

# Minutes

## Lake Marcel July Board Meeting

July 21, 2015 7:00 PM

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

**Directors Absent:** John Gorman, Dan Giluck, Rob Lee

**LMCC Members Present:** Angie Ward, Karen Held, Steve Santamaria, Doug Lapchis, Ann Marie Gill,

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. Laura Davis makes a motion to convene in closed executive session for the following specific purpose(s) Landscaping company, JP Landscaping and the work they are doing. Also discuss Bart Maxcy contract and Laura Mills Contact. Dan Gutschmidt seconded and 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 April and June 2015 Board Meeting Minutes and May 2015 GM Meeting Minutes

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

(1) May 2015 GM Meeting Minutes change Item 6 i. – change L Mills to L Davis

### 4) Lot 3-012 Covenant Violation (unregistered party w/alcohol @ Beach 1)

- i. Discussion of what to do about the violation.
- ii. John Held requested Angie Ward to draft a letter of warning to the home owner. If another violation occurs then a fine and revoking of lake privileges will be enforced.

### 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 – Locate utility boat for beach 2 - Complete
- ii. 442 –Set up recycle bin at beach 1 - Complete
- iii. 443 –
- iv. 457 –Schedule records retention review/destruction - Complete

- v. 458 –Draft tree removal guidelines - Complete
- vi. 459 – Turn off @lakemarcel.net email service - Complete
- vii. 460 – Purchase trash can, soap and paper towel dispensers for bathrooms – Laura Mills August 18th
- viii. 461 – Hire security for Beach 1 during higher risk day/times – Laura Mills August 18th
- ix. 462 – Lot 3-012 Covenant Violation unregistered party w/alcohol – Angie Ward to draft a letter to home owner.
- x. 463 - Field bids for sprinkler system for beach 1 – Laura Mills August 18<sup>th</sup>
- xi. 464 – Bid for raising the tree line along the fence/road and beach 1 – Laura Mills August 18<sup>th</sup>

## 6) Discussion Items

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

- i. Acquisition of automatic sprinkler system for beach 1
  - (1) LMCC Coordinator to field bids for systems and present at next meeting.
- ii. 7/23 Dam inspection and Operation Manual Update of Notification Flow Chart
  - (1) Went well. The dam is working fine. Suggestions for cutting back vegetation around the edge of the dam will be taken care of by the handyman
- iii. Meeting with King County re: traffic measures
  - (1) Various options for traffic improvements were reviewed.
  - (2) Survey of neighbors to determine what the community would like to see happen
- iv. Handyman contract
  - (1) Need to have Bart Maxcy working 18 hour pay periods or we may need to look for a different handyman
- v. 4<sup>th</sup> of July security patrol/report
  - (1) Ann Marie Gill reported on why she hired a security detail. They patrolled the lake looking for misuse of fireworks at Stillwater and at un-occupied homes where the owners knew a security detail would be patrolling.
  - (2) Bannerman Security was used. \$35 from 9pm-5am.
  - (3) Look to budget security for the 4<sup>th</sup> of July next year. Inform the community as a whole.
  - (4) Board asked Anne Marie Gill not to hire a security detail without first discussing with the board.

## 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. New guidelines for tree cutting presented and board accepted as new guidelines
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
  - a. Dan Gutschmidt made a motion to lift the trees near the play area with the yellow slide 10 feet to prevent sharp branches hurting children or others at play in the area and to trim the trees around the entrance gate to beach 1 and to removed two lower hanging branches on firs near the willow tree so the sprinklers could reach the grass in that area. Laura D. 2<sup>nd</sup> the motion and it passed unanimously.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
  - a. Milfoil treatment scheduled for late July/early August
  - b. Renovate is the herbicide to be used for the Milfoil weed treatment.
  - c. Toxic Algae not a major problem.
- iv. Community Relations – John Held
  - a. Rooster on lot 1-037 to receive NOV letter
  - b. Rooster on lot 1-023 to receive FYI letter

- c. Ann Marie Gill volunteered to be the LMCC webmaster. We would like to budget for 2016 to hire Ann Marie to redesign the website.
- v. Safety & Security – Rob Lee
  - a. Discussed the need for this chair to be more involved in his duties
- vi. Community Events – Laura Davis
  - a. Discussion of how fireworks did not go off as planned. Frustration with company hand lighting fireworks and the scare that the end when one firework exploded. Strongly encouraged to seek another company for next year's event.
  - b. Discussion of how to eliminate the heavy work load placed on a few individuals for the 4<sup>th</sup> of July. Survey of what the community would like at this event.
  - c. Angie suggested gifts to key volunteers for the work on the 4<sup>th</sup>. Possibly to Summer Hopkins, Carrie Mussey and Brian Robertson
  - d. Better speaker set for fireworks next year. Angle them better for greater sound coverage.
  - e. 4<sup>th</sup> of July event was under budget.
  - f. Summer movies at the park suggested throughout the summer months. More than just the 3<sup>rd</sup> of July.

## 8) Committee Chairs & Key Positions

## 9) Treasurer's Report

- i. All looks good. About \$2000 extra in Firework budget
- ii. Discussed potential expenses to Budget for in 2016
  - a. Sprinkler System
  - b. New computer for office
  - c. 4<sup>th</sup> of July/Summer Security
  - d. Milfoil?? Or other lake treatments
  - e. Fish Stock, more than in previous years
  - f. Redesign and maintenance of our website
  - g. Enclose or cover the exposed roots at Beach 1
  - h. Designated parking area at beach 2

## 10) New Motions

- i. Section 6 ii a regarding tree trimming

## 11) 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 7:10 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 10:03 pm.