

# LAKE TAPAWINGO NEWS

*A publication of the Lake Tapawingo Country Club*

## CITY COUNCIL REPORT

### City to consider possible tax increase proposals

The Board of Aldermen of the city of Lake Tapawingo met Nov. 7 at City Hall. Mayor Tom Rodenberg presided.

**Visitors:** Jayme Dean, 62 Beach; Ty Francis, 3 Emerald Shore; Tom Goddard, 5 Beach; Scott Johnson, 16 Anchor; Doug McGhee, 9 Emerald Shore; Charles Plank, 38 Dockside; Sue Schreiber, 51 Anchor; Read Thomas, 8 Emerald Shore; Keri Wheeler, 36 Beach; John Braden, 45 Anchor.

**April 8 city election:** Alderman Steve Magel made a motion for the first and second readings of Bill 1251, Ordinance 1036, *An Ordinance Calling an Election in the City of Lake Tapawingo, Mo., on April 8, 2025*. The ordinance noted the purpose of the election was to elect a mayor, and one alderman each from Wards 1, 2, and 3. The council then passed, 5-0, a motion by Magel to adopt the ordinance on second reading.

**Revenue sources:** Alderman Steve Magel noted he and Alderman Traci Via had been tasked to consider what would be appropriate sources for additional city revenues. He said finances are becoming tight for the city and that when tax levies increase, the state reduces collections to keep city revenue fairly constant despite increasing costs.

While the city levied \$1 per \$100 of assessed valuation in 2014, that has been reduced to 76 cents per \$100, he said. Magel said in a year or two the city would have to begin drawing down reserves just to achieve its budget, in which expenses, including employee salaries, tend to increase.

Magel said the city needs to determine how much additional revenue is needed and for what purposes. He said  
**See City, Page 3.**



By John Braden

MILLER'S POND DAM -- On the rare occasion when it really rains.

### Lake's \$493,200 budget plan reserves \$750,000 for future Miller pond dam work

The Lake Tapawingo Country Club Board voted, 12-0, Nov. 18 to endorse a proposed 2025 budget containing \$493,200 in operating expenses, plus \$750,000 set aside in a "designated fund" for eventual use to rehabilitate the crumbling Miller's pond dam that supports Anchor Drive above AB Cove.

A letter is to be mailed to property owners advising them of the Dec. 12 Property Owners Budget Meeting. Included with the letter will be a copy of the proposed budget upon which property owners will vote whether to approve.

Board Treasurer Scott Johnson said the Budget Committee met Oct. 29, worked through the proposed budget, and concluded to present its recommendations to the board.

Johnson said the Country Club would have about \$847,000 on hand at the end of 2024. He said after 2025 revenue of \$690,000 and total operating expenses of \$493,000, the Country Club is expected to have about \$200,000 net operating income at the end of 2025.

The board passed, 12-0, a motion by Board Member Susan Stiles to approve the proposed budget. Johnson said he would prepare the letter to property owners advising them of the Property Owners Budget Meeting, scheduled for 7 p.m. Thursday, Dec. 12, at the Clubhouse.

Johnson asked Budget Committee Chairman Gina Graham, 34 Anchor, to present the committee's conclusions to the Lake Board. Graham said the committee worked on the assumption that the annual assessment amount of \$1,500 for each property owner would remain the same and they also discussed the possible need for special assessments. She said the board's requested total operating expenses for 2025 had been \$523,000. She said the committee was able to reduce that amount to \$493,200 with their recommendations.

Graham said the biggest reduction was in requested improvements to the Clubhouse. She said the Clubhouse subcommittee requested \$20,000 for repairs and maintenance to include replacement of doors, which was reduced to \$6,000 by  
**See Clubhouse, Page 3.**



# Around the Lake

## BIRTHDAYS

- Dec. 1 Sharon Arbaugh, 74 Anchor  
Jeanne Turner, 6 Anchor
- Dec. 2 Pat Miller, 159 Beach
- Dec. 5 Alise Davis, 22 Clipper  
Christine Smith, 38 Beach
- Dec. 10 Paula Weber, 115 Anchor  
Frances Welsh, 77 Beach
- Dec. 12 Braden Hodges, 17 Beach
- Dec. 14 Larry McCue, 83 Anchor
- Dec. 16 Diane Ruggles, 99 Docksides
- Dec. 18 Lisa Cloverdyke, 3 Beach
- Dec. 20 Jane Cunha, 154 Anchor
- Dec. 21 Barbara Young, 63 Beach
- Dec. 22 Heather Bateman, 116 Anchor
- Dec. 24 Jody Cloverdyke, 168 Beach
- Dec. 27 Mike Bellinghausen, 26 Anchor
- Dec. 29 Beverly Payton, 140 Beach
- Dec. 30 Kennedy Bateman, 116 Anchor

## CONGRATULATIONS

- Dec. 12 Brett and Sue Schreiber, 51 Anchor, wedding anniversary

## WELCOME TO THE LAKE

- Adam and Carrie Dunavant, 171 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 -- the perfect holiday gift!

The next invasive species training session is set for 9 a.m. Saturday, Dec. 21, 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](mailto: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.

