

Minutes

Lake Marcel August Board Meeting

August 15, 2017 7:00 PM

Directors Present: Peter Templin, Dan Gutschmidt, Doug Lapchis, JW Gorman, Angie Ward, Laura Mills, David Buchart

Directors Absent: Laura Davis

LMCC Members Present: Krista Petrova

The meeting was called to order at 7:05 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. **Doug Lapchis makes a motion to convene in closed executive session for the following specific purpose(s) for the Wooton covenant violation. Laura Mills seconds the motion. Passes unanimously.**
- ii. **Peter Templin makes a motion to move to open session, second by Dan G.**

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve July 25, 2017 Board Meeting Minutes

- i. Laura Mills motions to approve the board meeting minutes with adjustments to add Peter Templin and Angie Ward motioning to approve meeting minutes for June and **Doug Lapchis made a motion to move directly to Architectural control report to accommodate members attending meeting, Angie Ward second, passes unanimously,** second Dough Lapchis.

4) Approve August 8, 2017 Special Board Meeting Minutes

- i. Dan Gutschmidt motions to approve these minutes with adjustments to David statement to state "there may be other properties".

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. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis – Sept. 19th
- ii. 503 – Research liability associated with use of bouncy house at LMCC sponsored events and private parties – Krista Petrova provided Peter Templin with attorney contact information. Peter Templin will follow up with Attorney re: should LMCC require member to provide proof of insurance on application. - Sept. 19th
- iii. 508 – Follow up on grass carp issue – Doug Lapchis – Sept. 19th
(1) Sept. 16th and 17th set for competitive grass carp fishers to be on the lake.
- iv. 513- Magnetic badges for LMCC employees and contractor. Community LMCC vests (3) and 3 badges – Laura Mills Sept. 19th
- v. 515 - Draft letter to lot 4-051 re: KC Sheriff's incidence report of renter's behavior – Krista Petrova. - Completed
- vi. 516 - Move safety boats to their sides – Laura Mills to contact Adam Schwinn. - Completed
- vii. 517 - Post Stop Work Order to construction site at lot 1-087 – Peter Templin. - Completed
- viii. 518 – Draft response letter regarding variance to lot 1-087 by 08/03/17 – Krista Petrova. - Completed
- ix. 519 – Apply for permits for dam repair. – Peter Templin – Sept. 19th
- x. 520 - Remove Stop Work Order to construction site at lot 1-087 – John Gorman. - Complete
- xi. 521 – Draft letter regarding approval of variance to reduce the front property line setback to 8 feet for lot 1-087 – Krista Petrova. Sept. 19th
- xii. 52x – Krista to send a notice of violation letter to lot #1-087 regarding the fact that they began construction prior to receiving approval from the LMCC architectural committee. – Sept. 19th.
- xiii. 52x – Laura Mills - Sign for beach 2 gate to keep gate closed at all times. Also signs for no alcohol at beaches. – Sept. 19th.
- xiv. 52x – Krista - Notice of Violation letter with regards to the loose pig being a problem to the neighborhood lot 1-144 – Sept. 19th.
- xv. 52x - estimate to replace the gate locks and keys for the community – David Buchart Sept. 19th

4) Discussion Items

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

- i. Request for spreading of ashes of previous resident at lake with 20+ people in attendance.
 - a. Requirements: No more than 20 people, September, Monday- Friday, before 12 noon.
- ii. Ongoing neighbor complaints of lot 1-144 regarding loose pig and rodent issue from overgrown yard.
 - a. Notice of Violation letter with regards to the loose pig being a problem to the neighborhood.
- iii. Summer newsletter
 - a. Brief newsletter will be sent out. Articles due to Krista by Friday Aug. 18th.

5) Treasurer's Report

- i. Tracking well in all budget areas.

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 –
 - a. Resignation of committee member – Dick Freiheit.
 - b. Open chair position.
 - i. JW Gorman to chair this committee
 - c. Appeal of granted variance to lot 1-087.
 - i. The board will review the appeal under advisement.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
 - a. Underwater piling issue at Beach 2.
 - i. Proposed to purchase piling caps and install ourselves to make them safer.
 - b. Alternate bids for dam project.
 - i. See attached document provided by Peter Templin
 - ii. Peter Templin makes a motion that we proceed with the AUS proposal with the contract that we would receive and it would not exceed \$30,000, seconded by Doug Lapchis.
 - 1. Discussion – Should we have our attorney/insurance review the proposal and contract?
 - 2. Modify motion: with the attorney’s approval we will go ahead with the contract. Peter Templin, Dan second passes unanimously.
 - iii. **Peter Templin motions we fully fund the AUS dam proposal and contract from the capital reserve fund this year, second Doug Lapchis. Passes unanimously.**
 - iv. **Peter Templin motions that we pay for the King County Shoreline exemption fee of \$702 from the capital reserve fund this year, second by Doug Lapchis. Passes unanimously.**
 - c. Possibly holding off on building more boat racks at beach 2. No decision made at this time.
 - d. David will get an estimate to replace the gate locks and keys for the community.
- iii. Fisheries, Water Quality – Doug Lapchis
 - a. Nothing to report
- iv. Aquatic Weed Control
 - a. Lake sampling completed
 - i. Iris found in the lake, minimal milfoil.
- v. Community Relations, Safety & Security – John Gorman
 - a. Security patrols going well
 - b. Discussion of large parties
- vi. Community Events – Laura Davis
 - a. Nothing to report

7) New Motions

- i. 5 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 7:05 pm.

The meeting returned to an open session at 7:57 pm.

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

The meeting was adjourned at 9:19 pm.