

Minutes

Lake Marcel April Board Meeting

April 19, 2016 7:00 PM

Directors Present: Dan Gutschmidt, Russ Adelson, John Held, Allan Culverwell, Angie Ward, Laura Mills, Laura Mills

Directors Absent: JW Gorman

LMCC Members Present: Ryan Corley, Doug Lapchis

The meeting was called to order at 7:15 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. Laura Davis makes a motion to convene in closed executive session for the following specific purpose(s) violation letters and Lake Marcel Facebook and board involvement, board president position. Angie Ward seconds the motion. Passes unanimously.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve March 8, 2016 Board Meeting Minutes

- i. Laura Davis makes a motion to approve the minutes as written. Dan Gutschmidt seconds the motion. 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. 471 – Aquatic weed company treatment – Laura Mills follow up – Due May 17th
- ii. 475 – Investigate solutions for parking lot gate lock- See discussion under Community Relations, Safety and Security.
- iii. 477 – Beach 2 pilings cut down – May 17th
- iv. 478 – Website Fishing Regulations update – May 17th.
- v. 479 – Implement Adam’s suggestion about fixing the gate lock at Beach 1 – Laura Mills – May 17th.
- vi. 480 – Angie to draft a thank you letter to Kathy Lambert – May 17th
- vii. 481 – Angie and Laura ask Lee if she wants to write the template – May 17th

6) Discussion Items

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

- i. General Membership Meeting (confirmed date/time of May 1 @ 2:30 at Carnation Fire station)
 - i. Agenda

- (1) Waterline property line discussion by Allen Culverwell as a reminder to
- (2) Re-cap of Town Hall meeting. Emphasis reporting of criminal activity.
 - (a) Reminder that illegal activity on your property is a covenant violation and illegal according to King County Laws.
 - (b) Emphasis on calling 911.
- ii. Spring Newsletter
 - i. Article due date – May 20th, Newsletter out by May 31st. Newsletter out via mail chimp.
- iii. Shoreline property lines

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 – Allan Culverwell
 - a. Approved Tree cutting applications require **second signature** (approved by committee).
 - i. Lot 3-011
 - ii. Lot 3-012
 - iii. Lot 1-061
 - iv. Lot 2-251
 - b. Lot 2-290 – PSE states that they cut down the trees on their own volition. Property owner did not request it. However, property owners have replanted the area with PSE approved plants.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. JP Contract Renewal – Approved to renew with new price and new contract
 - b. Lot 1-135 dead tree – Adam and Russ to take down the tree.
 - c. Russ to discuss upcoming maintenance items to come up this year. Irrigation, rock at beach 2, new sand.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Fish plant – May 9th - 400 larger fish, trying to get a 2nd planting later in the year.
 - b. Work on getting new grass carp.
 - c. Milfoil treatment – no planned treatment this year.
 - d. Fishing Derby - Laura Davis to follow up with Kevin Hall if he can do it. Maybe jazzing it up, more advertising, make it more of a community event.
- iv. Community Relations, Safety & Security – John Gorman
 - a. Ryan Corley 4/18/2016 – 6:45-7:45pm reported car driving down 106th at 60-70 mph. Occupants opened the parking lot gate by jumping on the gate to unlock. Two boys and two girls, late teens early twenties, exited vehicle and spent time in the bushes over by the dam.
 - b. Steve Santamaria looking to see about putting a camera on his property to get a view of the gate.
 - c. Ryan Corley works for Costco.com and can help get security cameras and help with coupons.
 - d. Laura Mills to ask Adam to install a medal plate to limit the throw of the lock.
 - e. Follow up on Town Hall meeting. Club put together a letter on LMCC letterhead to send to King County Council; Angie asked the board if this would be appropriate.
 - f. Lake Marcel Booklets – 25 copies will cost \$331.25 **Allan Culverwell moves to approve the purchase of the booklets at stated above, Laura Davis seconds, approved unanimously.**

- v. Community Events – Laura Davis
 - a. Easter Egg Hunt recap
 - i. Photo booth was good.
 - ii. \$107 donations, about \$200s worth of candy
 - b. Adopt-a-road was successful.
 - i. 100 vodka bottles found on Fay Road. A few of the same brand found in the community.
 - c. 4th of July
 - i. Fireworks contract signed, deposit sent.
 - ii. Show will be on the 4th on a Monday
 - iii. Bouncy house, snow cones and cotton candy reserved.
 - iv. Ryan Corley's stepdad might do shaved ices instead of snow cones.
 - d. Annual Garage Sale- End of July
 - i. Discussion of having a clean-up day in the neighborhood. Have a service come through to pick up junk and left over items
 - ii. Two different clean ups. A spring cleaning junk day and a donation clean up after the garage sale.

8) Treasurer's Report

- i.

9) New Motions

- i. 3 new motions during the open session . . .

10) 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 7:15 pm.

The meeting returned to an open session at 7:30pm.

A motion to adjourn the meeting was made by Allan Culverwell seconded by Dan Gutschmidt and passed unanimously.

The meeting was adjourned at 9:00 pm.