

Minutes

Lake Marcel June Board Meeting

June 11, 2019 7:00 PM

Directors Present: Dan Gutschmidt, Peter Templin, Josh Arbit, Doug Lapchis, Angie Ward, Rick Deblock, George Petrov, Laurell Ramirez

Directors Absent: None

LMCC Members Present: Tracy Schmitt, Kelley Sikes, Amber Zeop, Lynn McKee, Marshall Gill, Ann Marie Gill, Kevin Sehner, Ghost Star Morgan, Shelly Adams, Laura Mills

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. **Peter Templin makes a motion to convene in closed executive session for the following specific purpose(s) to discuss employment personnel, specifically the need to fill the vacancy of the office manager position. Angie Ward seconds the motion. Passes unanimously.**

ii. **Peter Templin makes a motion to bring an end to the closed executive session and return to open session at 7:29 p.m. Seconded by Doug Lapchis. Passes unanimously.**

Many members of the community entered and were asked to sign in and introduce themselves. See those in attendance above.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.—**Dan Gutschmidt read the rules**

Doug Lapchis queried the community members regarding their large number. Speculated that it must be due to a concern that might need to be addressed earlier than the set Board Agenda might otherwise dictate. Suggested motion to move discussion regarding the Fourth of July community event up in the agenda after prior meeting minutes are approved. See Section 3

3) Approve May 14, 2019 Board Meeting Minutes

- i. Rick DeBlock moves to (preliminarily) approve the meeting minutes so as to reduce the time required for the board to review the prior minutes. Dan clarifies with “.to accept the minutes in lieu of changes that people may find”. No further discussion. Peter Templin seconded to motion. Passes Unanimously. (*NOTE: This item was not revisited later in the meeting.*)

The meeting progressed to discussion regarding the July 4th plans/activities. See Section 5 ii.

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. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. **Ongoing. Angie Ward heard that there may be progress underway.**
- ii. 557 – 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. Ongoing. Juliette Brown. Modifying further to one reservation per weekend, per beach, on a first come first served basis, and keeping the refundable damage deposit but modifying to \$50, adding blackout dates like holidays and LMCC events. **Laurell Ramirez made a motion to strike the first paragraph and the first sentence of the second paragraph of page one of the proposed revisions to the Rules and Beach Reservation Policy. X seconded the motion and it passed unanimously. Peter Templin moves to change the word guest to attendees in what would now be the first paragraph of the Rules and Beach Reservation Policy. X seconded it. Dan called for discussion. George- says that this would restrict members from joining other members spontaneously upon meeting at the park. Peter Templin withdrew the motion. Motion removed. Doug moved that “capped at exactly” be changed to “limited to” in the original second paragraph. Peter Templin seconded. Voted, passed unanimously. George suggested a motion to build in flexibility for the board to make exceptions. Discussion about how to word. Motions put forth were withdrawn. Rick DeBlock made a motion to approve the proposed policy as amended. Peter Templin seconded the motion. Discussion; Doug asked if we were happy with the limitation of one reservation... in the now 2nd paragraph. Laurell suggested changing the word “will” to “may” in the new second paragraph so to read: “Events may be limited to one....”. Rick’s motion was amended to accept the amended policy with the additional modification of changing the “will” to “may” (as above). It was seconded by George? and passed unanimously. New policy accepted and in place.**

At this point Dan Gutschmidt mentioned the next item on list, but said that he had hoped the board would be able to discuss Rick’s items (that have been put off several times) so he wanted to quickly go down the rest of this list and see if the board could get to that. Rick said we could talk about 567.

- iii. 558 – Research text alert notifications. Krista Petrova-No discussion-**Ongoing.**
- iv. 567 – Improvement of beach 2 structures, plans for \$15,000, \$30,000 and \$45,000. Rick DeBlock and Kevin Sehner.

