

LAKE TAPAWINGO NEWS

A publication of the Lake Tapawingo Country Club

Assessment hike plan to be prepared for January meeting *Lake Board still studies amount of potential increase*

By John Braden

Faced with an inability to save funds for future big ticket maintenance projects, the Lake Board voted Nov. 21 to schedule a special property owners meeting Jan. 19 to present a proposal to increase annual assessments. After reconsidering a preliminary increase vote from Nov. 7, the Lake Board planned a more intensive study over the next four board meetings of available revenue and anticipated expenses in order to make its case to property owners.

Most, if not all, board members appeared to conclude the current \$1,000 per year annual assessment does not provide enough revenue to meet growing annual expenses, plus sock away in designated funds enough money to pay for future repairs to the dam, reconstruction of the Miller's pond dam (including possible purchase of Miller property in order to control the site), regular repaving of roads, regular dredging of the lake and other big-ticket contingencies they don't even know about yet.

President Jayme Dean said for that, the board needs to propose to property owners an increase in annual assessments, which have not been increased for 16 years. She said failing to approve a general assessment increase at this time would

require obtaining property owner approval for future special assessments for various necessary projects. She said the Country Club would be reactively chasing dollars instead of proactively setting them aside to bank for specific future needs.

Dean said the board was now in a better position to calculate its financial needs because the Country Club spent months reconstructing and correcting financial records from the Lake Office. She said financial reporting is clean, concise and accurate and major long standing bookkeeping issues have been resolved. She said the Country Club has demonstrated transparent financial reporting that is available in the Lake Office.

Increase to \$1,500 approved, reconsidered

In its Nov. 7 meeting, the board debated various increase proposals and eventually approved, 10-2, a motion by Board Member Susan Stiles to increase assessments by \$250 in 2023 and \$250 in 2024 for a total of \$1,500 annually by the second year. At that time, board members hoped to make that recommendation for

See Possible, Page 3.

April City Council candidates must file by Dec. 27

By John Braden

The first day for filing by mayoral and city alderman candidates for the April 4 city election is Dec. 6; the last day for filing is Dec. 27 at 5 p.m. at City Hall.

The seats of Mayor John Sellars and three of the six City Council members are up for election on April 4. 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 Kate Gray, 156 Anchor, who was appointed in July to complete the term of Rhonda Dolan, who resigned;
-- In Ward 2 (B and C blocks), Alderman Brad Cloverdyke, 3 Beach;
-- In Ward 3 (D and E blocks), Alderman Morgan Combs, 46 Emerald Shore.

The remaining three council members, Steve Magel in Ward 1, Tom Rodenberg

See Candidates, Page 3.



By John Nicol

ROAD WARRIORS -- A Seal-O-Matic Pavement Solutions crew deployed on Dockside for a lake road pothole patching project, now completed. The Lake Board paid \$25,941 for the work. Board Member Clayton Holland said he planned to obtain bids for next year for crack filling.



Around the Lake

SYMPATHY

Sympathy to:

The family of Pat Towles, 89, formerly of Lake Tapawingo, who died Oct. 31 in Independence.

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. 18	Lisa Cloverdyke, 3 Beach
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

LAKE TAPAWINGO MUSICAL CHAIRS

	Moving from:	Moving to:
Shirley Graff	25 Dockside	26 Dockside

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 a week early in December

To avoid the last-minute holiday rush, the monthly invasive species training session is scheduled a week early in December. Training is set for 9 a.m. Saturday, Dec. 10, in the Lake Office.

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

Training, which normally is on the third Saturday of each month, is required before residents may obtain boat registration stickers or dock permits, or use the lake "for any activity."

Lake Rules prohibit the transfer of boats and gear between Lake Tapawingo and other 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.

These precautions are to protect our community from the invasive species (i.e., zebra mussels) that are an ominous threat to the lake.

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 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.



Subscription & Advertising Information

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

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

Lake Tapawingo Country Club website: www.laketapawingomo.com

City of Lake Tapawingo website: www.laketapawingomo.org

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



Possible assessment phase-in to \$2,000 discussed

Continued from Page 1.

a vote of property owners at the Dec. 8 Property Owners Budget Meeting. Audience members Tom Goddard and John Braden cautioned there was insufficient time for the board to make its case successfully to property owners by that date.

After two weeks to study the situation, President Dean told the Nov. 21 meeting the \$250 increase in 2023 and again in 2024 to a total of \$1,500 a year was chosen as an arbitrary amount and needed to be factored into future budgets to see how that increased revenue would work out in practice.

Dean said Board Members Mike Stiles, Susan Stiles and Kim McReynolds compiled budgeting information and created a presentation on the history of assessments, periodic increases, special assessments, comparable assessments at area lake communities and future funding needs for maintenance and upkeep of Lake Tapawingo. The presentation included a timeline of budgetary needs for the dam and spillway, roads, green space, dredging and other projects such as Miller's pond and its AB Cove dam.

Dean said based on those estimates it appeared the arbitrary \$1,500 annual assessment would not keep the Country Club in the black for very long. She said it appeared an increase of \$500 in 2023 and \$500 in 2024 to a total of \$2,000 in the second year was more likely to be required.

Land sell-off, storage facility, fee hikes floated

The presentation included other possible alternatives for raising revenue such as leasing the commercially zoned former Station lot at the U.S. 40 entrance, sale of Country Club owned green space, or building and operating a storage facility. Dean said such alternatives would pose tax concerns that would require more investigation.

She said other less significant sources of income for the Country Club include possible road use fees for non-residents

whose properties utilize Country Club roads, transfer or other fees added to property sales, and boat and trailer storage fees. She said cutting non-essential budgeted expenses, such as Fourth of July fireworks, was also discussed.

The presentation included a spreadsheet whereby percentages or dollar amounts could be modified based on various assumptions and could recalculate the spreadsheet rendering a surplus or deficit balance. Dean said projected expense figures used on the spreadsheet were from past proposals, bids or work performed, modified based on assumptions about estimated inflation. Board Member Bill Ellwood said it is important to offer informed, researched and trustworthy answers when explaining the financial situation to property owners.