Lake Rules prohibit the transfer of boats and gear between Lake Tapawingo and other water bodies unless quarantined before they return to Lake Tapawingo. Violation of invasive species rules -- including using the lake without prior invasive species training -- can result in revocation of Lake privileges for up to a year, fines by the Missouri Department of Conservation or other agencies, or civil damages awarded to the Lake Tapawingo Country Club.

The Missouri Department of Conservation confirmed that zebra mussels are now in Jackson County's interconnected Prairie Lee Lake, Lake Jacomo and Blue Springs Lake. They are also in nearby Lake Lotawana, Longview Lake and other lakes including the Lake of the Ozarks. Zebra mussels are spread by human activity, transporting infected boats, docks, lifts and assorted gear to previously "clean" bodies of water.

The prolific mussels can harm boats and docks, encrust all lake surfaces, and destroy the aquatic ecology that supports sport fishing, boating and swimming. They are filter feeders that filter large quantities of water, removing the microscopic plants and animals that most young fish need as their first foods.

Each female zebra mussel can produce as many as a million eggs per year. These develop into microscopic free-swimming larvae called veligers that can float into new waters or be transported by unwary boaters and fishermen.

## 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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**Subscriptions:** An annual subscription for non-Lake residents is \$15, payable to Lake Tapawingo Country Club. Mail or deliver payment to above address.

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**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](http://www.laketapawingomo.com)

**City of Lake Tapawingo website:** [www.laketapawingomo.org](http://www.laketapawingomo.org)

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



# City Council acknowledges police resignations

**Continued from Page 1.**

the city needs to hire people for police, codes enforcement, planning and human resources, including rewriting of human resources rules. He added when City Clerk Paul Blixrud fully retires, the salary for that position likely would increase.

The alderman said the council should consider placing an issue on the April election ballot to impose a sales tax on sales of cars and boats. City Attorney Paul Campo said an ordinance would have to be completed by Jan. 25 to make the April 8 ballot. Once a sales tax is approved, the city also could propose a matching use tax on Internet purchases by Lake residents.

Failing that, Magel said a property tax increase might have to be proposed to voters. To be able to collect revenue by the beginning of 2026 would require a tax issue to be on the ballot no later than the August 2025 election, Campo said.

Magel said that leaves a limited amount of time to document a need for revenue to convince voters to approve. It was suggested the council could call a special meeting to discuss the matter. Magel said he would compile information by the Dec. 5 City Council meeting.

Blixrud said he would hold back monies occasionally from reinvesting in the city's Treasury Bill investment program to help pay general operating expenses as needed. He said in January, after the majority of tax revenue has been received, he would reinvest a large portion back in Treasury Bills. All of this is done with the mayor's approval.

**Police:** Mayor Rodenberg read a prepared statement about the resignation of Police Chief Tammy Taylor. The city currently has one full-time officer and one part-time officer.

"For her own reasons, Chief Taylor resigned effective Nov. 4, 2024," the mayor said. "It is a personnel matter which cannot be publicly discussed by the city. We are working diligently to begin the search for a new chief. We hope to have the position posted tomorrow and have a new chief in place by the first of

**See MARC, Page 5.**

# Clubhouse spending gets biggest cut

**Continued from Page 1.**

the Budget Committee. Also, a request for \$5,000 for technology improvements including a projector was reduced to \$2,000.

Graham said \$74,000 had been spent on Clubhouse renovation since 2017. She said the committee recommended only \$8,000 total to the Clubhouse due to the amount of money already spent.

Johnson said the Clubhouse budget was set at \$14,000, which includes another \$6,000 for utilities. Ms. Stiles said the reason for the \$20,000 request for Clubhouse doors was because the lowest bid received to replace the front and rear doors was \$19,000. Board Member Kim McReynolds said the reason for the high bid was because the doors are a custom size that is shorter than regular doors.

McReynolds said to utilize doors of a common size, the contractor would have to cut into the cinder block framing and reframe the doors for the front door and the rear door. McReynolds said she attempted to obtain bids to do this reframing with negative results from all contractors she contacted.

Johnson said all of that was discussed, but the decision remained to keep the Clubhouse budget low. Johnson said putting additional money into the Clubhouse does not make sense if the building is not generating a significant profit.

McReynolds said the Liberty Landing dock, another budget item, does not generate revenue, but the Clubhouse does. She said the proposed technology updates for the Clubhouse could justify increasing the rent.

Hap Graff, 30 Dockside, asked if there were funds in the 2025 budget to make board meetings at the Clubhouse available on Zoom so residents could attend virtually. Board Member Sarah Jordan said there was not anything in the budget allotted for Zoom.

## Designated fund reshuffle reserves \$750,000 for Miller's pond dam

Regarding designated funds -- in which money is not allotted for current spending but is "saved" for anticipated expenditures in future years -- Graham said the board's recent 2024 balance sheet had included a designated fund of \$346,000 for the Miller's pond dam rehabilitation project. However, she said the 2025 budget request presented to the Budget Committee increased that designated fund to \$750,000 for the Miller's pond dam project.

She said the Budget Committee was concerned that there were no designated funds set aside for future expenses for roads and dredging, with previous designated fund line items for those purposes apparently diverted to the Miller's pond dam project.