Community Member Kevin Sehner reported that talks had stalled regarding new playground equipment. Rick said they are looking into a consultant and a playground inspector. Have two quotes for playground inspector at \$1,600.00 and \$2,000. Rick thinks the less expensive might be the better quality offer. Kevin doesn't know for sure what getting for that money. Rick thinks that by the next meeting, will have \$ amount for hiring inspector and consultant and do the play surface as was discussed at membership meeting as phase 1 of a 2, 3 or 4 year phased approach to bringing the playgrounds as a whole to where we want them. Hopefully that will be within a budget that the board would find acceptable. Rick said that we did get a mandate from those in attendance at the General Membership meeting. Asked for further communication from other views (mentioned George specifically who might have a slightly contrary view). Doug mentioned his take on Gen Mtg. Feedback was that the fall zone areas are most important but that big expenses for new playground equipment might face more push back. Kevin agreed that new equipment is very expensive and that's why it's a multi-year project.

Dan reminded board of original issue as brought to the board.

George brought up issue of maintenance vs. capital improvement and also questioned how we ever came up with the money amounts being talked about for replacement play equipment.

Maintenance- repair

Capital-replacement

George: To meet the need expressed at Gen Mtg. we should try to deal sooner rather than later with the maintenance needs. And separate those expenses from the replacement that would be in the future.

Rick said that they have spent money on maintenance and are starting phase one with chips for resurfacing the fall zone areas.

Kevin said yes started on that project.

Doug made motion that we take care of repair issues now. Re-stated by Dan to "address issues of fall zones and bring them up to safe standards" Doug agreed. Angie Ward seconded the motion.

Discussion: Rick said that the board also received a mandate to get a consultant and he thinks that a consultant would recommend an inspection. Queried Doug if that was part of his motion: No. Peter Templin mentioned that we are over budget. Might be because the big things that have been done came out of operation budget; query: what is the procedure for spending any more money?

Discussion regarding should some have the money spent have come from Capital? Doug mentioned that changing the fall zone should be Capital. Further discussion led to not changing fall zone right now but to add material to current defined areas. Josh Arbit said that with the current motion on table he doesn't think that we are meeting the expressed concern by Community Members at the Gen Mtg. Instead we should get inspector and find out what the standard is that we need to meet to make things safe. Peter Templin talked about the previous supplier of chips. Kevin mentioned De Jong's and dumping versus blowing. (40 yards of chips is a lot to move). Angie said that waiting for an inspector to be hired will take longer and we should take care of adding chips as soon as possible. Dan asked for clarification on motion; improve fall zones with changing area -just add chips or changing fall zone areas as well. Kevin commented that you don't lose the chips if add chips now and expand fall zone area later. You add more chips later to expanded fall zone areas.

Dan: address immediate need with more chips. The long term need would expand FZ area but we should not expand area without knowing what the replacement play equipment(footprint) looks like.

George: motion on table too vague.

Doug: w/d motion.

Rick: Estimate received- \$2,800.00 for 40 yards to fill in existing areas. If expand FZ now would need 300 yds. At much greater expense.

Dan: talked about wording motion to bring chips in to bring current FZ areas up to safe amount

Doug: made motion to authorize \$2,800.00 to buy chips for existing FZs. Rick/Peter seconded. Passed; 1 opposed.