John Braden said the presentation was a great start but the process to increase assessments has historically taken several months to accomplish and likely could not be completed by December. He said in the past, "friendly" lawsuits were required to obtain a Jackson County Circuit Court order compelling reluctant property owners to pay their assessments, which he said takes time.

Jan. 19 property owners vote proposed

The board decided further discussion was needed on the amount of an increase. As a member of the prevailing side, Board Member Steve Meek made a motion to reconsider the Nov. 7 vote approving \$250 assessment increases in 2023 and 2024. Board Member Wes Knox seconded the motion, which passed, 13-0. On reconsideration, Ms. Stiles withdrew her motion for the \$250 increases.

Meek then made a motion to hold a special meeting of the property owners on Jan. 19, with a weather-delay date of Jan. 26, to vote on an assessment increase to be proposed by the board. Board Member Clayton Holland seconded the motion, which passed, 13-0.

See more Country Club Board Report, Page 5.

Candidates sought in December for five Lake Board seats

Continued from Page 1.

in Ward 2 and Bob Seago in Ward 3, have terms that expire in April 2024.

The City Council meets one Thursday night a month and the six aldermen are assigned by the mayor to oversee the various city departments or functions.

To be eligible for election, alderman candidates must be at least 21, citizens of the United States, registered voters and residents of the city for at least one year preceding the election. They also must be residents of the wards in which they file for election. Candidates may not be in arrears for unpaid city taxes.

Five seats of the 15-member Lake Tapawingo Country Club Board will be up for election in February for three-year terms. Candidates must be recruited by about the first week in January.

The Lake Board is required to select a nominating committee no later than 60 days before the Feb. 16 election, about Dec. 19, to recruit board candidates.

Ideally, at least six board candidates are needed to run for the five vacancies to ensure voters have a choice -- and to give the minimum-required 50 voters a reason for showing up to vote.

Lake Rules require the nominating committee to report back its nominees at least 45 days before the Feb. 16 Property Owners Meeting and election -- about Jan. 2. Then ballots can

be prepared and residents notified by letter of the candidates before the election, scheduled for 7 p.m. at the Clubhouse.

Candidates also may be nominated from the floor of the Property Owners Meeting and election Feb. 16.

Property owners who want to express their interest in serving on the Lake Board may contact the Lake Office, 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 Kim McReynolds, Steve Meek, Jennifer Moran, Brian Smith and Randy Thatcher.

Continuing on the Lake Board are Jayme Dean, Bill Ellwood, Clayton Holland, Allison Holmes, Scott Johnson, Wes Knox, Cyndi Peterson, Joe Rush, Mike Stiles and Susan Stiles.

The Lake Board meets on the first and third Mondays of the month and board members are appointed to subcommittees having responsibility for various Country Club tasks and properties.

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.



PRESIDENT'S MESSAGE

Tough decisions ahead on revenue needs

By President Jayme Dean

We truly live in a wonderful place. Lake Tapawingo has a beautiful lake, wonderful neighbors and a real sense of community. At the end of a long day, or a long week, we drive through our gates and we are welcomed home.

This past year, the Country Club Board of Directors has begun to make necessary improvements to our aging infrastructure and worked to keep our community looking neat and well kept. Some of the expenses we have encountered take care of repairs on a proactive basis, and some maintenance issues may not be readily noticeable.

The Board recently began looking for ways to increase our revenue to make the necessary investment in additional upgrades in our community. The good news is that because numerous previous boards have carefully managed and budgeted our monies, we have not had to request an increase in our assessments and fees for years. No special assessments have had to be requested or collected.

The bad news is that the time has arrived, and we can no longer defer that increase. It is important to remember that we have not had an increase to our assessments in 16 years despite

increasing costs to operate and maintain our community. These decisions are not easy for the Board to make.

Some of the things we have recently investigated are:

1. Raising current assessments and fees
2. Implementing a real estate transfer fee when properties are sold
3. Selling property/green space owned by Lake Tapawingo Country Club
4. Additional fees for use of the boat lots, renting space in the Lease Lot, watercraft and docks.

I am sure that there are going to be many questions. The Board is working

to anticipate many of these and is still considering how to remain financially secure for years to come.

Our primary goal is to continue to offer our residents the amenities that they currently enjoy while saving money for future projects that are needed on the dam, the Miller's pond dam, our roads and lake dredging. The Board of Directors encourages you to attend upcoming Board meetings and become informed about our current budget and the costs associated with future projects and services.



BLUE SPRINGS EVENTS

Holiday Season is Here!!

- DEC 3** PTA 2022 Craft & Vendor Show Vesper Hall 9am-2pm
- DEC 6** Mayor's Christmas Tree Lighting Blue Springs City Hall 5:30pm
- DEC 10** Christmas on Main Downtown BS 1pm-5pm
- DEC 11** Bad Mom's Christmas Wine Party Stonehaus Winery 1pm
- DEC 25**

Monthly Home CHECKLIST

READY FOR THE HOLIDAY PARTY SEASON? If family & friends like to gather at your place this year, get your abode celebration ready with these to-dos:

- Deep Clean Bathrooms
- Inspect & Clean Floors
- Prepare Main Areas for Entertaining
- Stock up on Firewood
- Make Things Kid Friendly
- Decorate!!

Market UPDATE For Lake Tapawingo

1
Sold Home

2
New Listings

15
AVC Days on Market

\$713K
AVC Sale Price

\$625K
AVC Listing Price

100%
Sales to List Price Ratio

HOLIDAY TIPS

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Craft-challenged folks can still contribute to festive vibes...because it doesn't take a decorating savant to make gifts look snazzy. All you need are some key materials (and maybe a mug of spiked cocoa)

- **LACE** - Layer it over the paper, it'll look so awesome no one will notice your less-than-perfect wrapping job.
- **FAUX FLOWERS** - A well-placed bloom says "I know things". These work well with colorful gift boxes that don't need wrapping.
- **NATURAL ACCESSORIES** - A sprig of evergreen, pinecones, or even a cinnamon stick can make gifts look & smell like the North Pole.
- **CANDY** - Make your gift sweeter by topping it with an edible bow.

