

Blue Water Oaks Regular Meeting Minutes 3/19/2026

Location/Date/Time: Community room, Thursday March 19, 2026 at 7pm

Invocation by Kris Brower

Call to Order/Roll Call: Jeff Maxwell called the meeting to order. Present: Dr. Lynn SugarGermain, Brad Polson, Krystal Bayer and Tina Breckinridge.

Minutes Approval: Tina Breckinridge made a motion to approve minutes from 2/19/26 with corrections. Brad Polson seconded- unanimous.

Water & Sewer Report: Systems operating normally. Wastewater treatment permit renewal is underway. Upcoming meeting with Johnson County Special Utility District about a potential utility partnership, Dr. Lynn SugarGermain asked to be present for this meeting. There will be scheduled road work on Red Oak and Live Oak the week of 3/23/26.

Homeowner Open Forum:

Jason Bunch reported recent vandalism at the boat dock. It was not possible to remove it so it has been painted over.

Mike Phillips proposed trail cameras in the park, having a sergeant at arms at board meetings, that the pool umbrellas should have been put away for the season and that we should change our board voting procedures. and that our handbooks should be printed with a current date every year.

Dr. Lynn SugarGermain announced a meeting is being held on Tuesday March 31, 2026 from 6-7pm in the community room to discuss infrastructure budget all are welcome to attend to give any input for the budget for the upcoming year.

Mary Cihacek mentions current budget status, Dr. Lynn SugarGermain clarified it was the revenue that is low. Dr. Lynn SugarGermain explained what that meant. Mary Cihacek suggested that we should charge builders a fee to cover damage to our roads, Dr. Lynn SugarGermain commented that this is in our policy. Mary Cihacek mentions each property owner should have a drainage plan that doesn't tear up our roads. Mary Cihacek raises concern about a lawsuit against the board, which is causing financial strain on the association. Dr. Lynn SugarGermain emphasized the need to follow state law, governing documents, and enforce community rules as the reason for the legal action.

Joe Hall spoke about how difficult it would be to enforce suggested road fees for builders, Mike Phillips also stated that the driver or driver company should be responsible for the damage to the roads and how the water bills should be separated by address not by owner. Shared the need for an emergency access key for the boat ramp.

Kim Coe announced that our By Laws and Governing documents don't match with county records, there is no list of violations filed and tap fees should be reimbursed. Kim Coe mentions how the association had to reimburse the community due to procedural errors; she also raised concerns about the previous financial committee being over budget, Dr. Lynn SugarGermain also commented on being over budget and how with her being Treasurer she is not allowed to look at certain things and policies aren't being followed, she also mentions there is no infrastructure plan in place. Mary Cihacek says how she feels the Treasurer is not doing her job.

Linda Brower reported that our governing documents need to be updated and a committee should be formed to amend Bylaws, Covenants and Policies with herself as the proposed chair. Mary Jo commented about how the Policy and Procedures can be changed at any time as the board sees fit as long as it doesn't interfere with the other two.

DD Polson clarified that some board members are singled out in the ongoing lawsuit and that it's over water and sewer issues.

Leslie White is concerned that a board member has missed too many meetings and he should step down. Mary Jo commented on this topic as well that is has not been consecutive meetings.

Office Report: Reviewed board member background check policy and new office form; one board member has failed to submit to a background check, Krystal replied and said it was her. Reviewed payment agreement for association dues and new office form. The ongoing lawsuit is public information and the docket number is DC-C202500964. Reminder that amenities (dumpsters, pool, community room, etc.) are not available to those behind on their association dues. Dr. Lynn SugarGermain motioned to accept item #44 of Policy & Rulebook changes. Krystal Bayer seconded- unanimous. Dr. Lynn SugarGermain motioned to accept state laws (items #1, 18, 23 & 54) of Policy and Rulebook changes. Krystal Bayer seconded- unanimous. Krystal Bayer made a motion to accept all other proposed changes to Policy & Rulebook except #47 and 48 (to include items #7, 8, 17, 21, 22, 43, 45 & 46). Tina Breckinridge seconded- unanimous.

Treasurer Report: Would like to review invoices and payments before they paid and discussed who is a check signer. Wants an infrastructure plan from each board member and a budget plan from each financial committee member submitted by 4/3/26.

Communities Activities: Easter Party will be held Saturday April 4th at 12pm with Easter Egg hunt. The office is currently looking for volunteers and Easter candy & egg donations.

Rules & Restrictions: Ride arounds were done 3/12/26. Discussion to redeem flagrant violations at the expense of the owner- tabled.

Building Code & Permits: Several approved permits. Approved permits will be posted on bright green paper and be made visible from the street.

Adjournment: Dr. Lynn SugarGermain made a motion to adjourn. Brad Polson seconded- unanimous.

Next Regular Board Meeting: Thursday April 16, 2026@ 7pm

Respectively Submitted,
Heather Barrett
BWO Executive Secretary