

Minutes

Lake Marcel November Board Meeting

November 21, 2017 7:00 PM

Directors Present: David Buchart, Peter Templin, JW Gorman, Laura Mills, Angie Ward, Dan Gutschmidt

Directors Absent: Doug Lapchis

LMCC Members Present: Krista Petrova, Laurel Ramirez

The meeting was called to order at 7:05 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve October 19, 2017 Board Meeting Minutes

- i. **Dan Gutschmidt moves to approve the minutes as written, second by Dave Buchart**

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.
- ii. 508 – Follow up on grass carp issue – Doug Lapchis.
- iii. 513 - Magnetic badges for LMCC employees and contractor. Order community LMCC vests (5) and 3 badges – Laura Mills. - Complete
- iv. 522 – Update signs and add sign to Beach 2 gate. Wash/replace plexiglass over signs - Laura Mills.
- v. 526 - Estimate to replace gate locks/keys for the community – Dave Buchart.
(1) Elite Lock and Key – 400 keys \$3.50 per key and re-keying locks and time, = \$1595
(2) Suggestion to have homeowners turn in keys when they move out of LMCC
(3) Peter Templin motions to proceed with new keys and re-keying locks not to exceed the cost of \$2000. Angie Ward seconds, passes unanimously.
- vi. 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 16th
- vii. 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. Jan. 16th
- viii. 534 – Talk with CBS regarding streamlining bookkeeping - Dan Gutschmidt. - Complete
- ix. 535 – Draft communication to non-voting Architectural Control Committee - JW Gorman and Krista Petrova. – Jan. 16th
- x. 536 - Research if we are obligated by law to update our Reserve study – Dan Gutschmidt.
(1) Yes we are required to do a reserve study based on the fact we have \$55,000 in assets.
(2) No penalty if we don’t do the study.
(3) However, if our membership asks for the reserve study we must do it.

- (4) Because we did a reserve 2 study we can do a reserve 3 study for no charge
- (5) Reserve 3 study could give us an actual budget figure to plan for our budget
- (6) Krista to email the reserve company to complete the Reserve 3 study. – Jan. 16th
- xi. 537 - Order cap for underwater piling issue at Beach 2 – David Buchart. – Jan. 16th
- xii. 538 - Call JP Landscaping to find out if they are increasing their prices. Dave to get other bids. David Buchart/Laura Mills. Jan. 16th
- xiii. 539 – Draft response letter to 1-056 - Krista Petrova - Complete
- xiv. 540 - Bid on WALPA testing equipment, bid not to exceed \$500 – Peter Templin. – Jan. 16th
 - (1) No information.
- xv. 541 - Tree care not to exceed \$500 on lot 1-135 – David Buchart. - Complete
 - (1) Called two other tree companies to look at tree on lot 1-135 no response as of yet.
 - (2) Tolt Tree Care is at \$500
 - (3) Suggestion to wait through the winter until we might need more possible tree work done throughout the parks.
 - (4) An email will be sent to home owner.
- xvi. 54x – Board members to review current covenants and bylaws and note changes to be made – Nov. 1, 2018

4) Discussion Items

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

- i. Appeal response.
 - a. Letter of response will be sent to appellant to inform them of the board’s decisions
- ii. Reserve study.
 - a. Will move forward with Reserve 3 Study
- iii. Review and update covenant and bylaws.
 - a. Will be updated next year. Board members to review current covenants and bylaws and note changes to be made.
- iv. Board Meeting for December
 - a. No meeting
- v. Due mailing party
 - a. Hoping for mailing December 11th.

5) Treasurer’s Report

- i. General Membership Meeting went well
- ii. Begin working on year end reports

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 permits approved with no issues
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchart
 - a. Dam- King County permit is #34 in the pile of permits. Hoping to get the work scheduled in July.
- iii. Fisheries – Doug Lapchis

- a. Nothing to report
- 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. **Clinton Wooton is willing to join the board. Laura Mills motions to instate Clinton Wooton as a board member, Peter Templin seconds, passes unanimously.**
- ii. 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.

The meeting returned to an open session at 7:05pm.

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

The meeting was adjourned at 7:53 pm.