

# LAKE TAPAWINGO NEWS

*A publication of the Lake Tapawingo Country Club*

## Only incumbents file as City Council candidates

*At least six residents express interest in Country Club Board vacancies*

By John Braden

Only the three incumbent aldermen filed for election to their three seats by the Dec. 28 deadline for the April 5 City Council election.

Meanwhile, Lake Board President Jayme Dean said six property owners had expressed interest in running for the six seats up in the Feb. 17 Country Club Board election, although none had signed filing papers yet. At least seven candidates are needed to ensure voters have a choice.

### Three of six City Council seats up in April

Three of the six City Council seats are up for election on April 5. The two-year 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 -- and the only candidates to file for election, unopposed -- are:

- In Ward 1 (A Block), Alderman Steve Magel, 14 Anchor;
- In Ward 2 (B and C blocks), Alderman Tom Rodenberg, 35 Beach;
- In Ward 3 (D and E blocks), Alderman Bob Seago, 12 Emerald Shore.

The remaining three council members, Rhonda Dolan in Ward 1, Brad Cloverdyke in Ward 2 and Morgan Combs in Ward 3, have terms that expire in April 2023, as does Mayor John Sellars.

### Lake Board candidates must be named within days

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 two years of a term. Candidates must be recruited by about the first week in January.

Qualified property owners interested in serving on the Country Club Board are urged to contact a Nominating Committee member or the Lake Office, 228-3721.

Nominating Committee members are: Andy Rogers, 120 Dockside; T.J. McGinnis, 102 Dockside; David Dean, 62 Beach; Patti Fedo, 85 Beach; Gary Mullins, 110 Dockside; David Peterson, 5 Dockside.

Lake Rules require the Nominating Committee to report back its nominees at least 45 days before the Feb. 17 Property Owners Meeting and election -- about Jan. 3. Then ballots can be prepared and residents notified by letter of the candidates before the election, scheduled for 7 p.m. at the Clubhouse.

**See Five, Page 2.**



By John Nicol

**BUDGET MEETING** -- Accountant Rick Wesemann, top left, and Lake Board President Jayme Dean present the Country Club's 2022 proposed budget to property owners Dec. 9 at the Clubhouse. Property owners approved total operating expenses of \$439,400 for the coming year, up \$5,000 from the previous year.

## Zebra mussel recertification again offered by mailer

*Class still available to new residents*

Lake residents who underwent invasive species training classes or previously renewed training by use of a brief information sheet and a sign-and-return certificate last year may renew again by certificate, which was mailed to every property owner's home with the Country Club's annual assessment bill.

The form also may be obtained at the Lake Office.

Lake Rules require invasive species training certification before property owners or renters 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.

Due to COVID-19 concerns and because there has been little new information about the primary invasive species of concern -- zebra mussels -- the Lake Board decided to "re-educate" residents by mail rather than requiring a new round of classes.

Monthly invasive species training sessions are still offered throughout the year, primarily for new residents, but also as a refresher course for previously trained property owners, renters or their families. Residents planning to attend are required to preregister at the Lake Office.

Training sessions are held at 9 a.m. at the Clubhouse on the third Saturday of the month. The next one is scheduled **Jan. 15.**

Residents are asked to contact the Lake Office at [office@laketapawingomo.com](mailto:office@laketapawingomo.com) or 228-3721 in advance to register, so trainers will know how large a group to expect.



# Around the Lake

## SYMPATHY

Sympathy to:

The family of Dick Landingham, 62 Dockside, who died Dec. 16 at age 83.

## GET WELL

Bette Sellars, 11 Dockside

## BIRTHDAYS

- Jan. 2 Brenda Paul, 20 Beach  
 Jan. 3 Carol Keeton, 122 Dockside  
 Jan. 5 Sharon Echelmeier, 21 Clipper  
 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. 29 Tim Moran, 4 Dockside  
 Jan. 30 Jerry Davis, 7 Clipper  
 Jan. 31 Charles McAlpin, 60 Anchor

## WELCOME TO THE LAKE

*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.*

## Five Board seats up for 3-year terms; one for 2-year

### Continued from Page 1.

Ideally, at least seven candidates are needed to ensure voters have a choice in filling the six seats. A minimum of 50 eligible voters must attend the election to have a quorum.

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 Hap Graff, Clayton Holland, Wes Knox, Gary Mallen and Joe Rush.

Also up for election is the remaining two-year term of a seat held by Susan Stiles, who was appointed to succeed the resigned David Hillerman until the February election. 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 two-year term.

Continuing on the board are Jayme Dean, Bill Ellwood, Allison Holmes, Kim McReynolds, Steve Meek, Jennifer Moran, Cyndi Peterson, Brian Smith and Randy Thatcher.

The Lake Board meets on the first and third Mondays of the month.

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.

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

**Editor:** John Braden, 229-2794  
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**Contributing columnists:** Jayme Dean, Shannon Follis, John Nicol, John Sellars, Tammy Taylor.

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"

## Lake Board likely to return to Zoom meetings

President Jayme Dean said due to a renewed increase in area COVID-19 infections, the Lake Board is likely to return to video conference meetings via Zoom. The Zoom link may be obtained from the Country Club webpage, [www.laketapawingomo.com](http://www.laketapawingomo.com), and might be posted on the Residents of Lake Tapawingo Facebook page. The board is to meet at 7 p.m. Jan. 3 and Jan. 18.



MAYOR'S MINUTES

# New year brings strategic planning update



By Mayor John Sellars

Best wishes to everyone as we enter a new year!

