

# Minutes

## Lake Marcel June Board Meeting

June 23, 2015 7:00 PM

**Directors Present: John Gorman, Dan Gutschmidt, John Held, Russ Adelson**

**Directors Absent: Robert Lee, Allan Culverwell, Laura Davis**

**LMCC Members Present: Laura Mills, Angie Ward, Doug Lapchis, Karen Held**

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. Russ Adelson makes a motion to convene in closed executive session for the following specific purpose(s) of personnel matter. John Held seconds the motion. Passes unanimously.
- ii. Returned to open session at 7:36

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve April 2015 Board Meeting Minutes

- i. Doug Lapchis asks not to leave Action Item comments blank. Suggests some type of notation to help clarify for people coming to first meeting. Approval of April 2015 Minutes postponed until changes can be made.

### 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 – John Held recommends not referring to as Rescue Boat, but as Utility Boat. Reassigned to Laura Mills due July 21, 2015 meeting.
- ii. 428 – Complete.
- iii. 442 – Angie Ward will follow up with Waste Management. Due July 21, 2015.
- iv. 443 – Cancelled.
- v. 451 – Complete.
- vi. 456 – Complete.
- vii. 457 – New due date July 21, 2015.
- viii. 458 – New due date July 21, 2015.

## 5) Discussion Items

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

- i. Hazard tree on LMCC lot 1-135 –
  - (1) Per Laura Mills there is a large Douglas Fir on LMCC property with some limbs hanging over member's house. Complainant doesn't want tree cut down if healthy. LMCC considered offering property to owner, but not interested. Nature Scape looked at tree and recommended Class 2 pruning. Nature Scape is independent arborist, would need to hire a trimmer. Also noted a dead Alder tree that could fall onto road.
  - (2) Dan Gutschmidt makes a motion to allow Class 2 pruning. Russ Adelson seconds, passes unanimously.
  - (3) Discussion that there currently isn't enough money in budget to do work. There is some cushion built into budget and money is available in other reserve accounts.
  - (4) Dan Gutschmidt makes a motion to amend original motion to include other trees on 1-135. John Gorman seconds the motion. Passes unanimously.
- ii. Removal of @lakemarcel.net email addresses –
  - (1) John Held and John Gorman having many issues with current email service. Angie Ward will contact J Hoyer about turning off email service.
- iii. Election of Officers–
  - (1) John Held would like to add a new LMCC Board member. Laura Mills has proved herself as a valuable asset. Would like on Board as well and continue as LMCC Coordinator.
  - (2) Laura Mills mentions possible conflict of interest of holding two positions.
    - (a) Dan Gutschmidt makes a motion to appoint Laura Mills to open board position. Russ Adelson seconds. After discussion, motion passed unanimously.
    - (b) Current Board members are as follow:
      - (i) President - John Held
      - (ii) Vice President – Vacant
      - (iii) Treasurer – Dan Gutschmidt
      - (iv) Secretary – JW Gorman
      - (v)
    - (c) Dan Gutschmidt makes a motion to appoint John Gorman to Vice President. Russ Adelson seconds. Passes unanimously.
    - (d) John Gorman makes a motion to appoint Laura Mills to Executive Secretary. Dan Gutschmidt seconds. Pass unanimously.

## 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. Building application, Lot 2-270. Board approves.
  - b. Dock replacement application, Lot 2-158. Board approves.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
  - a. Sale of grounds keeping equipment. Member inquired about purchasing LMCC equipment. LMCC will keep all equipment just in case. Riding mower at end of service life. Will look into how to get rid of.
  - b. Soap and paper towel dispensers for bathroom. Need to properly equip bathrooms. Laura Mills will follow up.

- c. Doug Lapchis asks about water of plants near Lake Marcel sign. Dan Gutschmidt to be compensated for use of his water. Question of what is fair compensation, will remain open until determined.
- d. Tree trimming report. Laura Mills received several bids for tree maintenance on LMCC properties. Based on L Mills interactions with bids, she recommends Tolt Tree Care.
  - i. Dan Gutschmidt makes a motion to hire Tolt Tree Care for maintenance. John Gorman seconds. Passes with one abstaining.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
  - a. Doug Lapchis feels that Allan is overwhelmed in this position. Offers to find other help within the community. John Held states that the Chair needs to be a board member.
- iv. Community Relations –
  - a. Rooster on Lot 1-037. FYI letter going out.
  - b. Notice of violation letter to landlord of Lot 3-012 re: tenant’s unregistered party with alcohol at Beach 1.
- v. Safety & Security – Rob Lee
  - a. Off-duty police officer or security firm to patrol Beach 1. In May 2014, Doug Lapchis made a motion to hire a security firm for 2014 4<sup>th</sup> of July. Unfortunately, it never happened. Some members feel we need security for 4<sup>th</sup> of July.
    - i. Doug Lapchis states we are inviting a potential issue by hosting this event.
    - ii. Angie Ward raises concern for some type of security during first few weekends of summer season to help with teenagers.
  - b. Dan Gutschmidt makes a motion to hire security for higher risk days, during daylight hours. Laura Mills seconds. Passes unanimously. Task assigned to Laura Mills.
- vi. Community Events – Laura Davis
  - a. Fishing Derby results. Disappointing, only 1 family showed up.
  - b. 4<sup>th</sup> of July planning – Trying to find final volunteers. Everything going to happen as scheduled

## 7) Treasurer’s Report

- i. On the plus side, 114% brought in so far, late member fees are up 33%. Fisheries are slightly over budget. Legal is down 2.1%. Property maintenance is half way through the year and are at 36% of budget. 4<sup>th</sup> of July fireworks are at 50% of current budget, and Entertainment is under budget. Not all 4<sup>th</sup> of July expenses have been paid.
- ii. Doug Lapchis questions the amount of Net Ordinary Income. Dan Gutschmidt states numbers will change as year progresses.

## 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 7:36 pm.

A motion to adjourn the meeting was made by Dan Gutschmidt, seconded by R Adelson, and passed unanimously. The meeting was adjourned at 9:35 pm.