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GO TOPLESS

Topless (Jeep!) Candy Cane Tour set Dec. 9

The Lake Tapawingo Jeep Club fourth annual Topless Candy Cane Tour is now set for Friday, Dec. 9, beginning at 7 p.m. at the Clubhouse.

Fully clothed Jeep owners are to tour the Lake's candy canes and holiday lights with their vehicle tops down for a breezy panoramic view. All are welcome, even those with hardtop cars, trucks and vans. If you don't have a vehicle, show up and members will do their best to find you an open seatbelt.



COUNTRY CLUB BOARD REPORT

Board OKs budget for Dec. 8 Property Owners Meeting

The Lake Tapawingo Country Club Board of Directors met Nov. 7 and 21 at the Clubhouse. President Jayme Dean presided.

Visitors: Darren Davis, 22 Clipper; Greg Fedo, 85 Beach; Tom Goddard, 5 Beach; T.J. McGinnis, 102 Dockside; Pete McKay, 32 Emerald Shore; Jane Quinn, 19 Anchor; Brian Zoller, 87 Dockside; John Braden, 45 Anchor; Rick Wesemann, Higdon & Hale CPA.

Nominating Committee: President Dean said it was time to recruit members for a Nominating Committee to seek candidates to run in the February property owners election for the Lake Board. Due to large turnover in Lake residences, she said there is a smaller percentage of experienced residents available for the committee. She asked board members to suggest committee candidates in the next couple of weeks.

Treasurer's report: 2023 budget. Board accountant Rick Wesemann presented the 2023 budget as recommended by the Budget Committee of property owners. Budget Committee Chairman Brian Zoller also attended to answer questions.

After discussion, the board approved, 12-0, a motion by Treasurer Randy Thatcher to submit the budget as amended to the Property Owners Budget Meeting, at 7 p.m. Dec. 8 at the Clubhouse. Property owners are urged to attend to approve board spending for next year.

Wesemann noted the budget anticipates similar income to 2022, with income and expenditures balanced at an estimated \$447,740. He reviewed specific requests from committees, such as beautification and tree replacement; insurance; boat motor replacement, fireworks, security lighting (paid to the city) and road maintenance. He noted expenses included a 5 percent increase in employee payroll.

In anticipation of higher expenses for insurance, the Budget Committee reduced the requested Water Patrol budget to \$14,000 from \$16,000 to have funds to increase the insurance line item. Board Member Wes Knox said that would essentially eliminate three weekends of coverage by the Water Patrol. He said it was inappropriate to increase the fireworks budget by \$2,000 while reducing the Water Patrol request by

the same amount. Board Member Scott Johnson said the tight budget reflected give and take among differing priorities.

Board Member Bill Ellwood suggested the board increase the estimated Clubhouse rental income as a means to increase the Water Patrol budget yet stay within the total budget. Board Member Susan Stiles moved that the board increase the estimated Clubhouse income to \$11,000 from \$9,000 and return proposed Water Patrol spending to \$16,000 from \$14,000. The motion passed, 12-0.

Under Office and Administration, accounting spending was increased due to an audit scheduled in 2023, while the legal budget was \$20,000. President Dean said that was due to an ongoing lawsuit and other possible legal expenses. Office expenses were increased to include equipment upgrades.

Wesemann reviewed money set aside in designated funds, saving for future expenses, including \$25,000 for dam repairs and \$346,000 for rehabilitation of the Miller pond and dam. Thatcher noted \$14,000 was allotted to the Clubhouse designated fund for expected work to improve lighting and acoustics after the Clubhouse remodeling.

Wesemann noted any unspent money from the 2022 budget can be moved to designated funds at the end of the year. He noted the Budget Committee recommended any unspent funds be moved to the designated fund for future dredging.

Approval of bills. Thatcher moved to approve payment of bills for Oct. 19-Nov. 7. Mr. Ellwood noted Howerton Plumbing LLC was being paid \$5,500 to repair

road drainage grates at 115-D and 137-D under a new contract. He asked whether the board terminated the previous drain repair contract. Holland said the previous contractor was notified. He added that a couple more drains are expected to be repaired in the future. Bills also included payment of \$25,941 to Seal-O-Matic Pavement Solutions for asphalt patching of the roads. The motion was approved, 12-0.

Dam and Spillway: Board Member Mike Stiles said he and Board Member Joe Rush walked the dam with Gary Strack from Anderson Engineering with the latest state dam inspection report in hand. Mr. Stiles said the engineer had previously worked with the state inspector who inspected the dam and would contact him about specific concerns.

It was noted concrete on the spillway was deteriorating and they proposed testing to see what types of repairs might be needed. Mr. Stiles said a greater concern was that runoff from the road was eroding areas of the earthen lower face of the dam below the concrete that had been installed to reinforce the edge of the asphalt road. He said there also is concern that the valve to lower the lake level has not been exercised in years and might not close if it were, so that also might have to be repaired.

Mr. Stiles said Anderson bid \$24,850 to develop a repair plan for the dam and that the 2022 budget contains \$25,000 in the designated fund for dam work. He noted there is \$25,000 in the proposed designated fund for dam work in 2023 that

See Dam, Page 6.

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Dam spillway repair, more Clubhouse lighting advance

Continued from Page 5.

could be applied to the cost of the actual repairs. However, he added Anderson recently completed another project that came in 40 percent over budget due to the current economy. Mr. Stiles said the work could not be completed by the next state inspection in March, but the state should approve the dam in March if there is a plan in place for repairs. The board passed, 12-0, a motion by Mr. Stiles to approve the Anderson Engineering bid of \$24,850 for a repair plan.

At the subsequent meeting, Mr. Stiles said Strack contacted him to request permission to lower the lake level 3 to 4 inches in order to test concrete on the spillway. He said the firm proposed the use of hoses and a couple of pumps to lower the water level. Board Member Wes Knox noted the request would not lower the lake any more than it had been all summer.

Board Member Brian Smith said the firm's equipment must first be quarantined for 28 days to protect against invasive species. President Dean suggested lowering the lake level by way of the dam valve. Smith said the valve had been regularly exercised by Maintenance Coordinator Matt Kempf prior to 2009. He said when Kempf moved away from the area the valve was not exercised making it questionable whether it would work properly. Board Member Joe Rush said Kempf said he could open and close the valve in small increments testing proper operation at each step. Mr. Stiles said he was happy to hear he could have the lake level dropped by use of the existing valve in order to proceed with testing.