Johnson noted in addition to the Miller's pond dam amount, designated funds were set aside for future expenditures of \$22,500 for a new mower and \$34,000 for total replacement of the Liberty Landing dock.

While engineer Affinis Corp. originally estimated in 2020 that overhauling the deteriorating Miller's pond dam would cost \$362,000, Johnson noted the board last year received an updated cost estimate of \$709,000 for the project. That amount was increased in the designated fund line item to \$750,000 due to subsequent cost of living increases.

Graff asked if the Miller's pond dam project needed property owner approval since the board approved a designated fund for the repair/replacement. Assuming the property owners pass the budget at the Dec. 12 Property Owners Budget Meeting, Jordan said it does not again require property owner approval because it would then be in the designated fund. She said there will be multiple steps in the process before any approval to start has been made by the board, and property owners will be kept informed through the whole process.

Graff asked if the Miller's pond dam project could be removed from the 2025 budget so the board would be forced to obtain property owners' approval before anything could be done. Holland reiterated that there will be multiple opportunities for property owners to voice their opinions before major decisions are made.

Graham said for many years the Country Club passed special assessments for certain projects, which allowed the regular annual assessment to remain relatively low. However, she said, after a special assessment of \$1,950 per household was required in 2000 to make the dam conform to new state standards, a number of property owners supported increasing the annual assessment to then reduce the need for special assessments.

**See Increasing, Page 5.**



# LAKESIDE NEWSLETTER



## HELLO DECEMBER

From Lisa Hodges, Realtor KS & MO



### MARKET NEWS

Mortgage rates were flat this last week, as the bond market was watching the escalation of the Russia-Ukraine war. Rates could move higher at the start of the new year as we get closer to the change in the new presidency. The risk that the Fed was concerned with this summer, that the labor market is weakening, appears to have evened out and the concern is back to inflation. The hope is that the December jobs report or CPI will help move rates lower. For the time being, expect rates to slowly climb higher from here.  
Emily Conaty - PrimeLending



### MONTHLY CHECKLIST

- Remove outdoor hoses to prevent freezing
- Clean your gutters so melting snow can drain properly
- Tighten any loose drain connections and fasteners
- Safely dispose of or file receipts or mail items
- Change your furnace filter



### SAVE THE DATE

- Mayor's Christmas Tree Lighting @ Rotary Park DEC 3
- Music in the Garden @ Colonial Gardens DEC 4
- Enchanted Holiday Psychic Fair @ Karma DEC 5
- Community Market  
Christmas on Main @ Downtown Blue Springs DEC 7
- Christmas Open House @ Kinnaman Farms DEC 7
- Sunday with Santa @ East Forty DEC 15

### MARKET UPDATE

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# MARC hazardous waste disposal contract renewed

**Continued from Page 3.**  
next year. In the meantime, all emergency calls should be placed to 911 for response by the Jackson County Sheriff's Department. I have been in contact with Jackson County Sheriff (Darryl) Forte to make his office aware of our situation and he has assured me that his department will provide assistance as requested."

The job posting subsequently was issued, calling for candidates with a minimum of 10 years of law enforcement experience, including patrol and call response experience, plus at least five years of supervisory experience, including supervision of officers and office personnel. The salary range was set at \$60,000 to \$75,000. Responses were due by Dec. 2 to City of Lake Tapawingo, 144 Anchor Drive, Lake Tapawingo, MO 64015 or by e-mail to mayor@laketapawingomo.org.

Audience members expressed concern about police coverage and were told the full-time officer likely would work nights and the part-time officer days, usually. Aldermen were asked whether Taylor could be asked to return to work. It was also asked whether the police chief has the ability to hire and fire employees. Alderman Gary George noted in his long experience as a police chief, a chief can only act with approval of a mayor or city manager.

City Attorney Paul Campo said the council should not discuss personnel matters in a public meeting.

**Hazardous waste management:** The City Council discussed an ordinance to renew the city's agreement with the Mid-America Regional Council for collection of household hazardous waste for 2025. Because Lake Tapawingo participates in the program, residents may drop off their hazardous waste free of charge at various MARC disposal events and sites.



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After discussion, the council approved, 5-0, a motion by Alderman Steve Magel for first and second reading of Bill No. 1252, Ordinance No. 1037: *An Ordinance*

**See Time, Page 7.**

# Increasing annual assessments vs. passing special assessments

**Continued from Page 3.**

Graham said the board cannot leave assessments at \$1,500 per year and think that special assessments would not be required eventually. She said it would be difficult for the Country Club to obtain loans for special projects when the only collateral would be the lake.

Board Member Susan Stiles noted 2024 expenses were almost \$300,000 over budget (primarily due to state-mandated dam repairs) and asked what can stop that from happening again. She said the Woods Chapel Inlet erosion project and the Miller's pond dam are big issues. Additionally, she said "things come up" and she is concerned the Country Club could go into the red financially. Johnson said if something catastrophic happens, the Country Club could be in a financial hole.

Brenda Bowers, 23 Clipper, said she is concerned that money to correct upper C Cove and Woods Chapel Inlet erosion and debris inflow were not included in the budget. She asked the board if there is a temporary fix that can be found until a permanent repair could be made. President Davis said he has received preliminary proposals from engineers Own Inc. and Affinis Corp. about fixing the issue.

