

Minutes

Lake Marcel November Board Meeting

November 15, 2016 7:00 PM

Directors Present: Dan Gutschmidt, Lee Culverwell, David Buchart, Angie Ward, Peter Templin, Laura Mills

Directors Absent: JW Gorman, Laura Davis, Steve Santamaria

LMCC Members Present: Mike Mcaskill

The meeting was called to order at 7:02pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve October 18, 2016 Board Meeting Minutes

- i. **Peter Templin motions to approve the October Board Meeting Minutes have been approved as written. Angie Ward seconds. Passes unanimously.**

3) 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. 483—Create community survey questions re: security for budget discussion – Lee Culverwell – **Complete**
(1) Re-evaluate need in June 2017
- ii. 488 – Obtain bids for steel piping for use at Beach 1 boat rack - Steve Santamaria **Tabled from November**
- iii. 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 - JW Gorman **Tabled from November for Community Relations**
- iv. 493 - Follow up with Mary Harenda about LMCC owned lots. What is the history of the lots – Lee Culverwell. **Tabled for January 2017**
- v. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Lee Culverwell **Tabled until January 2017**

4) Discussion Items

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

- i. November Special Membership Meeting
 - a. Agenda & check-in volunteer
 - (a) Reviewed agenda and reminded directors to be prepared to discuss the areas they oversee.
 - (b) Documentation will be available to view using the projector
 - (c) Need for a volunteer to help with check-in of members

- ii. Memorial requests to honor deceased members
 - a. Letter read of a request to purchase a bench in honor of a community member who passed away.
 - b. Discussion of what our policy should be regarding such requests.
 - c. After discussion the board will decide on a formal policy regarding memorial requests at a later board meeting.
 - d. **Lee Culverwell motions to not allow memorial requests for deceased community members. Any further memorials or dedicated fixtures or plants within the parks will be at the request of the board for members who have gone above and beyond in their service to LMCC. Seconded by Peter Templin, passes unanimously.**
 - e. Lee Culverwell will reach out to the family who recently requested a memorial for a deceased community member and let them know of the board's decision.
- iii. Volunteers to assist with dues mailing
 - a. Need to send by December 2nd. Laura Mills to assist, Laura Mills to ask Severine
- iv. December board meeting
 - a. No board meeting in December. Next board meeting January 2017.
- v. Discussion regarding short term renting of homes in the community, i.e. Air BnB.
 - a. Covenants should be used to regulate rentals. As has been in the past home owners are responsible for violation of covenants.

5) Treasurer's Report

- i. Review current budget. All budgets are in good standing.
- ii. Another final review of the 2017 budget prior to the presentation and ratification at the November budget meeting.

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 Control – Steve Santamaria
 - a. Nothing reported
- ii. Facilities, Dam & Grounds Maintenance – Dave Bucharth
 - a. Discussion of work to be done by Kevin Lew phase 1. Piling removal will be paid for from the maintenance budget. The dam maintenance work will be paid for from the reserve funds.
 - b. Mike Mcaskill, community member, a valve engineer experienced with the type of valve we have on the LMCC Dam, is working on providing us with information about how we can refurbish our old valve. We are hoping to have more information from the factory that made the valve within a week.
 - c. Whether the lake will need to be drained is still yet to be determined.
 - d. At some point we will need to discuss whether it will be more cost effective to drain the lake (permits) or pay for underwater divers to work on the dam.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Lee Culverwell
 - a. Nothing to report
- iv. Community Relations, Safety & Security – John Gorman
 - a. Lee Culverwell reviewed some community concerns to apprise board members.

- v. Community Events – Laura Davis
 - a. Nothing to report

7) New Motions

- i. 2 new motions during the open session . . .

8) 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 opened at 7:02 pm.

A motion to adjourn the meeting was made by Dan Gutschmidt seconded by Peter Templin and passed unanimously.

The meeting was adjourned at 8:58 pm.