

# Minutes

## Lake Marcel February Board Meeting

February 20, 2018

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

**Directors Absent:** David Buchart

**LMCC Members Present:** Abram Jackson

The meeting was called to order at 7:03 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve January 16, 2018 Board Meeting Minutes

- i. **Peter Templin moves to approve the minutes as corrected, second by Dan Gutschmidt**

### 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. 522 – Update signs and add sign to Beach 2 gate. –Assign Adam to Wash/replace plexiglass over signs - Laura Mills. – March 20<sup>th</sup>
- ii. 530 –Awaiting date of appeal hearing regarding protest of the assessment on lots 4-43, 1-135, 1-96, 1-97, and 1-98. - Doug Lapchis. March 20<sup>th</sup>
  - (1) Still need to consult attorney regarding reduction of property taxes on above lots.
  - (2) President JW Gorman and Doug Lapchis will consult with attorney together. Ask for an estimate of how much time/money this consult will require.
- iii. 535 – Draft communication to non-voting Architectural Control Committee - JW Gorman and Krista Petrova. – Complete
- iv. 536 - Krista to email the reserve company to complete the Reserve 3 study. - Complete
  - (a) Questionnaire being completed, Peter to review before emailed.
- v. 537 - Order cap for underwater piling issue at Beach 2 – David Buchart. – April 2018
- vi. 538 - Call JP Landscaping to find out if they are increasing their prices. Dave to get other bids. David Buchart/Laura Mills. – Feb.2018
- vii. 542 - Board members to review current covenants and bylaws and note changes to be made. – Nov. 1, 2018
  - (1) Attorney suggest to change the covenants when looking at revising
  - (2) JW to email out guidelines for review of bylaws and covenants. – March 20<sup>th</sup>
- viii. 543- Draft response to appeal letter. JW Gorman and Krista Petrova – March 20<sup>th</sup>
- ix. 544- New Key policy to be drafted by Laura Mills and Angie Ward –March 20<sup>th</sup>
- x. 545 – Krista to draft response letter regarding lot 2-157 and 2-252. – March 20<sup>th</sup>
- xi. 54X- Draft employee paid sick leave policy – Angie Ward – March 20<sup>th</sup>

## 4) Discussion Items

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

- i. Pyrotechnics bid.

**Dan Gutschmidt moves to approve plan B as written, Clint Wooton seconds, motions passes 5 to 1.**

- ii. Employee paid sick leave.

- a. State requires that any employee can earn 1 hour of sick leave for every 40 hours they work.

- b. LMCC board needs to decide on 1.) Reasonable amount of time of notice to use foreseeable paid sick leave. **Dan Gutschmidt motions that we accept one day of notice required using foreseeable paid sick leave, Clint Wooton seconds, and passes unanimously.** 2.) At separation of employment, 100% accrued paid sick leave of 1 year will be paid out to employee, **Doug Lapchis motions to approve as stated above, Dan Gutschmidt seconds, passes unanimously.** At the end of the year an employee will be allowed to carry over 40 hours of accrued sick leave to the next year **Peter Templin motions to approve motions as stated above, Dan Gutschmidt seconds, passes unanimously.**

- iii. Reserve study Annual Reserve Fund Budget Disclosure Summary

- a. Concern that we are fully funding the reserve budget

- b. Items on the reserve study are not necessarily needed

- c. A special meeting to be held to discuss concerns with the reserves study and propose questions and revisions to the reserve study to be addressed with Jeff Samdal in a face to face meeting at a future date. Peter Templin will call Jeff to schedule meeting.

## 5) Treasurer's Report

- i. Discussion of year end statement
- ii. Carry over funds from 2017. Use some of those funds to create the state mandatory sick leave pay fund.
- iii. Dan Gutschmidt motions to move the \$620 in Misc. Income to the insurance budget to help cover increase in our insurance fees, Angie Ward seconds. Discussion – After further discussion the motions was retracted by Dan Gutschmidt and Angie Ward.

## 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. Tree cutting applications came in and approved
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
  - a. Sought bids for landscaping needs. Have not received a written bid from any companies.
  - b. Most likely will keep JP Landscaping for 2017
  - c. Review maintenance projects for 2018
- iii. Fisheries – Doug Lapchis
  - a. 1500 fish ordered

- b. Family fishing day will be June 9-10<sup>th</sup>. No fishing permit required that weekend.
  
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. In contact with a weed control program with King County
  
- v. Community Relations, Safety & Security – John Gorman
  - a. Speeding car reports to Sherriff’s office and letter sent to home owner.
  - b. Feeler put out for a group buy for a secure mailbox. Not enough interest for a group buy.
  
- vi. Community Events –
  - a. Open chair position.
  - b. Adopt-a-Road scheduled for March 10<sup>th</sup>
  - c. Easter Egg Hunt – JW Gorman looking to find a volunteer to organize the Easter Egg Hunt for 2018. LMCC Coordinator can take over event if no volunteer is found.

## 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.

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

The meeting was adjourned at 9:44 pm.