

Minutes

Lake Marcel November Board Meeting

November 27, 2018 7:00 PM

Directors Present: Dan Gutschmidt, Peter Templin, Doug Lapchis, Rick DeBlock, Juliette Brown, Krista Petrova, Josh Arbit, JW Gorman.

Directors Absent: David Buchart, Christina Lovell, Clinton Wooton, Angie Ward.

LMCC Members Present: Brandon Deines, Julianna Johnson, Mike Humphrey, Jeff Ramirez.

The meeting was called to order at 7:04 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) to discuss NOV for lot 2-289. Krista Petrova seconds the motion. Passes unanimously.**
- ii. **Juliette Brown makes a motion to return to open session at 7:30 p.m. Seconded by Dan Gutschmidt. Passes unanimously.**

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve October 16, 2018 Board Meeting Minutes

- i. **Dan Gutschmidt moves that we approve the minutes as written. Seconded by Rick DeBlock. 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. 526 – Replace gate locks/keys to the community. David wanted to know if we still wanted to move forward with this as dues are about to be mailed out. It was felt that spending \$2600 will not solve the problem of trespassing and parking illegally. **Rick DeBlock makes a motion to remove this item from the action items. Seconded by Doug Lapchis. Passes unanimously.** David Buchart. Closed.

- ii. 537 - Underwater piling issue at Beach 2. Caps have been ordered and budget for divers in early spring. David Buchart. Tabled until Spring.
- 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. Adam should be able to do the raking though. David Buchart to get other bids so we have back-ups. David Buchart. Ongoing.
- iv. 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. JW to contact attorney regarding questions. All board members. Ongoing for January.
- v. 544 – Development of new Gate Key Policy. Using number system (purchase an etcher) and follow and track in each lot file. Stamped: Do Not Distribute. Refundable deposit possibility. Angie Ward & Laura Mills. Closed as rekeying the gate key will not be done.
- 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. Results have been turned over to Community Relations Committee. Rick DeBlock will forward the survey by email to board members for review. Rick offered to join the Community Relations Committee to help facilitate action on the finding of the survey. JW to follow up with Community Relations Committee. Doug Lapchis. Ongoing.
- vii. 551 – Research cellular repeater for Beach 1 for safety concerns regarding connectivity to make emergency calls, Clinton Wooton. Tabled until February.
- viii. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. Draft response letter to question as to what authority the Architectural Control Committee has to ask questions. Doug Lapchis, Peter Templin, Krista Petrova, Christina Lovell. Ongoing.
- ix. 556 – Playground maintenance. Repair play structures as found on Rick’s evaluation with maintenance committee. Almost all of the immediate stuff is completed. Kevin was ordering some rubber caps to go on bars which some are too long which need to be cut and Rick isn’t sure where Kevin is on that. Rick Deblock, David Buchart, Laura Mills. Closed.
- 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. Recommend revising beach/park reservation policy to be consistent with governing documents which states no more than 25 people. If policy kept in place, recommended to increase our fees to be competitive. **Juliette moves that we restrict the policy to 25 people and we remove any additional language from the policy. Doug seconds. There were 7 votes yes with 1 nay. Motion does not pass.** Discuss further at next meeting. Anyone submitting a future reservation will be informed that the policy is under review. Christina Lovell. Ongoing.
- xi. 558 – Research creating a Facebook page to post announcements on the board’s behalf which would restrict public commenting. Clinton Wooton. Ongoing.
- xii. 561 – Create signs that encourage recycling. Research costs for seasonal recycling service. Seasonal service is available. Krista Petrova and Laura Mills. Ongoing.
- xiii. 562 – Research whether the Covenant Enforcement Policy & Fee & Fine Structure can be changed without an amendment in order to increase lien fee due to increasing cost. Doug found that “this document can be modified by the majority vote of the Lake Marcel Community Club board of directors.” It has to be the majority of the directors. Doug Lapchis. **Peter Templin makes a motion the LMCC lien fee be 2 and a half times the King County lien recording fee. Dan Gutschmidt seconded.** Doug Lapchis wanted it noted that the reason for this is because we pay to record the lien and once again after the lien has been satisfied. We are also including an administration fee. **Passes unanimously.**
- xiv. 5xx – Paid Family and Medical Leave premium. Research whether LMCC will contribute some, all or nothing towards employees’ premiums. Get Angie Ward’s input.

