

Minutes

Lake Marcel September Board Meeting

September 15, 2015 7:00 PM

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

Directors Absent: Rob Lee

LMCC Members Present: Robbie Hart, Patrick Coogan, Bridget Dalton, Chuck Willis, Doug Lapchis

The meeting was called to order at 7:00 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. JW Gorman makes a motion to convene in closed executive session for the following specific purpose(s): to discuss personnel matters. Laura Davis seconds the motion. Passes unanimously.
- ii. After reconvening in open session, John Held stated that Rob Lee has resigned as a member of the board of directors and should be removed from all board listings and communications.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

John Held reviewed aloud the rules of order.

3) Approve August 2015 Board Meeting Minutes

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

4) 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. 467 – Research new signs for beaches – Laura Davis – Due 10/20/15
- ii. 468 – Rules for using lake water for irrigation
 - (1) Board decided to advise community members to look into state regulations if they have questions. LMCC does not have jurisdiction over the water rights. Complete as of 09/15/2015
- iii. 469 – Follow up on Level Reserve Study by the state – Dan Gutschmidt – Due 9/15/15
 - (1) Dan sent an email, no response. open until 10/20/15
- iv. 470 – Held, Ward, Gutschmidt and Gorman to meet at B of A in Duvall at 12:00pm for Signature Authorization form. – Dan Gutschmidt – 09/19/2015

- v. 471 – Research new aquatic weed treatment companies – Allan Culverwell, Laura Mills, Angie Ward – Due – 12/15/2015
- vi. 472 – Send a letter to lakeside residents to strongly encourage them not to use fertilizers with nitrogen on their lawns. – Allan Culverwell – Due 10/20/2015

5) Discussion Items

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

- i. Lot 1-023 – September 20th deadline to remove rooster – Robbie Hart attended and explained her situation with her indoor rooster. See attached letter.
- i. Laura Davis made a motion not to enforce a violation given the extenuating circumstances. Russ Adelson seconded the motion, which passed unanimously. Angie Ward will send a letter informing Mrs. Hart no further action will be taken and to ask her to continue to keep the rooster indoors and continue with precautions as she already has thus far.

6) 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. Lot 4-006 tree cutting & building application
 - i. Patrick Coogan explained why trees on the property were cut down.
 - ii. John Held informed him that the board had decided just tonight not to pursue the tree cutting violation.
 - iii. Mr. Coogan asserted they would only follow King County guidelines and they believe they've complied with all of LMCC's requirements.
 - iv. Allan Culverwell addressed the application states building will be 2 stories, but the building plans show 3 stories. Mr. Coogan apologized for the mistake.
 - v. Allan Culverwell asked about the foundations not being 5 feet from the property line. Coogan stated that King County told them that was where the foundation needed to be. Allan and Mr. Coogan agreed to visit the property together to measure distance from foundation to the property line.
 - vi. John Held asked why they ignored the stop work order.
 - vii. Bridget Dalton stated that LMCC has no right to stop the work on their home without a court order. John Held stated they were not in compliance with LMCC Covenants as the board never approved their building application.
 - viii. Ms. Dalton became very argumentative and John Held asked them to leave.
 - ix. LMCC will continue with the covenant violation process after Allan Culverwell visits the property with Mr. Coogan and reports on the foundation issue.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. Plans to blow out sprinkler pipes at beach 1 and 2 as winter approaches.
 - b. Laura Mills and Russ Adelson to begin work on contract for Handyman.
 - c. Russ to provide Laura Mills with a contact for play sand.
 - d. Laura Mills to provide maintenance budget break down to Dan Gutschmidt.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Milfoil weeds treatment done. Will do more of the lake next year.
 - b. Toxic tests for algae are done. Nothing to report.
- iv. Community Relations – John Held
 - a. Homeowner packets are being delivered

- b. Neighborhood walk-through. Covenant violators will be receiving letters in the next week.
 - c. JW Gorman informed board that some violators should be reported to King County due the fact that they have more resources to deal with individual violators.
- v. Safety & Security – JW Gorman
 - a. Will inform Stillwater Elementary that parents are parking on the walkway making it unsafe for children walking home.
- vi. Community Events – Laura Davis
 - a. Conducting research for next's years events
 - b. Adopt a Road event to take place the 1st or 2nd weekend in October.

7) Treasurer's Report

- i. 2016 budget Items being considered. Below are suggestions that were made to treasurer. All committees were encouraged to come to October's meeting with a proposed budget.
- ii. Security - \$1000
 Legal Fee – 2015 at \$4800, possible reduce in 2016
 LMCC Coordinator – 2015 at \$7,800 possibly reduce to \$6,000
 Mileage – 2015 at \$1,200 possible reduce to \$600
 Fisheries - \$3000
 Facilities and Maintenance - \$29,000
 Sprinkler System could come out of the capital improvement budget - \$25,000
 New computer for office - \$2,000
 4th of July/Summer Security Patrols - \$2,000
 Aquatic Weed Treatment - \$10,000
 Better security cameras - \$4000

2014 Surplus line item in budget should be re-named so a surplus from year to year can be carried over. Currently sitting at \$6,500. Laura Mills clarified that we had voted to use the surplus money from 2014 to help cover the cost of the maintenance projects done this year.

8) New Motions

- i. One new motion was made during the open session. (See note under "5) Discussion Items.")

9) 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.

10) Next Meeting

- i. Next Board Meeting October 20th at 7pm at the Duvall Fire Station. Open session at 7:30pm.
- ii. Special General Membership Meeting scheduled for November 1st.

The meeting moved to a closed session at 7:00 pm.

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

A motion to adjourn the meeting was made by JW Gorman, seconded by Russ Adelson, and passed unanimously. The meeting was adjourned at 9:38 pm.