Also random trading can act to push rates higher or lower regardless of cues from the more normal inputs. Its forecasted mortgage rates will average 6.8% in 2025, and hover around the low-6% range if the economy continues to slow.



SAVE THE DATE

Starry Night Over Arrowhead Paint Party @ Pinot's Palette	JAN 4
One Year Anniversary @ Reed & Rooted	JAN 10-12
Bingo Night @ Outlaw Harley Davidson	JAN 23
Crooked Path Revival @ East Forty Brewing	JAN 24
Yoga & Brew @ The Mill Room	JAN 26
Plant Bingo Night @ Colonial Gardens	JAN 31

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Lisa Hodges
YOUR REALTOR





Davis: It's Miller Time all over again regarding pond work

Continued from Page 3.

\$346,000 for the future project back before inflation estimates doubled the expected construction cost.

In response to questions, Board Member Mike Stiles said the fund amount is based on estimates from engineer Affinis Corp. to remediate the dam holding up Anchor Drive whose retaining wall is sinking and shifting to the point it is feared the road (and underlying utility lines) would be lost and the contents of Miller's pond would flood AB Cove. The remedial work also would include a new skimmer system to capture debris and runoff before it hits the lake.

Stiles said the early plan assumed the Country Club would receive permission to enter the Miller farm to dredge the pond and rebuild the dam. However, disagreements among the Miller farm heirs have made it impossible to discuss either buying a portion of the property or simply being allowed access to perform the work. While the dam is on Country Club property, the intervening property line lays a few feet within the pond itself.

President Darren Davis said lawyers for both sides have attempted to discuss obtaining access only to have the unharmonious heirs themselves fail to address the matter. Davis said it would be better and likely less expensive to perform the work on the Miller side of the property line.

In the meantime, Stiles said, the Lake Board has begun to consider whether all remedial work must be performed on the Lake side of the property line, likely including construction of a

replacement dam and road on the Lake side of the existing dam.

Some property owners argued the Lake Board should sue the Millers, but it was explained that would be expensive, time-consuming (in the face of inflation) and likely unsuccessful. Stiles noted, for example, the Missouri Department Natural Resources examined the silted-in pond, took samples and found its contents are not considered pollution, so there would be no claim from that quarter.

When asked why the money is in the designated fund now, Stiles said so the board and property owners can talk about the matter and be prepared when it is time to move on the project. In response to accusations that the board could just spend the money, Stiles and Davis that would not happen before bids and public discussions of the situation.

One property owner said the problem is some property owners think they should approve when and how the money is spent. A former board member said property owners do not vote on construction plans; that is what board members are elected to do.

Because the \$750,000 is set aside in a designated fund and not included in the 2025 budget's operating expenses, arguably a budget amendment should be approved by a meeting of property owners if the board should actually seek to spend the money during the current, 2025, budget year. Lake bylaws provide that no expenditure shall be made from annual assessment revenues except those included in the annual budget approved by property owners.

Nine invasive species trainings set thru May

Continued from Page 3.

sign the form without reading it. He said he agreed that in-person recertification should be required but proposed that classes be offered one or two times a month for residents to attend on their own time over several months versus only offering one large class.

Smith said the last large in-person class he remembered happened in 2016 and there is still a lot of ignorance on the topic around the Lake.

Board Member Sarah Jordan moved to require in-person recertification this year for invasive species training by all residents unless a member of the household has been trained within the last 24 months. Board Member John Nicol suggested having the residents who attend the classes still sign the acknowledgement to certify they will obey the guidelines.

The board passed Jordan's motion, 8-1.

Smith said because there would be a lot of in-person classes available, he was concerned that he was the only instructor. Board Member Mike Stiles volunteered to help Smith with training if needed.

INVASIVE SPECIES TRAINING

RESERVE YOUR SPOT:

816-228-3721

Advance registration is recommended.

Please call the Lake Office to reserve a spot in one of the sessions.

IS IT TIME TO REFRESH YOUR IST?

One adult from every household must complete IST training every 2 years.

If no adults in your *current* household completed IST in 2023 or 2024, it's time to get re-certified. IST Certification is mandatory in order to receive your lake stickers or to use the lake in *any* capacity.

UPCOMING SESSIONS

- 1 SATURDAY, JANUARY 18, 2025 8 AM - 9 AM
- 2 THURSDAY, FEBRUARY 13, 2025 6 PM - 7 PM
- 3 SATURDAY, FEBRUARY 15, 2025 8 AM - 9 AM
- 4 THURSDAY, MARCH 13, 2025 6 PM - 7 PM
- 5 SATURDAY, MARCH 15, 2025 8 AM - 9 AM
- 6 SATURDAY, APRIL 19, 2025 8 AM - 9 AM
- 7 SATURDAY, APRIL 19, 2025 10 AM - 11 AM
- 8 SATURDAY, MAY 17, 2025 8 AM - 9 AM
- 9 SATURDAY, MAY 17, 2025 10 AM - 11 AM

The Jan. 18 session is at the Lake Office, 144 Anchor Drive. All other sessions are at the Clubhouse at 244 Dockside Drive.

Space may be limited. Only one adult per household *must* attend.



