

Minutes

Lake Marcel May Board Meeting

May 16, 2017 7:00 PM

Directors Present: Angie Ward, Laura Davis, Lee Culverwell, Dan Gutschmidt, Peter Templin, Laura Mills

Directors Absent: Steve Santamaria, Doug Lapchis, David Buchart

LMCC Members Present: Laurel and Jeff Ramirez

The meeting was called to order at 7:04 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve April 18, 2017 Board Meeting Minutes

- i. **Peter Templin motions to approve the April board meeting minutes as written. Dan Gutschmidt seconds. Motion 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. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis – June 20th
- ii. 503 – Research liability associated with use of bouncy house at LMCC sponsored events and private parties – Angie Ward will follow up with Attorney re: should LMCC require member to provide proof of insurance on application – June 20th
- iii. 507 – Old mailbox post on 312th – Adam or Community Relations - Complete
 - (1) Phone message left regarding drive shaft post. Did not hear back from community member.
 - (2) Another community member will pick up and dispose.
- iv. 508 – Follow up on grass carp issue – Doug Lapchis
 - (1) Follow up with Jeff Dwyer, gill netting person is interested and will catch fish and donate to food bank. Dwyer has a signed release from WDFW with approval to remove the fish.
- v. 509 – Lot #1-003 rounds from downed tree in front yard – Angie Ward (seeking clarification on which covenant violation to cite) - Complete
 - (1) Community Relations committee has not looked at property and has not provided an actual covenant violation to cite. Now left to the board to make a decision regarding report/complaint.
 - (2) No action will be taken by the board at this time. If they submit an application for further tree cutting we will inquire about what will happen with the current wood on property and any additional wood.
- vi. 50x – Send an email notification that we could use some volunteers to help with tree cutting applications/processes. – Angie Ward – June 20th

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. **Motion by absentee Doug Lapchis made in a memo to Lee Culverwell. I move the community club not approve any action at this time that would commit the club to spend more than \$10,000 at this time to address the gate valve issue.**
 - (a) 5 engineer firms have been contacted and 3 came to provide information and scenarios to move forward with repair process
 - (b) PND did a dive to get a better idea of what is happening with the gate
 - (c) Discussion made that 3 bids have been received. Research has been done.
 - (d) No contract
 - (e) **Peter Templin motions to defer motion (i. a) until the June meeting. Laura Davis seconds, passes unanimously.**
 - b. PND answered additional questions
 - (a) Slide gate will be removed for cleaning
 - (b) Additional maintenance every 2-4 years \$5000
 - c. Insurance
 - (a) Liability insurance in place
 - (b) No coverage for dam itself
 - (c) No earthquake coverage
 - (d) Contractor normal liability and workers compensation
 - (e) No coverage for damage costs during repair process.
 - (f) PND has not responded to insurance coverage re: who covers what
 - d. Repair or Replace the Gate
 - (a) Replace may be more permitting
 - (b) at least \$50,000 additional to replace underwater
 - (c) WDFW concerns for replace
 - (d) Concern about removing frame underwater/positional damage to the structure
 - (e) Low wear under water
 - (f) Repair plan includes adjustments to gate clearances
 - (g) Adjustments haven't been made in years
 - (h) Suspect that if adjustments are made gate will be easier to operate
 - e. How to fund
 - (a) Suggested part of repair through reserve fund and part through an assessment of each property. Each property would pay about \$103
- ii. Hydroelectric power – Steve Santamaria
 - a. No discussed. Will no longer pursue at this time
- iii. Community survey on fireworks – Laura Davis
 - a. Discussion of survey put forth to the community regarding 4th of July Celebration done 2 years ago.
 - b. Discussion of concerns over firework display. Board will continue to look for more environmental and health conscious celebrations activities in the future. Firework show will go forth for 2017.

5) Treasurer's Report

- i. Review of 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 – Steve Santamaria
 - a. Lot 1-087 building application for garage – approved by board members
 - b. Steve Santamaria has resigned.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
 - a. Nothing to report
- iii. Fisheries, Water Quality & Aquatic Weed Control – Lee Culverwell
 - a. Grass carp discussed in action items (see above)
 - b. 500 lbs. large trout planted on May 11th
 - c. LMCC fishing rules and guidelines follow WDFW regulations
- iv. Community Relations, Safety & Security – John Gorman
 - a. Report of seeing a pig following FYI letter to lot 1-144
 - i. Letter sent FYI no farm animals in LMCC except chickens, nothing heard after letter. However, pig was spotted recently.
 - ii. Covenant violation letter sent and invited to next board meeting.
- v. Community Events – Laura Davis
 - a. Family Fishing Day 6/10-6/11 – Free fishing weekend in Washington state. No fishing licenses required.
 - b. 4th of July
 - i. Firework company secured and moving forward
 - ii. No grilling, but community potluck
 - c. Community Garage Sale
 - i. July 22nd
 - ii. LMCC will put up signs.

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 Laura Davis and passed unanimously.

The meeting was adjourned at 8:47 pm.