

# Minutes

## Lake Marcel May Board Meeting

May 14, 2019 7:00 PM

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

**Directors Absent:** JW Gorman.

**LMCC Members Present:** GhostStar Morgan, Laurell Ramirez

The meeting was called to order at 7:06 pm.

### 1) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 2) Approve April 16, 2019 Board Meeting Minutes

- i. Peter Templin moves that we approve the meeting minutes as corrected, Josh Arbit 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. 553 – Stop Work Order for lot 4-056 due to trespassing, digging and damaging septic system on adjacent property. JW Gorman. Ongoing.
- 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. Ongoing.
- iii. 558 – Research text alert notifications. Krista Petrova. Have made progress but still in research mode. Ongoing.
- iv. 561 - Create signs that encourage recycling. Juliette Brown. Closed.
- v. 566 – Analyze the handyman position as to whether it’s an employee or independent contractor position. Review the job description. Angie to do a salary benchmark. Peter Templin, Josh Arbit, David Buchart, Angie Ward. If the position stays the way it is currently described, then independent contractor status is fine. If there is any modification or changes, then we would have to analyze it again. **Josh Arbit moves to table making any adjustments to the handyperson until September meeting and in the meantime streamlining contact with Adam to one individual, seconded by Doug Lapchis. Passes unanimously.**

- vi. 567 – Improvement of beach 2 structures, plans for \$15,000, \$30,000 and \$45,000. Rick DeBlock and Kevin Sehner. Nothing yet from the vendor. Ongoing.
- vii. 569 – Emergency call box for beach 1. JW Gorman. Discussed possibility of solar-powered call box towers, possibly for beach 2 utilizing cell service. The lowest cost option is the landline call box station which would be mounted outside the office and would need another dedicated phone line. Options include a corded handset or speaker but speaker is not recommended by the manufacturer if outdoors because of noise. Cost \$319 plus tax and shipping. Will email information to board for their review to discuss further at next meeting. Ongoing.
- viii. 570 – Have JSA conduct reserve study. Peter Templin. We are in the process of scheduling and gathering necessary information. **Peter Templin moves that we transfer \$13,376 to reserve account, seconded by Doug Lapchis. Passes unanimously.**
- ix. 571 - Get more bids on possibly trimming the Douglas Fir on community-owned lot 1-135. Krista Petrova. **Krista Petrova moved that we go with King Trees bid to remove the hangers for \$375, seconded by Juliette Brown. Passes unanimously.**
- x. 572 – Assess risk and health of all trees on community-owned lots. Table until early spring or late winter.
- xi. 573 – Look into whether non-profit status is affected by putting reserve money into CDs. Question for the attorney. Figure out how much to put in from the reserve study. Dan Gutschmidt and Krista Petrova. Peter Templin suggested that we ladder the funds at 20% into a 1-year, 2-year, and 3-year. Laurell Ramirez suggested staggering them by doing a couple 1-years but spacing them out every 6 months so they have staggered due dates. Peter Templin to talk to neighbors who are financial advisors.
- xii. 576 - Combine lots 1-96, 1-97 & 1-98 into tract C. Contact attorney. JW Gorman. Ongoing.
- xiii. 577 - Appeal previous 4-5 years of property taxes for lots 1-96, 1-97 & 1-98 because of assessor's error. Doug Lapchis. Ongoing.
- xiv. 5xx – Price twist timer for light switches for bathrooms and self-locking knobs with keypad. Krista Petrova
- xv. 5xx – 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.

## 4) Discussion Items

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

- i. News articles for website. Krista was tasked with updating the latest news section on the webpage but wanted to know which articles were appropriate for the general public as this section of the webpage is public. Newsletters are published on the webpage but are under member access only. **Josh Arbit makes a motion to get rid of recent news entirely and put the newsletter in the members only section, Doug Lapchis seconded. Passes unanimously.**
- ii. Easement request [This was a placeholder to discuss the offer Doug Lapchis made at the April board meeting without him present]. Rick DeBlock said that he would take this one. He stated Doug Lapchis has decided to recuse himself on this topic. Rick stated that Doug and Jennie have decided to withdraw their request for an easement through lot 54 of division 4 in favor of pursuing the purchase of that lot from the club, an option which Doug presented at the April board meeting. Because a purchase like this would need to be approved by two-thirds of the membership at a membership meeting, he would like to make a motion that this offer be added to the agenda to the upcoming membership meeting and to minimize the amount of time it will take at that meeting, he also moves that

the board hear the details of their offer as part of this motion and adopt a resolution recommending approval or rejection of the offer to the membership. This was not seconded. Discussion was had as to how to notify the membership as the agenda has already been published in the newsletter. Rick stated that Doug and Jennie would fund a special mailing.

After some discussion, Doug withdrew that offer because it was too complicated and too difficult to deal with in the setting and he would like to go back to the easement. He stated, you have all received all information about easements, about public utilities, and evaluation of the property. He would like the board's support for proposal to bore a septic pump line under 15 feet (at a depth of 3 feet) of lot 54 of division 4. He claims there will be no disturbance to the surface of the lot and will provide LMCC with a hold harmless agreement as the attorney suggested. For this easement, he is offering \$1500, the additional money is to partially cover the attorney fees the club has incurred. It's \$500 for the easement and \$1000 to offset some attorney fees. He feels that it's the club's responsibility to clarify the rules and regulations which is why he is only willing to reimburse \$1000.