Normally at this time of the year, as any organization, the city begins planning for the new budgetary cycle for the July 1, 2022, to June 30, 2023, fiscal year. Since it has been three years since we finished the strategic plan which guides our long-term thinking, I have asked Alderwoman Morgan Combs to provide leadership on developing an updated strategic plan.

This process normally begins with a SWOT analysis, Strengths, Weaknesses, Opportunities and Threats. Potential strengths could be our beautiful natural environment, number of volunteers, and sense of community. Potential weaknesses could be our tax rates, roads needing repair, and limited budgets. Opportunities potentially could be providing enhanced community services, additional grant funding, and increased taxes if we annexed business property. Potential threats could be zebra mussels, economic downturn, and new state or federal regulations.

How would you complete this list? We need your input before we move forward.

When I reflect on this process three years ago, the most common feedback was for Lake Tapawingo to become a vibrant community. At that time, my thinking was that a vibrant community meant fishing, water sports, reading groups, and joint community activities.

While these are all relevant and important, after my wife's illness and experiencing neighbors bringing food to our house,

babysitting our dogs and people sending messages of support and prayer, I find that my definition has changed. Now my definition of vibrant community has expanded to include neighbor helping neighbor, sharing an emotional bond with those who live next door, being cooperative with others, seeking harmony within community, and being grateful and respectful to others in this lovely community.

Let us know your thoughts on what kind of community we should seek to become together.

Let me share with you the activities the Board of Aldermen are working on as we enter the new year.

Aldermen Steve Magel and Tom Rodenberg continue to provide leadership in updating the ordinances and permits. By the February meeting, the Board will be reviewing and discussing the recommendations. To my knowledge this is the first comprehensive review of these documents since the city's founding in 1962.

The Municipal Committee will be discussing the new congressional infrastructure funding bill. The Municipal Committee includes two representatives from the Lake Board and Alderman Brad Cloverdyke and Alderwoman Rhonda Dolan. The funding will be more complicated than the earlier funding bill when we received \$145,000 but by planning together, we will be able to develop a serious proposal requesting funding.

Alderman Bob Seago continues to work on prioritized improvements to our sewer and water systems.

Please let me know if you have any questions or thoughts. You can e-mail me at [Johndsellars1@gmail.com](mailto:Johndsellars1@gmail.com).

## CITY COUNCIL REPORT

# Auditor presents 'clean opinion' for city finances

The Board of Aldermen of the city of Lake Tapawingo met Dec. 2 at City Hall. Mayor John Sellars presided.

**Visitors:** Jan Baldwin, 9 Anchor; Jim Megerson, 110 Beach; Charlie Plank, 35 Dockside; John Braden, 45 Anchor; Butch Beeman of Troutt Beeman & Co.

**Audit for fiscal year ending June 30, 2021:** Butch Beeman of auditor Troutt Beeman & Co., presented his firm's audit report for the fiscal year ending June 30, 2021. Beeman said his report included a "clean opinion," the highest level an auditor can render for the entity being audited. He said the city had made a lot of progress in the last few years and is in a good position financially.

Beeman noted the city followed a previous audit recommendation to replace its QuickBooks accounting software with a software more adapted to use by municipalities. He noted the city chose Simple City gWorks software, which Troutt Beeman had not seen before and

which impressed the auditors enough that they added gWorks to the list of softwares they recommend to municipal clients.

After discussion, the council unanimously approved a motion by Alderman Rhonda Dolan to accept the audit.

**Hazardous waste:** The council discussed an ordinance to continue the city's

agreement with Mid-America Regional Council for drop-off of household hazardous waste at area collection points. The agreement is to cost the city \$783.71 for the year. The council voted, 5-0, to approve a motion by Alderman Brad Cloverdyke to advance on first reading Bill 1224, Ordinance 1017, *An ordinance*

See City, Page 4.



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# City Council hires computer system security firm

**Continued from Page 3.**

approving an intergovernmental agreement with the MARC solid waste management district for collection of household hazardous waste. The council then voted, 5-0, to pass a motion by Cloverdyke to approve the ordinance on second reading.

**Business licenses:** Alderman Steve Magel presented an ordinance to change requirements for occupational permits and business regulation. He said the proposed ordinance was in substantially the same form as a November copy except for an additional fee of \$25 for contractors who are required to have a certificate of competency.

The ordinance would require a \$50 business license for any person “to conduct any business, trade, vocation, calling or occupation.” Construction contractors would be required to have general liability insurance and workers compensation coverage or an exemption. Any plumbing, electrical or mechanical contractor doing work requiring a building permit must present a master or journeyman trade certificate.

After discussion, the council voted, 5-0, to approve a motion by Alderman Brad Cloverdyke to advance on first reading Bill 1220, Ordinance 1013, *An ordinance amending City Code Chapter 615, Business Regulations, Article I, Occupational Permits, to establish new business regulations.*

Magel said he expected to present the ordinance for a second reading and final action at the Jan. 6 City Council meeting.

**Computer security:** Alderman Rhonda Dolan summarized the city’s computer security and backup concerns and noted three proposals were received: KC Micro Specialists at \$2,730 initial setup plus monitoring at \$6,000 per year; Civic ITC at \$6,145 initial setup plus monitoring at \$8,000 per year; and Firefly MSP at \$4,860 initial setup plus monitoring at \$4,200 per year.

After discussion, the council unanimously approved a motion by Dolan to hire Firefly MSP per its proposal. Mayor Sellers suggested the Country Club be

**See Council’s, Page 5.**

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Monthly Home Checklist

**CREATE CALM**

The start of the new year is an ideal time to create a fresh start & recharge your home with positive energy.