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TIE ONE ON -- A giant red metal bow was attached to an even more giant pine tree by Chad Preator tree service (which took the photo at right from the bucket truck) to mark Barbara Landes' "World's Tallest Topiary."

Lake boy's first Christmas tree grows to 'World's Tallest Topiary'

Topiary (toupi-eri) noun. 2. A garden having trees or shrubs trimmed into decorative shapes.

By John Braden

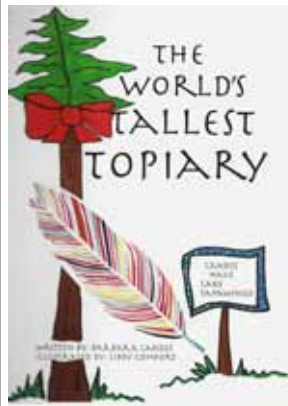
What began as a chat between Barbara Landes, 173 Anchor, and Libby Comfort, 20 Beach, grew into an idea as big as the giant pine tree that dwarfs Barbara's "fairy tale house" and its surrounding garden on Anchor Drive.

Barbara told Libby the big tree was her grown son Mark's first Christmas tree, chosen and planted by her and late husband Chet when Mark was a baby. The pair decided the tale of the tree would make a children's book, written by Barbara and illustrated by Libby, called "The World's Tallest Topiary."

And tall it is. The tree is likely three times the height of the house, with a naked trunk as high as the house where an ice storm stripped its lower branches, leaving the greenery high above.

To mark the creation of the book, Barbara commissioned a giant red metal bow, which was installed far up on the tree by Chad Preator's tree service bucket truck on Dec. 13. As for the book, only a limited number have been printed for family and friends.

Barbara said she could find no book by the same name. And she admitted, perhaps there is a topiary in Asia that is taller, but the giant tree is at least the World's Tallest Topiary -- in Lake Tapawingo.



CITY COUNCIL REPORT

Alderman sees insufficient funds for 2025-2026 budget

The Lake Tapawingo Board of Aldermen met Dec. 5 at City Hall. Mayor Tom Rodenberg presided.

Visitors: Angela Binney, 46 Dockside; Ty Francis, 3 Emerald Shore; Tom Goddard, 5 Beach; Scott and Debbie Martin, 144 Beach; Charles Plank, 38 Dockside; Matt Quinn, 19 Anchor; John Braden, 45 Anchor; Brandon Carlson, Troutt Beeman & Co.; Paul and Penny Thurman

Revenue sources: Alderman Steve Magel noted last year Alderman Bob Seago proposed a property tax levy increase that did not advance. He said the city's financial situation indicates that by the 2025-2026 fiscal year, the city will not have sufficient income to fund the budget.

Magel said it was difficult to calculate potential revenue if the city were to adopt a sales tax on autos and boats but estimated it might raise \$10,000 per year, which is not

a lot but would help revenues somewhat. However, once a sales tax is approved, the city also could propose a matching use tax on Internet purchases by Lake residents.

Magel noted the city property tax of \$1 per \$100 of assessed valuation for general government operations, approved by voters in 2014, has been reduced gradually by state mandate to 65 cents per \$100 as property values have increased. He also

See City, Page 9.



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City action needed in January to put tax on April ballot

Continued from Page 7.

pointed out many property owners aged 62 and older are taking advantage of a state law that allows them to apply to freeze the valuation of their primary residences, also affecting city revenues negatively.

Magel said the separate property tax to pay off the water main replacement bond, at about 67 cents per \$100 assessed valuation, is to expire in 2025. He said that presents an opportunity for the city to convince voters to increase the general rate back to \$1 per \$100 assessed valuation, which he said would provide the city about \$50,000 in additional revenue.

The alderman said the city needs to hire a part-time city planner to deal with new houses and redevelopment. He said additional part-time police officers also are needed at about \$25,000 each.

Mayor Rodenberg said the council needs to look at budget issues before pushing a revenue increase.

City Attorney Paul Campo said the council would have to approve a tax increase ordinance by Jan. 28 to make the April 8 ballot. It would need to be submitted by May 27 to make the Aug. 5 ballot.

If voters were to approve an increase in April, the increased revenue could be considered in the budget beginning July 2025. If it were approved in August, revenues would be too late to include in that budget, which is approved in June.

Magel noted Water and Sewer Department losses listed in the city audit showed utility rates need to be increased as well.

While aldermen agreed something needs to be done about revenues, no firm action was proposed.

City audit report: Brandon Carlson, audit manager for Troutt, Beeman & Co., presented his audit report of city accounts for the fiscal year ending June 30, 2024. He said the report included a “clean opinion,” the highest ranking that can be given.

Carlson outlined revenue and expense statements for both the city’s governmental and business-type activities (water/sewer and trash). He noted the city’s repayment of the water main replacement bond would end in 2025 resulting in a reduction of property taxes to retire the bond.

The auditor said the city recorded losses of \$67,000 for sewer service, compared to \$55,000 in 2023, and \$124,000 for water service, compared to \$88,000 for 2023. He said expenses were mainly depreciation of equipment, maintenance and increased wages. He said it appeared utility rates are too low and business-type operations should make, rather than lose, money.

