

Minutes

Lake Marcel January Board Meeting

January 22, 2019 7:00 PM

Directors Present: David Buchart, Dan Gutschmidt, Peter Templin, Doug Lapchis, Christina Lovell, Juliette Brown, Krista Petrova, Josh Arbit.

Directors Absent: JW Gorman, Rick DeBlock, Clint Wooton, Angie Ward.

LMCC Members Present: None.

The meeting was called to order at 7:00 pm.

1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

2) Approve November 27, 2018 Board Meeting Minutes

- i. **Dan Gutschmidt makes a motion to approve the minutes. Peter seconded. 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. 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. Ask Laura to get other bids so we have back-ups. David is awaiting a proposal from NorthWest Landscaping Services. He has a proposal from the Ramirez's landscape service. He spoke with JP Landscaping and they are still unsure whether rates are going up. David Buchart. Closed.
- ii. 542 - Review current covenants, bylaws, and policies and note changes to be made. Propose suggestions at spring General Membership Meeting. Revisit in January. Please read through documents. By January 7th, all should have reviewed the covenants. All board members. Tabled.
- iii. 547 – Possible subcommittee for disaster management plan. Only one interested party. Still in the works. Ongoing. Christina Lovell.
- 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. Results have been turned over to Community Relations Committee. Chair of committee has stepped down from the board. Need new chair. Ongoing. Tabled.
- v. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. Doug said he saw the owners on the property about 2 weeks ago with a wetland biologist. No response from owner from LMCC most recent letter. Doug Lapchis, Peter Templin, Krista Petrova, Christina Lovell. Ongoing.

- vi. 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. Christina Lovell & Juliette Brown. Ongoing.
- vii. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. Krista Petrova will create the page. Krista Petrova. Ongoing.
- viii. 561 – Create signs that encourage recycling. Consider seasonal recycling service in the spring. Laura is researching signs. Krista Petrova and Laura Mills. Ongoing.
- ix. 562 – Update the Covenant Enforcement Policy & Fee & Fine Structure to increase lien fee to be 2.5 times KC lien recording fee. Research whether this needs to be recorded, question for attorney. JW Gorman. Ongoing.
- x. 563 - Paid Family & Medical Leave premium. Research whether it was previously decided upon if LMCC will contribute some, all or none towards employees' ESD premiums towards WA state paid family and medical leave. This was not decided on yet as this is new. Krista relayed Angie recommendations. Since we are a non-profit, Angie reported the majority of smaller employers are not contributing as there is no benefit to the employer. This is directly between the employee and the ESD program. Any contribution by LMCC would then be considered a benefit to the employee. **Peter moves that LMCC does not pay any contributions towards employee ESD insurance premiums and it’s something we can look at in the future. Josh Arbit seconded. Passes with 6 votes and 2 abstentions.**

4) Discussion Items

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

- i. Availability for February Board Meeting. **Doug Lapchis makes a motion to change the board meetings to the second Tuesday of each month so we have more availability during the month to make quorum. Seconded by Peter Templin. Passes unanimously.**
- ii. Request for septic pumpline for lot 4-54. Doug Lapchis felt that it wasn’t necessary to bring the vote to the general membership meeting. Dan Gutschmidt relayed that it was the board’s decision to bring the vote the general membership meeting so everything was out in the open for a free and open discussion and decision of the property owners at large. Doug felt that there was misinformation in the club’s attorney’s letter. The board felt that Doug had the opportunity to present his side along with his attorney’s counterargument at the general membership meeting before the vote. Christina brought up concerns that there has been no offer of compensation, no offer to reimburse legal fees incurred so far, no offer to reimburse legal fees incurred up to and into the future if presented with an easement which would need to be reviewed by our lawyer. She believes the board has a fiduciary obligation to every member of this community to properly and responsibly manage the dues that they pay but also manage the assets of the community which in this case is in the form of real property. To just give him the easement, would be gross negligence on our part. Juliette questioned why he just doesn’t buy the lot. Doug said as a board member he feels it’s important for the community to keep ownership of that property. The concern was brought up that it was a conflict of interest to set a precedence for a sitting board member. Doug doesn’t understand why the club would want him to use his alternate route and not just let him go through the community property. Doug Lapchis left the meeting.

5) Treasurer's Report

- i. On the year-end report, we ran under budget on several items which left us with a surplus of \$29,543.86, combined with our undesignated funds and carry over from prior years, we come out with \$39,267.55 surplus. Dan has changed his format to track more clearly. Now, we can decide what priorities we want to set for the surplus funds.

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 Buchar
 - a. Fishladder sign got knocked down in the storm and rehung by Peter and Art but it's in pretty bad shape. Getting quotes for a new aluminum sign for \$170-\$300. Christina Lovell will get a second quote. Need a new post.
 - b. 3 new tables have been assembled thanks to Peter Templin and Art Grabb as well as David and his daughter.
 - c. Newly installed hardware is starting to rust. This will need to be addressed. It was also noted that the swing pads are hard plastic versus the original rubber and the U-bolts attaching the baby swings are rusting and catching hair.
 - d. Requested a review of contract with handyman. Need another board member to be present at that meeting. Joshua Arbit recommended a potential candidate to takeover. Dan Gutschmidt suggests our handyman should be licensed and bonded. Peter Templin also suggested Ian Gillis as well.
 - e. Discussion should be had as to whether to contract with AUS would blow away the area by the pilings and do the spillway. Or just cap the pilings ourselves. Explore the contract with AUS to do the pilings – add to agenda for next meeting.
 - f. Need a new chair as David is resigning. Willing to stay on the committee as a volunteer.
 - g. House for sale next to beach 2 which donate the electricity towards pump house.
- iii. Fisheries – Doug Lapchis
 - a. Nothing to report as Doug is no longer present.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. LG sonic and KC lake stewardship were contacted regarding ultrasonic algae control. A solar setup costs \$50, 000 but electric powered would be less but would have wires into lake. Yearly monitoring fee would run roughly \$7000-9000. Ecology destroys algae. There has never been funding for algae control in the past through KC lake stewardship but they are looking in it. \$125 roughly per household to install and \$20 year to monitor. More research is needed if its guaranteed, then we'd like to take it to general membership meeting. Peter will follow up.
- v. Community Relations, Safety & Security – Clinton Wooton
 - a. Clint has resigned from the board.
 - b. There was a grand theft auto around midnight this month. Krista coordinated with Clint on downloading the office video from the time. Unfortunately, there is something wrong with our system as Krista was not able to download the files directly to a USB flash drive. Was unable to network it the office computer as the

program kept crashing. She was able to re-record the files by using an application on her phone. Josh Arbit will look into upgrading our security system.

- c. **Peter Templin motions to nominate Josh Arbit as the new chair of Community Relations, Safety & Security Committee. Dan Gutschmidt seconded. Passes unanimously.**

- vi. Community Events – Juliette Brown & Christina Lovell
 - a. Starting to plan for Easter. Will check with Laura Mills if she would still like to host the stuffing party.
 - b. Juliette will do the garage sale.
 - c. Received the pyrotechnics quote for 4th of July. Will review quote with Laura Davis the previous chair. Peter Templin will lead moving the docks. Josh Arbit will do lake security.

7) New Motions

6 new motions during the open session . . .

- i. **Dan Gutschmidt moves to make Krista Petrova the executive secretary. Peter Templin seconds. Passes with 1 abstention.**

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 Peter Templin, seconded by Dan Gutschmidt, and passed unanimously.

The meeting was adjourned at 9:00 pm.