Johnson said since 2017, big projects have included previous Woods Chapel Inlet and C Cove erosion for \$70,000, dam and spillway repair for \$330,000, dredging for \$545,000 and Clubhouse renovation for \$75,000. He said a lot of funds have been reinvested back into the community.

Johnson said there are some expected big costs coming down the road, but those costs are not here right now. However, he said the property owners should not wait another 16 years to increase annual assessments.

He did say one way to increase revenue would be either to increase the flat real estate transfer fee or to change the fee to a percentage of the value of the property being transferred. Jordan said the board elected to stick with the \$1,000 transfer fee for 2025. Johnson agreed, but said it is always an area that the Country Club could use to increase revenue.

Graham said the Budget Committee suggested increasing the rent at the Lease Lot to increase revenue. Ms. Stiles asked if the Lease Lot could be increased in size. Johnson said that is something that can be investigated.

## Designated fund could replace Liberty Landing dock

Johnson said the committee agreed to put in a designated fund the total \$34,000 bid amount for complete replacement of the deteriorating Liberty Landing dock, leaving the board the option to simply repair the dock at a lower cost if it finds that advisable. He said the Sportsmen's Club might also contribute to the cost of repair/replacement as they use the dock for fishing tournaments.

Ms. Stiles suggested saving the dock money and spending it on new Clubhouse doors. Board Member Brian Smith said the dock now is hazardous and Williams Lakefront Construction recommended tearing the dock down to the steel frame and foam, then rewelding the frame to hold a concrete top, then never have to touch it again.

Holland said Maintenance Coordinator Matt Kempf and Brad Williams from Williams Lakefront both pulled boards and found the structure to be sound. He said it was wood portions that were rotted. Jim Conway, 91 Dockside, suggested the concrete decking be used because it has been found that manmade composite lumber is 60 percent resin and 40 percent wood fiber, which crumbles over time.

## Number crunching

Johnson said he prefers to be conservative on revenue estimates with very similar numbers to the 2024 budget. He said he anticipates \$690,000 in revenue for the 2025 budget, an increase of about \$23,000 from 2024.

Johnson presented a look at the differences between the 2024 and 2025 budgets. He said the annual assessment, dock dues, motor fees, etc. have not changed.

**See Board, Page 7.**



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# Time to reline those stinkin' sewer manholes

Continued from Page 5.

Approving an Intergovernmental Agreement with the MARC Solid Waste Management District for Collection of Household Hazardous Waste. The council then approved, 5-0, a motion by Alderman Lisa Hodges to approve the ordinance on second reading.

**Water and Sewer:** Alderman Bob Seago said the linings of six sewer manholes below the dam need to be coated about every eight years and need recoating now. He said the company he would be using has a 10-year warranty. Mayor Rodenberg said the cost could be at least \$30,000. City Clerk Paul Blixrud said the city budget would need to be amended at the end of the fiscal year in order to take the expense from the water and sewer reserves.

Charles Plank expressed concern about the city's notice of Missouri Department of Natural Resources requests to know who has lead or galvanized water service pipe, and the costs for replacement if needed. City Clerk Paul Blixrud there has been no requirement stated to remove the pipes at this time.

**Mayor's Christmas Tree:** Mayor Rodenberg asked the council to approve up to \$800 for Christmas lights for the Mayor's Christmas Tree lighting ceremony. The council passed, 5-0, a motion by Alderman Lisa Hodges to approve up to \$800.

**Executive session:** Alderman Lisa Hodges moved to adjourn the open meeting at 6:50 p.m. and reconvene in closed executive session pursuant to Missouri Sunshine Law 610.021.1 (legal), 610.021.3 (personnel) and 610.021.13 (personnel records). Alderman Steve Magel seconded the motion, which passed 5-0. Following the discussion, Magel moved to adjourn the closed session and reconvene in open session. Alderman John Nicol seconded the motion, which passed, 5-0. The council returned to an open meeting and adjourned at 7:45 p.m.

*Official city minutes may be read at City Hall or on the city Internet site, [www.laketapawingo.org](http://www.laketapawingo.org).*

# Board sees higher transfer fee, Clubhouse rent revenues

Continued from Page 5.

Johnson said the budget increases the expected revenue from real estate transfer fees to \$25,000, from the \$20,000 budgeted in 2024, because \$32,000 has been collected so far in 2024. He said expected revenue from Clubhouse rentals was increased to \$12,500, from the \$8,000 in 2024, because nearly \$15,000 has been collected so far in 2024.

Johnson said the budget for dam and spillway expenses was increased to \$2,500 from zero the two previous years. The budget document noted \$225,437 was spent in the last 12 months on a major dam repair project, in response to a state safety inspection. Johnson said the line item is to ensure the Country Club is budgeting for any dam upkeep and maintenance expenses that might occur.

Johnson said the road maintenance budget was set at \$30,000 in preparation for any new major road repairs that might need to be completed.

Board Member Clayton Holland said any road repairs/replacements could be done in sections to stay under budget as they did this year. Board Member T.J. McGinnis said it appeared roads maintenance went over budget this year because of some crack seal work at the end of 2023. Holland said about \$22,000 also was spent for emergency repairs of the sinkhole and erosion under the road at the Miller's pond dam and other money went to purchase salt and sand for winter road treatment.

