

Minutes

Lake Marcel August Board Meeting

August 16, 2016 7:00 PM

Directors Present: Lee Culverwell, Steve Santamaria, Dan Gutschmidt, Angie Ward, Laura Davis, Laura Mills, Peter Templin

Directors Absent: JW Gorman

LMCC Members Present: None

The meeting was called to order at 7:09 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. **Angie Ward makes a motion to convene in closed executive session for the following specific purpose(s): matters involving possible violations of the governing documents of the association regarding lot 1-064 and legal matters involving dues collection of lot 1-025. Laura Mills seconds the motion. Passes unanimously.**

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

Reviewed by chair

3) Approve June 21, 2016 Board Meeting Minutes

- i. **Laura Davis makes a motion to approve the minutes as written. Lee Culverwell seconds the motion. Passes unanimously.**

4) Induct Interim Board Members

Peter Templin and David Buchart to be inducted as interim board members. Due to board members who resigned before their term was complete.

Lee Culverwell nominated Peter Templin as an interim board member to fulfill a board position vacated early by Russ Adelson. To be voted in by general membership in May 2017. Laura Davis seconds the motion. Passes unanimously.

Lee Culverwell nominated David Buchart as an interim board member to fulfill a board position vacated early Rob Lee. To be voted in by general membership in November 2017. Laura Davis 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. 471 –NW Aquatic Ecosystems voted by the committee to be our water quality resource. Water quality committee continuing to work with the company to create an ongoing plan of treatment. – September 20 – Lee Culverwell
- ii. 477– Waiting for bids to come from various companies for cutting the pilings at beach 2 and to evaluate the dam. Maintenance/dam committee to make a decision on this issue via email due to the need to have the dam evaluated immediately. – September 20 –Laura Mills, Peter Templin
- iii. 483–Review of security survey questions with board. Lee to make edits and send out for review via email. – September 20 – Lee Culverwell
- iv. 484 – Review of taxes on LMCC properties that are not used. Suggested that they be donated to King County or make available for purchase. Individuals living outside LMCC could gain access to LMCC parks and communities events by purchasing these properties.
 - (1) Lot 1-135 \$242.72 per year
 - (2) Lot 1-011 \$133.69 per year
 - (3) Lot 4-043 \$300.06 per year
 Action item complete-New action item created to follow up.
- v. 485 – Research fishing regulation signage & posts for consistency – Complete
 - (1) Lee contacted the Dept. of Fish and Wildlife. LMCC cannot create our own regulations. We must follow the regulations for freshwater lakes as determined by the State.
 - (2) New action item created for new signs to be posted at beach 1 and beach 2.
- vi. 486 – Complete
- vii. 487 – Address topic of illegal dumping on lot outside of HOA 21- Complete
 - (1) Community Relations committee determined the property being dumped on is not an LMCC property and there is nothing we can do about the unsightly dumping.
- viii. 488 – Obtain bids for steel piping for use at Beach 1 boat rack - Steve Santamaria – September 20
- ix. 489 – Check with Bank of America re: new signers on accounts -Angie Ward September 20
- x. 490 – Instruct Adam to check LMCC boats for use on 4th of July -Laura Mills - complete
- xi. 491 - Contact members at lot 1-064 by August 19th to see if the yard and roof have been cleaned up per LMCC covenants and to call the members to discuss the FYI letter he received in July. Also provide a list of resources/services that can help them with their property. – September 20th – JW Gorman
- xii. 492- Laura get bids for security next summer 12-30 nights. Also liability and insurance. – September 20th – Laura Mills
- xiii. 493 Lee to follow up with Mary Herenda about LMCC owned lots. What is the history of the lots. – September 20- Lee Culverwell.
- xiv. 494- Get fishing regulation signs made and update the website. – September 20th – Laura Mills
- xv. 495 – Detailed service level agreement for website backup and recovery for the website.- September 20th - Angie Ward

6) Discussion Items

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

- i. Cascade Valley Design website backup & update service \$275/year.
 - (1) Hack- able information would be member contact information. Phone numbers, address, email addresses.
 - (2) What is the service level agreement? What should we expect for the money?
 - (3) **Peter Templin motions to acquire the service level agreement to include back up services and restoration to the website from Cascade Valley Design. Once received and if it is agreeable the board will vote via email on this decision whether or not to retain the services of Cascade Valley Design as described in the SLA due to the time**

sensitive deadline of September 21, 2016. Laura Davis seconds the motion. Passes unanimously.

