

# Minutes

## Lake Marcel October Board Meeting

October 16, 2018 7:00 PM

**Directors Present:** Dan Gutschmidt, Angie Ward, Peter Templin, Doug Lapchis, Rick DeBlock, JW Gorman, Juliette Brown.

**Directors Absent:** Clinton Wooton, Christina Lovell, David Buchar.

**LMCC Members Present:** Krista Petrova

The meeting was called to order at 7:09 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve September 18, 2018 Board Meeting Minutes

- i. Peter Templin makes a motion to approve the minutes as written. Seconded by Rick DeBlock. Passes unanimously.

**Doug Lapchis makes a motion to discuss the budget first and come back to action items if time allows. Angie Ward 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. 508 – Follow up on grass carp issue. Doug Lapchis. Jeff feels there are 2 fairly good-sized groups of them out there. We have some weeds growing now. In winter, the carp are inactive. We'll be back at it again in the spring. Ongoing.
- ii. 526 – Replace gate locks/keys to the community. David Buchar. We received a quote higher than a verbal quote. Still trying to get the verbal quote in writing from other company. Discuss at Special Membership Meeting whether we want to continue pursuing this. Ongoing.
- iii. 537 - Order cap for underwater piling issue at Beach 2. Will order caps now and budget for divers in early spring. David Buchar. Caps have been ordered. Ongoing.
- iv. 538 - Call JP Landscaping to find out if they are increasing their prices. David to get other bids. Include weekly raking of wood chips in bids. Adam should be able to do the raking though. David Buchar. Ask Laura to get other bids so we have back-ups. Ongoing.
- v. 542 - Review current covenants, bylaws, and policies and note changes to be made. Propose suggestions at spring General Membership Meeting. All board members. Revisit in January. Please read through documents. By January 7<sup>th</sup>, all should have reviewed the covenants. Ongoing.
- vi. 544 – Development of new Gate Key Policy. Angie Ward & Laura Mills. Using number system (purchase an etcher) and follow and track in each lot file. Stamped: Do Not Distribute. Refundable deposit possibility. Ongoing.

- vii. 549 – Conduct a new review of the community based on the covenants and bylaws in terms of maintenance of properties. Need criteria for a park-like setting. Doug Lapchis. Results have been turned over to Community Relations Committee. JW to follow up with Clint. Ongoing.
- viii. 551 – Research cellular repeater for Beach 1 for safety concerns regarding connectivity to make emergency calls, Clinton Wooton. Ongoing.
- ix. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. Follow-up letter to be drafted with Architectural Control Committee. Doug Lapchis, Krista Petrova & Christina Lovell. Ongoing.
- x. 556 – Playground maintenance. Repair play structures as found on Rick’s evaluation with maintenance committee. Identify specific things that are imminent hazards and work with Adam to repair. Horse-stall padding to be installed over exposed concrete. Rick Deblock, David Buchart, Laura Mills. Collecting parts needed. Parts on order. Trying to connect with Kevin for repairs. Ongoing.
- xi. 557 – Review the park reservation policy to make suggestions in regard to parking situation and number of attendees and duration, fair use of the park. Christina Lovell. Recommend revising beach/park reservation policy to be consistent with governing documents which states no more than 25 people. If policy kept in place, recommended to increase our fees to be competitive. Party size restrictions to be discussed at the upcoming Special Membership Meeting for community feedback. Pushed.
- xii. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. JW will follow up with Clint. Clinton Wooton.
- xiii. 560 – Draft letter to concessions vendor regarding our disappointment. Krista Petrova. Completed.
- xiv. 561 – Create signs that encourage recycling. Research costs for seasonal recycling service. Seasonal service is available. Krista Petrova and Laura Mills. Pushed.
- xv. 5xx – Research whether the Covenant Enforcement Policy & Fee & Fine Structure can be changed without an amendment. Doug Lapchis.

## 4) Discussion Items

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

- i. Increase of King County Recorder’s lien fee from \$74 to \$99. **Doug Lapchis makes the motion to increase lien fee to \$250. Peter Templin seconds.** More research is necessary as to whether the policy can be changed without an amendment to the Covenants & Bylaws.
- ii. Special Membership Meeting Agenda.

## 5) Treasurer’s Report

- i. Finalize 2019 budget. If we just look strictly at dues income, we are not taking in enough to cover our expenditures. We’ve been covered the last 2 years by a carry-over surplus. At the end of this year, we can reallocate the surplus funds. **Dan Gutshmidt moves that we accept the 2019 budget as amended. Doug Lapchis seconded. 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. A shed on property line will be approached at later date once homeowner is feeling better.

- b. Doug suggests that we require an as-built with architectural requests.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
  - a. Looking to replace 2 picnic tables not to exceed \$1500. **Peter Templin moves to approve the expenditure for picnic tables not to exceed \$1500. Dan Gutschmidt seconds. Passes unanimously.**
  - b. Playground maintenance: Free design service is only free if you purchase their equipment. If we go with another company, we'd incur a \$500 fee for the plans. JW will follow up with Kevin Sehner.
- iii. Fisheries – Doug Lapchis
  - a. Nothing to report.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. The toxicity of the algae has below the guidelines for the past 3 weeks. There is some blue-green algae seen, but based on the weather that we've had it's not likely to be above the guidelines. Warning signs have been taken down.
- v. Community Relations, Safety & Security – Clinton Wooton
  - a. Speeding observed.
- vi. Community Events – Juliette Brown & Christina Lovell
  - a. Adopt-a-Road was led by Chuck Willis. 12 volunteers and 14 bags of trash were collected.

## 7) New Motions

- i.   6   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 9:58 pm.