Johnson said the employee expenses for the 2025 budget are in line with the 2024 budget but increased for cost of living. He said legal expenses were decreased to \$40,000, from \$41,000 in 2024, compared to actual expenses of \$34,670 in the last 12 months.

Johnson said he increased the newsletter printing expense to \$5,000 from \$4,500 and kept the mowing budget at \$27,500.

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MAYOR'S MINUTES

# Thanks to those up front and those behind the scenes

By Mayor Tom Rodenberg

In this month of thanksgiving, I wanted to pass along my thanks for several things.

First, thanks to all who came to the November Board of Aldermen meeting to express your comments and concerns with the resignation of Chief Tammy Taylor. I am thankful that you were concerned enough to come and very thankful that you expressed your comments and concerns in a very respectful way.

I realize this sudden resignation was an emotional event for many in the community. However, I can assure you that the Board is working very quickly to find a new chief of police. The job was posted immediately after the November Board meeting.

We were receiving applications during the month of November and expect to offer the position to a new chief by mid-December with a start date of Jan. 1, 2025. In the meantime, we do have a full time and a part time officer working during the week and weekends. Any police emergency calls should be made to 911 for response.

Second, my thanks to the City's first lady, Kathy, for her vision and



30-MPH WINDS -- and mid-50s temps forced Lake Maintenance Coordinator Matt Kempf to interrupt his tree light aerial act.

planning to make the first lighting of a Mayor's Christmas Tree a reality on Dec. 1. Thanks as well to Traci Via, Traci's daughter, and Annette Seago for their assistance with the planning. Thanks to Matt Kempf (brave enough to get in a lift when it was a bit windy and put on the

lights) and to Monster Tree for providing the lift for Matt to be brave enough.

Thanks to the John Nowlin singers for entertainment. Thanks to the Country Club for allowing us to decorate their tree. Thanks to the Women's Club for providing drinks and other help. Thanks to the Sportsmen's Club for making the contact with the North Pole to make sure Santa could come to our kids' delight (and maybe the delight of many adults as well).

Thanks to all the other residents for providing cookies, hot chocolate and apple cider. It is quite an endeavor, and I am thankful to all who are making it possible.

Finally, in this spirit of thanksgiving, I am very thankful for our dedicated Board and City staff. Lots of behind the scenes work to keep our City running well. Probably not enough thanks sent their way. I am very thankful for each of you and how you make the City a great place to live.

I hope you had much to give thanks for this past year. I also wish you all a very enjoyable holiday season and Happy New Year in 2025!

## Candidates needed for seats on City Council, Lake Board

By John Braden

Candidates for mayor and three Lake Tapawingo City Council seats must file for the April 8 city election between Dec. 10 and 31. Candidates may file at City Hall.

Meanwhile, the Country Club Board is required to select a nominating committee no later than 60 days before the Feb. 20 Lake Board election -- by about Dec. 22 -- to recruit candidates for six Lake Board seats. Lake Rules require the nominating committee to report back its nominees at least 45 days before the election -- about Jan. 6.

### Mayor, three City Council seats up for April 8 vote

Although the deadline for City Council filings is Dec. 31, it should be noted that is New Year's Eve and City Hall is only open between 9 a.m. and 1 p.m. that day.

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. The City Council terms are staggered so that one alderman is elected from each of the three city wards each year. The three aldermen whose terms expire in April are: -- In Ward 1 (A Block), Alderman Traci Via, 68 Anchor; -- In Ward 2 (B and C blocks), Alderman Gary George, 7 Beach; -- 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.

### 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 in February for three-year terms, while a sixth seat is up for the remaining year of a term. Candidates must be recruited by the first week of January.

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 at the Clubhouse. Candidates also may be nominated from the floor of the Property Owners Meeting and election at 7 p.m. Feb. 20.

Property owners who 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. Rush has already said he will not be seeking re-election.

Also up for election is the final year of the term of Kim McReynolds, who said she is resigning and moving from the Lake. 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.



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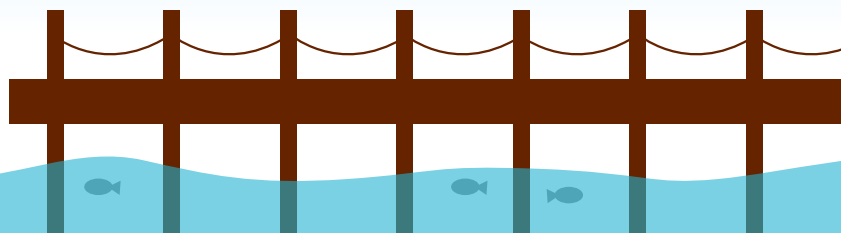


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COUNTRY CLUB BOARD REPORT

# Dean to fill Lake Board vacancy until February

The Lake Tapawingo Country Club Board of Directors met Nov. 18 at the Clubhouse. President Darren Davis presided.

**Visitors:** Brenda Bowers, 23 Clipper; Sarah Buchanan, 16 Anchor; Jayme Dean, 62 Beach; Jim Conway, 91 Dockside; Hap Graff, 30 Dockside; Gina Graham, 34 Anchor; John Braden, 45 Anchor.