4) Discussion Items

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

- i. Paid Family & Medical Leave premium. Discussed whether LMCC would pay some, all, or none of the employees' premiums which will be deducted starting January 1st, because we're under 50 employees with only 2, we get to decide how much or little LMCC will contribute towards the PFML insurance premium. Made an action item.
- ii. Should we continue to mail a newsletter internationally to a homeowner who is in arrears and has multiple liens on their account? Cost is \$3.75. **Doug Lapchis moves that we not pay to send this newsletter out internationally anymore. Juliette Brown seconds. Passes unanimously.**

5) Treasurer's Report

- i. Budget is tracking well. At the end of the year, Dan plans on identifying what budget items gave us a carry-over and hopes to take the lump sum of the undesignated funds and look at those to decide what we want to do and apply those at that point.

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. Rick presented a new playground design for beach 2. Concerns were voiced about how wet beach 2 gets. The proposed rubber mulch would need to be permeable to contend with that, but also biodegradable as inevitably the mulch could land in the lake. Another concern was about the height of the proposed tunnel and whether it is located above ground level. Rick relayed Kevin's position on replacing the wood play structure at beach 1 first and finding a way to protect the 6x6 posts of the large wood structure at beach 2 which already is compliant. **Dan Gutshmidt made a motion which was seconded by Juliette Brown to go ahead with the playground designs from the company. Passes unanimously.**
 - b. JW mentioned that David has been talking to Adam about winterizing some things.
 - c. Krista relayed a message from David who wanted to suggest that if we don't move forward with the rekeying that we reimburse the emergency playground funds from the budgeted money not spent on locks.
- iii. Fisheries – Doug Lapchis
 - a. Doug went to the Duvall office of Wild Fish Conservancy and picked up a photarium for use during the Family Fishing Event so when a fish is caught, they can put them inside the photarium and safely measure and examine the fish without harm, and then release back into the lake.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
 - a. Doug Lapchis suggested looking into Algae Sonic – ultrasound technology controls the growth of algae with low-powered technology which has been in existence for many years, environmentally friendly. It's a device that would be set out in the middle of the lake. It has a 500-foot radius, it may or may not reach the other side of the lake.

- v. Community Relations, Safety & Security – Clinton Wooton
 - a. NOV for lot 2-289. Discussion was had with renters regarding NOV regarding loose and barking dogs, loud truck in early morning hours, camper parked in right of way. Renters claim that someone is home at all times now, so the dogs are not an issue any longer. Since a warm-up is necessary for their older diesel truck, they will park it in such a way that the exhaust goes away from their neighbors. They will plug in their engine nightly to help reduce the warm-up time. Rick DeBlock suggested keeping their trash containers out of sight of the street, and moving their camper offsite to help appease the neighbors. The board is looking to see improvement. If things get worse, further action will be taken. In the meantime, if further complaints are received, we will relay that we are working with renters to improve the situation. Krista did mention that it was difficult to get in contact with anyone at the company who owns the property. There was no one specific to address our issues with. They have yet to respond themselves to the FYI and NOV. Doug Lapchis offered to check on the property if we had further complaints regarding dogs barking. For the future, Juliette Brown brought up that they might be over code for occupancy which would be something to take up with the owners for possibility illegally renting over occupancy codes with 8 people in the house.

- vi. Community Events – Juliette Brown & Christina Lovell
 - a. Nothing official. GhostStar is doing a boat float.

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.

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 Dan Gutschmidt, seconded by Rick DeBlock, and passed unanimously.

The meeting was adjourned at 9:37 pm.