

Minutes

Lake Marcel February Board Meeting

February 21, 2017 7:00 PM

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

Directors Absent: Laura Davis, JW Gorman

LMCC Members Present: None

The meeting was called to order at 7:07 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve January 17, 2017 Board Meeting Minutes

- i. **Peter Templin motioned to approve the minutes as written, Dan Gutschmidt seconds, passed 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. 488 – Investigate boat rack repair replacements materials and costs – David Buchart, February 21
 - (1) Replace with metal looking at \$4 a foot. Also would require welding to make and repair.
 - (2) Wood is in good shape. A few pieces could be replaced.
 - (3) Possible look at adding more wood boat racks at beach 1 and beach 2.
- ii. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis- March 21.
 - (1) Background reviewed about how knowledge of excess supply of fish. Will continue to pursue.
- iii. 497 – Investigate pros and cons of selling unbuildable lots owned by LMCC – Doug Lapchis - Complete
 - (1) See attached notes provided by Doug Lapchis
 - (2) **Lee Culverwell motioned to bring the topic of renting LMCC properties up at the next general board meeting for discussion, Doug Lapchis seconded. Doug to discuss at general meeting.**
- iv. 498 – Look for LMCC map with lot #s in a digital copy for meetings. – Dan Gutschmidt, Angie Ward – March 21
- v. 499 – Draft letter to lot 2-295 re: lot appearance & using RV as residence – Angie Ward – March 21
 - (1) Letter in reference to the RV in driveway that look habitable to go out and be approved by safety and security committee on 2/22/17.
 - (2) Angie called KC Code enforcement to see who the officer is for our area. Waiting to hear back from Code enforcement.
- vi. 500 – Contact K.C. code enforcement re: roof on home of lot 1-064 – Steve Santamaria - **complete**

- (1) A complaint was made to code enforcement.
- vii. 501 – Research possible ways to pay for dam maintenance – Doug Lapchis - **Complete**
 - (1) See attached notes by Doug Lapchis
- viii. 502 – Contact PND to move forward with assessment/inspection of dam gate valve – Peter Templin-**complete**
 - (1) Assessment completed by PND. Did excellent work.
 - (2) Expecting report this week which will give a cost for labor, material and engineering.
 - (3) Work to be done by divers.
 - (4) Possible special board meeting to discuss report and moving forward with plans to repair dam.
- ix. 503 – Follow up with insurance agent liability regarding bouncy houses at private parties on LMCC property. – Angie Ward – March 21st.
- x. 504 – Research adding additional boat rack space at beach 1 and beach 2. Measurements and costs. – David Bucharth – March 21st.
- xi. 505 - Maintenance plan for the year. Broken up by duties for Adam vs volunteers. – David Bucharth – March 21st.

4) Discussion Items

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

- i. Dam slide gate - Peter Templin
 - a. See Action item 502 notes
- ii. Hydroelectric power – Steve Santamaria
 - a. Not present to report back
- iii. Review of Level 3 Reserve Study Input Page – Angie Ward
 - a. Update of reserve study done a year ago.
 - b. Will wait to update until after dam repairs are more known and complete
- iv. Maintenance boat – Laura Mills
 - a. Maintenance boat at top of beach 1 will be flipped facing down
 - b. Adam will be allowed to use his personal boat for maintenance items and will be allowed to store at the lake. Register the boat with the office.
- v. Park rental request for bouncy house – Angie Ward
 - a. will follow up on our liability as LMCC
 - b. designate bouncy house area.

5) Treasurer's Report

- i. Review of end totals for 2016. Surplus from 2016 added to 2017.

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. Not present to report
- ii. Facilities, Dam & Grounds Maintenance – Dave Bucharth
 - a. Maintenance plan for the year
- iii. Fisheries, Water Quality & Aquatic Weed Control – Lee Culverwell

- a. Approval to pay permit for NPDES to handle any treatment of the lake and water ways.
 - b. **Doug Lapchis motioned to approve the payment for NPDES to hold the permit for the lake and water ways, Dan Gutschmidt seconds, passed unanimously.**
- iv. Community Relations, Safety & Security – John Gorman
- a. 12 dates will be scheduled for security at the lake during the summer June 24th-Sept. 9th.
 - b. Need a time frame for the 4th of July. Decided upon 9pm-1am
- v. Community Events – Laura Davis
- a. Delay in Firework Company willing to do a show for LMCC.
 - b. Looking into more options.
 - c. Adpot –a-Road March 11th or 18th.

7) New Motions

- i. 3 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 – No closed session.

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

The meeting was adjourned at 9:07 pm.