- v. 569 – Emergency call box for beach 1. JW Gorman. **No discussion-Ongoing.**
- vi. 570 – Have JSA conduct reserve study. Peter Templin. **No discussion-Ongoing.**
- vii. 571 - Schedule removal of hangers on the Douglas Fir on community-owned lot 1-135. Krista Petrova **No discussion-Ongoing.**
- viii. 572 – Assess risk and health of all trees on community-owned lots.- **No discussion-Ongoing.**
- ix. 573 – 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. Will check with neighbors who are financial advisors. Dan Gutschmidt & Peter Templin. **Yes, non-profits can invest in CDs and other investments as long as the earnings are used for purposes of the non-profit. Peter Templin and Laurell Ramirez will research money flow requirements as indicated by the Reserve Fund Study over the next several years and propose a laddering strategy for investment of funds to ensure adequate liquidity for future expenditures as indicated by the Reserve Fund Study. This will be a sub-committee under Treasury. Motion made by Doug, seconded by Rick and passed unanimously. Peter and Laurell will report to the board by next meeting.**
- x. 576 - Combine lots 1-96, 1-97 & 1-98 into tract C. Contact attorney. –**Doug: Still awaiting word from attorney.**
- xi. 577 - Appeal previous 4-5 years of property taxes for lots 1-96, 1-97 & 1-98 because of assessor’s error. Doug Lapchis. **Doug reported that he was to have received information from county, but has not. Recommend not working with King Counties Bldg dept. But to work with the Assessor’s Office. If they can be assured that the lots are restricted from being built in the future of if we could combine them with Tract B. That is what we are still trying to find out how to move forward.**
- xii. 578 - Price twist timer for light switches for bathrooms and self-locking knobs with keypad. **Peter Templin reported that the twist timers for light switches should be arriving Wednesday June 12.**
- xiii. 579 – Look into directly powering to the new security cameras or having a couple extra batteries to switch out with. Also, look into adding an SD card for storage during internet outages. Josh Arbit. **No discussion-Ongoing**

5) Discussion Items

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

- i. Election of Officers. **Officers were elected as follows: President: Dan Gutschmidt, Vice President: Rick DeBlock, Treasurer: George Petrov, Secretary: Laurell Ramirez**

There was additional discussion during the Election of Officers: Kevin Sehner asked how to pay for the chips. He offered to coordinate getting the chips and thought it would be possible to get before the 4th of July and wanted to know how to pay for it. He was informed the best way to do that would be to use the LMCC credit card or have Krista write a check. It was agreed that it would be great to show Board response by having chips before the 4th. He will coordinate with Krista regarding payment.

- ii. 4th of July planning. This was discussed at the beginning of the meeting (after prior month minute approval) to accommodate the concern of the community members present.

Dan asked about discussion regarding Fourth of July. Rick DeBlock began the discussion with the volunteer issue regarding the movement of docks. Talked about Peter Templin and the movement of the docks on the 3rd and the 5th of July. He brought up the need to still obtain volunteers for the movement of the docks from the setup location to the middle of the lake for the firing of the fireworks.

Josh mentioned his uncertainty of the “where” location of the barge set up.

Peter said that he would be asking Krista to send an email, requesting more help; help for putting it together and taking it apart-not so much the moving it.

Rick DeBlock offered to contact those that have helped in past years.

Josh asked if we were still talking about setting up at Beach 2. Rick DeBlock discussed a position at Beach 1 and the plan to create a walkway from land to platform etc. There was discussion about how that is the location for a lot of boat launching and the concern that this would limit the use and enjoyment for many community members.

Josh mentioned that his understanding was that the Pryo company had a concern about the setup location being anywhere around the main beach area, therefore the reason for finding another location either Beach 2 or somewhere else on the lake.

Dan brought up the property next to the Harts.(Ready/McKay property) Doug Lapchis discussed the merits of that location. Ghost Star indicated that she did approach them regarding use and that Mr. Ready might be amenable to the idea but that he needed to discuss it with his wife, but has not heard back or followed up.

Josh brought the discussion back around to Beach 2 so as to not have to have a decision, but Community Members present were concerned about closing down Beach 2 for the entire day, including restricting boat access for all that have boats there. Laura Mills spoke regarding the security during the day.

Peter brought up the lack of information about and action regarding the security for the day of Pyro setup and during the show. Josh indicated that he and Laura have been talking in general about security and could add that into their discussions. Laura talked about the security measures taken in the past and the need for volunteers to man the perimeter (about 200ft) and set up the glow sticks. Need a person to oversee security. Get 10-12 people for perimeter-day of and during show and also set out glow sticks. It was established that we do not currently have someone assigned to this task. Josh said that it clearly falls under security and that it does require a lot of people and that the risk is

that if you don't fill the spots then that is why there was some discussion about cancellation. Laura says that the volunteers will come at the end.