- \* Clean out junk drawers & storage areas
- \* Add extensions to downspouts to keep water 3-4' from the foundation
- \* Set the rake aside & mow dried leaves for a nourishing mulch
- \* Test your sump pump
- \* Check & repair air leaks to prevent ice dams
- \* Stock up on winter storm essentials like ice melt & shovels
- \* Pack a winter emergency kit in the trunk of your car
- \* Check the air pressure in your tires

**Low Carb Spicy Sausage Pizza Dip**

It's the New Year, you're trying to turn a new leaf and eat healthy. But on the inside, you want cheesy meaty goodness. Fear not Neighbors! This recipe will make you ride the line. #sorrynotsorry



- YOU WILL NEED:
- 3/4 POUND BULK HOT SAUSAGE
  - 1 JAR (14 OZ) LOW CARB PIZZA SAUCE
  - 2 CLIPS SHREDDED MOZZARELLA CHEESE (8OZ)
  - 8OZ CREAM CHEESE, SOFTENED
  - RED HOT SAUCE (OPTIONAL)
  - CRACKERS, VEGGIES, ANYTHING YOU CAN GET YOUR HANDS ON FOR DIPPING!

**DIRECTIONS**

- Preheat oven to 350F
- Cook sausage over medium-high heat until sausage is no longer pink
- Drain and cut into bite-sized pieces
- Mix cream cheese, mozzarella cheese, Italian seasoning and sausage together
- Add Red Hot if you want the dip to be a bit spicier
- Spread cream cheese mixture into a casserole dish
- Add the pizza sauce on top of the mixture
- Sprinkle some pieces of sausage on top followed by mozzarella cheese
- Bake uncovered for 25 minutes or until bubbly and cheese is browned

**DIY PROJECTS FOR THE NEW YEAR**

*You may not be a home improvement guru, but that doesn't mean you can't tackle some projects when time allows. Below are a few DIY projects that will leave your home feeling renewed as you make your way into the New Year.*

- Organize Your Garage:** Add shelving, wire cabinets or plastic bins (My #1 to-do, don't tell my husband).
- Revamp Your Entry:** It's the first thing people see, think of creative ways to organize and make it a good first impression.
- Update Your Light Fixtures:** Get personal! Upgrade and personalize your lighting inside & out.
- Patch Holes & Touch Up Walls:** Try patching up holes where paintings & pictures once hung to give a facelift.
- Purge Your Home of Unnecessary Items:** Getting rid of non-essential items will give your home an easy, low-cost makeover. Donate it, store it, or sell it!



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COUNTRY CLUB BOARD REPORT

# Board nominating committee named for February election

The Lake Tapawingo Country Club Board of Directors met Dec. 6 at the Clubhouse and Dec. 20 via Zoom video conference. President Jayme Dean presided.

**Visitors:** Janet Baldwin, 9 Anchor; Paul and Brenda Bowers, 23 Clipper; Renny Buckaloo, 69 Beach; Ryan Charlton, 4 Anchor; Fred and Gina Chavez, 34 Anchor; Darren Davis, 2 Clipper; Scott Johnson, 16 Anchor; T.J. and Kendra McGinnis, 102 Dockside; Jim Megerson, 110 Beach, John Pagel and Monita Ireland, 30 Anchor; Jane Quinn, 19 Anchor; John Braden, 45 Anchor.

**Board election:** President Dean said some potential candidates expressed interest in running for six board seats in the Feb. 17 property owners election. She named six property owners who have agreed to serve on the Nominating Committee: Andy Rogers, 120 Dockside; T.J. McGinnis, 102 Dockside; David Dean, 62 Beach; Patti Fedo, 85 Beach; Gary Mullins, 110 Dockside; David Peterson, 5 Dockside. The board passed, 13-0, a motion by Board Member Clayton Holland to appoint the six to the Nominating Committee. Dean asked board members and residents who know of qualified property owners interested in

servicing on the board to contact a nominating committee member or the Lake Office.

**Jan. 18 meeting:** President Dean said the second board meeting of January would be at 7 p.m. Tuesday, Jan. 18, because that Monday, Jan. 17, is the Martin Luther King Jr. Birthday holiday.

**Treasurer's Report:** Treasurer Randy Thatcher presented bills including \$21,933 for Lake Office renovation, \$23,273 for Jackson County property taxes and \$41,441 to Underground  
**See Lake, Page 7.**

# Council's planning contractor to begin review of city codes

**Continued from Page 4.** asked if it would be interested in participating with the city security program.

Alderman Brad Cloverdyke said former alderman Charles Cruit should be thanked for his assistance in helping with computer security and monitoring issues.

**Water and Sewer:** Alderman Bob Seago reported the Water and Sewer Department changed out three grinder pumps since the previous meeting and repaired one pump. He said there were 13 calls for service since last meeting.

Seago said air pressure control systems for grinder pumps were being phased out and that the city would be changing to a float system that would add an additional \$25 cost to grinder pumps. He said he is seeking a wholesale pump dealer.

The alderman said the crew had been

performing preventive maintenance by cleaning out grinder pump holding tanks. He added discussion of a support contract with Underground Plumbing was postponed.

Seago said he investigated complaints of sewer smells coming from below the dam and it appeared the odors were coming from Blue Springs sewer manholes.

