

# Minutes

## Lake Marcel August Board Meeting

August 29, 2018 7:00 PM

**Directors Present:** JW Gorman, Peter Templin, Doug Lapchis, Dan Gutschmidt, Christina Lovell, Rick DeBlock.

**Directors Absent:** David Buchart, Angie Ward, Clint Wooton, Juliette Brown.

**LMCC Members Present:** Krista Petrova, Kevin Sehner, Andrew Varga, Paul Gibian.

The meeting was called to order at 7:01 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 employee performance reviews. Dan Gutschmidt seconds the motion. Passes unanimously.

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve July 24, 2018 Board Meeting Minutes

- i. **Dan Gutschmidt makes a motion to approve the minutes as corrected. Peter Templin seconds. 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. 508 – Follow up on grass carp issue. Haven't seen that many fish lately. Jeff Dwyer hasn't had any success lately. Will continue trying to reduce their numbers. Ongoing. Doug Lapchis.
- ii. 537 - Order cap for underwater piling issue at Beach 2. Check with JW Gorman for measurements. JW sent measurements to David. JW is looking to jetting them out to assess how deep they are in the wintertime. Peter will ask diving company if they have expertise on this. Ongoing. David Buchart.
- iii. 549 –Conduct a new review of the community based on the covenants and bylaws in terms of maintenance of properties. Need criteria for a park-like setting. Ongoing. Doug Lapchis.

- iv. 551 – Research cellular repeater for Beach 1 for safety concerns regarding connectivity to make emergency calls. Research has been done by JW & Krista regarding installation of an emergency landline phone in a weatherproof box which would direct-dial 911 only. Clinton Wooton. Ongoing.
- v. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. Doug Lapchis & Krista Petrova. Ongoing.
- vi. 554 – Overgrown yard of Lot 1-088. Draft hearing decision letter. Krista Petrova. Completed.
- vii. 556 – Playground Maintenance. Find a second option for CPSI inspection and repair play structures as found on Rick’s evaluation with maintenance committee. Identify specific things that are imminent hazards and work with Adam to repair. Horse-stall padding to be installed over exposed concrete. Confirm with David about woodchip order. Found second and third CPIS inspectors. Kevin Sehner is a community member and a CPSI inspector and he has been helping to evaluate the playground structures. David has been taking care of the imminent hazard. Rick Deblock, David Buchart, Laura Mills. Ongoing.
- viii. 557 – Review the park reservation policy to make suggestions in regard to parking situation and number of attendees and duration, fair use of the park. Check with Angie as to why the bylaws say 25 people max which differs from form. **Rick DeBlock makes the motion that Christina create a proposal to modify the reservation policy with Juliette Brown. Doug seconds. Passes unanimously.** Christina Lovell. Ongoing.
- ix. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. Check with attorney and develop a policy. JW will follow up with Clinton Wooton. Ongoing.
- x. 559 – Draft letter to lot 4-051 regarding police activity. Krista Petrova. Completed.
- xi. 560 – Draft letter to concessions vendor regarding our disappointment. Krista Petrova. Pushed.
- xii. 5xx – Create signs that encourage recycling. Research cost for seasonal recycling service. Krista Petrova.

## 4) Discussion Items

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

- i. Budget for 2019. Schedule the meeting for November 4<sup>th</sup>. Review draft budget for 2019.
- ii. Recycling containers for beach 1 & 2. **Peter Templin makes a motion to create signs that encourage recycling. Seconded by Christina. Passes unanimously.**
- iii. Do we want to maintain county right of way for safe school walkway? Ongoing newsletter article for encouraging KC road maintenance. This is not within the club’s jurisdiction to maintain.
- iv. Continue to look at the covenants and bylaws and make suggestions on updates.

## 5) Treasurer’s Report

- i. Budget is tracking well. There is carry-over surplus from last year of \$10,362.50 of designated funds. If you include undesignated funds and income from prior years, it brings our surplus total to \$15337.42. We are only overbudget in legal fees. Transferred annual \$7000 into the capital reserve fund.

## 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 – John Gorman
  - a. Had a couple plans come in.
  - b. Revising architectural application to comply with current KC permit requirements.
  - c. FYI letter sent to lot 1-093 regarding structure which appears over interior lot line setback.
  
- ii. Facilities, Dam & Grounds Maintenance – Dave Bucharth
  - a. Play structures, Rick DeBlock. **Peter Templin moves that we create a subcommittee for playground maintenance. Dan Seconds. Passes unanimously. Rick DeBlock makes a motion to make Kevin Sehner the chair of the playground maintenance subcommittee. Doug seconds. Passes unanimously.** Several wood posts should be replaced as they degrade over time. Regarding ADA compliance, if there is an ADA-accessible playground in the area, you don't have to make every playground in the area ADA accessible, especially ones without ADA components. Our priority should be to make the current playgrounds as safe as possible now and start budgeting for replacement in the future. Kevin needs to recheck the degradation of all of the wood within the structures, but the main structure at beach 2 is in need of repair. **Doug Lapchis moves that we authorize the expenditure not to exceed \$1000 to take care of the 7 priority recommendations. Dan Gutschmidt seconds. Passes unanimously.** Continue to prioritize the repair focus list. Suggest weekly and monthly maintenance. Suggest monthly and annual inspections by a CPSI inspector, preferably a community member. Include weekly raking of wood chips in landscaping bids.
  - b. Dam, Peter Templin. Today was the first day of the dam maintenance. They maintained the hardware on the upper cross member. Tomorrow, they expect to maintain the lower cross member which is wood now but will be metal and its related hardware and eventually will get down to the gate. The gate was exercised and that perhaps encroached on a bistro table of lot 1-021 which was located down in the creek near the dam. Peter is in email contact with the homeowner and let them know that the gate will be exercised again, and a lot of water will run down for a brief time. The diving company is hoping to be done on Friday, but it could run into Tuesday. The trailer will stay in the beach 1 parking lot during the time.
  
- iii. Fisheries – Doug Lapchis
  - a. Would like to look at the budget as to whether we can get another fish plant in. Still needs to submit fishing day receipts.
  - b. He went out with Water Quality to do some habitat assessment. North end of lake has lots of good habitat. The main body of lake is not so good. Plans to put more habitats in.
  
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. Weed survey was done on August 7th, awaiting report.
  - b. Noted fragrant water lily patches. Noted some Eurasian milfoil on the surface which might require treatment but awaiting report. Suggestion of hand-pulling milfoil as an experiment.
  - c. Took a sample of lake water on Monday. Awaiting result for toxic algae.
  
- v. Community Relations, Safety & Security – Clinton Wooton
  - a. A couple FYI letters being sent for dog barking and nuisances.
  - b. Will be reaching out to SWE for discouraging street and walkway parking.

- vi. Community Events – Juliette Brown & Christina Lovell
  - a. **Doug moves that we inform any people who inquire about renting the facilities next year that we will not accept any new applications until January 1st. Peter Seconds. Passes unanimously.** If there is further inquiry, let them know the policy is under review.
  - b. Potential Halloween trunk or treat in the parking lot of beach 1 the weekend before if Halloween falls on a weekday. Poll interest in the Facebook group if there is interest in volunteering.

## 7) New Motions

- i.   9   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 moved to a closed session at 7:01 pm.

The meeting returned to an open session at 7:21 pm.

A motion to adjourn the meeting was made by Doug Lapchis, seconded by Peter Templin, and passed unanimously.

The meeting was adjourned at 9:45 pm.