Clubhouse: Board Member Cyndi Peterson said while new Clubhouse lighting is ideal for party rentals the antique-style Edison light bulbs do not provide sufficient light for meetings or elections. She said since there is attic access, installation of can lights on a separate switch would be a reasonable solution to add lighting.

John Braden asked if acoustic issues of the ceiling were going to be addressed in the near future and, if so, would the installation of new can lights hinder installation of acoustic tiles or other such solution. Peterson said there were no remedial plans for acoustics.

Peterson asked if she could procure bids on can lighting to be installed on a separate switch. President Dean agreed but asked Peterson to include the cost of replacing the existing Edison bulbs with brighter bulbs, which also could be dimmed by an existing dimmer switch.

Dean said she was contacted by Women's Club President Tomi Bellinghausen who asked permission to place a cart in the Clubhouse that would hold several tables for storage in the back hallway. Dean noted the board removed the tables and chairs from the back hallway and stored the furniture in a new shed behind the building to make the hallway passage wide enough to comply with access under the Americans with Disabilities Act. She said it appeared the proposed cart would be a little wider than the space would allow. After discussion, no motion was made to grant permission.

At the subsequent meeting, Dean said she again was contacted by Bellinghausen who asked if a small number of tables and chairs could remain in the Clubhouse rather than requiring club members to retrieve tables and chairs from the storage shed several times a year. After discussion, board members said they were not open to the idea. Dean said she would look into the possibility of the Women's Club or its board meeting at the City Hall meeting space.

Dean said Bellinghausen also asked the board to waive the new \$120 Clubhouse cleaning fee for the Women's Club use of the Clubhouse for the Seniors Thanksgiving Luncheon on Nov. 17. Bellinghausen proposed that the Women's Club would clean afterward and a board member could inspect their work. Board Member Randy Thatcher moved, seconded by Board Member Mike Stiles, that the board pay the cleaning fee for the event, which does not charge residents for the luncheon. The motion failed, 5-7.

Real Estate: Board Member Bill Ellwood renewed discussion of possible sale of parcels of Country Club property. He said the subject had proven to be more complicated than expected, including precedents that might be established, what sale prices to be asked, and potential restrictions on use of property sold.

He distributed a list and maps of Country Club properties that might be sold. He suggested a Real Estate committee be formed to study the concept, decide what parcels to sell, how restrictions on property use would affect sale value and how to seek rezoning or reappraisal of remaining Lake properties that are subject to property taxes.

Before investing work on the issue, Ellwood asked if any board members objected to property sales. None responded.

In addition to paying property taxes, Ellwood said, the board also mows many of the parcels and is responsible for trees on the properties.

Board Member Susan Stiles asked why some larger lots would not be sold for new houses. Ellwood said there apparently have been previous restrictions on sales for homebuilding with one concern being a lack of space for additional docks. John Braden noted Lake Office records contain deeds for such properties sold in previous years that prohibit construction of new houses on the parcels, although a neighboring house could be extended onto a parcel by the owner of the adjoining house.

Roads, Easements and Pathways: Board Member Clayton Holland said he planned to obtain bids for next year for crack filling on roads, rather than further pothole filling, which was just completed. He said if a few remaining potholes are discovered,

See Road, Page 7.

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Boatlift lawsuit transferred, hearing canceled for reschedule

By John Braden

A Dec. 12 hearing was canceled to allow transfer between courts of a lawsuit seeking restoration of a previous Lake Tapawingo rule variance that had allowed a boatlift to be placed beside a nonconforming boathouse dock and too close to a neighboring dock.

Jackson County Circuit Judge Joel P. Fahnestock granted a motion Nov. 16 transferring the case from the Western District of Jackson County Circuit Court in Kansas City to the Eastern District in Independence. As a result, a Dec. 12 case management conference was canceled in anticipation of Circuit Judge Kenneth R. Garrett III assuming jurisdiction in the Eastern District.

Barry Kaseff and Lynne Melcher of Mission Hills, Kan., owners of 78 Anchor, filed the suit Aug. 24 in the Western District against the Lake Tapawingo Country Club, seeking a declaratory judgment stating the plaintiffs are entitled to have a boatlift on the left side of their dock (as viewed from the shore). The Kaseffs contended an unidentified Lake Board office representative had told them the previous owners' side lift variance was still good even though the previous owners removed the lift and sold it before the Kaseffs bought the house.

The Lake Board filed an answer Oct. 21, rebutting the lawsuit and saying a variance is a "mere license" that the board can revoke at will. Additionally, the board denied numerous contentions in the lawsuit including that the Kaseffs had been advised that the variance was still good.

The couple applied to the Lake Board in September 2020 for a variance to install a boatlift next to the 29-foot-wide dock with less than 8 feet from the proposed lift to the next dock. The previous owner had a variance for a boatlift in that spot, but the lift was removed and sold prior to sale of the house. The 2020 application failed when board members made no motion to approve it.

Rules limit the width of docks to 12 feet for docks without boat slips and 14 feet for docks that include boat slips. Boathouses are no longer allowed on the lake; and the Kaseffs contend the obsolete boathouse is too small to house a lift for a modern boat. However, Lake Rules provide that docks that were built before those rules were passed -- such as the Kaseff dock -- are "grandfathered" and can remain in non-compliance as long as no more than 50 percent of the dock is replaced during repairs.

As far as placement of boatlifts, Lake Rules state a boatlift may not be installed at the side of a dock if that dock is more than 12 feet wide. Additionally, a lift must be at least 15 feet away from the neighboring dock.

The Kaseffs' petition stated: "Unless Plaintiffs are permitted to have a lift on the left side of the Boat House Dock, Plaintiffs will be denied the ability to have one dock and one boatlift, which all other property owners at the lake enjoy."

The Lake Board's answer denied that statement. In actuality, a number of other docks do not have boatlifts because there is inadequate space to neighboring docks.

Road, drain repairs continue to concern Lake Board

Continued from Page 6.

