

# Minutes

## Lake Marcel October Board Meeting

October 16, 2014 7:00 PM

**Directors Present:** Jon Hoyer, Dan Giluck, Allan Culverwell, Russ Adelson & Rachel Beckett (left early at 8:00 pm)

**Directors Absent:** Danny Barrus

**LMCC Members Present:** Chuck Willis, Doug Lapchis, Tina Wolford

The meeting was called to order at 7:08 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): legal matters. Allan Culverwell seconds the motion. Passes unanimously.
- ii. The closed session ended at 7:34 pm.

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve September 2014 Board Meeting Minutes

- i. Rachel Becket makes a motion to approve the minutes as written. Russ Adelson 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. 424 – completed
- ii. 426 – in progress
- iii. 428 – determine cutoff date for owners to claim boats
- iv. 429 – in progress. Draft in review
- v. 436 - open
- vi. 437 - open
- vii. 439 - completed
- viii. 440 – add volunteer Gary Georgell and assign to Jon Hoyer
- ix. 441 - completed
- x. 442 NEW – set up recycle bin at Beach 1 during late spring/summer
- xi. 443 NEW – Jon Hoyer to speak with attorney re: liability of rescue boat

- xii. 444 NEW – Angie Ward & Jon Hoyer to post photos of boats on website

## 5) Discussion Items

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

- i. Date and agenda for Special Membership Meeting
  - i. Schedule for Sunday, Nov. 16 @ 2:30 pm

## 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. Tree cutting application, lot 2-160. Homeowner needs to acquire K.C. permit first and resubmit to board.
- ii. Facilities, Dam & Grounds Maintenance – Dan Giluck
  - a. Nothing to report
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
  - a. Blue-green algae closed lake for 2 weeks in September. Discussed creating an algae committee.
  - b. **Action item:** Angie Ward will invite Chris Knutsen with King County to speak at special membership meeting.
  - c. AquaTechnex was unresponsive so milfoil treatment will not take place this year. Milfoil treatment will be scheduled for next year.
- iv. Community Events – Rachel Beckett
  - a. Adopt-A-Road had 9 volunteers.
  - b. Ideas for Christmas lights contest and boat float will be mentioned along with requests for volunteers at the November Special Membership Meeting.
- v. Community Relations – Jon Hoyer
  - a. Aggressive dog, lot 1-124.
    - i. **Action item:** Angie Ward to draft notice of covenant violation letter, requesting owner's attendance at November board meeting.
  - b. Dirt bike complaint, lot 3-019 (renters).
    - i. **Action item:** Angie Ward to draft FYI letter to owner.
  - c. Dog attack on lot 3-036. Owner of dog is unknown.
    - i. **Action item:** Angie Ward to send email alert to community.
- vi. Safety & Security –
  - a. N/A

## 7) Treasurer's Report

- xiii. Dan Giluck provided the Balance Sheet and Profit & Loss Budget vs. Actual reports for review.
- xiv. **Action item:** Angie Ward to contact Community Business Services re: grouping and subtotaling reserves accounts together, separating from operations.

## 8) 2015 Budget

- i. Income
  - a. Increase due to owners paying off prior dues.
  - b. Explained surplus for 2014
- ii. Operating expenses
  - a. Aquatics expense includes milfoil treatment & grass carp
  - b. **Action item:** Dan Giluck to add footnote to budget explaining shift of expense from grounds keeper to maintenance.
  - c. **Action item:** Dan Giluck to explain increased costs of fireworks & aquatics in newsletter.
  - d. Reviewed increase in fireworks expense due to lack of pyrotechnic. Issue will be discussed at the Special Membership meeting.
- iii. Allan Culverwell makes motion to approve the 2015 budget. Russ Adelson seconds the motion, which passes unanimously.

## 9) New Motions

- i. \_\_\_\_\_ new motions during the open session . . .

## 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.

The meeting moved to a closed session at 7:08 pm.

The meeting returned to an open session at 7:34 pm.

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

The meeting was adjourned at 9:27 pm.