

Minutes

Lake Marcel January Board Meeting

January 19, 2015 7:00 PM

Directors Present: John Held, Russ Adelson, Laura Davis, Dan Giluck, Allan Culverwell, Rob Lee

Directors Absent: Jon Hoyer, John Gorman

LMCC Members Present: Doug Lapchis

The meeting was called to order at 7:03 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): Personnel Matters. Russ Adelson seconds the motion. Passes unanimously.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve November 2014 Board Meeting Minutes

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

4) Approve October 2014 General Meeting Minutes

- i. Allen Culverwell makes a motion to approve the minutes as written. Russ Adelson 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. 426 – 4 boats that are unaccounted. Any of those would make a great utility boat. Extend until May 2015.
- ii. 428 – Extended to May 2015.
- iii. 429 – No new policy is needed. Most people do not own the waterfront portion of their property. Improve communication for invasive weed maintenance. Closed.
- iv. 436 – New due date of March 2015.
- v. 437 -
- vi. 440 – Complete.
- vii. 442 -
- viii. 443 – Pushed to March 2015.
- ix. 444 – Cancelled.
- x. 450 –

- xi. 451 –
- xii. 17 – Investigate Fire Works – Events Committee Chair person.
- xiii. 18 – Complete
- xiv. 19 – John Held will propose revised policy #2.
- xv. 20 – Complete.

6) Discussion Items

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

- i. Non-profit financial accounting
 - (1) Presentation by John Schlueuter, board participated in general discussion around budget and current accounting process.
- ii. Insurance policy review to be scheduled to include executive members, will enlist Insurance experts, as provided by our attorney, and will report back to the board at the conclusion of that review.
- iii. Positions to be filled
 - (1) LMCC Manager/Maintenance Coordinator
 - (2) Maintenance Committee Chair – Russ Adelson volunteered for this chair.
 - (3) Events Committee Chair – Laura Davis volunteered for this chair.
 - (4) Secretary – JW Gorman expressed interest – pending confirmation
 - (5) Treasurer – unfilled
 - (6) Safety and Security Committee Chair – Rob Lee volunteered.
- iv. Proposal to trim trees on LMCC property
 - (1) Board discussed recommendations and options. Due to cost, determined the Board will gather additional bids for proposed work. Owner: Russ Adelson.
- v. Proposal to offer Lot 1-135 for sale to adjoining lot
- vi. Lakefront weed control jurisdiction – Complete.
 - (1) Discussion held. Improved notification prior to invasive weed maintenance. No additional policy or permission to control weeds needed.
- vii. Records retention review/destruction to be scheduled. Owner: John Held.
- viii. 4th of July fireworks situation
 - (1) Begin investigation on resource to do fireworks display. Owner: Laura Davis.
 - (2) General discussion around this event.
- ix. Abandoned boats situation reviewed and discussed. Only 4 boats left unclaimed.

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. Investigating potential encroachments issues with building with neighboring lot #2-270.
- ii. Facilities, Dam & Grounds Maintenance – Dan Giluck/Russ Adelson
 - a. New volunteer: Russ Adelson
 - b. No additional report.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Milfoil/weed control – preparing with the weed control company for this years work.
 - b. Get new quotes for milfoil control. Owner: Allan Culverwell.
- iv. Community Relations – Jon Hoyer
 - a. Not present.

- v. Safety & Security – Rob Lee
 - a. New volunteer: Rob Lee
- vi. Community Events – Laura Davis
 - a. New volunteer: Laura Davis
 - b. Importance of 4th of July event.

8) Treasurer's Report

- i. John Schlueuter was invited to speak with the board about current financial practices.
- ii. Board discussed matured CD's and invest in interest bearing program.

9) New Motions

- i. John Held proposed the following modifications to the LMCC Rules of Order. Allen Culverwell motions to vote to approve the modification to the rules of order. Rob Lee seconds the motion. Passes unanimously.

General Meeting

1. Allow maximum of 5 minutes at the end of the meeting.
2. Change: can make comments on any topic at beginning and end of meeting.
3. Change: reduce maximum from 5 to 2 minutes.
4. Change: Above mentioned time limits can be extended per discretion of chair.

Board Meeting

1. Changes to board meetings, as well.
 2. Change: can make comments on any topic at beginning and end of meeting.
 3. Change: reduce maximum from 5 to 2 minutes.
 4. Change: Above-mentioned time limits can be extended per discretion of chair.
- ii. John Held proposed implementation of new policy around LMCC Office Visits requiring a LMCC Board Member be present for office visits. Laura Davis motions to vote to approve new policy. Dan Giluck seconds the motion. Passes unanimously.
 - iii. Dan Giluck motions to re-invest monies from CDs that have matured into an interest bearing option - like a 12-month treasury note. Laura Davis seconds the motion. Passes unanimously.
 - iv. Dan Giluck motions that, from this day forward to follow what is listed as the current IRS recommendations for Mileage Reimbursement. Laura Davis seconds the motion. Passes 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 7:03 pm.

The meeting returned to an open session at 7:28 pm.

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

The meeting was adjourned at 10:02 pm.