

Minutes

Lake Marcel February Board Meeting

February 19, 2019 7:00 PM

Directors Present: JW Gorman, Krista Petrova, Rick DeBlock, Christina Lovell, Josh Arbit, Juliette Brown, Peter Templin, Angie Ward.

Directors Absent: Doug Lapchis, Clint Wooton, David Buchart, Dan Gutschmidt.

LMCC Members Present: Kriss Friedenvalls, Laurell Ramirez, Kevin Sehner.

The meeting was called to order at 7:03 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. **Peter Templin makes a motion to convene in closed executive session for the following specific purpose(s) to discuss NOV for lot 1-013. Christina Lovell seconds the motion. Passes unanimously.**

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve January 22, 2019 Board Meeting Minutes

- i. **Peter Templin moved that we amend the minutes to include Angie Ward as absent and also that there was one new motion during the open session. Rick seconds. Passes unanimously.**
- ii. **Rick DeBlock moved since Doug Lapchis' suggested amendments for the January Board Meeting did not accurately reflect what occurred at that meeting, we should not include them in the minutes, seconded by Christina Lovell, 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. 537 – Underwater piling issue at Beach 2. Caps ordered and budget for divers in early spring. David Buchart. Closed.
- ii. 542 - Review current covenants, bylaws, and policies and note changes to be made. Propose suggestions at spring General Membership Meeting. Subcommittee under Architectural

- Control was created to review and submit their recommendations to the board. Rick DeBlock to chair. Angie Ward and Christina Lovell joined. They are to note any discrepancies, update for relevance with reference to King County, and any new policies that we might need to create, or amendment that needs to be updated.
- iii. 547 – Possible subcommittee for disaster management plan. Christina Lovell. We gained potentially 4 more members interested via a Facebook post. Josh Arbit is willing to lead this committee. Closed.
 - iv. 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. Closed.
 - v. 551 - Research cellular repeater for Beach 1 for safety concerns regarding connectivity to make emergency calls. Clint Wooton. Closed.
 - vi. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. JW to bring in letter from KC regarding changing classification to distribute. Ongoing.
 - vii. 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. Draft revision beach/park reservation policy to be consistent with bylaws which states no more than 25 people per household and removing language regarding parking on 316th. Anyone submitting a future reservation will be informed that the policy is under review. Juliette Brown. Ongoing.
 - viii. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. Research text alert notifications. Krista Petrova. Ongoing.
 - ix. 561 – Create signs that encourage recycling. Research costs for seasonal recycling service. Seasonal service is available. Krista Petrova and Laura Mills. Tabled until April.
 - x. 562 – Update the Covenant Enforcement Policy & Fee & Fine Structure to increase lien fee to be 2.5 times KC lien recording fee. Krista to update policy. Ongoing.
 - xi. 564 – Research new security system. Josh Arbit presented information regarding Arlo by NetGear \$830 with 5 cams and homebase, uploaded to cloud storage. Wireless and needs batteries. There is an option for \$5 monthly indefinite cloud storage. Six cams would be over \$1000. Arlo has a lifetime replacement policy for cameras if stolen. **Peter Templin moves that we purchase the Arlo system not to exceed \$1000, Christina Lovell seconds. Passes unanimously.** Josh Arbit to coordinate ordering with Krista and Josh will do the installation. Josh Arbit. Ongoing.
 - xii. 565 – Research ultrasonic device to deter toxic algae growth in lake. The cost of \$108,000 for 2 buoys and monitoring is too high to continue. Peter Templin. Closed.
 - xiii. 566 – Interview candidates for handyman. Josh still trying to interview with Michael. Peter and David interviewed with Ian Gillis and it went well. Peter Templin, Josh Arbit, David Buchart. Ongoing.
 - xiv. 5xx – Improvement of beach 2 play structures, Rick DeBlock and Kevin Sehner.
 - xv. 5xx – Schedule divers to remove the pilings. Confirmation of cost and scheduling, not to exceed \$5000, for removal of the pilings at beach 2. Will pressure wash the spillway at same time. Peter Templin.
 - xvi. 5xx – Emergency call box for beach 1. JW Gorman.
 - xvii. 5xx – Have an arborist assess the risk and health of the Douglas Fir on community-owned lot 1-135.

4) Discussion Items

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

- i. Fallen tree limb from community lot unto garage of lot 1-134/1-136. Received a concern about the tree in 2017. Find out estimates to fix and homeowner's insurance deductible. Look to future for arborist for rest of trees on community lots, but have arborist come assess this Douglas Fir tree.
- ii. Lot owner 1-012 presented videos regarding the NOV for lot 1-013. King County Animal Control has not been contacted. The board suggested calling Animal Control when the dogs break through fencing into neighboring yard or to do a welfare check on the dogs. Calling the Police was also suggested if the dogs are threatening their dogs by going under the fence. Recommend recording daily evidence of the barking and getting other neighbors to corroborate.

5) Treasurer's Report

- i. Reviewed 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. Nothing to report.
- ii. Facilities, Dam & Grounds Maintenance –
 - a. Open chair position
 - b. Playground Maintenance. Will assess rusting parts and shackle on baby swings.
 - c. Talk to GhostStar Morgan and find out about doing a service drop to get electricity. Ask Laura Mills to get more bids.
- iii. Fisheries – Doug Lapchis
 - a. Nothing to report.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Ultrasonic research report.
- v. Community Relations, Safety & Security – Josh Arbit
 - a. Josh Arbit to chair Disaster Management Subcommittee.
 - b. Will set up a meeting with other committee members.
- vi. Community Events – Juliette Brown & Christina Lovell
 - a. Fireworks contract has been submitted.
 - b. Peter Templin will be purchasing new boards that needed to be replaced on the docks.
 - c. Krista Petrova will reach out to Laura Mills regarding egg stuffing party for Easter.
 - d. Peter Templin and Josh Arbit to help lead some areas for the 4th of July.
 - e. Hope to bring back food for the 4th of July if we have enough volunteerism.

7) New Motions

- i. 6 new motions during the open session . . .
- ii. **Peter Templin moves to get a proposal by Samdal for reserve study, seconded by Josh Arbit. Peter Templin will request other proposals. Passes unanimously.**

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 7:30 pm.

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

The meeting was adjourned at 9:58 pm.