Maintenance Coordinator Matt Kempf said he could repair them using asphalt cold patch. Holland ruled out full sealing of the roads because it would prohibit residents from leaving or returning to their homes for six to eight hours.

Road drains. Holland said two road drain repairs had been completed. He said another drain appeared to be compacted with mud and might not be repairable. He said bids were submitted to repair drains on the Railroad Cove dam and at 58-D.

Holland said the city planned to issue a notice requiring silt fences at 120-A after silt washed into the lake in the recent rain. President Dean said there is another site in B Block that needs silt fencing.

Municipal Business: President Dean reiterated her concerns regarding repaired areas of the roads on Beach and Emerald Shore where cuts were made by the city's contractor for water or sewer purposes. She said the areas are sinking and must be corrected before winter weather requires ice and snow removal. She said unless an agreement is reached regarding the proper repair of these areas by the city very soon, the Country Club must hire the work done and bill the city for reimbursement.

Docks and Waterfront: 69-B. The board passed, 12-0, a motion by Board Member Mike Stiles to approve an application from Renny and Vicki Buckaloo to backfill erosion behind the seawall at 69-B, replace a few pieces of stone veneer on the wall and repair the last step in a walkway from the residence to the pier.

Miller's pond dam. Tom Goddard, 5 Beach, noted the dam and ponds above B Cove were rehabilitated by the Country Club several years ago

for about \$350,000. He said AB Cove residents had been promised the Miller's pond and dam problem also would be addressed and urged the board to act, including possible purchase of part of the Miller farm property including the pond. Board Member Steve Meek said he agreed with Goddard's assessment but the board's hands have been tied by the unpredictability of dealing with the Miller family heirs who own the property.

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

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MAYOR'S MINUTES

Friendship, neighborliness on display at the Lake

By Mayor John Sellars

Every month as I prepare to write this column, my mind is filled with conversations and activities over the last month. Those conversations vary from the new tax rates, zoning ordinances and the activities of the city. I appreciate how gracious and helpful people are in their comments.

There is confusion sometimes over the roles of the City and the Lake Board. In general, the City operates public works (water, sewer and trash), the police department, zoning and ordinances. The Lake Board owns the green spaces, our roads, and lake activities and maintenance.

With the November midterm elections behind us, I noticed there weren't any political yard signs (that I noticed) touting a political party or candidate. Sometimes those signs can be divisive. Instead, the signs in the yards were community focused asking people to be just, kind and humble. All wonderful attributes for all of us to remember.

While there are many authors who have written about the importance of civility towards others, I like theologian Alfred North Whitehead's comment "A civilized society is one that exhibits the five qualities of truth, beauty, adventure, art and peace." At Lake Tapawingo, I appreciate the friendliness and neighborliness, almost a fellowship, with those who live around us where there is mutual sharing and caring.



The spirit of neighborliness is pervasive with people driving or walking by stopping to visit. It hasn't been my experience in other communities to often see a police officer stop to visit and ask how you are doing. Our police Chief Tammy Taylor is

often actively involved in community activities that promote friendliness and neighborliness.

That spirit is evident in the many people around the Lake who volunteer whether it be on the Lake Board, Women's Club, Sportsmen's Club or the Board of Aldermen. City employees are very dedicated and carry the same neighborliness spirit. Thanks to each of you.

At the December City Council meeting we will receive our 2021-2022 audit report. We will continue discussions on investing our reserve money in federally backed funds to increase community financial resources. We will have city business to conduct at our meeting. I hope you can periodically join us.

If you have any comments or advice, please send me a note at johnsellars1@mail.com.

Blessings and Happy Holidays!

CITY COUNCIL REPORT

Fredricks named Water and Sewer superintendent

The Board of Aldermen of the city of Lake Tapawingo met Nov. 3 at City Hall. Mayor John Sellars presided.

Visitors: Lisa and Darren Davis, 22 Clipper; Tom Goddard, 5 Beach; Charles Plank, 38 Dockside; John Braden, 45 Anchor; Vance Fredricks, Water and Sewer Department; Trevor Wescott and Jason Boyer of Commerce Bank.

April 4 city election: Alderman Steve Magel made a motion for the first reading of Bill 1231, Ordinance 1023 *An Ordinance Calling an Election in the City of Lake Tapawingo, Mo., on April 4, 2023.* The council approved the motion, 6-0. The council then passed, 6-0, a motion by Magel to adopt the ordinance on second reading.

Water and Sewer: Alderman Bob Seago presented Water and Sewer Department employee Vance Fredricks to the City Council, complimenting Fredricks for his 15 years' service, especially in sewer grinder pump repairs and sewer maintenance. Seago said Fredricks has

learned much of the job on his own and has been on call often 24/7 for 365 days a year.

Seago said Fredricks has been instrumental in assisting the city to upgrade equipment and that his knowledge of the water and sewer system is valuable, especially when maps have been inconsistent or unreliable.

After discussion, the council approved, 6-0, a motion by Seago to promote Fredricks to Water and Sewer superintendent and increase his salary to \$27 per hour from \$23.75. Fredricks thanked the council, saying he was grateful to the city for helping him provide a home and life for his family.

Seago said new part-time employee Dominic Milburn is doing well. He said the department has been averaging two to three new grinder pump installations per month. He thanked the *Lake Tapawingo News* for publishing important grinder pump system homeowner requirements in the November issue.

Banking investments: The City Council discussed banking investments with Trevor Wescott and Jason Boyer of Commerce Bank. Mayor Sellars said the city needed to

change accounting to allowing pooling of funds for investment to earn interest.

Wescott and Boyer noted they had initial meetings and correspondence with Sellars and City Clerk Paul Blixrud. The bank officials said they work with businesses and municipalities including other lake communities.

In looking at different investment options, Boyer said U.S. Treasury bills were considered to be the best option for terms of from six to 12 months. He said the estimated annual benefit would be \$32,000 or more. Sellars said that revenue would not go into the budget but would be kept in a reserve account. Boyer said the funds could be liquidated if needed for an emergency.

Sellars said he reviewed options from the city's current bank, Blue Ridge Bank, and thought they were not as competitive as Commerce.