Mayor Sellars praised Seago for his work with the department noting the water meters replaced to date, service for grinder pumps and grinder pump tank maintenance, grinder pump tank extensions and equipment maintenance. Seago said the credit was due to the Water and Sewer Department employees.

**Community Development:** Alderman Steve Magel noted some of the new street signage is in and he will begin installing them within the next few

weeks with assistance from the Water and Sewer Department staff.

Magel said he, Alderman Tom Rodenberg and City Clerk Paul Blixrud would prepare a new business license application form.

Magel said he, Mayor Sellars and Blixrud had a Zoom video conference with Curt Skoog and Jennifer Reinhardt of planning contractor Institute for Building Technology and Safety. He said IBTS will begin reviewing city codes. He said they hope to have a preliminary meeting in January with Sellars, Magel and Rodenberg to present their findings, followed by another meeting in February for the City Council.

**Financial/Mayor:** Mayor Sellars said the city's recent financial reports looked good. He noted the upcoming Lake Tapawingo centennial in 2026 and asked the joint city-Lake Board Municipal Committee to begin looking at this event along with the Sportsmen's Club, the Women's Club, and the community in general.

The mayor said at the January meeting, he would ask council members to provide opinions for a SWOT analysis of the city's strengths, weaknesses, opportunities and threats. He also noted there might be a second round of infrastructure money available from the federal government and he would participate in a Missouri Municipal League webinar on the subject on Dec. 15.

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



By Fred Chavez

## Joe Rush: Thanks for well wishes, eats

Lake resident emeritus Joe Rush, 80 Beach, says thanks to his neighbors for all their calls, well wishes and some fine meals during recovery from his ailments. Joe gives special thanks to Brian "Sam" and Pam Smith, Fred and Gina Chavez and Kylene Hefley.



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# Lake Board considers when to discuss assessment increase

## Continued from Page 5.

Plumbing for restoration of the former silt basin. He said \$1,500 was being withheld for final payment to Underground Plumbing until grass reseeding and removal of a silt fence. He also said Underground Plumbing submitted a change order for \$1,700, which is not included in the current payment. Thatcher made a motion to approve paying the bills.

Board Member Hap Graff said he was concerned about three over-budget items, for tree removal, office renovation and road maintenance, and suggested putting footnotes in the income statement for clarity. Board Member Clayton Holland said designated funds of up to \$26,000 for roads from 2020 were used for roads this year plus another \$30,900 from this year. He said repairs to road drainage grates were part of the costs.

Board Member Bill Ellwood said the \$1,500 withheld for a final payment for the silt basin did not seem like enough to cover reseeding and expressed concern it might not be enough to induce the contractor to complete the work.

Graff complained that a cost overage for Lake Office renovation was treated differently than a recent budget request for Clubhouse renovation, which exceeded the budget and was tabled by the board. Board Member Kim McReynolds presented documents reviewing the office contractor's estimate vs. the actual bill. She said the contractor honored his bid for the office work but encountered increased prices for materials, plus asbestos mitigation and additional plumbing and electrical rehabilitation. Graff said the project was \$6,500 over budget, but McReynolds said \$5,800 was in next year's budget and designated funds. Thatcher said the office work was completed and the contractor needed to be paid. The board passed his motion to pay the bills, 11-1 with 1 abstention.

There was discussion about remaining payments to be made from the 2021 budget, including payroll, employee pensions and insurance. Board Member Jennifer Moran said the insurance bill for 2022 must be paid by the end of the current year.

A question was raised regarding payment to Colonial Gardens for trees. Board Member Steve Meek explained 11 trees were ordered under the tree replenishment program. He said the

expense would be reduced by 50 percent when residents requesting trees for Country Club property reimburse the Country Club for their portion of the costs.

**Delinquent assessments.** President Dean said she, Office Manager Diana Reyes and Board Member Bill Ellwood appeared in Jackson County Circuit Court Dec. 1, regarding the last of four individuals who owe several years in back assessments and dues. The property owner was present at a previous hearing this year and asked for a continuance. She said the property owner did not appear in court Dec. 1 and the judge awarded the amount submitted by Lake Tapawingo Country Club. Measures are being taken for collection of that final judgment along with the three judgments filed in court earlier this year. President Dean said collection procedures may include bank account and personal property seizure, garnishment (if employed) and lastly, forced property sale. She said they were attempting to make collections in-house rather than using a law firm.

**Assessment increase.** Board Member Cyndi Peterson asked when discussion and vote plans need to be addressed for a potential assessment increase. She said it was too late for the 2022 budget meeting. President Dean said plans for an assessment increase could possibly be presented and voted on at the 2022 property owners meeting and election in February or at a special meeting of property owners sometime during the year. Dean said assessments last were increased in 2005 to their current \$1,000 annually. Board Member Hap Graff said the board first needs to decide what increase to recommend to property owners.

**Property tax.** Board Member Hap Graff said in reviewing the 2019, 2020 and 2021 Jackson County property tax bill comparison report, the savings were substantial as a result of the board's tax appeals to the county and commended President Dean for her efforts in getting Lake properties reassessed. He noted the initial bill had been for \$47,000, which was reduced to \$23,000. Dean said she is working on reducing the bills even further.

**Employee retirement, salaries.** President Dean asked Treasurer Randy Thatcher and Board Members Hap Graff and Bill Ellwood to recommend at the Jan. 3 meeting what contribution should be made to employee retirement. Graff suggested the board should discuss whether to increase employee salaries. Dean said that could be a discussion for January.

**Audit review.** President Dean said the board would discuss Jan. 3 the hiring of auditor Troutt Beeman & Co. to perform an accounting review of Country Club books.

