

Minutes

Lake Marcel August Board Meeting

August 18, 2015 7:00 PM

Directors Present: Laura Davis, Allan Culverwell, John Held, Laura Mills, Dan Gutschmidt, Russ Adelson

Directors Absent: Dan Giluck, JW Gorman, Rob Lee

LMCC Members Present: Angie Ward, Jeff Ramirez, Gina Rayburn, Steve Santamaria

The meeting was called to order at 7:10 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), personnel matters. Allan Culverwell seconds the motion. Passes unanimously

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve July 2015 Board Meeting Minutes

- i. Allan Culverwell makes a motion to approve the minutes as written with the amendment under Community Events c. add the name of Brian Robertson to the list of key volunteers. Dan Gutschmidt seconds the motion. Passes unanimously.

4) Lot 1-037 Covenant Violation re: roosters

- i. Home owner attended violation hearing to explain they did have 4 roosters but did not know until they were about 8 months old. They found homes for them on July 2nd. Violation/situation resolved no further action needed.

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. 460 – Complete
- ii. 461 –Secure a security detail to patrol LMCC from 6-11pm. – Laura Mills Sept. 15th
- iii. 462 – Complete -
- iv. 463 –Complete
- v. 464 –Complete
- vi. 465 – Decision letter to be sent to be sent to lot 1-037 – Angie Ward Sept. 15th.
- vii. 466 – Draft FYI Letter to lot 1-023 - Rooster
- viii. 467 – New signs for at beaches stating rules including no alcohol to be researched. – Laura Davis October 20th.

- ix. 468 – Allan to look at rule of using Lake Water to irrigate private residences and LMCC properties. – Sept. 15th
- x. 469 – Dan Gutschmidt to follow up on the State Reserve Study – Dan Gutschmidt – Sept. 15th.
- xi. 470 – Bank of America signatures – Dan Gutschmidt – Sept. 15th
- xii. 471 - Allan, Angie and Laura Mills to research a new aquatic weed treatment company – Dec. 2015

6) Discussion Items

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

- i. Signage at both beaches regarding no alcohol
 - (1) New signs to replace old signs with better wording and/or pictures
 - (2) Old signs to be taken down as to not have too many signs
 - (3) Use of security cameras suggested more often...possible upgrade the cameras for better pictures.
 - (4) Action item 467 – Assigned to Laura Davis
- ii. Can lakefront homes use lake water for irrigation?
 - (1) Action item 468
- iii. LMCC Coordinator Contract
 - (1) Voted to approve new contract see motions.
- iv. SurveyMonkey results
 - (1) Agreed to share results with community members via FB and website.

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 Control Review – Allan Culverwell
 - a. Lot 4-006 tree cutting
 - i. This lot 4-006 cut approx. 30 trees without permit or approval from LMCC.
 - ii. Brief history from Angie Ward. Building application received in 2009 with an old permit issued in 2007. Board asked for current permit, never received. 2009 board approved to remove trees on a 10 foot easement.
 - iii. More research to be done by Allan, board will follow violation process.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. Tree trimming along fence line at Beach 1
 - b. Will work with Bart to trim trees around playground and beach 2.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Milfoil treatment
 - i. Still waiting for Adam from Aquatechnex to find time to treat our lake. Allan spoke with manager Terry McNabb and Adam who have both committed to get the lake treated, but cannot give us a firm date. Allan will continue to work them through Sept. Board will begin to seek a new aquatic herbicide treatment company.
 - b. Water-shield growth
 - i. Allan will see if Aquatechnex can treat this weed
- iv. Community Relations –
 - a. Community Relations Committee neighborhood walk-through to identify covenant violations, including improper parking, excessive vehicles and derelict yards
 - i. Walk or drive around to take place in the next month

- b. Proposal from Ann Marie Gill to upgrade LMCC website
 - i. Website redesign about \$1015.00
 - ii. General consensus that website should be upgraded.
 - iii. Board decided not to get additional bids since Ann Marie came to us as a volunteer and is a member of LMCC.
 - iv. John, Angie, Laura Mills to negotiate contract.
- v. Safety & Security – Rob Lee
 - a. John Held to talk with Rob about continuing lack of interest in LMCC board meetings. JW Gorman to take over this committee.
- vi. Community Events – Laura Davis
 - a. Review of survey results pertaining to 4th of July indicate most would like the event to continue.
 - b. Discussed suggestion to have Bill Hart take over the fireworks. .
 - c. Discussion of an end of summer potluck picnic

8) Treasurer's Report

- i. Preliminary 2016 budget considerations
 - a. Sprinkler System
 - b. New computer for office
 - c. 4th of July/Summer Security Patrols
 - d. Aquatic Weed Treatment
 - e. Fish Stock
 - f. Maintenance items to include- covering exposed tree roots and parking area at beach 2
 - g. Better security cameras
- ii. Updating signature forms for LMCC accounts at Bank of America
 - a. Action item 470

9) New Motions

- i. New motions during the open session . . .
 - a. Allan Culverwell motioned to move forward with recommendations made by LMCC Coordinator to purchase bathroom soap, paper towel dispensers and wall mounted trash cans at a price point of \$332.00 or less. Dan Gutschmidt seconded. Passed unanimously.
 - b. Dan Gutschmidt motioned to move forward with Tolt Tree Care trimming the trees along the fence and the road and beach 1 allowing members to see the lake while driving by and to prevent in appropriate behavior in the cover the trees and to insure the health of the trees. Cost at or below \$3000.00. Laura Davis second. 4 yes, 1 nay, motion passes.
 - c. Laura Davis motioned to approve the new LMCC Coordinator contract as written by John Held. Dan Gutschmidt and Allen Culverwell 2nd. Passed unanimously.
 - d. Allan Culverwell motioned to accept the proposal from Cascade Valley Design, Ann Marie Gill, for website redesign. Laura Davis second. Amendment to the motion made by Laura Davis that John Held would enter into negotiations with Cascade Valley Design, Ann Marie Gill regarding redesign of the website. Allen Culverwell second. Motion and amendment passed 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.

The meeting moved to a closed session at 7:10pm.

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

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

The meeting was adjourned at 9:47 pm.