Carlson noted the city does not have personnel that is certified to prepare financial statements, which is why the city employs Troutt Beeman to prepare them.

After discussion, the council passed, 6-0, a motion by Alderman Gary George to accept the audit as presented.

Planning and Zoning Commission:

Alderman Steve Magel said City Attorney Paul Campo would be drafting some zoning ordinances that first would be

reviewed by the Planning and Zoning Commission, followed by the City Council.

Codes enforcement: Alderman Steve Magel said the city needs additional revenue to hire a part-time codes enforcement inspector. He said he hoped the new police chief might be able to help when applicable. Despite considering new ordinances, Alderman Tracy Via said the city needs to focus on enforcing rules already in place.

January council meeting: City Clerk Paul Blixrud suggested the January meeting be moved from Jan. 2 to Jan. 9 because City Hall would be closed in the two days before Jan. 2 for the New Year’s Holiday, complicating meeting preparations including preparation of a financial statement. However, Alderman Traci Via said she would be unable to attend on Jan. 9 when further revenue issues might be discussed. After discussion, it was decided the meeting would remain on Jan. 2.

Police: Tom Goddard said he noticed some city police cars did not have police decals and was told by City Clerk Paul Blixrud said they were deteriorating and needed to be replaced. Alderman Steve Magel said the city has bids from Royal Signs and they will be replaced.

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

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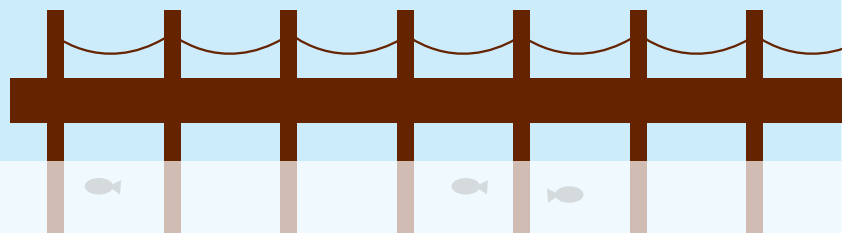
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Two incumbents file for city seats; Lake Board candidates sought

By John Braden

Only two of the incumbent city aldermen had filed by Dec. 26 for the April 8 Lake Tapawingo mayoral and City Council election. The filing deadline was Dec. 31.

Meanwhile, the Country Club Board's Nominating Committee approached the Jan. 6 deadline to recruit and report back candidates for six Lake Board seats. Lake Rules require the committee to report back its nominees at least 45 days before the Feb. 20 Property Owners Meeting and election, which would be Jan. 6.

Mayor, three City Council seats up for April 8 vote

Seats of Mayor Tom Rodenberg and three of the six City Council members are up for election on April 8. All are for two-year terms.

City Clerk Paul Blixrud said only two of the incumbent aldermen had filed, unopposed, by press time, Dec. 26. Those filing were:

-- In Ward 1 (A Block), Alderman Traci Via, 68 Anchor;
-- In Ward 3 (D and E blocks), Alderman John Nicol, 59 Dockside, who was appointed to complete the term of Alderman Morgan Combs who moved out of Ward 3.

Mayor Rodenberg and Ward 2 (B and C blocks) Alderman Gary George, 7 Beach, had not yet indicated their intent.

The remaining three council members, Steve Magel in Ward 1, Lisa Hodges in Ward 2 and Bob Seago in Ward 3, have terms that expire in April 2026.

Six Lake Board seats up for Feb. 20 vote

Five seats of the 15-member Lake Tapawingo Country Club Board will be up for election on Feb. 20 for three-year terms, while a sixth seat is up for the remaining year of a term. Ideally, at least seven board candidates should be

recruited to run for the six vacancies to ensure voters have a choice -- and to give the minimum-required 50 property owners a reason for showing up to vote.

Once the Nominating Committee names candidates, then ballots can be prepared and property owners notified by letter before the election. Candidates also may be nominated from the floor of the Property Owners Meeting and election at 7 p.m. at the Clubhouse.

Property owners who have lived at the Lake for two years and want to express their interest in serving on the Lake Board may contact the Lake Office, (816) 228-3721, to find a Nominating Committee member.

Normally only five seats, representing a third of the board, are up for election each year. The five regular seats up for three-year terms include those held by Clayton Holland, Scott Johnson, Wes Knox, Joe Rush and Susan Stiles. Holland said he will seek re-election. Knox, Rush and Susan Stiles said they will not be seeking re-election.

Also up for election is the remaining one year of the term of Kim McReynolds, who resigned and was moving from the Lake by the end of the year. Former Board President Jayme Dean was appointed by the board to fill the seat until the February election but indicated she would not be running.

Under usual procedures of the election, the top five vote-getters would win the five three-year terms, with the sixth vote-getter receiving the one-year term.

Continuing on the Lake Board are Board Members Darren Davis, Andy Gibler, Sarah Jordan, T.J. McGinnis, John Nicol, Scott Patton, Brian Smith, Mike Stiles and Brian Zoller.

To be eligible for election to the Lake Board, a candidate must own a lot in Lake Tapawingo, must be a year-round resident, must have resided within Lake Tapawingo for not less than two years preceding the date of the election, and must have no outstanding dues, assessments or fees owed to the Lake Tapawingo Country Club.