**Lake Management: Silt pond.** Board Member Brian Smith said Underground Plumbing, which bid and was hired to restore the silt pond property, later said they needed an additional \$1,700 for a dump truck and operator because there was more earth to be moved than estimated. Smith said he told the contractor he could submit a request for payment, but he had signed a contract for the estimated amount. Smith said a request for a change order was not submitted until the work was completed.

Board Member Bill Ellwood said the additional \$1,700 requested was not a change order because it was not requested

**See Board, Page 9.**

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# Board eyes Miller’s pond, Clubhouse bidding, office rehab

**Continued from Page 7.**

by the board and was simply due to the contractor’s inadequate estimate. The board passed, 12-0 with 1 abstention, a motion by Board Member Randy Thatcher to pay the \$1,700 but not until reseeded and silt fence removal are completed at which time another \$1,500 is to be paid to complete the contract.

**Miller’s pond dam.** President Dean said the board should re-enlist engineering firm Affinis Corp. for next steps in rehabilitation of the Miller’s pond dam above AB Cove. Affinis completed a study in September 2020 recommending \$362,000 in remedial steps to manage excess stormwater and debris inflow and to correct deficiencies in outlet pipes and a failing limestone retaining wall.

**Clubhouse:** Board Member Cyndi Peterson said she received two bids for Clubhouse renovation and that a third contractor was unresponsive. She said she would present the two bids at the Jan. 3 board meeting. She noted it still must be determined what would be the exact amount of 2021 year-end funds to be transferred into the Clubhouse renovation designated fund. At the Nov. 15 meeting, the board voted to move remaining 2021 funds, then estimated at \$59,000, into the Clubhouse designated fund.

**Bat houses.** President Dean said Renny Buckaloo had sent photos of bat houses constructed by Colin Banks of Boy Scout Troop 763, who the board said in October could place bat houses on the Clubhouse, Shelterhouse and Maintenance Building as his Eagle Scout project. Dean said the houses, which can hold up to 50 bats each, are to be installed on the Lake buildings in the next week or two. Board Member Hap Graff called the bat houses a potential health hazard that could result in bat droppings at residents’ high traffic areas. Dean said she would contact Buckaloo for a response.

**Lake Office:** Board Member Kim McReynolds reported the floor, trim and kitchenette of the Lake Office renovation are complete. She said the electrician would come within the week for completion of the electrical requirements. President Dean said Maintenance Coordinator Matt Kempf would be moving furniture back into the Lake Office upon completion of renovation. She said it was hoped the office would return to regular operation after the holidays.

McReynolds said contractor Mark Wharton recommended grading around the office perimeter to prevent water from collecting in the crawl space creating standing water, moisture and mold issues. Board Member Clayton Holland subsequently reported he, Kempf and Fred Chavez examined the situation and decided grading was not necessary but the porous cinder block foundation should be sealed on three walls with epoxy and possibly a drain and trenching might be appropriate. He said he would contact a Lake resident who works for a dry basement company for advice.

**Records storage.** Dean said the board cannot dispose of records stored in the Clubhouse attic. McReynolds asked whether they might be digitized.

**Municipal Business:** Board Member Randy Thatcher said he and Board Member Steve Meek might seek a joint Municipal Committee meeting with city aldermen to discuss the city’s invitation for the Country Club to join the city in a proposed computer firewall system. Board members indicated they did not  
**See Gated, Page 11.**



**FOUND --** Jack and Marty Marker, 15 Dockside, fished a gray dock box/bench from the lake after the December windstorm. If the box, and the life jackets within, are yours, you can claim them on the Markers’ lakefront on the south point of Railroad Cove. Or call the Markers at 229-9510.

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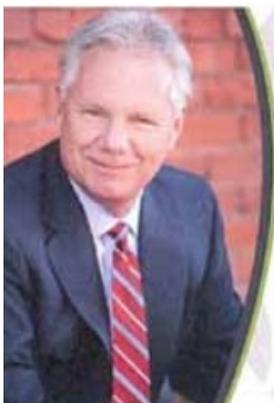
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# Gated entrance study questioned; water testing upgrade

## Continued from Page 9.

think the board needed it for its limited computer operations.

**Gates at Lake entrances.** President Dean said a proposal to study implications of installing gates at Lake entrances had only been raised due to a proposal to build a housing development near 1 Anchor that attempted to have access to Country Club-owned roads. She said with the sale of that property and an end to the development proposal, the gate study is less of a priority. Board Member Hap Graff said a study should still be made. Board Member Clayton Holland said Police Chief Tammy Taylor said a community can no longer have a city police department if it is gated, relying instead on a private security force. He suggested discussing the matter with Taylor.

**Real estate:** President Dean said Board Member Bill Ellwood intends to pursue sale of Country Club properties and the matter would be discussed with the board's lawyer.

**Lake Environment:** Former board member Renny Buckaloo said the board created its own lake water testing lab in 2014. He said prior to that the board paid Blue Valley Labs \$8,000 to \$12,000 a year for testing. He said the board spent about \$7,000 to set up its own lab, which made testing numerous times a year with immediate results convenient, cost-effective and more efficient. Buckaloo said the manufacturer will no longer service a piece of equipment in the lab, a sealer. He proposed to trade in the obsolete sealer for credit towards new equipment that normally costs \$7,500 to \$8,000. The trade-in amount of \$4,555.48 would allow continued water testing in house. The board passed, 11-0 with 1 abstention, a motion by Board Member Clayton Holland to approve the trade-in.

