

# Minutes

## Lake Marcel September Board Meeting

September 19, 2017 7:00 PM

**Directors Present:** Peter Templin, JW Gorman, Dan Gutschmidt, Laura Mills, Doug Lapchis

**Directors Absent:** Angie Ward, David Buchar

**LMCC Members Present:** Krista Petrova

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

### 1) Assembly in Closed Session

UPON THE AFFIRMATIVE VOTE IN OPEN MEETING TO ASSEMBLE IN CLOSED SESSION, THE BOARD OF DIRECTORS MAY CONVENE IN CLOSED EXECUTIVE SESSION TO CONSIDER PERSONNEL MATTERS; CONSULT WITH LEGAL COUNSEL OR CONSIDER COMMUNICATIONS WITH LEGAL COUNSEL; AND DISCUSS LIKELY OR PENDING LITIGATION, MATTERS INVOLVING POSSIBLE VIOLATIONS OF THE GOVERNING DOCUMENTS OF THE ASSOCIATION, AND MATTERS INVOLVING THE POSSIBLE LIABILITY OF AN OWNER TO THE ASSOCIATION. THE MOTION SHALL STATE SPECIFICALLY THE PURPOSE FOR THE CLOSED SESSION. REFERENCE TO THE MOTION AND THE STATED PURPOSE FOR THE CLOSED SESSION SHALL BE INCLUDED IN THE MINUTES. (REFERENCE RCW 64.38.035 (4))

- i. **Dan Gutschmidt makes a motion to convene in closed executive session for the following specific purpose(s) Covenant Violation Hearings lot 1-144 and 1-087. Peter Templin seconds the motion. Passes unanimously.**
- ii. **Dan Gutschmidt motions to move into open session, Doug Lapchis seconds, passes unanimously.**

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve August 15, 2017 Board Meeting Minutes

- i. Dan Gutschmidt motions we approve the minutes as amended, Peter Templin seconds, passes unanimously.

### 4) 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 – Jan. 2018
- ii. 503 – Research liability associated with use of bouncy house at LMCC sponsored events and private parties – Krista Petrova provided Peter Templin with attorney contact information. Peter Templin will follow up with Attorney re: should LMCC require member to provide proof of insurance on application. - Complete

- (1) We do require insurance for any equipment or games that could lead to injury. Single day insurance or home owner insurance. (see attached notes Insurance for beach reservations)
- iii. 508 – Follow up on grass carp issue – Doug Lapchis – Oct. 17
- iv. 513- Magnetic badges for LMCC employees and contractor. Community LMCC vests (3) and 3 badges – Laura Mills
- v. 519 – Apply for permits for dam repair – Peter Templin.
  - (1) Two permits in review. Reviews are taking a few months. (Please see section 6, ii, c for details.)
- vi. 521 – Draft letter regarding approval of variance to reduce the front property line setback to 8 feet for lot 1-087 – Krista Petrova. - Complete
- vii. 522 – Update signs and add sign to Beach 2 gate. – Laura Mills
- viii. 523 - Draft NOV to lot 1-144 regarding loose animal – Krista Petrova. - Complete
- ix. 524 - Draft FYI letters to lots 2-209, 1-086, 3-042 re: alcohol consumption and illegally parked vehicles at beach1 by their alleged guests – Krista Petrova.- Complete
- x. 525 - Draft NOV to lot 1-087 re: Start of construction project before Committee/Board approval – Krista Petrova. –Complete
- xi. 5xx- 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 – Oct. 17.
- xii. 5xx- Continued discussion about decals or identification cards for members.
- xiii. 5xx - Review the membership criteria for the Architectural Control Meeting.
- xiv. 5xx – Review the properties which have been appraised higher in value by KC Assessor. Krista to provide lot numbers. Doug Lapchis – Oct. 17.
- xv. 5xx – Draft letter for lot 4-053 variance request granted – Krista Petrova - Oct. 17.
- xvi. 5xx – Assess covenant fines and draft decision letters for lot 1-087 and 1-144 – Krista Petrova - Oct. 17.
- xvii. 5xx – Draft FY letter to 1-056 – Krista Petrova - Oct. 17.
- xviii. 5xx - Talk with CBS regarding streamlining bookkeeping. Dan Gutschmidt – Oct. 17.

