

Minutes

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

September 13, 2021, 7:00 PM (date changed from 9/14/2021 due to board member availability)

Directors Present: **John (JW) Gorman (President), Laura Davis (Vice President), George Petrov (Treasurer), Michael McClary (Secretary), Laurell Ramirez, Jay Knowles**

Directors Absent: **Dan Gutschmidt**

Office Manager: **Julie Braun**

LMCC Members Present: **Peter Templin, Rick DeBlock, Doug Lapchis, Jeannie Keltner, Midori Heckman, Kristine Gilreath**

1. **Meeting called to Order at 7:04 pm by John (JW) Gorman, President**
2. Rules of Order were discussed. All present agreed to the Rules of Order
3. **Laurell R. made a motion to approve the August 10, 2021, Board Meeting Minutes once amended to correct Laura Davis' title from President to Vice-President on line 1. Michael M. seconded the motion. Voted – Approved.**
4. Community Member Comments - **None**
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 P. presented the current financial reports: balance sheet, budget vs. actuals, A/R aging summary. George noted \$14,367 is not specified, and it is payroll. George will try to correct or ask CBS accounting to create a payroll designation label.**
 - i. **Budget Discussion – George P. led the discussion regarding the 2022 budget draft.**
 - i. **George proposed raising dues per lot from \$301 to \$313 on January 1, 2022 (noted it's not required to go to the membership for this amount of increase.)**
 - ii. **George would like to hear recommendations from Lake & Dam committee regarding fish stocking.**
 - iii. **Lake Maintenance Plan and milfoil treatments numbers are being evaluated.**
 - iv. **Insurance - Julie will have our agent evaluate coverages and a broker look for competitive rates.**
 - v. **Potential legal fees discussed.**
 - vi. **Handyman budget high. George and JW will look into employment agreement.**
 - vii. **Maintenance – discussed, amount sufficient.**
 - viii. **Security – discussed July 4th, 2022 and having a security presence. Julie will look up contact information for previous security company hired.**
 - ix. **Laura discussed social events and having Fishing Derby moved to a free fishing weekend. Easter and July 4th good. Add \$200 for Halloween event.**
 - x. **Communications budget lower, dropping Ziplay soon.**
 - xi. **Overall, the budget is looking healthy this year.**
 - xii. **The budget will be approved at the October board meeting and be up for ratification at the Special Membership Meeting in November.**

6. Committee Reports-

Lake and Dam – Jay K. reported water milfoil is back on the north side. Will try to treat ASAP, Doug L. is working on getting us a Fall fish plant. Dam Safety Office – compliance completed, but with a temporary fix. We may need something more long term.

Community Relations – John (JW) G. reported he wants to send a community message regarding burning information once the burn ban is lifted. Discussed sending a fireworks letter and members lighting them off receiving a NOV. We will want to come up with a policy in February/March.

Community Events – Laura D. reported with the COVID variant, in-person Halloween event is cancelled. The two new event tents arrived and are stored in the shed. Independence Day 2022: Laura D, Laurell R, Michael M. constructed a request for proposals, sent out to community. Members have until October 10, accepted proposals will be posted to website, then presented at November 9 board meeting for a vote.

Architectural Control/Governing Documents –

- i. Michael M. reported there was a remodel and deck submission.
- ii. Governing Documents review subcommittee – Rick D. reported that he, John Schneider, Peter Templin, and Dale Keltner will share updates to the LMCC SharePoint site, periodically reporting to Dan G. Reported will be broken down into 3 sections: Problems, Opportunities and Reminders. Hope to be ready for a special board meeting before October meeting. Requested board authorization for attorney consultation. Discussed start with using website www.justanswer.com. JW G. asked for a motion to subscribe to www.justanswer.com for \$60/month. Michael M. made a motion. Laura D. seconded. Voted – approved. Motion passed.

Facility and Grounds Maintenance – Jay K. reported King’s Trees took down a dead tree. Kayak racks are completed. Butch Varga contacted Timbertek regarding failed dock boards and is working on that. A member commented RoundUp is being used at Beach 2 and is unsafe by water and people. Jay K. will look into it.

7. Unfinished Business:

Fay Ridge Development – discussed during George P.’s budget evaluation and potential legal fees. A critical area review could be done for about \$1000. JW tabled this discussion for now.

Future meetings to continue via Teams or in person - not discussed.

8. New Business:

Office – Julie Braun

- i. Meeting agenda on website- Board members agreed the agenda should be posted on the website in the “Members Only” area, before the meeting.
- ii. Insurance coverages review – Julie has summarized our coverages. Julie will have our agent evaluate coverages and a broker look for competitive rates.
- iii. Liens – Julie reported two members with liens have paid their accounts in full. Discussed dues discrepancy amount because lien fees were accidentally removed due to accounting error. Julie will contact CBS to add lien fees back into all lien accounts.

Julie proposed changing lien fee in our Fee and Fine Structure from \$150 to \$500 due to King County's rate increase. George P. made a motion to amend our current lien policy and fee structure from \$250 to record and \$250 to release a lien. After discussion, George proposed an amended motion to base our lien fee on a formula depending on the current King County rates plus \$20 for the notary. JW noted the hourly rate as well. Nothing was approved at this meeting. Lien fee will be discussed further.

9. Action Items:

584 Review Bylaws and Covenants: **Remove – falls under Architectural Control Committee now**

585 Reserve Study: **Open and ongoing**

611 Fall Fish Plant: **Remove – committee item**

612 Warped Dock Boards: **ongoing, addressed in committee report**

613 Dam Compliance: **ongoing, addressed in committee report**

614 Insurance Coverages: **ongoing, addressed in Office New Business**

10. Additional Member Comments - **None**

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Michael M. made a motion to adjourn; Laura D. seconded the motion. Voted- passed.

The meeting adjourned at 10:21 pm.

Next up: Monthly Board meeting is scheduled for Tuesday October 12, 2021, at 7 pm, via Teams.