**Board member appointment:** Board Member Kim McReynolds said this was her last meeting and that the board needed to appoint someone to take over her responsibilities as board secretary. McReynolds said whoever takes over her responsibilities would need to be well versed on the office procedures and be able to help Office Manager Cassandra Marcotte.

McReynolds moved to appoint former Lake Board President Jayme Dean to fill her board seat until the Feb. 20 property owners' election. Board Member Sarah Jordan seconded the motion, which passed, 12-0.

Dean said she had discussed the matter with McReynolds and agreed she could help with transition in the Lake Office through the next five board meetings until the election.

**2025 Board Nominating Committee:** President Davis asked how the nominating committee was selected. Jayme Dean said it was up to the president to put together a committee to find nominees for election to board positions at the Feb. 20 Property Owners Meeting.

Board Member T.J. McGinnis noted property owners need to elect six board members, five for regular three-year terms and one to fill the remaining year of the term of Board Member Kim McReynolds, who is resigning.

Davis asked how many volunteers needed to be on the Nominating Committee. Dean said there will need to be 10 members to contact any interested party and then report back to the president with nominations.

**Lake Management: Red flag warning.** President Davis said the board held an e-mail vote regarding cancellation of the red flag warning for drought conditions on Nov. 7. He said the board approved, 10-0, a motion by Board Member Clayton Holland to lift the warning, which had prohibited boats from traveling at wake speed and homeowners from watering lawns with lake water.

**Legal:** Jayme Dean asked if the board was ready to make an announcement regarding the resolution of the most recent lawsuit as well as a total amount spent on the lawsuit. President Davis said the board can do that.

Dean also asked whether action has been taken to compel delinquent property owners to pay their annual assessments. Davis said the board had not yet done so.

Dean also asked whether the board had followed up a Jackson County statement that the Country Club could reduce its property taxes somewhat by combining small

individual parcels into fewer parcels. Davis said that remained to be done.

Dean also said the board needs to act on removal of a boatlift that was placed on the wrong side of a dock at 10-C in conflict with its permit. She said the house is up for sale and the matter must be resolved before a sale to avoid the potential for a lawsuit similar to the recent action. Davis said he would renew his attempts to contact the property owner. Dean said the situation also should be made clear to the real estate agent.

**Docks and Waterfront: 63-A.** Board Member Brian Zoller presented an application by Michael Bickimer for electrical service replacement to a boathouse at 63-A. He said the work has already been approved by the city and proper permits have been obtained.

Zoller said it would be a replacement in the same footprint as the original electrical. Zoller moved to approve the application, seconded by Board Member Sarah Jordan.

Board Member Brian Smith asked if a 2-foot post on the Country Club lakefront that carries the electrical connection can be moved closer to the seawall and away from the path of equipment for tree removal or other lakefront work. Board Member Kim McReynolds also asked if the application could be rewritten with the homeowner's name in the proper place as opposed to the homeowner's company's name.

Jordan moved to table the vote on the application until after further discussion with the homeowner.

**Lake Environment: Canada goose control.** President Davis asked Board Member Brian Smith if the yearly report on added Canada goose eggs had been filed with the Missouri Conservation Department. Smith said it had, and there were no eggs added this year.

**Invasive species quarantine.** President Davis reported that the current quarantine requirement time is 28 days until Jan. 1 when that time frame is extended to 35 days. Smith asked board members helping to remove boats from the lake to cable all boats to their trailers to ensure quarantine requirements are met when homeowners want to relaunch their boats in the spring.

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

## No Lake privileges November 2024

The Lake Board lists the following property owners or tenants who do not have Lake privileges as of Nov. 20. 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                      148-D Sweeney  
96-B Tadlock



# Sue's News At The Lake



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## Should you Buy a House Now Or Wait Until 2025

It's still a competitive market. Some buyers are hesitant, but you should buy now if you are ready. Fewer investors mean less competition, making it a good time for buyers to purchase. Prices are rising so buying now may help avoid future increases in price.

Make sure your finances are in order before applying for a loan. Here are a few ways to help improve your credit score.

- Pay down existing debts
- Make all payments on time
- Keep credit card balances low
- Avoid applying for new credit
- Check your credit report for errors



### Mortgage Rates

Mortgage rates are still expected to continue to decline, falling to the low 6% range by the end of 2024 and into the high 5% range in the early 2025

### Economic Impact

Lower interest rates can stimulate economic growth by encouraging borrowing and investing. This can lead to increased spending, which can create a ripple effect throughout the economy.

## Home Stats for Lake Tapawingo

3 Active Listings  
 2 Pending Sales  
 2 Homes SOLD in past 30 days  
 Average price of  
 2 Homes SOLD \$475,950



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- Something they wear.
- Something they read.
- Experiences or Special Gift.



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10/7/24



# Lake voters pick Trump, 52.6%, to 45.4% for Harris

By John Braden

Balloting by Lake Tapawingo voters tracked the overall election results in nearly all cases in the Nov. 5 general election, except for the U.S. House, Jackson County prosecutor, one constitutional amendment and a Jackson County tax question.