The mayor said Fourth Class cities such as Lake Tapawingo may only change their depositories in January, April, June or October, meaning the city could not make such investments until January. He asked for an informal vote whether the City Council

See Employee, Page 11.



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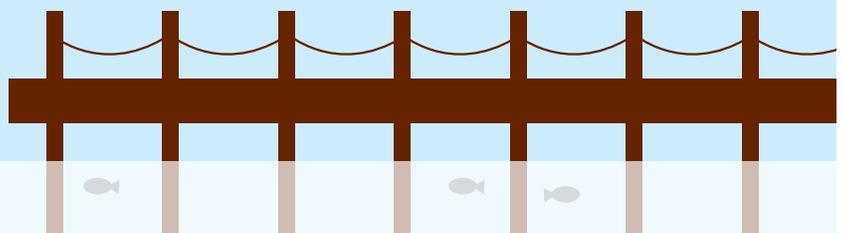


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Lake voters track results, except U.S House, county races

By John Braden

Lake vote totals trended slightly Republican and tracked statewide results in the Nov. 8 general election, except in the U.S. House and countywide races where a preponderance of Kansas City Democrats prevailed.

In the U.S. Senate race, Republican Eric Schmitt edged Democrat Trudy Busch Valentine in Lake Tapawingo by two votes, winning 200-198. Statewide, Schmitt won with 1,143,636 votes (55.4 percent) to 868,875 (42.1 percent) for Busch Valentine.

Prior to this year's elections, Lake Tapawingo was moved by redistricting out of the more Republican U.S. House District 6 held (and won again) by Rep. Sam Graves, R-Mo. Instead, Lake voters are now in a more Democratic District 5, including Kansas City. Lake voters preferred Republican challenger Jacob Turk over incumbent Rep. Emanuel Cleaver II, D-Mo., by 11 votes, 205-194. District-wide, Cleaver won, 139,882 (60.9 percent) to Turk's 83,794 (36.5 percent).

In the state auditor's race, Lake voters chose Republican Scott Fitzpatrick, 216-179, over Democrat Alan Green. Statewide, Fitzpatrick won, 1,216,056 (59.4 percent) to Green's 768,502 (37.5 percent). In state Senate District 8, Lake voters chose incumbent Republican Sen. Mike Cierpiot, 221-185, over Democrat Antoine D. Jennings. District-wide, Cierpiot won, 37,967 (55.8 percent) to Jennings' 30,053 (44.1 percent). In state House District 33, incumbent Republican Rep. Chris Sander was unopposed.

For Jackson County Executive, Lake voters chose Republican Theresa Cass Galvin, 227-174, over incumbent Democrat Frank White Jr. Galvin also got the most votes in the rest of Jackson County outside Kansas City. However, adding in votes from Kansas City gave White re-election with 118,479 (55.4 percent) over Galvin's 95,412 (44.6 percent).

Other Jackson County Legislature at-large (countywide) races had similar results. In the 1st District at-large, Lake voters chose Republican Bill E. Kidd, 219-185, over incumbent Democrat Jalen Anderson; overall Anderson won, 125,405 (59.1 percent) to Kidd's



LAKE VOTERS -- came to the Clubhouse to record their preferences in the Nov. 8 election.

86,684 (40.8 percent). In the 2nd District at-large, Lake voters chose Republican John J. Murphy 217-183 over Democrat Donna Peyton; overall Peyton won, 125,709 (59.4 percent) to Murphy's 85,829 (40.5 percent). In the 3rd District at-large, Lake voters chose Republican Lance Dillenschneider, 213-183, over Democrat Megan Marshall; overall Marshall won 127,947 (60.4 percent) to Dillenschneider's 83,747 (39.5 percent). Republican Jeanie Lauer was unopposed for the District 5 seat.

Lake tracks three of four state amendments

The Lake vote tracked with results of three of the four state constitutional amendments. Lake voters approved, 201-191, Constitutional Amendment No. 1, which would have allowed the state treasurer to invest in highly rated municipal securities and would have let the Legislature pass laws authorizing the treasurer to invest in other financial instruments. However, the majority of state voters rejected it,

See No, Page 13.

Employee paid time off OK'd; police garage repurpose eyed

Continued from Page 9.

was in favor of pursuing the investments. The council approved, 6-0, prompting the mayor to say the city would work on details of the investment for action before January.

Employee paid time off: Alderman Brad Cloverdyke proposed changing the city's employee handbook to allow full-time employees who have been with the city five or more years the option of being paid up to 40 hours paid time off in lieu of taking the time off. The option would require approval of the department head and the mayor. After discussion, the council approved, 6-0, a motion by Cloverdyke to amend the handbook.

Police: Chief Tammy Taylor said she was waiting on bids for construction and

HVAC to convert half of the police garage to office space. She contractors who were contacted all indicated they were busy and did not bid. She said residents who had volunteered their labor lacked liability insurance. Mayor Sellars said the city would wait on that for the time being.

Mayor/Office: Mayor Sellars said aldermen should have received via e-mail a copy of the draft audit for the fiscal year ending June 30. He said the audit looked good and auditor Butch Beeman of Troutt Beeman & Co. would attend the Dec. 1 City Council meeting to give his report.

Municipal Committee: Alderman Brad Cloverdyke said the joint city-Lake Board Municipal Committee had discussed, via e-mail, specifications

for road repairs related to road cuts for city water and sewer repairs. He said the Country Club should bring their specifications to the city, perhaps with assistance from the city planning contractor, Institute for Building Technology and Safety.

Cloverdyke said he and Alderman Kate Gray, acting as private citizens, have been looking into native plants, shrubs and flowers to be planted on a portion of the Country Club-owned Ponderosa property across the street from City Hall. He said the Lake Board did not want to add any plants to Liberty Gardens at this time.

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



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WINNER, WINNER, TURKEY DINNER -- Nobody left hungry from the Nov. 17 Thanksgiving Luncheon.

WOMEN'S CLUB NEWS

Lake employee donations, holiday get-together set

By Shannon Follis

Holy snowflakes, how are we so close to the end of 2022?!? It has been an amazing year so far and we aren't done yet.

