

Minutes

Lake Marcel June Board Meeting

June 19, 2018 7:00 PM

Directors Present: JW Gorman, David Buchart, Clinton Wooton, Rick DeBlock, Peter Templin, Doug Lapchis, Angie Ward, Dan Gutschmidt.

Directors Absent:

LMCC Members Present: Krista Petrova

The meeting was called to order at 7:21 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve May 22, 2018 Board Meeting Minutes

- i. **Dan Gutschmidt makes a motion to approve the minutes as written. Seconded by Clinton Wooton.**

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. 508 – Follow up on grass carp issue. Doug Lapchis. Jeff Dwyer is continuing to shoot them, still a number of grass carp in the lake. Plant life is increasing. Water lily sprouts are seen. Open.
- 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 & JW Gorman. Hearing date is set for 07/23/2018. Attorney feels as they are community owned lots, that he will draft a letter to present to KC that those lots should not be assessed a value as they are a community lot and never developed. Next, combine 1-96, 1-97, 1-98 into tract.
- iii. 536 - Questions for the next Reserve study. Peter would like to schedule a meeting to review the reserve study and compile questions on Tuesday, June 5. Peter Templin. Meeting on 06/05. Next comes up in budgeting.
- iv. 537 - Order cap for underwater piling issue at Beach 2. Check with JW Gorman for measurements. David Buchart. Ongoing.
- v. 544- New Key policy to be drafted by Angie Ward & Laura Mills. David looking for vendor. Pushed to Sept.
- vi. 548 – Lot 1-144 overgrown yard and noncompliance. NOV sent for overgrown backyard causing rodent issue - Did not respond or attend hearing. Fine letter sent, Krista Petrova. Closed.
- vii. 549 –Conduct a new review of the community based on the covenants and bylaws in terms of maintenance of properties. Will do a walkabout with a group of board members. Clinton Wooton. Pushed to .

- viii. 551 – Research Wi-Fi access for Beach 1. Have quotes for equipment, not labor or maintenance. Clint will get quotes on design of system. Cellular repeater would be cost effective and Clint will continue to research. Krista to get quote for emergency telephone. Clinton Wooton. Ongoing.
- ix. 552 - Trees felled onto fish ladder from construction at lot 4-053. Logs in the water and culvert. Doug Lapchis to contact owner. Logs have been removed from culvert. Closed.
- x. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. Draft reply to property owner. Doug Lapchis & Krista Petrova. Ongoing.
- xi. 5xx – Lot 1-088 overgrown yard. NOV sent to attend June board meeting.
 - i. 5xx - Clearing on lot 2-281. Draft FYI letter, needs approval to do clearing and shouldn't be advertising camping as no one can live in any temporary structure per covenants.

4) Discussion Items

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

- ii. Request for septic pumpline through community property adjacent to fish ladder. **JW Gorman proposes a motion to present the request at the Special Membership meeting for a vote by the community. Passes unanimously.**
- iii. Summer Newsletter. Looking for Sept & Oct, Nov dates for budget meetings.
- iv. Clearing on lot 2-281.
- v. Meeting minutes – add more details – judicious use of attachments might help. Specify why items are pushed.
- vi. Lot 1-088 overgrown yard. NOV sent inviting homeowner to attend June board meeting. House in disrepair and yard still not being maintained.

5) Treasurer's Report

- i. Budget is tracking pretty good. Payment anomaly found under Fireworks, Other which needs to be under Production. Dan to contact CBS to correct anomaly. We're at 50% of the year and running pretty close to 50% with budget. JW, Dan, and Krista met with accountant to discuss discrepancies. Accountant to assign previous staff member to our account and we can contact him directly if we have any future issues.

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, Christina and Karen have been looking over them.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
 - a. Falling behind on maintenance items. Review handyman contract.
 - b. Doug suggested keeping the restroom privacy partition.
 - c. Fix locks on restroom doors.
 - d. Nothing new on the dam project. Still waiting on King County.
- iii. Fisheries – Doug Lapchis

- a. Fishing Derby: Fun day. Approximately 25 people came, families with 4-8 year-olds. Jeff Dwyer BBQd. Cost approximately \$300, \$120 was signs, food came to about \$50 and the rest of bait and gear--- not used will be left in a tackle box for next year.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Thanks to Art Grabb, Rick DeBlock, and Dave Johnson who helped cut irises.
 - b. Plan to participate in the KC Aquatic weed integrated program.
- v. Community Relations, Safety & Security – Clinton Wooton
 - a. Nothing to report.
- vi. Community Events –
 - a. Open chair position. Possible Co-Chair.
 - b. Movie night, 07/03.
 - c. 4th of July – need lots of volunteers still. JW to draft letter to community regarding volunteerism for events.
 - d. Garage sale, 07/21.

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 Rick DeBlock, and passed unanimously.

The meeting was adjourned at 9:27 pm.