**President:** Lake voters chose Republican former President Donald J. Trump to be president with 257 votes (52.6 percent). Democratic Vice President Kamala Harris received 222 votes (45.4 percent), while Libertarian Chase Oliver received 5, Green Jill Stein 1, and write-in 3.

**U.S Senate:** Republican Sen. Josh Hawley only defeated Democrat Lucas Kunce by 1 vote in the Lake. The tally: Hawley 235, Kunce 234, Libertarian W.C. Young 6, Better Party Jared Young 4, Green Nathan Kline 3, and write-in 1.

**U.S. House, 5th District:** This was one of the few races in which Lake voters did not pick the winner. Lake voters chose Republican Sean E. Smith with 246 votes, while Democratic U.S. Rep. Emanuel Cleaver II received 219, Libertarian William Truman "Bill" Wayne 13, Green Michael Day 1, and write-in 1. Cleaver won re-election with 198,292 (60 percent) to Smith's 120,350 (36.5 percent).

**Governor:** Lake voters chose Republican Lt. Gov. Mike Kehoe to be governor with 243 votes. Democratic Missouri House Minority Leader Crystal Quade received 226 votes, while Libertarian Bill Slantz received 9, Green Paul Lehmann 0, and write-in 3.

**Lieutenant Governor:** Lake voters chose Republican Dave Wasinger to be lieutenant governor with 235 votes. Democrat Missouri Rep. Richard Brown received 210 votes, with Libertarian Ken Iverson 15, Green Danielle "Dani" Elliott 10, and write-in 2.

**Secretary of State:** Lake voters chose Republican Missouri Sen. Denny Hoskins to be secretary of state with 245 votes. Democrat Missouri Rep. Barbara Phifer received 214 votes, with Libertarian Carl Herman Freese 8, Green Jerome Bauer 5, and write-in 1.

**State Treasurer:** Lake voters chose to re-elect Republican State Treasurer Vivek Malek with 242 votes. Democrat Mark Osmack received 209 votes, while Libertarian John A. Hartwig Jr. received 18, Green Reagan Haase 4, and write-in 1.

**Attorney General:** Lake voters chose Republican Attorney General Andrew Bailey with 242 votes. Democrat Elad Jonathan Gross received 209, with Libertarian Ryan L. Munro 23 and write-in 1.

**Missouri House, 33rd District:** Unopposed Republican Carolyn Caton, Blue Springs, received 345 Lake votes, with 15 write-ins.

**Jackson County Prosecutor:** In the other race in which Lake voters did not side with the winner, they gave Republican Tracy Chappel 257 votes, compared to 212 for Democrat Melesa Johnson. In the overall race, Johnson won with 174,122 to Chappel's 131,343.

**Jackson County Sheriff:** Democrat Jackson County Sheriff Darryl Forte was unopposed, receiving 375 Lake votes, with 17 write-ins.

## Five amendments, a proposition and a question

**Constitutional Amendment No. 2:** The first of five constitutional amendments on the ballot, to amend the Missouri Constitution to legalize sports betting, was approved by Lake voters, 307-174.

**Constitutional Amendment No. 3,** to amend the Missouri Constitution to remove Missouri's ban on abortion, was approved by Lake voters, 304-178.

**Constitutional Amendment No. 5,** to amend the Missouri Constitution to allow one additional "gambling boat" license to operate on the Osage River between the Missouri River and Bagnell Dam, was approved by Lake voters, 274-202. However, overall, that amendment was rejected by the state's voters, 1,371,524-1,511,586.

**Constitutional Amendment No. 6,** to amend the Missouri Constitution to allow costs and fees to be levied to support salaries and benefits for current and former sheriffs, prosecuting attorneys and circuit attorneys, was rejected by Lake voters, 184-271, as it was by overall state voters, 1,103,813-1,698,756.

**Constitutional Amendment No. 7,** to amend the Missouri Constitution to make it consistent with state law that allows only U.S. citizens to vote and to prohibit ranked voting for more than one candidate for a particular office and require the plurality vote winner of a political party primary to be the single candidate at a general election, was approved by Lake voters, 319-143.

**Proposition A,** to amend Missouri law to increase the minimum wage on Jan. 1, 2025, to \$13.75 per hour, increase it another \$1.25 per hour by January 2026, thereafter tie it to Consumer Price Index, and to require all employers to provide one hour of paid sick leave for every 30 hours worked, was approved by Lake voters, 274-202.

**Question No. 1,** to authorize Jackson County to levy a property tax of 5 cents per \$100 assessed valuation to provide services to persons 60 years of age or older, was rejected by Lake voters, 233-236. However, overall, it was approved by county voters, 177,419-130,075.



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### Upcoming Events



**12/14 10:00am-1:00pm**  
**Employee Christmas Gift Donation & 2025 Women's Club Membership Drive**  
**Red Envelopes in the newsletter**  
**Stop by Santa at the Gates to donate!**

### 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**

Help the Women's Club support the Mayor's Christmas Tree Lighting  
December 1st! Starts at 5:30pm, tree lighting at 6:00pm

Enjoy refreshments, cookies and cheer!



Happy & Safe Holidays to All!



