

# Minutes

## Lake Marcel September Board Meeting

September 18, 2018 7:00 PM

**Directors Present:** David Buchart, Dan Gutschmidt, Peter Templin, Doug Lapchis, Clinton Wooton, Rick DeBlock, Christina Lovell.

**Directors Absent:** JW Gorman, Angie Ward, Juliette Brown.

**LMCC Members Present:** Krista Petrova, Laurell Ramirez.

The meeting was called to order at 7:03 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve August 29, 2018 Board Meeting Minutes

- i. Doug Lapchis moves to approve the minutes as written Dan Gutschmidt 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. Fewer seen. Ongoing. Doug Lapchis.
- ii. 537 - Order cap for underwater piling issue at Beach 2. Discussion about divers blowing out a hole and cutting pilings 1-2 feet below mud/sand line for \$4500. Will order caps now and budget for divers in early spring. David Buchart.
- iii. 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. David will call. Adam should be able to do the raking though. David Buchart.
- iv. 542 - Review current covenants, bylaws, and policies and note changes to be made. Propose suggestions at spring General Membership Meeting. All board members. Read through in December. Push to January.
- v. 544 – Development of new Gate Key Policy. Angie Ward & Laura Mills. Approximately \$2500 to rekey. Push.
- vi. 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, Peter, and Rick did make a trip around the community and noted some potential issues with certain properties. Ongoing. Doug Lapchis.
- vii. 551 – Research cellular repeater for Beach 1 for safety concerns regarding connectivity to make emergency calls. Still need to test. Push. Clinton Wooton.
- viii. 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.

- ix. 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. Two playground vendors will be providing some design plans. **Peter Templin moves to increase the emergency budget to \$1500. Seconded by Dan Gutschmidt and Doug Lapchis. Passes unanimously.** Rick Deblock, David Buchart, Laura Mills.
- x. 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. Pushed. Christina Lovell.
- xi. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. Pushed. Clinton Wooton.
- xii. 560 – Draft letter to concessions vendor regarding our disappointment. Draft approved and will be mailed out. Krista Petrova.
- xiii. 561 – Create signs that encourage recycling. Research cost for seasonal recycling service. Krista Petrova and \_\_\_?\_\_ Pushed.

## 4) Discussion Items

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

- i. Budget for 2019.
- ii. Fall Newsletter articles due Friday, October 5<sup>th</sup>.

## 5) Treasurer’s Report

- i. Tracking well.

## 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. Nothing to report.
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchart
  - a. Irrigation has been turned off at beach 1. Will turn off beach 2 and winterize it. Aquasense will be scheduled.
  - b. David has submitted his resignation. He will stay on an intermittent basis and willing to stay on as a volunteer committee member.
  - c. Dam maintenance was completed. Reduction in fee was requested, 2 days were knocked off. Total for this work \$19,518. Total project work is around \$28,000 which is underbudget.
- iii. Fisheries – Doug Lapchis
  - a. Nothing to report.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. Toxic algae present.
- v. Community Relations, Safety & Security – Clinton Wooton
  - a. Presentation postponed regarding community review.
- vi. Community Events – Juliette Brown & Christina Lovell

- a. Nothing to report.

## 7) New Motions

- i. \_\_\_\_\_ 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 9:34 pm.