Dean asked Buckaloo when is the best time to treat the shoreline water willow. He said water willow is a non-invasive plant that can easily be pulled. However, the chemical Glyphosate (found in Roundup) will kill the weed if sprayed directly on it. He said the best time to spray the chemical is early June. In the past, the weeds have been treated with the chemical allowing an option for residents to call if they chose not to have their shoreline treated.

When asked the cost of spraying, Buckaloo said it would be difficult to say as that would involve the amount of product

needed. It was suggested Maintenance Coordinator Matt Kempf could either do the spraying or assist in the process.

**Invasive species training.** Board Member Brian Smith said invasive species training would be held on the third Saturday in January as usual, Jan. 15 at 9 a.m. in the Clubhouse.

**Maintenance:** Board Member Clayton Holland said a large elm tree at 112-B was scheduled for removal on Dec. 10. He also said a tree at 42-A hangs over the road and needs maintenance. He said it is being investigated as to whether the tree is on Lake property or not.

President Dean said gas company line repairs left a large bump in the road at 42-A that would create an issue for snow plowing. Board Member Clayton Holland said the gravel fill needed to settle before it could be overlaid with pavement. Holland said he would call the gas company for final repairs. The road repairs were completed by the gas company Dec. 7.

Board Member Joe Rush said the dump truck was taken in for motor vehicle license inspection and did not pass. He said replacement of the differential seal and ball joints was necessary for repairs, the cost estimated to be \$1,820. The board passed, 10-0 with 2 abstentions, a motion by Rush to approve the repair costs.

**Docks and Waterfront: 62-A.** Board Member Susan Stiles said the property owner has found a contractor to repair crumbling concrete steps on the seawall at 62-A while protecting the lake from removal and repair debris by installing a temporary plywood barrier. The board passed, 12-0, her

motion to approve the repairs.

**30-A.** Stiles presented a request by property owners John Pagel and Monita Ireland for either installation of a pergola on the dock at 30-A or installation of the pergola on the 30-A property but extending about 2.5 feet onto Country Club property. The property owners had previously placed the pergola on the dock and were subsequently cited for installing something not approved nor allowed on the Country Club lakefront.

Ireland said the pergola would be comparable to a neighboring gazebo or to a double-decked dock. Board Member Wes Knox said the pergola could not meet requirements for a double-decked dock because the stationary dock's lower frame already is more than 12 inches above the water and the pergola would be more than the maximum 6 feet 8 inches above the lower deck. The board reviewed Lake Rules, which prohibit construction of any shelter, playhouse, gazebo, shed or other permanent or temporary structure on Country Club lakefront. It was agreed that a pergola is not permissible on docks or Country Club property. The application failed for lack of a motion to approve.

**183-A.** Stiles said the property owner at 183 Anchor Circle requested a dock space but none are nearby and she is looking at locations on the main body or in AB Cove.

**23-C.** Paul and Brenda Bowers, 23 Clipper, said they had attended the last five board meetings via Zoom or in person to discuss the citation they received for planting plants, repairing a stair railing and the contractor installing rock on Country Club shoreline without board permission.

See Lake, Page 13.



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## WOMEN'S CLUB NEWS

## 2022 to start strong with 'progressive' event

By Shannon Follis

The Women's Club would like to wish all the residents of Lake Tapawingo safe and happy holidays and a new year! We also extend our thanks to everyone who helped make 2021 so wonderful.

Despite the continuation of adversities, we came together as a community. We laughed, made memories, and enjoyed the lake life. Thank you to our Women's Club board members and volunteers who helped put on wonderful events and to our residents who participated. All helped build community joy.

Together, we raised money for scholarships for graduating Lake high school seniors, sent Valentine's Day flowers, listened for the ring of ice cream boats, ate lots of delicious food from various food trucks, sported new Lake logo swag, do-si-doed to live music, did a speed-dating-style social mixer, shared Thanksgiving luncheon, and D Block came out as the winners of the 2021 Block Wars.

So many amazing times with friends and family and joyous memories were made. We truly have a fabulous community.

The Women's Club is going to start 2022 off strong with community joy. The Women's Club would like to invite the

women residents to a progressive social event on Jan. 15. This is a ladies-only event. Bring your own beverage of choice and meet at the Clubhouse at 6:45 p.m. to carpool or at 1 Anchor at 7 p.m. We will progress to visiting four houses, ending at the Clubhouse for a white elephant gift exchange.

In February, the chocolate roses will make a return. The Women's Club can help you spread Valentine's Day cheer. Keep an eye out for the upcoming flier in the next newsletter.

It is time to renew your membership to the Women's Club. Membership is only \$15 a year and is a great way to meet neighbors, help plan and hold community events, raise money for the scholarship fund, and enjoy lake life to the fullest.

Julie Davis, 18 Emerald Shore, is the membership director and can help with signing up and paying. Please turn in your membership form and payment. Payment can be taken via cash, check made out to the Lake Tapawingo Women's Club, or Venmo payment to @LakeTapWC (please note the name of the member whom payment is for).

Happy holidays and a joyous new year to all!

## Lake insurance renewed; newsletter operation questioned

**Continued from Page 11.**

President Dean said unfortunately Board Member Brian Smith was not at the meeting and therefore unavailable for discussion. Bowers said he and the contractor had spoken to Smith about the timeline of invasive species quarantine for the rock. Dean said she would let the Bowers know whether their issue would be discussed at the next board meeting.

**Ground fault circuit interrupter testing.** President Dean said there are four residents left with dock electrical issues that have not been resolved.

