



Minutes

LAKE MARCEL COMMUNITY CLUB (LMCC) GENERAL MEMBERSHIP MEETING May 3, 2015

May 3rd, 2015 2:30 PM

Directors Present: John Held, Jon Hoyer, John Gorman, Laura Davis, Dan Giluck, Allan Culverwell, Russ Adelson

Directors Absent: Dan Gutschmidt, Robert Lee

Voting lots represented: 19 lots in attendance (including board members) + 6 proxies = 25 lots total

The meeting was called to order at 2:34 PM

1. Chair Opening Remarks & Rules of Order
2. Member Comments
3. Approval of Meeting Agenda
 - i. Karen Giluck makes a motion to approve the agenda as written.
 - ii. Art Grab seconds the motion.
 - iii. Passes unanimously.
4. Approval of Minutes of November 2014 Special Membership Meeting
 - i. Chair allows a few minutes to review the minutes.
 - ii. Karen Giluck makes a motion to approve minutes.
 - iii. Karen Held seconds the motion.
 - iv. D Lapchis states he was not present during Fall meetings budget discussion. Would like to discuss review of budget prior to voting. Boards answer is that everyone is allowed to sit in and discuss budget during meetings and that the fall membership meeting is to ratify the budget. Lapchis responds by stating only 2-3 members show to budget meetings. K Giluck states options are currently available for review. Lapchis responds that this past October, no budget in place and didn't know there was an October meeting at the November membership meeting. Board states we are in a transition period and promises to move forward.
 - v. Passes unanimously.
5. Treasurer Report
 - i. Chair states that Dan Giluck is stepping down as Treasurer and thanks him for his service.
 - ii. Dan Gutschmidt will be new Treasurer
 - iii. Chair states that the IRS has been trying to penalize LMCC. IRS now states it was in error. D Giluck spent many hours working with the IRS to resolve the issue.
 - iv. D Giluck states per request at last meeting, Quick Books and our accounting firm have a new spreadsheet showing year to year.
 - v. D Lapchis would like the break out for Property to include maintenance vs individual/labor. Board response is that is an option with Quick Books, however some contracts have labor included. K. Giluck per Lapchis, isn't breakout already there in 2014? Board responds that in 2014 there was a LMCC employee, in 2015 there is not.
 - vi. D Giluck states WA laws obliges every home owners association to have audit. Need to hire an outside CPA. Need to take a vote to not to do this. Cost is close to \$5000. Question from membership when was the last audit? Last audit was 2011.
 - vii. Motion by members to negate 2014 audit.
 1. K.Held makes a motion.
 2. C Willis seconds the motion.

- viii. D Johnson says to budget in audit for next year's budget. Lapchis says not much received from doing an audit. Lot of money for no real benefit, not recommend that we do it for a clean slate. D Johnson if it went well, then not needed. If voted for, then budget for 2015 audit in 2016 budget. Board responds there are 3 levels of checks and balances. Lapchis asks at what level does payment require two signatures? Board states that currently anything under \$100 the office manager can handle, \$100-500 two board members need to approve, \$500+ requires the majority of the Executive Board.
- ix. Passes unanimously.

6. Committee Reports

- a. Community events by Laura Davis
 - i. 4th of July – Summer Hopkins is working on events. L Davis found a licensed pyrotechnic, expensive but choices are limited. Board approved. Proposal for now, working on a contract. Still more to be done. Will need volunteers to get through the whole day. Need a lake side volunteer to use their dock to load pyrotechnics and a volunteer for day after clean-up. Will also need a support structure. Lapchis says playing devil's advocate. Says volunteer quit due to bouncy house two years ago. Last year, majority of the people wanted a bouncy house. L Hoyer gave 11 hours. Suggests to cater the whole event, including bouncy house and have a different expenditure for it. Board response is \$10,000 budget, \$8000 for fireworks and \$1500 for entertainment. Sign up for volunteer will be available by end of the month
 - ii. Thank you the C Willis for March 2015 road work. Planning one for the fall.
 - iii. Easter Egg Hunt had families donate 53 bags of candy. Starbucks gave a discount for coffee. More volunteers this year as well.
 - iv. Fishing Derby to be on May 16th at Beach 1. Rules and regulation are on website.
- b. Architectural review and covenants by Allan Culverwell
 - i. Tree Permit Removal – many are coming in and need some help/guidance on approvals. Such as requiring an arborist to say/ensure diseased or not. Never allowed to clear cut. Covenant states that 50% of trees must be kept. Then we need authority to require to replant. Culverwell also states he needs assistance reviewing permits. For example, if there is no clear danger, than need an arborist approval. K Giluck asks if disease the only reason allowed for removal? Or can a person say they don't like it. Volunteers to join committee. Board states rules are vague. Originally to make/keep park like community. More defined policy is needed. Lapchis says a standard policy is needed. There may be support from a prior community member who worked on policy. No self policing should be allowed. K Held says we are opening door to clear cut, can't make an open policy.
- c. Facilities, dam and grounds maintenance by Russ Adelson
 - i. Lost maintenance manager one year ago, went with R&R for last year.
 - ii. Went out to bid for new maintenance. Bid went to several companies. Art, Chuck and Russ felt JP Landscaping best. Starting this week.
 - iii. Looking at some costs for replacing lawn mower and removal of debris. Cost is a factor.
 - iv. Hired Bart Maxcy as LMCC Handyman. He will perform janitorial and facilities duties.
 - v. New gravel will be coming to Beach 2.
 - vi. New wood chips for playgrounds.
 - vii. Dam is working appropriately.
 - viii. J Held states there is a new LMCC Coordinator, Laura Mills. She is on contract for maintenance and helping L Davis. She has been taking charge and doing a lot of work behind the scenes. Also thanks Ramirez sons for their work the last year. Lastly all the new services fall into our allocated budgets. There will be a learning curve, so please bear with us.
 - ix. Lapchis asks costs of lawn services for the year. Board responds that JP on contract same per month. More is done during the warmer months, but the monthly helps to spread costs.
 - x. Lapchis asks how does the Handyman work. Board states that he is on call, but has a schedule of regular duties. Clause states he is on call to respond to emergency needs. Charges on hourly, bi weekly basis in 15 minute increments.
 - xi. Member raises concern of nonmembers using Beach 1. Who enforces nonmembers use? Board states Daryl is gone and used to enforce. New contracts don't cover unauthorized use. Need to self police. K. Held states to use 911 if issues arise in the community. Lapchis asks if Board ever considered hiring our own employee. Board states its been a long going process. Better to have an outside entity to eliminate liability. More black and white with contracts. If it doesn't work, move on. Employee becomes a target, outside entities are better.