COUNTRY CLUB BOARD REPORT

Nominating Committee seeks Lake Board candidates

The Lake Tapawingo Country Club Board of Directors met Dec. 2 and 16 at the Clubhouse. President Darren Davis presided.

Visitors: Sarah Buchanan, 16 Anchor; Jim Conway, 91 Dockside; Jayme Dean, 62 Beach; Ty Francis, 3 Emerald Shore; Hap Graff, 30 Dockside; Chris Mettes, 44 Beach; Charlie Plank, 38 Dockside; John Braden, 45 Anchor; Christian DeLozier, Mike Keith Insurance.

Board member inauguration: Jayme Dean was elected at the Nov. 18 meeting to fill the remainder of Kim McReynolds' term on the Lake Board until the February board election. However, President Davis said the swearing-in ceremony would be postponed until after the Budget

Committee presentation to the Property Owners Budget Meeting on Dec. 12, due to Dean being a member of the Budget Committee. Davis noted a member of the board cannot be on the Budget Committee. Dean said it was cleaner to keep her completely off the board until the Budget Committee's work had been concluded. At the subsequent December meeting, Davis administered the oath of office to Dean, who also is to succeed McReynolds as secretary until the February election.

Board Nominating Committee: President Davis shared the names of the 2025 Nominating Committee to recruit candidates for the Feb. 20 Lake Board election. He said the following residents have agreed to participate in the committee: Brian Bronson, 40 Dockside; Jim Conway, 91 Dockside;

Gary Gnip, 35 Dockside; Gary Mallen, 9 Dockside; Thom McCulloch, 150 Beach; Jane Quinn, 19 Anchor; Sue Schreiber, 51 Anchor; Dan Via, 68 Anchor.

The Nominating Committee is to submit its list of board candidates at least 45 days before the election, by Jan. 6.

Conway said he asked the committee to collect a full slate of candidates for six board seats by Jan. 6. Prospective candidates can contact any committee member or the Lake Office directly about serving on the board. Conway said he would post on the Residents of Lake Tapawingo Facebook page inviting property owners who have lived here for at least two years to contact the Lake Office if they are interested in running.

Board Member Wes Knox asked if Facebook had been used as a means of

See Lake, Page 13.



SUE'S NEWS AT THE LAKE



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New Years Resolutions for your Money

While some of us still resolve to hit the gym every New Year, most of us go for better money management. Research has found that over 50% of us plan to set new money goals for 2025.

No matter what you decide, it's still helpful to take stock of your finances now. It can help you get a jump start on resolutions to improve your financial fitness.

Start with creating an inventory of your take-home pay, essential expenses, and non-essential buys like entertainment. Be sure to include estimates for big-ticket items you're anticipating.

Although lifestyle changes may be difficult at first, you'll cheer up when your savings grow. Some sneaky ways to save:

- **Cut down on your streaming subscriptions and go for the free options.**
- **Never go shopping without a list. This helps prevent impulse buys.**
- **Reduce your car or truck payment. You may be able to refinance your payment and also find cheaper insurance.**



DIY or Professional

Whether you're a seasoned DIY enthusiast or someone who's never picked up a hammer, the decision between tackling home projects yourself or hiring a professional can be daunting. While DIY projects can be fulfilling and cost-effective, sometimes it's best to leave specific tasks to the experts.

- **Cost Considerations:**
- **Skill Level and Expertise:**
- **Time and Convenience:**



DIY projects often take longer than anticipated. Hiring a professional allows you to free up your time and focus on other priorities while the work is being done.

By weighing the pros and cons and considering your capabilities and priorities, you can make an informed decision.

HOME STATS FOR LAKE TAPAWINGO

3 Active Listings
0 Pending Sales
2 Homes SOLD in past 30 days
Average price of
2 Homes SOLD \$377,250



Testimonial

Sue's in-depth understanding of the local housing market ensured I found a home that perfectly fit my needs.
09/29/24



PRESIDENT'S MESSAGE

Happy New Year!

By President Darren Davis

Happy New Year - 2025! There is no doubt in my mind that it will be another exciting year in Lake Tapawingo.

Thank you to everyone involved in creating and approving the 2025 Budget. I enjoyed the discussions leading up to the final vote.

We are in the process of nominating eligible candidates for the Lake Tapawingo Board of Directors. Please contact members of the nominating committee or call the Lake Office, (816) 228-3721, if you are interested or know someone who would like to serve on the board.

The open positions are as follows: Five three-year terms and one one-year term. See the article on Page 11 for information on the nominating committee.



Please remember in-person invasive species training is required for one member of every household this year. You should have received the information with your Lake Tapawingo annual assessment statement and can read about it on Pages 3 and 5.

Please make arrangements to take the course sooner than later. You need to be trained, or retrained, before receiving boat registration stickers or otherwise using the lake. Thank you.

The One Hundred Year anniversary of Lake Tapawingo is right around the corner in 2026. Let me know how you want to celebrate! Do we want to celebrate in and around the Fourth of July, with music and festivities or create a Midwest version of Burning Man?

Lake Tapawingo is a beautiful place to live!

