

Minutes

Lake Marcel April Board Meeting

April 28, 2015 7:00 PM

Directors Present: Dan Giluck, Dan Gutschmidt, Laura Davis, John Held, Russ Adelson

Directors Absent: Jon Hoyer, John Gorman, Robert Lee, Allan Culverwell

LMCC Members Present: Russ Beighley, Laura Mills, Angie Ward, Doug Lapchis

The meeting was called to order at 7:06 pm.

1) Assembly in Closed Session

UPON THE AFFIRMATIVE VOTE IN OPEN MEETING TO ASSEMBLE IN CLOSED SESSION, THE BOARD OF DIRECTORS MAY CONVENE IN CLOSED EXECUTIVE SESSION TO CONSIDER PERSONNEL MATTERS; CONSULT WITH LEGAL COUNSEL OR CONSIDER COMMUNICATIONS WITH LEGAL COUNSEL; AND DISCUSS LIKELY OR PENDING LITIGATION, MATTERS INVOLVING POSSIBLE VIOLATIONS OF THE GOVERNING DOCUMENTS OF THE ASSOCIATION, AND MATTERS INVOLVING THE POSSIBLE LIABILITY OF AN OWNER TO THE ASSOCIATION. THE MOTION SHALL STATE SPECIFICALLY THE PURPOSE FOR THE CLOSED SESSION. REFERENCE TO THE MOTION AND THE STATED PURPOSE FOR THE CLOSED SESSION SHALL BE INCLUDED IN THE MINUTES. (REFERENCE RCW 64.38.035 (4))

- i. Dan Gutschmidt makes a motion to convene in closed executive session for the following specific purpose(s) of personnel matter. Laura Davis seconds the motion. Passes unanimously.
- ii. Returned to open session at 7:30

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve March 2015 Board Meeting Minutes

- i. Russ Adelson makes a motion to approve the minutes as written. Dan Gutschmidt seconds the motion. Passes unanimously.

4) Action Item Review

REVIEW ACTION ITEMS ONLY IF THE ITEM IS DUE/PAST DUE OR IF AN UPDATE IS NEEDED. THE PRESIDENT WILL ASK IF THERE IS ANY DISCUSSION FOR THESE ITEMS FROM THE BOARD.

- i. 426 – Not discussed due to Board member absence.
- ii. 428 – Not discussed due to Board member absence.
- iii. 442 – Not discussed due to Board member absence.
- iv. 443 – Jon Hoyer not present. Push to May 19
- v. 451 – in progress
- vi. 456 – Not discussed due to Board member absence.
- vii. 457 – Not discussed due to Board member absence.
- viii. 458 – Not discussed due to Board member absence.

5) Discussion Items

REVIEW ANNOUNCEMENTS, ITEMS NOT REQUIRING A FORMAL MOTION OR NOT QUITE READY FOR FORMAL MOTION.

- i. LMCC Coordinator Contract Renewal - Laura Davis motions to extend Laura Mill's contract as LMCC Coordinator for another three months. Dan Gutschmidt seconds the motion which passes unanimously.
- ii. Maintenance Contracts –
 - (1) Discussed recommendations for bark chips and gravel for beach 2. Russ Adelson motions to spend the money recommended on bark chips for playground and gravel. Dan Giluck seconds the motion which passes unanimously.
 - (2) LMCC received 6 bids for grounds keeping. Russ Adelson motioned to hire JP Landscaping under terms of contract of \$986 + tax per month for a 12 months period. Dan Gutschmidt seconded the motion which passed unanimously.
 - (3) Handyman position – Board reviewed Bart Maxcy's 2 month contract adding language regarding his responsibility to pay taxes. Passed unanimously.
- iii. Preparations for General Membership Meeting
- iv. New LMCC email address will be announced at the general membership meeting and also posted on the club website.
- v. Beach reservation request for pony rides – club will request additional information on insurance liability before approving.

6) Committee Reports

COMMITTEE HEADS HAVE PROVIDED WRITTEN REPORTS FOR THEIR COMMITTEES. THE PRESIDENT SHOULD ASK IF THERE IS ANY DISCUSSION FOR REPORTS FROM THE BOARD.

- i. Architectural Review – Allan Culverwell
 - a. Lot 1-010 Water District Tree Cutting Application – John Held performed a site visit and confirmed they all appear to be leaning and pose a hazard. Allan Culverwell and John Held have approved application.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. Received 1 bid from Tolt Tree Care for tree trimming at the parks. Will also request bids from A-1 tree service and Above & Beyond Tree Service
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Fish stocking is scheduled for May 14, 11:00 am. Doug Lapchis presented information for Allan to review and share with membership.
- iv. Community Relations – Jon Hoyer
 - a. Not present
- v. Safety & Security – Rob Lee
 - a. Rob Lee will be asked to recharge fire extinguisher and upgrade first aid kit.
- vi. Community Events – Laura Davis
 - a. Easter egg hunt results – members donated 53 bags of candy. Volunteer turnout was good.
 - b. Fishing Derby is scheduled for May 16. Allan will review discrepancy of rules re: bait
 - c. 4th of July planning – end of May will request volunteers. Laura Davis found a company that will perform the fireworks display for around \$8K for 15 minutes with similar number of shells as last year. This will keep us under the budget amount of

\$10K. LMCC will be responsible for set up. Dan Gutschmidt motioned to contract with the company for 4th of July fireworks. Russ Adelson seconded. Dan Giluck abstained. Motion passed.

7) Treasurer's Report

- i. Notice from IRS regarding 2010 penalty was absolved.
- ii. Angie Ward reported status on dues payments.

8) New Motions

- i. _____ new motions during the open session . . .

9) Member Comments

- i. THIS IS A PLACE HOLDER FOR MEMBER COMMENTS. WE WELCOME YOUR COMMENTS. NO MINUTES FOR THESE ITEMS WILL BE RECORDED. LMCC MEMBERS WHO WISH TO HAVE THEIR COMMENTS ON FILE WITH THE OFFICE, ARE INVITED TO SUBMIT A WRITTEN COPY OF THEIR COMMENTS TO BE KEPT ON FILE AT THE OFFICE.

The meeting moved to a closed session at 7:06 pm.

The meeting returned to an open session at 7:30 pm.

A motion to adjourn the meeting was made by Dan Gutschmidt, seconded by Laura Davis, and passed unanimously.

The meeting was adjourned at 9:07 pm.