7) Treasurer's Report

- i. Upcoming payroll taxes.
- ii. Move Member late fees out of the budget. Report under income, but do not include in our budget. This way we are not planning to spend monies from our budget that we may or may not get.
- iii. Signers on all LMCC Bank of America accounts will be Lee Culverwell-LMCC President, Dan Gutschmidt – Treasurer, Angie Ward – Assistant Treasurer. Names to be removed – John Held, John Gorman.

8) 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 – Steve Santamaria
 - a. Approved tree cutting applications that require second signature
 - i. Lots 1-141, 2-230, 1-042, 2-246 – to be removed
 - ii. Emergency tree removal Lot 3-010 – email explanation received from member. No issues with removal.
 - b. Approve building application that requires board signatures
 - i. Lot 1-141- Approved
- ii. Facilities, Dam & Grounds Maintenance – Steve Santamaria
 - a. Gate valve discussion- Bids are being obtained for divers to assess the gate value.
 - b. Laura Davis motions to allow the maintenance committee to continue to research bids for piling cuts and dam maintenance repairs, compare bids, and make a decision on the matter via email and decision will be presented to board members for approval. Email approval due to the fact that the dam may need to be repaired before situation worsens. Peter Templin seconds the motion. Passes unanimously.**
 - c. LMCC lawn mower to be sold. Offered through the newsletter
 - d. New sand this week 8/18 or 8/19 through McAllister Conveyored Aggregate
 - e. David Buchart to become new Maintenance Chair
- iii. Fisheries, Water Quality & Aquatic Weed Control – Lee Culverwell
 - a. Committee met July 14th. Switch water quality company to NW Aquatic Ecosystems
 - b. Would like to purchase Fluorometer to monitor lake water quality measures on an ongoing basis.
 - c. Laura Davis motions to purchase the Fluorometer, Peter Templin seconds the motion.**
 - i. Discussion – Question asked what is the plan to utilize the information we obtain.**
 - ii. Lee Culverwell will write up a protocol of what to do with the information once obtained.**
 - iii. Equipment user should be trained properly and others cross trained so there are many members able to assist with projects as needed.**
 - iv. Passes, 6 yes with 1 no.**
 - d. Grass carp population too large. They seem to have inefficient food supply. Lake Marcel has no aquatic vegetation on the bottom of the lake. Looking to remove the carp and bring down the population to about 50-75 carp. Working with WFWD

taking out the carp at night with bow fishing. Two experienced bow fishermen would do this work. Will not open to the public. Other option seine net fishing available by a licensed individual for free.

- e. It was suggested we separate the Fisheries and Water Quality committees back into two separate committees. Board decided against this and the Fisheries, Water Quality & Aquatic Weed Control will remain on committee.
 - f. Alum treatment effective in some lakes to clear toxic blue green algae. Cost for LMCC is estimated at \$75,000.
- iv. Community Relations, Safety & Security – John Gorman-Absent
 - a. Nothing to report
 - v. Community Events – Laura Davis
 - a. 4th of July thank yous to board members from Laura Davis.
 - i. Investigation into other productions other than fireworks for 2017
 - ii. Suggested that we rename the budget line item to 4th of July Production rather than 4th of July fireworks.
 - iii. What to do with the rest of the food from the 4th of July? Possibly give it to the volunteers who grilled. Or use for a fall block party of event.
 - iv. Looking into a food truck or catering for 4th of July event 2017.
 - v. Possible block party in September.
 - 1. How many would be interested?
 - 2. FB post and email to see if there is much interest in another event.
 - b. Garage Sale – about 27 in the neighborhood. Was a successful event.

9) New Motions

- i. 6 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 7:09 pm.

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

A motion to adjourn the meeting was made by Steve Santamaria seconded by Laura Davis and passed unanimously.

The meeting was adjourned at 9:52 pm.