Lake Board financial review planned; tax appeal pends

Continued from Page 11.

finding volunteers to run for the board before. Conway said no. Knox expressed concern about off-topic comments normally accumulated on Country Club-related posts. Jayme Dean said Conway could post on Facebook asking for volunteers, but could turn the comments off and just ask them to contact Conway or the office directly. Dean said candidate biographies should be received by the Lake Office by Jan. 16.

Lake Office: Jayme Dean said the Lake Office would be closed Jan. 1 and Jan. 20 for New Year's Day and Martin Luther King Jr.'s birthday. She added the second January board meeting would be moved to Tuesday, Jan. 21.

Treasurer's Report: Treasurer Scott Johnson presented bills for approval, saying there were a few big items such as the property tax bill of almost \$23,000. Johnson said the balance sheet showed there is just under \$940,000 in total funds for the Country Club. He said it consisted of previously collected revenue and a few collections of 2025 annual assessments. He said it was all revenue that was budgeted, but not spent and the Lake Tapawingo Country Club does not have any debt. He said 2024 revenue collected shows a little over \$713,000 with the budgeted amount for 2024 being \$667,500. He said as of Nov. 27, the Country Club showed a net operating profit of \$306,000. He said the 2024 property tax bill, pending Monster Tree Service charges, and payroll would cause the operating profit number to drop as the year ends and expenses are paid.

Financial review: Jayme Dean said the typical time to have an end of year audit was fast approaching. Johnson asked for clarification that the review in discussion is the typical end of year financial review that is performed during the years between official financial audits. Dean said that is correct. President Davis said Marr and Co. has agreed to perform the review and he would contact Philip DeRocher at Marr and Co. to make arrangements.

Board of Equalization: Dean said the board is still waiting on a date and time for a ruling by the Jackson County Board of Equalization on the property assessment of the Country Club parcel on U.S. 40 (the former Station lot). She said as soon as Office Administrator Cassandra Marcotte gets notice of the next hearing, she will inform the board.

Dean said she and Marcotte would work on consolidating small property parcels that were discussed previously to reduce their assessments. President Davis asked if the parcel by U.S. 40 was still listed as a commercial property. Dean said yes, it is listed as commercial, and the Board of Equalization seemed to think the Lake Tapawingo Country Club could still make it commercial property. Dean said there is no further information needed to present to the Board of Equalization, which just needs to make its ruling known.

Treasury bill reinvestment. Dean asked Johnson if the funds from the latest Treasury bill have been reinvested into another as the expiration date listed for the current one was in October. Johnson said he would contact Commerce Bank and get the funds reinvested.

Unpaid 2024 assessments. Dean said some people have been left off the "No Lake Privileges" list in the *Lake Tapawingo News* over the last few months. She said those people have paid a portion of their assessments, but not the whole amount. Dean said they should be included on the list until full payment is received.

2025 annual assessment mailer. Dean said the 2025 annual assessment bills were expected to be mailed to residents beginning Dec. 9.

Docks and Waterfront: 63-A. President Davis said there was a follow up e-mail vote for the replacement of electrical service to a boathouse at 63-A. He said the original application was submitted to the board for approval at the Nov. 18 meeting and the board concluded some requirements still needed to be met by the homeowner before approval could be granted. Board Member Brian Zoller said he spoke with homeowner Michael Bickimer and found the board's original concern that placement of an electrical post might be a lakefront obstruction was moot because the post is next to an existing flagpole. He said the homeowner also submitted a revised application with the correct homeowner information as requested. Davis said a new vote via e-mail was conducted for the application with the corrections and explanations mentioned. Davis said the application was approved, 10-0.

77-B. Jayme Dean asked about an issue with a contractor and seawall construction at 77-B. In August, the board approved an application to replace 56 feet of deteriorating concrete seawall at 77-B. President Davis said the 77-B issue would be

See Miller, Page 15.



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Miller impasse, lakefront regulation occupy Lake Board

Continued from Page 13.

addressed at the next board meeting and the contractor would be present to answer any questions and explain his plan. He said the homeowner lives out of state, but he hopes she will be able to join the meeting via phone call. He said the work might require straw bales as well as silt fence for erosion control.

Miller's pond dam rehabilitation: Board Member Susan Stiles asked what happened to the committee that was formed to work on the Miller's pond dam rehabilitation project. She said it was mentioned in one meeting that a committee was going to be put together to handle the logistics and planning of the project, and then there was no more mention of it. President Davis said himself and Board Members Andy Gibler and Scott Patton were selected to talk with engineer Affinis Corp. and plan the project. However, all talks stalled due to no communication from the heirs to the Miller farm property.

Davis said the Country Club's lawyers are communicating with the Miller family's lawyers about potential purchase of or access to the pond property, but there are no new developments to report. Ms. Stiles said she recalled hearing that the Country Club was waiting on Affinis. Davis said Affinis is ready to go ahead with the project, but the board is waiting on communication from the Millers to determine how to proceed either with their permission to access their land or not.