**THANKS TO EVERYONE WHO JOINED US FOR THE THANKSGIVING LUNCHEON AND A BIG THANKS TO ALL OF OUR HELPERS! IT WAS AN AMAZING DAY!**



## Scholarships

### Submit Women's Club Scholarship applications by Jan. 18

Lake Tapawingo Women's Club Scholarship applications are now available at the Lake Office and will be posted on the Blue Springs High School Website: Go to [bshs.bssd.net](http://bshs.bssd.net) and click on Academics and Counseling, then Local Scholarships.

Each year, two \$1,000 college/advanced education scholarships are presented to qualified Lake Tapawingo high school seniors.

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.

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.



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SPORTSMEN'S CLUB NEWS

# 'Santa at the Gates' teams with Women's Club Dec. 14

By John Nicol

Christmas spirit will be abundant when Santa himself appears to greet, hand out candy canes and invite photos near the Lake gates from 10 a.m.-1 p.m. Saturday, Dec. 14. He is to be joined by Women's Club members collecting donations for Lake Tapawingo employee Christmas gifts.



Look for them near the Lake bulletin boards, weather permitting. If you have no time to stop, just wave -- Santa understands, of course -- but contact the Women's Club to show the City and Lake Board employees appreciation for their service during a demanding year.

Santa's visit is annually provided by the Lake Board through the Sportsmen's Club. As Santa says, Merry Christmas to all!



Sportsmen's Club thanks everyone who attended and made and brought homemade chili and desserts.

Military veterans were recognized and received American flag pins. The door prize of \$25 was won by George Ellis, a guest of a Lake resident, who graciously donated it back to the Sportsmen's Club.

The Chili Dinner was the last club-sponsored gathering of 2024 but the 2025 calendar will be just as full of dinners and events. The Sportsmen's Club invites you to join us!



### Extra tables set to meet Chili Dinner turnout

Additional tables had to be set up to accommodate the influx of more than 50 hungry folks arriving to partake in the free potluck Chili Dinner Nov. 12 at the Clubhouse. The

### Club Scholarship applications available at Lake Office

The Sportsmen's Club offers academic scholarships to Lake resident graduating Blue Springs high school seniors or private high school graduates with a 2.75 GPA and Lake resident college students with a 2.5 GPA.

Applications are available at the Lake Office. The application must be completed, transcript included, and returned to Darren Lengyel, 161 Anchor, or to Mike Bellinghausen, 26 Anchor, by Friday, Feb. 21, 2025.



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# DECEMBER 2024

SUN	MON	TUE	WED	THU	FRI	SAT
1  <b>Mayor's Christmas Tree lighting</b> 5:30 p.m., City Hall	2 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: Noon-6 p.m.</i>	3 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	4 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	5 City Council 6 p.m., City Hall <i>Lake Office hours: 9 a.m.-5 p.m.</i>	6 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	7
8	9 <i>Lake Office hours: Noon-6 p.m.</i>	10 First day to file for April City election 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.-5 p.m.</i>	12 Municipal Court 10:30 a.m., Circuit Court, Independence Country Club Budget Meeting 7 p.m., Clubhouse <i>Lake Office hours: 9 a.m.-5 p.m.</i>	13 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	14  Santa at Lake gates; employee gift collection, 10 a.m.-1 p.m.
15	16 Country Club Board, 7 p.m. Clubhouse <i>Lake Office hours: Noon-6 p.m.</i>	17 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	18 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	19 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	20 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	21 <b>First day of winter</b>  Invasive Species Training, 9 a.m. Lake Office (pre-register)
22	23 <i>Lake Office hours: Noon-6 p.m.</i>	24 <i>Lake Office closed</i> <i>City Hall closed</i>	25  <b>Christmas</b> <i>Lake Office closed</i> <i>City Hall closed</i>	26 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	27 <i>Lake Office hours: 9 a.m.-5 p.m.</i>	28
29	30 <i>Lake Office hours: Noon-6 p.m.</i>	31 Last day to file for April City election <b>New Year's Eve</b> <i>Lake Office hours: 9 a.m.-5 p.m.</i> <i>City Hall: 9 a.m.-1 p.m.</i>				

## Police Reports

	Oct. 1-31	Sept. 1-30	Aug. 1-31	July 1-31	June 1-30	May 1-31	April 1-30	March 1-31
Traffic - Anchor	1	3	1	1	3	0	0	2
offenses - Beach	0	0	1	0	0	2	2	1
- Clipper	0	0	1	0	2	0	1	1
- Dockside	5	1	0	0	0	1	1	0
- Emerald Shore	0	0	0	0	0	0	0	0
- Woods Chapel	4	0	3	1	0	1	2	1
- U.S. 40	4	7	14	5	6	7	2	20
- Total	14	11	20	6	11	11	8	25
Warrant arrests	0	0	1	0	0	0	0	1
Arrests	0	0	1	0	0	0	0	1
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	0	1	5	2	0	1	10	5
Calls for service	5	19	28	31	28	22	22	26
Warnings	1	1	6	10	8	7	11	13
<b>Total</b>	<b>20</b>	<b>32</b>	<b>61</b>	<b>49</b>	<b>47</b>	<b>41</b>	<b>51</b>	<b>71</b>



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