

Minutes

Lake Marcel May Board Meeting

May 22, 2018 7:00 PM

Directors Present: Dan Gutschmidt, Doug Lapchis, Peter Templin, Rick DeBlock, Clint Wooton, David Buchart.

Directors Absent: JW Gorman, Angie Ward.

LMCC Members Present: Krista Petrova

The meeting was called to order at 7:00 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve April 17, 2018 Board Meeting Minutes

- i. **Peter Templin moves to accept the minutes as provided. Seconded by Clinton Wooton. Passes 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. 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. Attorney suggested hiring a professional appraiser. Still need to confirm this with someone else in the office. Awaiting hearing date from King County. JW waiting to hear from attorney regarding lot line revision to include adjacent lots into tract A. Draft letter to attorney.
- ii. 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.
- iii. 537 - Order cap for underwater piling issue at Beach 2. Check with JW Gorman for measurements. David Buchart.
- iv. 542 - Board members to review current covenants and bylaws and note changes to be made. – Nov. 1, 2018 – Pushed.
 - (1) Attorney suggests to change the covenants when looking at revising.
 - (2) JW to email out guidelines for review of bylaws and covenants.
- v. 544- New Key policy to be drafted by Angie Ward. Pushed.
- vi. 547 - Possible subcommittee for disaster management plan. See if someone is available to lead it at General Membership Meeting. - Pushed to January when Christina Lovell will be available to lead and possibly organize small groups.
- vii. 548 - Lot 1-144 loose pig and noncompliance. Advise neighboring homeowners to contact Animal Control and/or Health Department regarding rodent issue. Draft FYI letter - Completed. NOV sent for overgrown backyard causing rodent issue - Did not respond or attend hearing. **Doug Lapchis moves that we fine lot 1-144 according to our fee schedule.**

Doug Lapchis amends that we fine them \$50 and to review at next board meeting. Dan Gutschmidt seconds. Passes unanimously.

- viii. 5xx – **Doug Lapchis moves that the board do a new review of the community based on the covenants and bylaws in terms of maintenance of properties. Rick DeBlock seconds. Passes unanimously.** Clinton Wooton.
- ix. 5xx – Park reservation for large wedding in July. Email and post homeowner’s letter 2 weeks prior to event.
- x. 5xx – Research Wi-Fi access for Beach 1, Clinton Wooton.
- xi. 5xx - Trees felled onto fish ladder from construction at lot 4-053. Logs in the water and culvert. Doug Lapchis to talk to owner.
- xii. 5xx – 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.

4) Discussion Items

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

- i. Park reservation for large wedding in July. Concerns addressed.
- ii. Trees felled onto fish ladder from construction at lot 4-053. Logs in the water and culvert.
- iii. Request for septic pumpline. Check with attorney to see if he has reviewed the new information.
- iv. Beach WIFI access.
- v. Lot 4-056 Stop Work Order due to trespassing, digging and damaging septic system on adjacent property.

5) Treasurer’s Report

- i. Reviewed budget.

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 Bucharth
 - a. Pump to be installed by volunteer community member electrician before July.
 - b. Talked to Adam about a plan for cleaning, resealing/staining all of the wooden structures to include the trash bins, tables, and playsets by Labor Day. He will be pressure washing. Look for volunteers for staining and sanding.
 - c. Art and David un-winterized the irrigation system and primed the pump.
 - d. Discuss replacing picnic tables with steel.
 - e. Dam flood hazard certification should be done in 10 days. That should complete the shoreline exemption.
 - f. \$125 instead of quoted \$8500 to install manganese anode system.
 - g. Contract is ready to sign once we know the date the work will start.
- iii. Fisheries – Doug Lapchis
 - a. Signs made for free fishing weekend in June. Give away self-releasing hooks to use with bait. Hot dogs to be provided.
 - b. Habitat project going.

- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Contacted King County in regard to one instance of knotweed – recommendation of knotweed herbicide for homeowner’s use.
 - b. Time to clip the irises.
- v. Community Relations, Safety & Security – Clinton Wooton
 - a. Increase in speeders and mail theft notifications on Facebook.
- vi. Community Events –
 - a. Open chair position. Possible Co-Chair.
 - b. Concessions to order.

7) New Motions

- i. 4 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 Peter Templin, seconded by Dan Gutschmidt, and passed unanimously.

The meeting was adjourned at 9:04 pm.