Bylaws, Rules & Regulations: Board Member Susan Stiles asked President Davis if he had any communication with board lawyers regarding the merging of the bylaws of the Country Club with those of the Lake Tapawingo Development Co. She said a draft of the merged bylaws had been submitted to the lawyers for review but nothing had been heard since. Davis asked who else on the board was involved with the merging of documents. Ms. Stiles said it was herself and Jayme Dean.

59-B boat removal. President Davis said attempts to correct improper mooring of a pontoon boat to vegetation on the seawall, instead of to a dock, were unable to win resolution from boat owner Michelle Day, 59 Beach. He said a letter needed to be sent to Day advising that her boat, which is currently tied to the shoreline in front of her residence, would be moved to the Country Club's boat ramp and docks in Railroad Cove during the next 10 to 14 days at her expense.

Davis said Day was given options to either remove her boat from the water, dock the boat at a friend's dock, or build a dock of her own. He said she was supposed to respond by Dec. 2 and had failed to do so. Board Member Sarah Jordan clarified that the reason for the boat removal was because the owner failed to respond by the deadline with her decision on how she would remedy the issue.

Davis said the property owner would be notified where the boat is placed. He said the Country Club also would issue a credit to Day for dock fees paid over the last 5-6 years and the expense for removing the boat would be deducted from the credit. Board Member Wes Knox asked why the boat owner was going to be issued a refund. Jordan said the boat owner had been charged dock fees for multiple years without physically having a dock.

President Davis said arrangements should be made with Maintenance Coordinator Matt Kempf to assist in towing the boat. He said once the boat is moved, the board needs to plan to

completely remove it from the water and place it in a Lake boat lot. Davis said photos of the pontoon boat would be taken in its current condition, before and after the move, and placed in the property file.

Board Member Brian Smith asked if Day owned a trailer, and if she didn't then the boat would have to be placed on Styrofoam in a boat lot. He asked where the boat was going to be moored while still on the water as there is no room to moor a boat long term. Board Member Scott Patton said the boat should just be removed immediately rather than docking temporarily.

Board Member Susan Stiles moved to remove the boat from the lake and store it on Styrofoam in a boat lot on Country Club property.

Jordan asked who was going to remove the boat. Patton and Smith said they would help. President Davis said he needs to be there as well so if there is an arrest for removing someone's property from the water, he would be the one to be arrested as advised by board lawyers. Jordan suggested to advise the Lake Tapawingo Police Department in advance, so the situation does not escalate into an arrest.

Ms. Stiles' motion was approved, 9-0. Davis said action would be taken after the notification letter is sent.

10-C boatlift. President Davis said a letter needs to be sent to Angela Montague, 10 Clipper, regarding installation of a boatlift on an unapproved side of the 10-C dock. He said on Oct. 25, 2023, the board was made aware the boatlift that was previously approved for the dock was installed on the wrong/unapproved side of the dock.

Davis said the boatlift had been approved to be installed on the right side of the dock (looking at the dock from the seawall). However, the boatlift was installed on the left side. He said the owner was made aware of the situation and was asked to have the boatlift moved to the approved side.

Board Member Sarah Jordan moved to formally notify the resident that she has an appropriate number of days to move the boatlift. Board Member Susan Stiles said she didn't think there was a set time frame listed in the rules for such a situation. Davis said the letter needed to be sent to the dock owner along with photos of the dock and boatlift.

Board Member Scott Patton said he was not on the board when the lift was approved, but he was the contractor who installed it. He said he measured the difference between docks on each side of the 10-C dock and there was only a 1-foot, 3-inch difference between the two sides. Patton said he was asked by Montague to appeal to the board and ask for an exception as the lift cannot be moved to the other side due to the way the lift mechanism is built and the side that it is on. Patton said moving

See Country, Page 17.

No Lake privileges December 2024

The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Dec. 26. 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
124-A Schwenk

96-B Tadlock

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Country Club insurance bill seen increasing 8 percent

Continued from Page 15.

the lift to the other side would not be in any more accordance with Lake rules than the side it is currently on.

President Davis said there is 16 feet on one side of the dock and 17 feet on the other side. He said he wasn't there when the original measurements were made in August 2023 but because that is the side the lift was approved on, it needs to go on that side. Davis said the dock owner has essentially two options, either move it to the other side or remove it completely. Ms. Stiles reminded the board that the lawsuit recently concluded was about the board not enforcing a rule in a previous boatlift placement.

Patton said if the dock owner decides to have the boatlift removed, the board needs to take into consideration that the actual work most likely would not be completed until the water warms up in May or so. He also asked if the dock owner decides to move it, would the board agree to the resulting measurements.

President Davis asked what a reasonable time frame would be to require the removal or movement of the boatlift. Jordan said the house is currently up for sale. She said the boatlift needs to be moved immediately if it cannot be listed in the disclosure that the boatlift be moved or removed. Jordan asked if there were other contractors that would be willing to do the work, and a few board members said there were.

Jordan added a 30-day deadline to her motion. Patton said no reasonable person would want to move the boatlift in December. He said he thinks the board needs to allow the dock owner a proper time frame to get the lift moved. Jordan said if the dock owner was to prove in writing that it is in the seller's disclosure that the boatlift must be moved or removed no later than May 1, the board could extend the deadline. President Davis said to keep the deadline at 30 days. Patton said that is unreasonable. Jordan's motion said the dock owner must either remove the boatlift or relocate it to the proper side within 30 days. Approved, 8-0 with 1 abstention.