During more discussion, GhostStar Morgan pointed out that this has already been voted on and that this should be discussed without Doug Lapchis in the room, and that the easement request was setting the wrong precedence. Dan Gutschmidt said that we are now talking about selling an easement across a parcel of land for a one-time value. It was necessary to get clarification for every landowners' benefit regarding Doug's original request as he wanted to use the utilities easement. Our attorney gave us the best advice which was to the benefit of the community which is what we base our decisions on. With the new offer, the board now needs to decide is, will that value Doug put on it meet what the board needs to allow this. Doug Lapchis said he would leave so the board could discuss but the discussion continued as he wanted it ready for a vote by the membership at the June 2<sup>nd</sup> general membership meeting.

Angie Ward made a proposal, stating that the issue here is, what is the use of the property?

After some discussion, Doug continued that he needs to somehow make a decision at the June 2<sup>nd</sup> meeting. If the board doesn't want to deal at all with it, then he will come with a proposal and present it. He finds it very frustrating as he puts a hell of a lot of time in this community and he has loved it and it seems like every time he turns around on this one it gets stonewalled. He said he won't wait another 7 months and would go his alternative route. Dan Gutschmidt said that we should look at the amount that we would want for the easement, find out if Doug's amount is acceptable or not, and then we could go to the community with the value the board set on this easement.

Doug Lapchis then declared a new offer. If he bought it, it would be costing about \$450 a year in homeowner's dues and property taxes. If he agreed to pay \$400 a year which would cover the loss of homeowner's dues that we're not getting and the property taxes. **Josh Arbit moves to add a special item at the June all-member meeting to the effect of getting the members to vote on what to do with community-owned properties in general, if they are okay with us selling it or not, and it has to be open to all unbuildable properties that we own. Seconded by Doug Lapchis and Angie Ward.** Further discussion was had and Doug Lapchis stated that he doesn't think they are interested in buying it as there are too many complications and too much time that has to go by in order for the community to be in a

position to do that. He would like to leave the offer on the table of the \$1500 upfront and make a commitment to pay \$400 a year as a lease or easement dues. Rick DeBlock stated property taxes are \$164.88 for 2019. Rick pointed out that would require a modification to the agenda because they need to be notified that that's going to be considered which means another mailing. Under the conditions that Josh Arbit suggested, Rick DeBlock feels that should not be Doug's bill. Postage for a self-mailer to 194 members who receive paper mailed newsletters was estimated to be around \$100, plus printing costs. Josh Arbit felt that whatever the expenditure was would be worth it to have, regardless of this situation, in general do we want to. The membership can vote on if they want to allow us to sell community-owned property or not and if they would allow us to sell easements on community-owned lots or not. **Motion passes with 6 votes in favor of motion and 2 abstentions as those two board members were unclear as to what was going on anymore.**

## 5) Treasurer's Report

- i. Coming into the summer in good shape with surplus of \$37,525.55. Property tax returns will show up on next month's balance.

## 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. There is one application for moving a garage towards the back of a property to better align with the new construction next door where they share a driveway.
  - b. Governing Documents Subcommittee. Updates document was reviewed and finalized. Rick DeBlock pointed out that the time was now 9:30 p.m. asked if there was still time to go over the Conflicts documents. **Doug Lapchis makes a motion that we set these off until next month so everyone has had a chance to read through them and it's not so late, seconded by Angie Ward to table conflicts until next board meeting. Motion passes unanimously.**
- ii. Facilities, Dam & Grounds Maintenance –
  - a. Purchased replacement boards to protect docks during the fireworks.
  - b. Looking at repairing some of the boat storage at beach 2 and looking at adding some at the beaches with a bit of material we found in the shed.
  - c. Replaced float safety line.
  - d. Krista Petrova had a couple suggestions regarding reducing the need for volunteers needed at summertime to lock-up the restrooms in the evenings. She suggested changing the light-switches in the restrooms to twist timer switches, so lights would turn off automatically after the set amount time. The other suggestion was to change to self-locking doorknobs, where you'd still be able to let yourself out of the bathroom. Keypad was suggested by Juliette Brown. Will get price options.
- iii. Fisheries – Doug Lapchis
  - a. Stocking fish on May 21<sup>st</sup>.
  - b. Family Fishing Day on Saturday, June 8<sup>th</sup>. Plan to grill hot dogs and have beverages.
  - c. Jeff Dwyer will continue to hunt the grass carp.
- iv. Water Quality & Aquatic Weed Control – Peter Templin
  - a. There are some geese around.

- v. Community Relations, Safety & Security – Josh Arbit
  - a. Draft Emergency disaster plan emailed out to board, please review.
  - b. Committee meeting planned for next week.
  - c. Survey for the June member meeting is still being worked on.
  - d. Security patrol, possibly switching around dates.
  - e. Will be figuring out what needs to be done for the 4<sup>th</sup> in terms of lake security and getting some volunteers.
  - f. New cameras are up and now accessible online with passcode. Krista Petrova commented that the cloud storage is for 7 days and hopes that there will be an alternative way to keep the cameras charged either with another battery to switch out or powering the cameras. Her other concern is that because the cameras are often uploading data to the cloud, it is slowing down the internet for the office. Is our bandwidth high enough to handle this traffic? Arlo's website also mentioned using an SD card for back-up when internet is down. Josh Arbit will look into it further.
  
- vi. Community Events – Juliette Brown
  - a. Co-Chair vacancy. Christina Lovell stepped down.
  - b. July 4<sup>th</sup>. Peter Templin said that because of the conflict between Bill Hart's fireworks and the community fireworks, using the Hart's dock is not available. Juliette Brown, Peter Templin and Laurell Ramirez will discuss further about securing another dock.

## 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.

A motion to adjourn the meeting was made by Doug Lapchis, seconded by Josh Arbit, and passed unanimously.

The meeting was adjourned at 10:02 pm.