

Minutes

Lake Marcel Board Meeting-Virtual Meeting via MS Team Chats Audio/Video

April 13, 2021 7:00 PM

Directors Present: **Dan Gutschmidt (President), Laura Davis (Vice President),
George Petrov (Treasurer), Laurell Ramirez (Secretary),**

Directors Absent: **Josh Arbit, John Gorman**

Office Manager: **Connie Berg**

LMCC Members Present: **Peter Templin, Doug Lapchis, Ann Cowart, Art Grabb, Stephannie
Vargas, Dave Keltner, Rick DeBlock, Wayne (last name unknown)**

1. Meeting called to Order at **7:02 pm**
2. **Dan G., President read the Rules of Order for LMCC Board Meetings**
3. Approve March 23, 2021 Board Meeting Minutes: **Laura D. made a motion to approve the Minutes. George P. seconded the motion. Vote – Passed.**
4. Community Member Comments – **one member presented a question to the board**
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.
5. Treasurer's Report-George Petrov presented (**Balance Sheet, Budget vs. Actual, AR aging, Expenses by Vendor**) **George also explained the need to remove late fees that were added to accounts incorrectly. A WA Governor's proclamation restricts our ability to add late fees and interest to past due amounts.**
6. Committee Reports-
 - Lake and Dam – Josh Arbit (Absent) **Peter T. announced that the grant was awarded for the study for the Lake Management Plan. The Committee expects to start getting more information soon. A community member asked if a copy of the grant will be available. It was not available at the time of this meeting.**
 - Community Relations – JW Gorman (Absent) **A board member spoke to the problem of people parking on the walkways, this seems to have increased recently.**
 - Community Events – **Laura Davis provided a recap of the Easter Event at Beach 1. (Special thanks to the Mills family and the Easter Bunny) And reported that there has still not been any return communication from the Pyro Co.**
 - Architectural control/Governing Documents – **Dan Gutschmidt reported on some new construction plans.**
 - Facility and Grounds Maintenance – **Dan Gutschmidt reported on some work needed at Beach 1 (railroad ties in parking area, picnic tables). See also Boat Inventory under New Business**

7. Old Business:

Liens and Late fees – **discussed during Treasurer’s Report above.**

New FB page – **The Office Manager is exploring a way to have an official notification only page for LMCC, more study required.**

New website page – **Almost ready**

Newsletter – **Connie, OM: Articles due 4/14. Newsletter is to go to printer on 4/26. EF Prints is closing Duvall location, but has assured us that they can get our project done.**

8. New Business:

Unscheduled visitors to the office -Review of Policy regarding office visits – **Laurell R. reported that the Office Manager has had an increase in unscheduled visitors which not only disrupts her time but is against LMCC policy. It is important that this policy is reinforced on the New Member Postcard and New Member website page as well.**

Old/Unregistered Boats – **Peter T. reported on a recent inventory conducted by Peter T., Art G. and Matthew L. A number of boats do not have tags visible and two unusable and worthless boats that need to be removed. Notice needs to go to the community regarding untagged and abandoned boats. Discussion about requiring annual renewal for boats stored at beaches (Action Item—to be discussed further).**

Use/modification of use of lots owned by LMCC – Laurell

Cell Tower on LMCC owned lot – **no discussion at this time (add to Action Items)**

Lot line adjustment for Beach 1 lots – **Laurell R. made a motion to schedule a Special Meeting to put forth a motion regarding a lot line adjustment for Beach 1 to include lots 1-096, 1-097 and 1-098 into Tract B. And to hold the Special Meeting before the General Membership meeting (May 23). Laura D. seconded. Voted – passed.**

Other lots owned by LMCC – **no discussion at this time.**

9. Action Items - See Attached.

576 Discussed above (lots and beach 1)

579 No update

584 No update

585 No update

599 Nearing completion (email transition)

605 Discussed above under Community Events (4th of July)

607 Complete

608 Complete

610 No update – LMCC Record Retention Policy

Added items: Cell tower topic that was not discussed under New Business above

Additional discussion ensued regarding the General Membership meeting format/venue. Laura D. made a motion to hold the Special Meeting, for disposition of LMCC property, and the General Membership meeting at Beach 1 on the flat lawn area in the open air, following social distancing guidelines to keep all members safe. Laurell R. seconded the motion.

Voted – 3 in favor, 1 abstention –Passed.

10. Additional Member Comments 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.

One member spoke.

**George P. made a motion to adjourn. Laura D. seconded the motion. Voted – Passed.
Meeting adjourned at 8:29 pm.**