Building construction. Board Member Susan Stiles asked if anyone knew what was being built at 144 Beach. John Braden said the city had approved the building of a pole barn-type detached carport on the site of a house remodeling. Ms. Stiles said there is a metal roof on the structure that the Country Club did not approve. Jayme Dean said the last time a metal roof was approved when she was on the board, the board was told the city can only recommend the homeowners contact the board for approval of metal roofing, not require it.

President Davis said work is being performed on a D Block property that has no silt fence to limit erosion. He said an e-mail would be sent to the Lake Tapawingo city code inspector. However, he said that issue is not in the city's ordinances. Davis said due to the amount of dirt/rock involved, straw bales should be placed to fortify silt fencing.

Property Owners Budget Meeting: President Davis asked how many board members would attend the 2025 proposed budget presentation to property owners on Dec. 12 at the Clubhouse. Jayme Dean noted there is no minimum number of property owners required for a quorum at a budget meeting; the number who attend constitute a quorum for final budget approval.

Hap Graff asked if the board would add video streaming of board meetings via Zoom to the 2025 budget and add \$10,000

for post-rain debris cleanup of C Cove. He said it would be beneficial to try to get the community involved in the cleanup.

Graff suggested removing \$750,000 to be saved in the designated fund for eventual use on the Miller's pond dam rehabilitation project until the Country Club receives permission to access the Miller farm property and a firm bid from contractors.

Insurance: Christian DeLozier from Mike Keith Insurance presented a rough draft of insurance coverage costs for the board to review. He said the numbers he was presenting were not final because they were still under review, but it was a good starting point. He said the estimated cost for the 2025 renewal would be about an 8 percent increase from the previous year, totaling \$47,258.75.

DeLozier said this year he's seen some 20 percent increases for other policies as well as some increases as high as 27 percent. He said the Country Club could add or remove items from the coverage list at any time throughout the year.

He said it is hard to find a company to insure a homeowners association like Lake Tapawingo Country Club as most insurance companies will not cover dams, lakes, or high value homes. DeLozier said there are some companies that do not cover any lakes that allow watercraft over 5 horsepower. He said most insurance companies will bill Mike Keith Insurance and then Mike Keith Insurance will bill the Country Club.

Board Member Mike Stiles moved to approve President Davis signing the final renewal if it totals \$49,000 or less. DeLozier promised to try to hold the total at \$47,258.75. Board Member T.J. McGinnis asked if the draft of coverage costs had been reviewed by Board Member Sarah Jordan. DeLozier said it had. McGinnis asked President Davis to ensure Jordan approved of the renewal before signing. Mr. Stiles' motion was approved, 10-0.

Boat Lots and Lease Lot: Jayme Dean said there is an abandoned boat in one of the boat lots belonging to a previous resident of 78 Beach. She said she has spoken with the owner and the owner has agreed to remove the dilapidated boat. President Davis said abandoned boats in B Block Boat Lot would be moved in the current week.

2004 Lake Tapawingo Community Advisory Project:

President Davis asked the board and visitors what they knew of the 2004 Lake Tapawingo Community Advisory Project. John Braden said he was part of the advisory project whose goal was to bring together residents' ideas to improve the Lake. He said ideas were recorded in a brainstorming session of volunteers and then organized by subject. The subjects were then distributed to residents to form research committees to refine suggestions for possible implementation by the Lake Board or City Council.

Braden said he was the chairman of the Physical Improvements/Proposed Land Use Committee that considered improving Lake green space and protecting the Lake's borders. He said there were committees recommending uses for the Ponderosa property along Tapawingo Lane, the Clubhouse, development of Liberty Gardens, and others.

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



MEETING

1/16

Women's Club Board Meeting 6:00pm



Women's Club Meeting 7:00pm
Social Hour and Set Initiatives
for the New year
BYOB and a snack to share!

*Please Join the Lake Tapawingo Women's Club
 Facebook Page!*

Happy & Safe Holidays to All!



SERVING UP SNACKS -- at lighting of the first Lake Tapawingo Mayor's Christmas Tree.



COLLECTING WITH RED ONE -- The Women's Club reported collecting \$3,800 for Lake employees with Santa at the Gates.



Photos by John Nicol

COLLECTING WITH RED TWO -- The Women's Club reported they raised enough for \$500 gifts to full-time employees and \$300 gifts to part-timers. Meanwhile, Santas and an elf were passing candy canes and goodwill.

SPORTSMEN'S CLUB NEWS

Santa, Women's Club make dreary weather sunny

By John Nicol

Gray clouds, cold temperatures and intermittent drizzle did not deter "Santa at the Gates" along with Women's Club members from greeting and accepting employee donations on Saturday, Dec. 14.

Sportsmen's Club members Jim Clarke at the Clubhouse and Scott Rhodes at the U.S. 40 gate as Santa, gave out candy canes and invited photos to be taken. Santa's helper John Nicol covered the C Block gate on Woods Chapel Road to greet and receive donations.