**Liberty Landing.** Board Member Joe Rush commented on a proposal to the Budget Committee recommending dock replacement at Liberty Landing. He said the frame is aluminum but the wood installed between the composite decking and frame is rotten and needs replacement. He said the entire dock does not need to be replaced.

**Boat Lots and Lease Lot:** President Dean said she has been in contact with a contractor building a home at 108-B about equipment access through the B Block boat lot. She said the builder agreed to restore the boat lot to original condition. She said people are still removing boats from the lake and boat/trailer parking is becoming limited. Dean said she also texted the builder to determine where vehicle access to the home would be.

**Insurance:** Board Member Jennifer Moran said Lake resident insurance agent Kevin Hornick declined to bid on Country Club insurance because he could not find a company to bid coverage for the dam. She said the current insurer, Billups Snyder & Associates, again bid for the coverage but cost for insuring structures rose \$9,000 due to increases in material replacement costs. She said the same coverage would cost \$36,212, compared to \$27,568 the previous year. She said she wanted to reassess the coverage later in the year if construction material costs decrease. The board passed, 12-0 with 1 abstention, a motion by Moran to accept the Billups Snyder bid. The board also passed, 11-0 with 2 abstentions, a motion by Moran to renew workers compensation insurance for \$3,716, a \$50 increase from the previous year.

**Newsletter:** Board Members Hap Graff and Gary Mallen said the board should form a committee to consider changing the way the *Lake Tapawingo News* operates. Graff said it might be wise for the board to "put it out for others" who want to do it, perhaps with digital production. Graff said newspapers are going away and he said the editor of the *Examiner* recently spoke about different ways people are getting their news.

Newsletter editor John Braden was asked to comment. He said the *Examiner*, like other conventional newspapers, is

struggling because it is dependent on advertising revenue, which is being lost to the Internet. He said, while the *Lake Tapawingo News* offers advertising as a service to readers and earns a fair amount of revenue that way, its advertising has not declined. He said the board decided several years ago to eliminate part of the newsletter's revenue -- subscriptions -- and to subsidize the newsletter and to distribute it to all houses as a means to keep property owners informed.

Braden said it was his opinion readership would decline if delivery was electronic -- becoming just another "junk" e-mail to be glossed over by recipients and not read. For those who want to read it electronically, he said it already is available on the Country Club website. He said the board only pays for printing, for which the price has remained constant for several years. He said he is paid nothing for his work but it is the board's privilege to seek bids for another way to produce the newsletter.

**Country Club bylaws:** Board Member Bill Ellwood suggested the board act in the coming year to update bylaws under which the Country Club operates to eliminate ambiguities in previous bylaws.

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



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SPORTSMEN'S CLUB NEWS

By John Nicol

## *Santa appears Dec. 18 at U.S. 40, Clubhouse entrances*

*By John Nicol*

It started cold but sunny and tolerable at U.S. 40 Lake entrance on Dec. 18. Santa waved and wished a Merry Christmas to all who drove through and handed candy canes to all who stopped.

With only one Jim Clarke to go around, Santa pushed on to the Woods Chapel entrance at the Clubhouse and resumed his merry ways and waves. By then the sun was blocked by clouds and the temperatures were chilling even for Santa and his helper John Harrison.

With the annual visit to the Lake gates fulfilled, Santa sped on his way to greet children who were also expecting him to visit their homes to make the Yuletide another year to remember.

### **Scholarship applications at Lake Office; Apply by Feb. 15**

The Sportsmen's Club Scholarship funding is at \$3,000 to be divided among eligible applicants with a maximum award of \$1,000 per student. Students, remember to get your transcripts together and pick up the Sportsmen's Club Scholarship applications.

The club offers scholarships to graduating high school seniors and college students. 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.

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 Feb. 15. Applicants awarded a Women's Club Scholarship may not also receive a Sportsmen's Club Scholarship that graduating year.

With the 2022 budget prepared for the Dec. 14 regular meeting, Treasurer Chuck Welch first provided November balances and presented the budget comparisons of 2020, 2021 and projected 2022 revenue and expenses.

Both revenue and expenses are predicted to be higher. After explanations, Chuck made a motion to have it accepted, which was seconded by Dale Blanchard and passed.

With membership responses coming in, Second Vice President John Harrison reported membership had advanced to 132.

Second Vice President Joe Rush was back in attendance for Santa at the Gate timing and to review the 2022 calendar that had conflicts in February and November on the second Tuesdays due to local Jackson County polling being located in the Clubhouse. With Wednesday availabilities, Darren Lengyel moved to change those meeting dates to the Wednesdays for the spaghetti and chili dinners. It was seconded by Chuck Welch and passed. Other activity dates were accepted.

For the fishing update, Barnard Wilson said bass were being caught since the weather had allowed fishing to continue. Under old business, holiday lights across the dam were old enough to need replacing. Chuck Welch moved to have them replaced, seconded by Darren Lengyel and the motion passed. Scott Patton volunteered to get replacements and would ask the Lake Board to help with the cost.

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# VOLCANO MULCHING



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Volcano mulching is a form of incorrect mulch placement against the trunk of a tree. The mulch is installed in a way that resembles a volcano from which the tree trunk appears to be erupting from. You can also spot volcano mulching if the tree trunk's root flare is covered, and only the remaining cylindrical portion of the trunk is visible. While this practice is so prevalent that it seems to have become an accepted mulch application method, it can cause more harm than good for your trees.