Laurell Ramirez, mentioned that we haven't really asked for volunteers yet. FB and official e-mail from LMCC is necessary. It was discussed that all volunteer needs should be put in one place and disseminated via FB, e-mail and on LMCC website. Also on our temporary signs at the neighborhood entrances. Ann Marie Gill (community member) volunteered to create sign up lists. Laurell suggested that we wrap up all the discussion regarding the docks, dock movement and firework security and talk about the day of beach and community party. George Petrov first wanted to discuss the lateness of the hour of pushing the barge back after the show and that if beach 2 is the staging area the added time makes it very late for the volunteers. He suggested that we still work on getting a better location for staging. There was some talk about boat availability. Again, all sign ups need to be all in one place, including for that. Printing out sign ups and post at Beach 1 during party was also suggested. Doug re-visited the pyro setup location because Beach 2 is not convenient with the extra travel time. It was decided someone should follow up with the Hart's neighbors. Laurell offered to contact the Hart's neighbors about barge set up. Rick asked what the issues were with the party side of things.

Ghost Star reported that it has been rumored that day activities had been cancelled and that there would only be a BBQ starting at 5. Dan stated that decisions do not get made via FB and it was determined that while there had been a call to cancel jumpy houses etc.; that decision was reversed. Laurell said then we should carry on. Dan said, yes. The schedule was set by the board and that it should therefore be followed. George mentioned the need for volunteers for the event especially the bounce houses because the need to be manned the entire time and that last year there weren't enough people. Discussion ensued regarding the bounce houses and liability issues. Dan asked about other volunteer needs. Ann Marie mentioned snow cones and cotton candy, but said that there are already some positions filled and she doesn't think that that is the issue. The issue is: are we having it and what is the schedule? Rick shared his experience last year of showing up and finding it unmanned due to the person on duty before him not reporting for duty. Laurell suggested that the volunteer times be shortened to 30-minute blocks and if there is no volunteer the bounce house will be closed. Again, it was suggested to have the sign-ups posted for viewing by all volunteers.

Dan asked if there were any other issues. Ann Marie mentioned that the question for many of the CM that showed up is "what is the schedule?" Laurell mentioned that the schedule was published in the Spring Newsletter. More discussion about timing of the day in the past and some of the reasons for the change (Carnation Parade). George said that if the schedule will change it should be posted and go out by FB, email, on website and signs at entrance.

Potluck: Marshall Gill has rented a grill (7ft) and can grill for everybody in an efficient way. He has said that he will probably do for several future years as well.

Dan: anything else to discuss. Many community members departed at this time.

Laura Mills asked if the board discussion could jump Security Committee report Agenda item 6 v. George Petrov moved to alter agenda to next hear from the Security Committee. Peter Templin seconded the motion. Voted and passed Unanimously.

Josh reported on continuing with private security during the summer months and the proposed changes this year. Laura Mills contacted the security companies and the cost entailed. Past: 11 dates; Friday, Saturday or Sunday. 9 pm – 1 am. \$50/hr. about \$2,500.00. Also included 2 armed patrol 7am – 1pm on 4th of July. But last year they gave us a discount and one of those officers was free so the

price was the same last year as the previous year. This year 12 dates, 2 officers on the 4th without the discount and it would be about \$3,200.00. Budgeted \$2,500.00. We would have to vote to make money available and to add the extra dates. Laura went with info based on Josh's request to look at 3 days a week (Monday, Friday Saturday or every F/S/S). Just through the end of August-\$6,800.00. (Lynwood, small and the only company that would even come out here when we searched for security 3 years ago. We are so small and far out here that nobody else was interested. Talked about cutting hours from 4 to 2, but since they come so far, not sure that is an option. Contract needs to be signed today for them to start on June 22. So last year 42,500.00. Similar coverage for this year: \$3,200. Proposed changes, increasing coverage, would be \$6,800.00.

