

Minutes

Lake Marcel January Board Meeting

January 16, 2018

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

Directors Absent: JW Gorman

LMCC Members Present: Krista Petrova, Jeff Rameriz

The meeting was called to order at 7:06 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve November 21, 2017 Board Meeting Minutes

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

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. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis – left messages. - Complete
 - (1) No free fish unless open to the public.
- ii. 508 – Follow up on grass carp issue – Doug Lapchis.
 - (1) Recommend having group from Portland to come back to net fishing again. Something we would do closer to summer. – Due June
- iii. 522 – Update signs and add sign to Beach 2 gate. – Complete Assign Adam to Wash/replace plexiglass over signs - Laura Mills. - Complete
- iv. 526 - Estimate to replace gate locks/keys for the community – Dave Buchart.
 - (1) Re-key the locks, but push out beginning the process Summer 2018. Re-key to be done 2019.
 - (2) Elite Lock and Key- Not looking to be the best company to with
 - (3) Looking at a Redmond business. Should be less cost
 - (4) New keys will be issued with a \$50 fee for keys not turned into the office at the time of sale of the property.
- v. 527 – Approval of updated beach reservation application to include insurance must be required for all games or activities that could cause injury. Single day insurance or homeowner’s insurance – Krista Petrova. – January 15th
 - (1) **Doug Lapchis motions to approve the revised Beach Reservation Form to include insurance requirements, Peter Templin seconds, passes unanimously.**
- vi. 530 - File protest of the assessment on lots 4-43, 1-135, 1-96, 1-97, and 1-98. – Protest complete. Waiting for date of appeal - Doug Lapchis.

- (1) Would like to get a letter from our attorney that states the 3 lots West of tract A stating that they are not owned by LMCC, but rather the members of the LMCC.
- (2) Suggested that we research why Track A and Track B are separated. Either insurance or tax purposes for the separation.
- (3) Gather information for the purpose of combining Track A and B to be presented at the Spring General Meeting. – March 2018
- vii. 535 – Draft communication to non-voting Architectural Control Committee - JW Gorman and Krista Petrova. – Feb. 20 2018
 - (1) 536 - Krista to email the reserve company to complete the Reserve 3 study.
 - (a) Questionnaire being completed, Peter to review before emailed.
- viii. 537 - Order cap for underwater piling issue at Beach 2 – David Buchart. – April 2018
- ix. 538 - Call JP Landscaping to find out if they are increasing their prices. Dave to get other bids. David Buchart/Laura Mills. – Feb.2017
- x. 539 – Draft response letter to 1-056 - Krista Petrova - Complete
- xi. 540 - Bid on WALPA testing equipment, bid not to exceed \$500 – Peter Templin. – Complete
 - (1) Looking to see if this would be of value for lake testing in the future. Could be a null point at this time.
- xii. 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) Review bylaws and covenants before Feb. meeting to begin finding issues that we want to change, update or revise. – All Board Members Feb 20, 2018
- xiii. 543 Draft response to appeal letter. JW Gorman and Krista Petrova – Feb. 20, 2018
- xiv. 54x- New Key policy to be drafted by Doug Lapchis –Due February 20
- xv. 54x – Krista to draft response letter regarding lot 2-157 and 2-252. – Feb. 20th, 2018

4) Discussion Items

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

- i. Welcome new board member, Clint Wooton.
- ii. Discuss trees on lot 2-157 and response to email from lot 2-252 regarding same.
 - a. **Doug Lapchis motions to send a letter to the complainant that the board as reviewed her email. The lot of concern is not in violation and no action by the board will be taken. Second by Peter Templin passes unanimously.**

5) Treasurer's Report

- i. To review more fully at the next 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 – John Gorman
 - a.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchart
 - a. Maintenance plan for 2018 to be reviewed last year
 - b. Jeff Ramirez presented a bid for landscaping work. More bids will be sought and reviewed.

- iii. Fisheries – Doug Lapchis
 - a. Plenty of fish for this year.
 - b. Two plants – Spring and Fall
 - c. Hoping for at least 1 habitat improvement this year.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Nothing to Report
- v. Community Relations, Safety & Security – John Gorman
 - a. Nothing to Report
- vi. Community Events –
 - a. Open chair position.
 - b. 4th of July Scheduling is moving forward

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.

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

The meeting was adjourned at 8:52 pm.