

Eagle Bay Property Owners Association Board of Directors Meeting Minutes  
October 12, 2024

Call to order 9:56 a.m.

Roll Call: Gary Liles, Megan Jones, Christine Jackson, Dennis Jackson, Steven Burnstein, Christopher Shull, Angel Croy, Jon Offerman, Doug Luther

- 9-15-24 meeting minutes approved
- Internet / News / Events
  - Website 105 hits
    - Traffic sources - Google 53, Direct 46, Facebook 5
  - Google Business Profile 82 interactions
    - 45 asked for directions, 28 website visits, 119 profile views, & 20 searches
  - Facebook 41 Likes, 67 Followers
    - Facebook Community Group 41 members
  - October newsletter content to be approved
  - October events
    - Ghoulish Gathering on the 26th
      - \$75 approved by the board for snacks and candy
    - Trick or Treat the Busstop on the 31st
- Finance
  - Homes Association of Kansas City start date November 1st, 2024
    - As a courtesy to current members, quarterly payment options are approved for the 2024-2025 fiscal year
    - The courtesy 10% early pay discount will be extended for current members who pay 2024-2025 dues in full before December 15th.
    - A link will be added to the EB website for online payment
  - The board approves transferring \$22,000 from the reserve acct at CNBT to reserve at CCB
  - The board approves transferring \$7,000 from the expense acct at CNBT to expense at CCB
  - The board approves closing the reserve acct at CNBT on November 15th
  - The board approves to remove Gary Liles and add Chris Shull to the petty cash acct at CNBT on November 15th
  - Expenditures approved
    - Co-Mo Electric \$270.10
    - Ozark Disposal \$475
    - Steve Burnstein reimbursement for roof coating \$66.95
    - Jon Offerman reimbursement for tractor muffler repair \$97
    - Megan Jones reimbursement for Secretary of State filing \$26
- Legal
  - The board is still looking for a corporate lawyer for legal representation
  - A list of liens is needed for HAKC

- Conformance/Architectural/Roads
  - Clean Up & Maintenance
    - Bathhouse
      - Date to close November 15th, 2024
        - A sign was made and posted to inform members of open & close
        - Board approves Jon Offerman to winterize
      - Repairs are to be assessed at the end of the season
    - Clubhouse
      - Steve Burnstein donated vents for the clubhouse skirting
      - 1-5gal bucket of roof coating was purchased, 1 more is still needed
    - Roads
      - Tractor implements (brush hog and sickle mower) repairs are still being assessed
  - DNR
    - The board meeting with Erin Heidolph has been postponed
    - Wastewater committee chair Jon Offerman is working on mapping and a wastewater plan
    - Working with the Benton County Health Department to write citations
    - Holding tanks must have alarms
    - Three alarms were purchased for Eagle Bay's wastewater systems

Adjournment: 12:10 p.m.