Before we get to the remaining Women's Club events to close out the year, we would like to extend a huge thank you to all of our volunteers who helped host the Women's Club Annual Thanksgiving Luncheon! You are amazing and wonderful, a sincere thank you for helping us celebrate Thanksgiving with our senior residents. We hope all of the attendees enjoyed a lovely lunch with neighbors and enjoyed some delicious food.

For our final event of the year, the Women's Club is hosting a two-part event on Dec. 16. Part 1 will be from 4-6 p.m. at the Clubhouse. The Women's Club will be collecting donations in order to buy holiday gifts for Lake Tapawingo's amazing and hard-working city and Lake employees. All residents are welcome to stop by and donate so we can show our appreciation for the workers who do so much for our community.

To further expand on the holiday spirit of giving, the Women's Club will match the sum of donations collected towards the gift fund for city/Lake employees; the matching donation will be made towards a pickleball courts lighting fund.

Following the donation collection on Dec. 16, part 2 will begin at 6 p.m. and will be a fun, casual end-of-year get-together. We invite all Women's Club members to come and attend what the accompanying flier calls an "Ugly Sweater Party." There will be some minute-to-win-it-style games. Players will get a chance at a mystery box. {Ohhh...Ahhhh...} This portion is a bring-your-own beverage, light snacks will be provided. We hope to see as many of the Women's Club members there as we can.

Upcoming Events

Women's Club Board Meeting -- 7 p.m. the second Thursday of the month, at the Clubhouse. Any Women's Club member is welcome to attend if you would like to join in the discussion and planning of upcoming events.

Dec. 16, 4-6 p.m. -- Donation collection for holiday gifts for Lake Tapawingo city and Lake employees, at the Clubhouse.

Dec. 16, 6 p.m. -- Women's Club end-of-the-year gathering with minute-to-win-it-style games, mystery box, B.Y.O.B., light snacks provided, at the Clubhouse.

No to constitutional convention; yes to children's fund

Continued from Page 11.

893,162 (45.6 percent) yes to 1,062,159 (54.3 percent) no.

Lake voters approved, 267-146, Constitutional Amendment No. 3, which would legalize the sale and use of recreational marijuana by persons over 21; allow certain people with marijuana-related convictions to appeal for release from prison or parole and expungement of their marijuana-related criminal records; enact a 6 percent tax on the sale of recreational marijuana; allow the state to cap the number of licenses to grow and sell marijuana and give preference for licenses to current medical marijuana businesses. The amendment passed, 1,089,017 (53 percent) to 962,230 (46.9 percent).

Lake voters approved 281-124, Constitutional Amendment No. 4, which would authorize the Legislature to pass laws increasing the minimum funding required for the Kansas City Police Department. The department is governed by a state Board of Police Commissioners but funded by the city of Kansas City. While voters in Kansas City rejected it, 32,684 to 52,126, statewide voters approved it, 1,265,946 (63.2 percent) yes to 735,839 (36.7 percent) no.

Lake voters approved, 243-152, Constitutional Amendment No. 5 which would remove the Missouri National Guard from the Department of Public Safety and make it its own cabinet agency. The amendment passed, 1,193,917 (60.2 percent) to 788,187 (39.7 percent).

Lake voters rejected, 118-270, the Constitutional Convention Question in which voters were asked to decide whether the governor should call an election for delegates to a constitutional convention that would be convened to revise the Missouri Constitution. The question failed statewide, 632,206 (32.3 percent) yes to 1,324,943 (67.7 percent) no.

Also on the ballot was Jackson County Question No. 1, which would extend the county sales tax for the Community Children's Services Fund and increase the tax to one-fourth cent from one-eighth cent. Lake voters approved, 278-112, as did the full county, 158,209 (74.6 percent) to 53,713 (25.3 percent).

A full list of election results for the Lake precincts (SN 34, 35, 36) can be obtained from the Jackson County Election Board Internet site, <https://jcebmo.org>.



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By John Nicol
HOMEMADE CHILI -- homemade desserts and good friends to share them, what could be better at the Sportsmen's Club Free Chili Dinner, Nov. 9? Chuck Welch awards a \$25 drawing prize to Theresa Kingsley (top right), who qualified for the drawing by bringing chili with smoked sausage.



SPORTSMEN'S CLUB NEWS

Chili eaten, vets honored; club joins Women's gift drive

By John Nicol

Delicious chili and desserts were brought to the Free Chili Dinner for feasting by one and all Nov. 9 at the Clubhouse. The final group event of the year included saluting veterans and awarding a \$25 drawing prize to Theresa Kingsley who brought chili with smoked sausage.



Thanks for all who attended. It combined a great meal and fine company together.

Morgan Combs announced a Women's Club plan to provide Christmas gift funding for City and Lake employees. Residents are requested to contribute at the Clubhouse between 4 and 6 p.m., Friday, Dec. 16. Donations that will be matched by the Women's Club and the Sportsmen's Club.

Greet Santa at the gates Dec. 17

Santa comes early to the Lake from 10 a.m. to 1 p.m. on Saturday, Dec. 17, weather permitting. He greets and waves, and if you have time to stop, there will be a candy cane for you. Plus, an opportunity to take a photo with the Christmas spirit in the flesh. **No money is collected!**

This joyful fun is annually provided by the Lake Board through the Sportsmen's Club. The Sportsmen's Club also lights the Shelterhouse and across the dam for more holiday spirit. As Santa says, Merry Christmas to all!

Scholarship applications available

The Sportsmen's Club is again offering academic scholarships to Lake resident graduating high school seniors and college students. For resident Blue Springs High School 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 Feb. 24, 2023.

With the aroma of chili still in the air, the Nov. 9 Sportsmen's Club regular

meeting was initiated by President Jim Clarke. Treasurer Chuck Welch gave the monthly financial report and reported he is working on the 2023 budget. Renewed membership solicitations are being mailed back to First Vice President John Harrison and are being tabulated.

Second Vice President Joe Rush discussed the December activity of having "Santa at the Gates" and Christmas lighting of the Shelterhouse and across the dam. New lights are needed and will be purchased.

Under new business, it was voted to match donations up to \$500 towards the Women's Club effort to provide gift amounts for City and Lake employees. A draft of the 2023 calendar of events was presented for review.