- xii. Lapchis states JP Landscaping contract is \$12,000. R&R, where did they have time to work and how did they make so much per hour. Board states originally contracted set amount per month. More work in summer months than in winter. When original contract expired, went to hourly accountability. It was a long process and learning experience.
- xiii. J Held thanks A Grabb and C Willis for all the work they do. They have been doing it for decades, a call to duty. Hope to find new people who will fill in.
- d. Fisheries, water quality & aquatic weed control by Allan Culverwell
 - i. Lake monitoring, today is first testing. Looking for additional help.
 - ii. Will be treating for Milfoil when active.
 - iii. Lilies/Weeds will be handled in June/July per C Willis.
 - iv. Visibility is at 4.1 meters.
 - v. Ramirez asks if cutting works well, will help as well.
 - vi. Lapchis asks how do we ascertain state requirements for vegetation in the lake? Board responds that each kind of weed has its own guideline? No true state guidelines. Needed open channel around island. Can't get access to all areas.
 - vii. Fish – stocking will happen next week with medium and large trout. Grass carp 33-34, full survey to come before purchasing more.
 - viii. Proposal to improve fisheries. Increase money for trout. Ramirez asks if we want to. Lapchis says as a background it was \$2000 a few years ago. Costs have gone up. Great asset to community. Need to improve, need to develop new plan. Can our lake sustain larger numbers of fish? A Ward states no complaints have been made for lack of fish. Is this an issue? K Giluck says fishing derby is a great day. C Willis fishing open year round now. Board states there are other predators eating fish too. Lapchis states we don't have data, needed in order to make a decision. Board states this will be moved to the committee level.
- e. Community relations by Jon Hoyer
 - i. It's been a quiet six months. Tree issue between neighbors, barking dogs, complaint of ATVs. Neighbors are self policing if there is a complaint.
 - ii. Board states that we are putting people on notice. Some places are eye sores. It's our responsibility to notify. Some people will get notices, or if it goes further fines. Member asks about notices of kudos to some people. Also supply community resources available to people needing help for NOVs received.
 - iii. Ramirez asks if 911 is needed for ATVs. Board states if law is broken, then yes on 911.
- f. Community Safety & Security by Rob Lee
No report
- 7. Nominations for LMCC Board of Directors (7 open positions, max 15)
 - i. 8 people are currently on Board.
 - ii. J Hoyer gives notice that he is resigning from the board. Staying on for activities as he can do remotely, ie webmaster.
- 8. New motions
 - i. Lapchis any excess in 2015 budget to be used to reduce dues, rather than moving into operating account. In years past, rolled into reserve account. Board responds per discussion one time rebate that changes every year. Ramirez asks what the accounting aspect would be? Board states in next year's bill, it will show a rebate. D Giluck states budget worked on and approved during October/November of year, but budget ends December 31. Hard to determine rebate if we don't know what final budget will be. A Ward agrees as D Giluck, difficult to propose what budget vs surplus. Suggests changing motion to allow rebates in future years not following years. K Giluck likes the idea of saving money for the future. Lapchis responds reserve account there for emergency. Rebate not following year, but future year. K Held asks what if something happens to dam? Member states that board will have a hard time collecting from some people if emergency comes. Board asks for leeway in motion to account for A Ward suggestions. A Grabb asks how much money is available to refund? Board states many items didn't happen in 2014, but 2015 has potential to go over. D Johnsons states many examples to keep reserve higher. Heard early that dam is operating correctly. What is manual gate longevity? C Willis it is a 50 year life span. Lapchis gate valve is already accounted for in reserve.
 - ii. Amend reserve to surplus. Motion to pass amendment
 - 1. In favor 2
 - 2. Oppose 17
 - 3. Motion fails
- 9. Community Member Questions/Comments

i. Ramirez Thank you for your time.

Make a motion to end the meeting.

J. Ramirez makes a motion to end meeting

K Giluck seconds the motion.

Passes unanimously

Meeting ended at 4:33 PM