

Minutes

Lake Marcel October Board Meeting

October 19, 2017 7:00 PM

Directors Present: Peter Templin, JW Gorman, Dan Gutschmidt, Doug Lapchis, Angie Ward,

Directors Absent: Laura Mills

LMCC Members Present: Krista Petrova, Steve Santamaria, Mark & Cory Smith.

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 September 19, 2017 Board Meeting Minutes

- i. Doug moves to approve the minutes. Peter seconds. 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 – left messages. Open.
- ii. 508 – Follow up on grass carp issue – Doug Lapchis - scheduling issues – ongoing.
- iii. 513 - Magnetic badges for LMCC employees and contractor. Community LMCC vests (3) and 3 badges – Laura Mills – Krista asked to approve. Dan moves that we approve the pricing. Dave seconds. 5 vests. Passes unanimously.
- iv. 522 – Update signs and add sign to Beach 2 gate – Laura Mills – Wash/replace plexiglass over signs. Open.
- v. 526 - Estimate to replace gate locks/keys for the community - Dave: Been getting quotes and will draw something up. Open.
- vi. 527 - Update 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. Tabled.
- vii. 528 - Continued discussion about decals or identification cards for members. Going with the new key route. Closed.
- viii. 529 - Review the membership criteria for the Architectural Control Meeting. Closed.
- ix. 530 - Review the properties which have been appraised higher in value by KC Assessor. Krista to provide lot numbers – Doug Lapchis. 8 properties over value. The vacant lots are non-buildable lots. Request that they all be adjusted as non-buildable lots. File protest on the highest valued assessments. Review the files. Peter makes a motion to protest the assessment on lots 4-43, 1-135, 1-96, 1-97, and 1-98. Seconded by Doug. Passes unanimously.
- x. 531 - Draft letter for lot 4-053 variance request granted – Krista Petrova. Completed.

- xi. 532 - Assess covenant fines and draft decision letters for lot 1-087 and 1-144 - Krista Petrova. Completed.
- xii. 533 - Draft FYI letter to 1-056 – Krista Petrova. Completed.
- xiii. 534 – Talk with CBS regarding streamlining bookkeeping - Dan Gutschmidt. Pushed.
- xiv. 5xx – Draft communication to non-voting Architectural Control Committee. JW Gorman and Krista Petrova. Nov 21.
- xv. 5xx – Reserve same pyrotechnics company for next year’s 4th – Krista Petrova.

4) Discussion Items

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

- i. Special Membership Meeting. To schedule for Sat. Nov. 11 at 10 am. Krista to reserve Eastside Fire Station.
- ii. Outdoor burning permits. We will continue to educate the community but homeowners should call 911 or report who is smoking them out in order to send out an FYI letter.

5) Treasurer’s Report

- i. Finalize 2018 budget. Dan to research if we are obligated by law to update our Reserve study. Keep the dues as is. Doug makes a motion to approve the budget. Peter seconds. Passes unanimously.

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. Resignation of committee member – Carrie Mussey
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
 - a. Underwater piling issue at Beach 2 – Dave to order cap.
 - b. Dam project. Next year. Fish and wildlife approved. KC permits are not approved yet. July-Sept is the timeframe. Dam is difficult to manage. Peter suggests to raise the slide gate.
 - c. Resignation of committee member – Carrie Mussey
 - d. Tree care not to exceed \$500 on lot 1-135. Everyone is in agreement.
 - e. Laura/Dave to call JP Landscaping to find out if they are increasing their prices. Dave to get other bids.
 - f. Art, Chuck, and Peter removed rest of fish trap.
- iii. Fisheries – Doug Lapchis
 - a. Newsletter article to recruit volunteers.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Resignation of committee member – Carrie Mussey
 - b. Coliform testing supplies have been ordered.
 - c. Bid on WALPA testing equipment, bid not to exceed \$500.
- v. Community Relations, Safety & Security – John Gorman
 - a. Lot 1-056 response of FYI letter. Mark wondered if other arrangements could be arranged as it would be cramped inside home. He anticipates roughly another 30

days. They have been here since the tail end of July. One board member cannot grant permission. A variance would need to be granted by the board. Dan makes the motion to rectify the violation by Nov. 4th. Doug seconds. Passes unanimously.

- b. Resignation of committee members – Carrie Mussey and Lee Culverwell.

- vi. Community Events –
 - a. Open chair position.
 - b. Resignation of committee member – Carrie Mussey
 - c. Adopt-A-Road went well.
 - d. Reserve same pyrotechnics from last year.

7) New Motions

- i. 5 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 and seconded by Angie, and passed unanimously.

The meeting was adjourned at 9:51 pm.