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LTPD collects gifts for Children's Mercy

By Chief Tammy Taylor

This year we will be collecting donations for Children's Mercy Hospital. Please join us in bringing a little joy and comfort this Christmas to the children and families at Children's Mercy, and to help make their hospital stay a little easier.

We will be accepting **NEW** toys, books, clothing (all sizes), snacks, art supplies and essentials. The safety and health of everyone in their facility is of the utmost importance, so we ask that you please adhere to the listed guidelines provided by Children's Mercy:

We will happily and graciously accept items that are:

- New with tags attached
- In original packaging
- Non-toxic and latex-free
- Odor-free
- Season-specific (i.e., spring, summer)



Unfortunately, we cannot accept items if they:

- Are gently used
- Are gift-wrapped
- Contain latex or toxins (check labels carefully)
- Have been stored or displayed for any length of time
- Are Nerf guns, swords, light sabers, knives or bows and arrows
- Are religious or specific to religious holidays

Current donation needs:

- Journals and gel pens, fidget poppers, new books for infants to teens (multilingual), stuffed animals, headphones/bluetooth speakers, toys for all ages
- All card games, word search, Sudoku, crossword puzzles, board games, puzzles
- Non-toxic crayons - small packs of 8-16 (Crayola preferred), non-toxic washable markers - small packs of 8-10, fine and broad point, child and adult coloring books, colored pencils, art activity kits, stickers and sticker books, Play-Doh and Model Magic
- Active wear pants, shorts, leggings and short-sleeve shirts (all sizes: boys, girls, men's and women's), infant onesies (all sizes: boys and girls)
- Boxes of salty snacks without peanuts (Goldfish, Cheez-Its, Pirate's Booty), boxes of sweet snacks without peanuts (granola bars, Rice Krispies treats, fruit snacks), small bottles of water



Donations can be dropped off at City Hall until Tuesday, Dec. 20, 2022.

Thank you for your generosity!

See Police Reports, Page 19.

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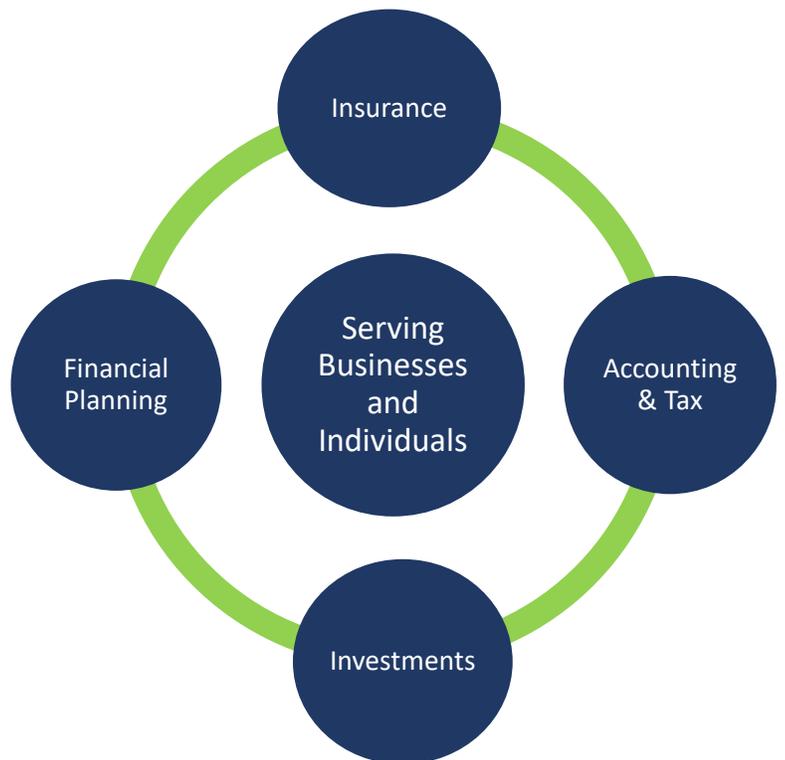
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SUN	MON	TUE	WED	THU	FRI	SAT
				1 City Council 6 p.m., City Hall	2	3
4	5 Country Club Board, 7 p.m. Clubhouse	6 First day to file for April City election	7	8  Country Club Budget Meeting 7 p.m., Clubhouse	9  Jeep Club Topless Candy Cane Tour 7 p.m., Clubhouse	10  Invasive Species Training, 9 a.m. Lake Office (preregister)
11	12	13 Sportsmen's Club 7 p.m., Clubhouse	14	15	16 Women's Club -- Employee gift drive, 4-6 p.m. -- Ugly Sweater Party, 6 p.m. Clubhouse 	17  Santa at Lake gates 10 a.m.-1 p.m.
18	19 Country Club Board, 7 p.m. Clubhouse	20	21  First day of winter Municipal court cases 1:30 p.m., Circuit Court, Independence	22	23 <i>City Hall closed Lake Office closed</i>	24
25 Christmas 	26 <i>City Hall closed Lake Office closed</i>	27  Last day to file for April City election	28	29	30 <i>Lake Office 9:30 a.m.-1 p.m. City Hall closed</i>	31 New Year's Eve 

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 offenses	2	2	1	4	5	1	9	3
- Anchor	0	1	0	0	0	0	0	2
- Beach	0	0	1	1	4	0	0	0
- Clipper	1	0	0	4	1	0	1	1
- Docksides	0	0	1	0	0	0	0	0
- Emerald Shore	1	1	4	1	1	3	1	2
- Woods Chapel	38	30	22	31	30	16	20	27
- U.S. 40	42	34	29	41	41	20	31	35
- Total	3	2	2	2	1	3	4	2
Warrant arrests	4	2	2	3	1	3	4	2
Arrests	0	0	0	0	0	0	0	0
Felony arrests	0	2	0	2	2	3	0	1
Codes complaints	10	22	9	20	14	17	14	11
Calls for service	32	35	24	23	16	14	27	17
Warnings	91	97	66	91	75	60	80	68
Total								



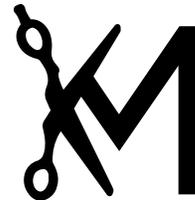
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