The Women's Club had envelopes placed in the December *Lake Tapawingo News* to request donations for employee Christmas gifts and for 2025 Women's Club membership. Neither rain nor sleet nor snow prevented the dedicated Santas and Women's Club from providing Merry Christmas wishes to generous Lake residents for Christmas support for Lake and City employees.

"Thank you all, and have a Merry Christmas!"

Women's Club scholarship applications due Jan. 18; Sportsmen Feb. 21

Deadlines draw near for student applications to be submitted for scholarships from the Women's Club and Sportsmen's Club. Applications are due to the Women's Club by Jan. 18 and to the Sportsmen's Club by Feb. 21.

Each year, the Lake Tapawingo Women's Club presents two \$1,000 college/advanced education scholarships to qualified Lake Tapawingo high school seniors. Scholarship applications are available at the Lake Office and will be posted on the Blue Springs High School Website: Go to bshs.bssd.net and click on Academics and Counseling, then Local Scholarships.

In order to be considered, you MUST HAVE transcript, cover letter, application form, and results of ACT or SAT scores. Applicants will be contacted by the Scholarship Committee for a personal interview. Applicants must be from property-owning Lake Tapawingo households (not rental) and have lived in Lake Tapawingo City Limits for a period of at least 12 consecutive months previous to and adjacent to the scholarship award date.



Club reviews 2025 activities calendar



Sportsmen's Club Treasurer Chuck Welch told the Dec. 10 club meeting he would have the 2025 budget for the Jan. 14 meeting. First Vice President John Harrison reported membership renewals and additions for 2025 to be

116. Thank you for your support!

Andy Rogers moved away, leaving a Santa shortage for "Santa at the Gates." It was decided a Santa helper would fill in.

Third Vice President Jeremy Cumberland knows there are a few still out fishing, but ice fishing may be the next expectation.

Secretary John Nicol distributed the finalized 2025 calendar of events, which were reviewed. The April meeting for the Spaghetti dinner will be moved to Wednesday, April 9, due to the election on Tuesday, April 8. Aug. 16 is set for either the Luau or the Low Country Shrimp Boil.

To be considered, applications must be mailed or hand-delivered to Amy Lengyel, 161 Anchor Drive, **no later** than 6 p.m. on Saturday, Jan. 18, 2025. If you have questions, please call or text Amy at (816) 716-5300.

Get Sportsmen's scholarship applications at Lake Office

The Sportsmen's Club Scholarship is offered for resident Blue Springs High School or private high school graduates with a 2.75 grade point average and Lake resident college students with a 2.5 GPA. Funding is \$3,000 to be divided among eligible Lake applicants with a maximum award of \$1,000 per student.

Remember to get your transcripts together and pick up the Sportsmen's Club Scholarship applications at the Lake Office. The application must be completed, transcript included, and returned to Darren Lengyel, 161 Anchor, (816) 405-4661, or to Mike Bellinghausen, 26 Anchor, (816) 777-7764, by Feb. 21.

Applicants awarded a Women's Club Scholarship may not also receive a Sportsmen's Club scholarship that graduating year.



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JANUARY 2025

SUN	MON	TUE	WED	THU	FRI	SAT
			1 New Year's Day <i>Lake Office closed</i> <i>City Hall closed</i>	2 City Council 6 p.m., City Hall <i>Lake Office hours:</i> 9 a.m.-5 p.m.	3 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	4
5	6 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours:</i> Noon-6 p.m.	7 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	8 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	9 Municipal Court 10:30 a.m., Circuit Court, Independence <i>Lake Office closed</i>	10 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	11
12	13 <i>Lake Office hours:</i> Noon-6 p.m.	14 Sportsmen's Club 7 p.m., Clubhouse <i>Lake Office hours:</i> 9 a.m.-5 p.m.	15 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	16 Women's Club Board, 6 p.m.; Club, 7 p.m. Clubhouse <i>Lake Office hours:</i> 9 a.m.-5 p.m.	17 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	18  Invasive Species Training, 8 a.m. Lake Office (preregister)
19	20  M.L. King Jr. Day <i>Lake Office closed</i> <i>City Hall closed</i>	21 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours:</i> Noon-6 p.m.	22 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	23 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	24 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	25
26	27 <i>Lake Office hours:</i> Noon-6 p.m.	28 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	29 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	30 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	31 <i>Lake Office hours:</i> 9 a.m.-5 p.m.	

Police Reports

	Nov. 1-30	Oct. 1-31	Sept. 1-30	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30
Traffic - Anchor	4	1	3	1	1	3	0	0
offenses - Beach	0	0	0	1	0	0	2	2
- Clipper	3	0	0	1	0	2	0	1
- Dockside	4	5	1	0	0	0	1	1
- Emerald Shore	0	0	0	0	0	0	0	0
- Woods Chapel	0	4	0	3	1	0	1	2
- U.S. 40	4	4	7	14	5	6	7	2
- Total	15	14	11	20	6	11	11	8
Warrant arrests	0	0	0	1	0	0	0	0
Arrests	0	0	0	1	0	0	0	0
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	0	0	1	5	2	0	1	10
Calls for service	7	5	19	28	31	28	22	22
Warnings	6	1	1	6	10	8	7	11
Total	28	20	32	61	49	47	41	51



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