## 4) Discussion Items

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

- i. Fall newsletter.
  - a. Date for newsletter articles due October 13<sup>th</sup>.
- ii. Trespassing incident – decals or identification for members?
  - a. Action item.
- iii. Trunk-or-treat at beach 1 parking lot on Halloween.
  - a. Looking for permission to organize trick or treating event. To be coordinated through FB not a sanctioned LMCC event, no LMCC communication will be used to notify members.
- iv. At some point we should review the bylaws and beach rules to be in alignment to read the same with regards to 25 people at the beach at a time.

## 5) Treasurer’s Report

- i. 2018 budget review. Liens to go forward on past due accounts. Electricity is high and about to go overbudget. Explore what we’re running or rates increased. Catch other increases, i.e., JP landscape, waste management, sanitation, etc. Dan to call CBS to discuss streamlining QuickBooks. Krista to discuss utilities with Angie.

## 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. Appeal of granted variance to lot 1-087. No new information.
  - b. Variance for lot 4-053. Doug makes a motion to approve the variance, Peter second. Dan second with discussion. Lot undersized by about 800 square feet area. Passes unanimously.
  - c. Action item to review the members and criteria for the Architectural Control Meeting.
  
- ii. Facilities, Dam & Grounds Maintenance – Dave Buchar
  - a. Underwater piling issue at Beach 2. No information.
  - b. Alternate bids for dam project. Moving forward with AUS.
  - c. Dam permitting process started.
    - KC Shoreline Exemption mailed 8/28/17. Permit SHOR17-0028.
    - Flood Hazard Certification (KC) requested 9/13/17, supplied 9/14/17.
    - 9/13/17: Shoreline Exemptions are taking a few months for review. Current status reported 9/14/17.
    - DFW: Pre-application HPA submitted 8/9/17.
    - DFW: HPA application submitted 9/8/17.
    - HPA requested revised Agent Authorization / Subsection of WAC, submitted 9/11/17.
    - HPA accepted 9/12/17 (up to 45 days for issuance).
  - d. PND costs \$1155 – Peter to ask him to provide an invoice. Doug makes the motion to pay PND \$1155 for services outside of contract. Dan seconds. Passes unanimously.
  
- iii. Fisheries – Doug Lapchis
  - a. Carp control scheduled for 09/27/2017.
  
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. Based on the low incidence of Eurasian milfoil, no control is expected next year.
  - b. For 2018, plans at this time include:
    - Connect with NW Aquatic Ecosystems - Doug Dorling
    - Use King County and NW Aquatic Ecosystems to generate a Lake Management Program.
    - Engage lakefront property owners and volunteers to help control fragrant water lily and yellow flag iris.
    - Sample potential toxic algae blooms when needed (hopefully not needed).
    - Sample and test for fecal coliform at swim areas.
    - Continue the annual weed survey.
    - Continue the routine lake monitoring in conjunction with the KC lake monitoring program (Thank you Andy Wones and Chuck Willis for your continuing efforts).
    - Partner with and support the Fisheries Committee in managing the grass carp.
  
- v. Community Relations, Safety & Security – John Gorman
  - a. Peter makes a motion to fine lot 1-144 \$50 for a covenant violation in regards to a loose pet roaming the neighborhood and intruding on private properties. Seconded by Dan. Passes unanimously.

- b. Peter makes a motion to fine lot 1-087 \$100 for a covenant violation in regards to unauthorized construction. Seconded by Dan. Passes unanimously.
  - c. FYI letter to be sent to a property regarding an occupied RV.
- vi. Community Events –
- a. Resignation of Laura Davis.
  - b. Open chair position.
  - c. Adopt-a-Road - suggest 2<sup>nd</sup> or 3<sup>rd</sup> weekend in October.

## 7) New Motions

- i. 7 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 moved to a closed session at 7:04 pm.

The meeting returned to an open session at 7:25 pm.

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

The meeting was adjourned at 9:19 pm.