

Minutes

Lake Marcel March Board Meeting

March 17, 2015 7:00 PM

Directors Present: John Held, Jon Hoyer, Laura Davis, Allan Culverwell, Rob Lee, John Gorman

Directors Absent: Russ Adelson, Dan Giluck

LMCC Members Present: Laura Mills, Gail Carrasco, Dan Gutschmidt

The meeting was called to order at 7:06 p.m.

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. Laura Davis makes a motion to convene in closed executive session for the following specific purpose(s): Personnel Matters. Rob Lee seconds the motion. Passes unanimously.
- ii. Closed session ended at 7:32 p.m.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve January and February Special 2015 Board Meeting Minutes

- i. Allan Culverwell makes a motion to approve both the January and February minutes as written. Jon Hoyer seconds the motion. Passes unanimously.

4) Approve Draft November 2014 Special Membership Meeting Minutes

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

5) 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 – 4 boats that are unaccounted. Any of those would make a great utility boat. Extend until May 2015.
- ii. 428 – Extended to May 2015.
- iii. 436 – Complete.

- iv. 437 - Complete
- v. 442 - Open
- vi. 443 – extend to April 28
- vii. 451 - Open
- viii. 452 - Complete
- ix. 456 –extend to May
- x. 457 – extend to May

6) Discussion Items

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

- i. New Treasurer
 - (1) Dan Giluck stated he will remain on Board, but not as Treasurer.
 - (2) John Held researched replacements and reached out to Dan Gutschmidt.
- ii. Additional LMCC Guidelines
 - (1) New guidelines for maintenance, dam and property covered in February 2015 Special Board Meeting.
 - (2) Board Member position requirements not needed per LMCC descriptions.
 - (3) Guidelines per position, rather than formal policies, can be made in a Pass Down Book for future board members.
- iii. Date for Spring Membership Meeting
 - (1) Date of May 3rd 2015 at 2:30 pm.
- iv. Newsletter Article deadline – March 30
 - (1) Per John Held, each Committee Chair will write a paragraph to be included in Newsletter.
- v. Unregistered boats – community use i.e. renting/checking out boats
 - (1) Pass to later date.
- vi. Purchasing 2 additional video cameras for backups and 1 for parking lot.
 - (1) Art Grabb suggested more cameras.
 - (2) Laura Davis will follow up with Art Grabb.
- vii. Tree removal policy
 - (1) Allan Culverwell unsure of grounds to accept/refuse applications. Would like more guidance.
 - (2) Allan Culverwell will work on guidelines for review as Action item 458, due May 19th 2015.
- viii. Neighborhood covenant violations.
 - (1) Allan Culverwell brought up cars parking on designated walkways and derelict cars on properties.
 - (2) Allan Culverwell will give input to Jon Hoyer to be included in Newsletter.

7) 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. Nothing to report.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. Laura Mills makes report for Russ Adelson stating that 8 requests were sent out for landscaping services. Of the bids received, it was determined that Maintenance

Committee should go through all the bids prior to presenting their recommendation to the board at the April 2015 meeting. A separate bid will be looked into for bathroom maintenance.

- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Milfoil/weed control – AquaTech has stated that it is \$500 to visit, \$500 to map the lake, \$7000 to spot treat and \$9000 to treat the whole lake.
 - b. Survey of grass carp will be done shortly
 - c. First trout stock will happen in second to third week of April.
 - d. Fishing Derby to be held in May.
- iv. Community Relations – Jon Hoyer
 - a. Work on newsletter. Articles due by March 30th.
- v. Safety & Security – Rob Lee
 - a. Rob Lee wanted to know if the Fire Department has gate key. Will follow up with Angie.
 - b. Looking into King County Sheriff/Private Security for 4th of July.
- vi. Community Events – Laura Davis
 - a. Adopt A Road went well. Will notify when second one is.
 - b. April 4th at 10:00 am is the Easter Egg Hunt. Elisa Glenn has offered her house to stuff eggs. Asked for additional help
 - c. There will be an email coming regarding 4th of July. As of now, we have no one who is a licensed pyrotechnic. There are no upcoming classes either. Laura Mills will follow up with company doing the Carnation fireworks to see if they could send an additional person. Revisit topic during April 2015 meeting.

8) Treasurer's Report

- i. None. Dan Giluck absent.

9) New Motions

- i. Laura Mills makes a motion to nominate Dan Gutschmidt to the vacant board position. Allan Culverwell seconds the motion. Pass unanimously.
- ii. John Gorman makes a motion to nominate Dan Gutschmidt as Treasurer. Laura Davis seconds the motion. Passes unanimously.

10) 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.
- ii.

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

The meeting returned to an open session at 7:32 pm.

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

The meeting was adjourned at 9:42 pm.