Doug moved to increase requested amount of money from \$2.500 of budget to \$3.200 to cover current coverage. Discussion, not sure that doubling coverage is necessary. Laura reported on incident reports received and "contacts" have gone down. Biggest thing they contribute to is as a deterrent to speeding. They are in marked cars. They sit and they walk the parks. Laura Mills agreed that she doesn't think that the increase in patrol is necessary. George, also said he didn't think the increased coverage necessary but that there is an urgency to sign the contract so that security is in place by the 4th. Dan said that he would rather have an increase like the proposed increase discussed at budget time so that it could be properly worked into the budget if it was felt to be necessary. We could take it from slush fund, but to keep in mind that that has been built up over time and we should not take it out all at once. Josh said that he is fine with having the discussion at budget time, but wanted to note that the plan wasn't just to have the additional night for the officer to just sit here but review the tasks and responsibilities and to have more driving around the entire neighborhood not just the beaches. Laura said that we can add that to the contract. Dan said it had been moved and seconded and called for a vote. Voted, passed.

6) Treasurer's Report

- i. Dan Gutschmidt had nothing new to report since the Treasurer's report given at the General Membership Meeting June 2, 2019. Peter Templin inquired about the maintenance fund, stating that we are already over budget. Discussion ensued regarding the additional funds approved for chips. Questioned if the \$2,800 approved earlier for chips is a Capital Expense. If so that is not a concern versus if we are using operating expense. Peter further questioned the procedure for going over budget. Dan asked how much we added (in May) from surplus to operating expenses? The reply was about \$13,000.00. Doug said that chips aren't really a Capital expense and that there is money in the operating budget surplus-operating reserve. Why don't we take it out of that to pay for it. Kevin said that he could maybe get the dollar amount down a bit, in order to just get the fall zones improved. Maybe down to \$2,000.00. Doug says to have \$2,800 moved from Reserves.
Dan: summarized; we are over budget in maintenance but have already approved up to \$2,800.00 for chips.
Peter: Motion to add \$3,000.00 into the maintenance budget from Operating Reserve. Seconded by Rick DeBlock. Voted, passed.

7) 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 –
 - a. Chair vacancy.
 - b. Governing Documents Subcommittee.
NO DISCUSSION
- ii. Facilities, Dam & Grounds Maintenance –
 - a. Chair vacancy.
 - b. Playground Maintenance Subcommittee.
- iii. Fisheries – Doug Lapchis
- iv. Water Quality & Aquatic Weed Control – Peter Templin
- v. Community Relations, Safety & Security – Josh Arbit
 - a. Security patrol contract. **See notes above**
- vi. Community Events –
 - a. Chair vacancy.
 - b. July 4th. **See notes above**
 - c.

At the conclusion of the voting for Board Election. Laurell asked about how/when we will work towards filling Committee Chair positions, queried if we need to streamline our committees. George asked if the Board is over stretched and Rick voiced concern about having lost so many Board Members in the last year for various reasons but the importance of making sure responsibilities and time commitment is understood and how we can become more efficient. Talked about a committee to study our committees! Dan talked about the committee members taking on more responsibility without involving the entire board. And involve more CM volunteers- not just Board Members. Dan said this subject should become an Agenda Item for a future meeting.

8) New Motions

- i. _____ new motions during the open session . . .
NO NEW MOTIONS

9) 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.

[Kelley Sikes commented: Suggested a marketing campaign; day in the life of working on a committee in order to get more CM volunteers working on committees.

Doug Lapchis resigned from the board but is willing to continue to work on the fisheries committee.

Shelly Adams offered to help out with the toxic algae issue. She would like to help with study, (prevention) communication etc. Peter and Shelly will talk and Shelly might be willing to sit on the Water Quality & Aquatic Weed Control Committee.]

A motion to adjourn the meeting was made by Rick DeBlock seconded by Angie Ward, and passed unanimously.

The meeting was adjourned at 9:54 pm.

(Approved July 16, 2019)