## How is volcano mulching affecting my trees?

This is a guaranteed way to stress your trees and possibly kill them. Here are some things that are happening under the surface of volcano mulching.

- Moisture in the mulch against the tree's bark encourages fungus and rot.
- Excess mulch creates a barrier preventing water and air from reaching the soil properly.
- Hair like feeder roots designed to absorb water and nutrients from the soil can remain in the mulched area rather than move into the soil layers.
- Root flare is the area at the base of a tree where the trunk transitions from trunk and bark tissues into root system tissues. Volcano mulching can cause the root flare to grow improperly or become buried, causing stability issues, poor growth and make the tree more prone to insects, disease, and wind.
- Tree bark needs sunlight and air to remain hardened, so this practice is similar to leaving a band-aid on a wound way too long.

## What does proper mulching look like?

Proper mulch techniques prevent mechanical damage from mowers and string trimmers. It also encourages moisture to remain in the tree's root zone.

- Mulch should only be at a 2-3" depth and excess should be removed and replaced each season to prevent the build up of mulch.
- Mulch should NOT physically touch the tree's trunk



**INCORRECT** Tree is not visible at base



**CORRECT** Tree is visible at base



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# TAPAWINGO POLICE GAZETTE

PUBLIC SAFETY AND SECURITY

## Show folks where you are; be safe with smoke, fire

By Chief Tammy Taylor

**1. Your address.** I am asking residents to please take a look at the addresses on your homes. If you do not have a clear visible address posted it makes it difficult to locate you, especially in the dark. Please note that fire, EMS and outside police agencies/personnel are not always familiar with your community.

Our department has noticed quite a few houses that do not have addresses posted at all or they are hidden behind plants or outdoor decorations, etc. Delivery drivers are asking us to assist them in locating an address and it turns out not to be marked. We want to assure that everyone receives the quickest response time in emergencies by all agencies if needed.



**2. Smoke alarms.** Friendly reminder, the first of the year every year is a good time for checking the batteries in your smoke and carbon monoxide detectors. It is recommended to have at least one carbon monoxide detector on every floor (including basements) outside sleeping areas especially. They should be placed on a wall about 5 feet above the ground.

You can research the United States Environmental Protection Agency for more info and tips. Smoke alarms can be wall mounted or ceiling mounted. Do your research and take the necessary steps to keep you and your family safe this new year and every year.

**3. Fireplace and furnace.** Let's talk about fireplace and furnace safety. Chimneys should be checked yearly for those pesky animal nests or other blockages that could prevent smoke from escaping. Make sure your flue is working properly. Never leave your fireplace unattended and make sure it is completely out before leaving the house or going to bed.

Remember chimneys need to be cleaned and inspected to cut down on possible fires to the home and always keep a fire extinguisher on hand. Furnaces should be kept clean and free of dust and debris, vacuum them off to keep good air flow, change your filters regularly and schedule inspections. Keep the area around furnaces clear of any household items and hazardous materials. Yes, furnaces can catch on fire.

This brings me to say that items **2.** and **3.** can lead us back to item **1.**

It has been a pleasure serving the citizens of Lake Tapawingo in 2021 and we look forward to another great year.

Let's all have a safe and happy new year!

See Police Reports, Page 19.

## Ready for Holiday Clean-Up?

- \* Time to put away decorations?
- \* Time to organize closets?
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- \* Errands?
- \* Dog walking, pet sitting?
- \* House sitting?

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# JANUARY 2022

SUN	MON	TUE	WED	THU	FRI	SAT
						<b>1</b> <b>New Year's Day</b>  <i>City Hall closed</i> <i>Lake Office closed</i>
2	3 Country Club Board, 7 p.m. video conference expected	4	5	6 City Council 6 p.m., City Hall	7	8
9	10	11 Board of Zoning Adjustment, 5:30 p.m., City Hall  Sportsmen's Club 7 p.m., Clubhouse	12	13	14	15 Invasive Species Training, 9 a.m. Clubhouse (preregister)  Women's Club 'progressive event' 6:45 p.m., Clubhouse
16	17  <b>M.L. King Jr. Day</b>  <i>City Hall closed</i> <i>Lake Office closed</i>	18 <b>Country Club Board</b> , 7 p.m. video conference expected	19 Municipal court cases 1:30 p.m., Circuit Court, Independence	20	21	22
23	24	25	26	27	28	29
30	31					

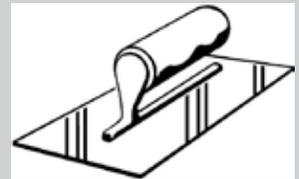
## Police Reports

	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 offenses	6	3	10	5	1	5	2	9
- Beach	0	2	4	2	4	1	5	1
- Clipper	1	1	1	0	4	2	5	0
- Dockside	1	0	1	1	6	0	1	2
- Emerald Shore	1	0	0	0	0	0	1	0
- Woods Chapel	9	4	1	4	3	9	5	8
- U.S. 40	24	25	25	36	31	32	33	39
- Total	42	35	42	48	49	49	52	59
Warrant arrests	1	2	1	2	0	0	1	3
Arrests	2	2	1	2	1	0	1	3
Felony arrests	0	0	0	0	0	0	0	0
Codes complaints	0	1	0	0	1	0	1	2
Calls for service	13	19	15	30	15	26	22	26
Warnings	34	31	32	57	22	30	25	31
<b>Total</b>	<b>92</b>	<b>90</b>	<b>91</b>	<b>139</b>	<b>88</b>	<b>105</b>	<b>102</b>	<b>124</b>



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