

# Minutes

## Lake Marcel March Board Meeting

March 12, 2019 7:00 PM

**Directors Present:** Krista Petrova, Rick DeBlock, Doug Lapchis, Peter Templin, Josh Arbit, Dan Gutschmidt, Angie Ward, Juliette Brown.

**Directors Absent:** JW Gorman, Christina Lovell.

### **LMCC Members Present:**

The meeting was called to order at 7:04 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve February 19, 2019 Board Meeting Minutes

- i. **Doug Lapchis moves that we accept the minutes as written. Seconded by Peter Templin. 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. 542 - Review current covenants, bylaws, and policies and note changes to be made. Propose suggestions at spring General Membership Meeting. Subcommittee formed under Architectural Control, to review and submit their recommendations. Note discrepancies, update for relevance with reference to King County, any new policies that we might need to create or amendment that needs to be updated. Rick DeBlock, Christina Lovell, Doug Lapchis. Will be reported under committee report.
- ii. 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. JW Gorman. Tabled.
- iii. 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 316<sup>th</sup>. Anyone submitting a future reservation will be informed that the policy is under review. Juliette Brown. Tabled.
- iv. 558 – Research text alert notifications. Krista Petrova. Tabled.
- v. 562 – Update the Covenant Enforcement Policy & Fee & Fine Structure to increase lien fee to be 2.5 times KC lien recording fee. Update policy. Krista Petrova. Josh Arbit to assist with Adobe with PDF. Tabled.
- vi. 564 – Order and install new security system. Josh Arbit. Ordered and have arrived. Installation will be completed by next meeting. Ongoing.

- vii. 566 – Interview candidates for handyman – Peter Templin, Josh Arbit, David Buchar. Analyze the position as to whether it’s an employee or independent contractor position. Review the job description. Talk to Ian about license and bond and see if he would want to come on a PT employee. Angie can do a salary benchmark. Ongoing.
- viii. 567 – Improvement of beach 2 structures, Rick DeBlock and Kevin Sehner. Company still needs more information, exact footprint of the fall zone. Plans for \$15,000, \$30,000 and \$45,000. Ongoing.
- ix. 568 – Confirm of cost and scheduling, not exceed \$5000, for removal of the pilings at beach 2. Will pressure wash the spillway too. Peter Templin. AUS came back with a higher cost. Contacted similar diving firm and they bid \$3500 but does not include pressure washing of the spillway. Ongoing.
- x. 569 – Emergency call box for beach 1. JW Gorman. Tabled.
- xi. 570 - Review reserve study proposals. Peter Templin. See attached report. **Doug Lapchis motions to go with JSA, seconded by Juliette Brown. Passes unanimously. We will be providing input.**
- xii. 571 - Have an arborist assess the risk and health of the Douglas Fir on community-owned lot 1-135. Krista Petrova. **Peter Templin moves that we trim the branches and remove the hangers, seconded by Angie Ward. 4 yays, 2 nays, 1 abstention. Get more bids.** Ongoing.
- xiii. 572 – Assess risk and health of all trees on community-owned lots. Ongoing.
- xiv. 5xx – Look into whether non-profit status is affected by putting reserve money into CDs. Figure out how much to put in from the reserve study. Call BOA to see if there is a comparable interest rate to advertisements. Dan Gutschmidt and Krista Petrova.
- xv. 5xx – Get bids for tree clean-up at Beach 1 of hangers, dead and split branches. Krista Petrova & David Buchar.
- xvi. 5xx – Get bids for electrical service drop at Beach 2 to power irrigation pump and streetlight. Laura Mills and Krista Petrova.

## 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 eaves of lot 1-134/1-136. **Doug Lapchis moves that we pay the bid price for repair of his roof, with stipulation act of god and taking action to reduce the possibility of further damage but does not this is not an admission of liability on the HOA, seconded by Peter Templin. Provide us with contractor’s invoice. Passes unanimously.**
- ii. Spring Newsletter. Articles due April 30<sup>th</sup>. General Membership meeting to be scheduled for June 2<sup>nd</sup>.
- iii. Tax appeals. Pay April taxes and deed restrictions that we cannot sell the properties, can be converted to tract C. Seek real estate attorney. Doug Lapchis will talk to Christina Lovell.

## 5) Treasurer’s Report

- i. A question was posed as to whether we can profit from interest from our reserves, would it nullify our non-profit status, or do we hold too much? Move funds from supporting account into reserves into CDs. Consult with JSA as how much to keep in reserves as liquid 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. Governing Documents Sub-Committee. Presented conflicts to review with any questions to be forwarded to Rick DeBlock.
- ii. Facilities, Dam & Grounds Maintenance –
  - a. Open chair position. Article in newsletter. Peter to talk to Butch Varga about joining the board with an eye to the chair position.
  - b. Doug Lapchis moves that we accept JP Landscaping’s new proposal, seconded by Juliette Brown. Passes unanimously.**
  - c. Playground Maintenance.
- iii. Fisheries – Doug Lapchis
  - a. Doug Lapchis moves to increase budget \$1742 for an additional fish drop, Rick DeBlock seconded. Passes unanimously.**
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. Nothing to report.
- v. Community Relations, Safety & Security – Josh Arbit
  - a. Emergency Response Plan. – Analysis phase. Met with couple in Lake Joy who have a great plan. Talked to City of Duvall, still trying to get in contact with correct person. Talked to Duvall Fire and Eastside Fire. Talked to Map Your Neighborhood. Draft of plan by next meeting.
  - b. Roles and Responsibility Documentation. Define other committees.
  - c. Security Cameras to be installed.
  - d. Had first committee meeting a couple weeks ago. Proceed with Annual Survey for feedback from community.
- vi. Community Events – Juliette Brown & Christina Lovell
  - a. Adopt-A-Road. Butch Varga has taken over Chuck Willis to lead this event.
  - b. Easter Egg Hunt. Facebook post on the Lake Marcel Neighborhood group has been made for volunteers and candy donations. April 11<sup>th</sup> or 16<sup>th</sup> for stuffing party at Juliette Brown’s home.

## 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.

Doug Lapchis made a motion to nominate Rick DeBlock for the vice president. It was seconded by Peter Templin but was withdrawn after discussion.

A motion to adjourn the meeting was made by Peter Templin seconded by Josh Arbit and passed unanimously.

The meeting was adjourned at 9:44 pm.