

Blue Water Oaks Regular Meeting Minutes 04/16/2026

Location/Date/Time: Community Room, Thursday April 16, 2026 at 7pm

Invocation by: Kris Brower

Call to Order/Roll Call: Jeff Maxwell called the meeting to order. Present: Nick Byrd, David Plunkett, Dr. Lynn SugarGermain, and Tina Breckinridge.

Minutes Approval: March Minutes approved once corrected.

Water & Sewer Report: New service taps put in, thank you to the community for being patient. Projects are not completed, waiting for road base to be delivered before the asphalt can come in for Red Oak. While we have the excavator out here started on a project on fortune road to extend sewer lines. Emergency repairs causing water outages, planned outages will be communicated at least a week in advance. Meeting with Johnson County Special Utility District went well, it is still an ongoing conversation. Community will be updated as the conversation progresses.

Homeowner Open Forum:

Bobbie Carson (Financial Chair) asked what were her duties being the financial committee chair are. Dr. Lynn SugarGermain responded with she didn't know exactly what the financial committee duties are, she does know that the financial committee goes over and reviews the budget, review anything depending upon the cost of what we have, overlook the financials. Bobbie Carson made a statement that she was previously told by Dr. Lynn SugarGermain at the park that all we were supposed to do was approve anything over a certain amount. Dr. Lynn SugarGermain said she didn't say that, she needed to go by what our policy stated. Bobbie Carson asked who does the budget. Dr. Lynn SugarGermain responded saying the office does the budget, everyone puts input in and oversees it. Bobbie Carson then read the definition of fear mongering, that Kim Coe said something about the sewer plants was going into ruins causing sewage to flood their homes causing fear that they would be red tagged and forced out.

Leslie White addressed the board about the lawsuit saying it is a thorn in their sides, she is ashamed and apologized for our community for what was filed. She doesn't understand why certain board members were called out in the lawsuit but the one person who is over water and sewer was not included in the lawsuit. She feels like this is a frivolous lawsuit and she hopes that court costs and attorney fees are assessed against them and their attorney gets sanctioned. She reassured the board that they have the community support.

Linda Brower asked about complaints, regarding the compliant about the road on red oak, Tina informed her that the reason the road is the way it is, is because it had been torn up for water and sewer repairs and we are waiting for materials to get it fixed.

Becky Kennedy asked if there was a way that instead of mailing out the corrected minutes, we could post them on the website and make an announcement on the newsletter to save money on postage.

Office Report: Still missing a background check on a board member, have been asking since June 2025, new policy has been made look at it later. Number 47 & 48 on the installation fee on the water and sewer tap about the \$1500 to \$3000 it was found that it was changed in 2024 and filed the paperwork, it has been corrected.

Treasurer Report: currently in the middle of the budget, all supplemental requests received and under review. New business of formation of a governing documents committee, Linda Brower Chair, purpose of the Governing Document Committee is for updating bylaws, covenants, and policies to align with current state laws and current changes. Governing documents committee consists of five non board members, with experience that includes Larry Vierra, Kim Coe, Allen Ware leaving one spot still open. Process will be the committee drafts reviewed by the board, then distributed to all member for input and a special meeting of all BWO community members in order to discuss, amend if necessary, and vote the documents into place. Once the documents are in place, the committee is dispersed.

Communities Activities: Dr. Lynn SugarGermain offered to step into this position until the end of June. Announcements to be made

Rules & Restrictions: Ride arounds were done 4/14/2026. Next inspections will be 05/11/2026 - 05/17/2026. Mary Jo explains that the properties that are in serve, after to goes through the fine process the become Flagrant. In the policy is says that the Association can go in and pay to have the property cleaned up and then add the cost to their bill. Some properties can become a health hazard to themselves and their neighbors. Ownership of a certain lot/ common ground under review due to conflicting county records. Safety concerns about children riding four wheelers without adult supervision, and adherence to policies.

Pool: Opens May 22nd, Pool tags are available on May 1st for pick up. Pool is clean and ready.

Parks and Maintenance: Mowing season has started, main mower repaired, additional equipment requested (chainsaw, power washer), maybe a tractor for larger scale maintenance needs along with water and sewer projects, exploring options for purchase, financing or donation. Mary Jo is requesting a fence to restrict access to maintenance area: materials available.

Streets/Signs/Drainage: We have a pothole on Royal Oak and Chambers, will get filled in once we get road base in.

Adjournment: Nick Byrd made a motion to adjourn. Dr. Lynn SugarGermain seconded – unanimous.

Next Regular Board Meeting: Thursday, May 21,2026 at 7pm.

Executive Session: Reviewed Budget, scheduling a finalized budget meeting, reviewed complaints, further discussed the Governing Documents Committee.

Respectively Submitted,
Rhea Allen
BWO Executive Secretary