

# Minutes

July 16, 2019 7:00 PM

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

Directors Absent: **None**

LMCC Members Present: **None**

**The meeting was called to order at 7:08 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 moved to convene in closed session, Josh Arbit seconded the motion. Voted and passed unanimously.
- ii. Laurell Ramirez moved to end the closed session, Peter seconded the motion. Voted and passed unanimously. 7:42pm

## 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

## 3) Approve June 11, 2019 Board Meeting Minutes

- i. Rick moved to approve the minutes as amended, Josh Arbit seconded the motion. Motion passed. Minutes were approved as amended.

## 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. **Nothing new-Ongoing.**
- ii. 558 – Research text alert notifications. **Formerly assigned to Krista Petrova (former Office Mgr); Hold for new Office Manager.**
- iii. 567 – Improvement of beach 2 structures, plans for \$15,000, \$30,000 and \$45,000. Rick DeBlock and Kevin Sehner. **See discussion under Committee Reports. Eliminate as Action Item.**
- iv. 569 – Emergency call box for beach 1. **Formerly JW; Krista Petrova may have some info. Rick will pass on info received from Krista. Make agenda item for next meeting. George Petrov.**

- v. 570 – Have JSA conduct reserve study. Peter Templin. **Reserve Study has been received following a site visit and updated information from Peter. Peter will provide a summary at a future meeting. This report has budgeting implications we must keep in mind.**
- vi. 571 - Schedule removal of hangers on the Douglas Fir on community-owned lot 1-135. **Formerly Krista Petrova (former Office Mgr); Need to verify that this work has been completed. Remove if completed. See also 572. Peter Templin will contact Krista.**
- vii. 572 – Assess risk and health of all trees on community-owned lots. **Need to verify that this work has been completed. Remove if completed. Peter will contact Krista.**
- viii. 573 – CD investment of Reserve money. **Peter Templin and Laurell Ramirez. Ongoing; will report next meeting. Add George Petrov to this task.**
- ix. 576 - Combine lots 1-96, 1-97 & 1-98 into tract C. **Formerly JW. Contact with the Attorney unknown. Discussion ensued. Do not want to create a new tract. Need to try to add to an existing tract that we all have an undivided interest in already. Rick DeBlock suggested asking if Doug Lapchis would continue to work on this. Dan Gutchmidt needs to know how to contact lawyer and also to inform lawyer regarding change in directors. Rick to forward to Dan other questions, in addition to this one, for the lawyer.**

**\*\*Additional discussion: Need to gather information regarding ongoing duties/tasks from departing board members.**

- x. 577 - Appeal previous 4-5 years of property taxes for lots 1-96, 1-97 & 1-98 because of assessor's error. **Formerly Doug Lapchis.** Doug reported (6/11) that he was to have received information from county, but has not. Recommend not working with King County's Building dept. But to work with the Assessor's Office. Apparently if they can be assured that the lots are restricted from being built on in the future or if we could combine them with Tract B- that might be the solution. That is what we are still trying to find out how in order to move forward. **Need to discuss who will continue this work. Rick Deblock will ask Doug Lapchis if he is interested in continuing working on this task.**
- xi. 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. **Twist timers for light switches have been installed. Working well. Task partially complete. Additional discussion on self-locking knobs.**

**\*\*Additional discussion: Also look into this section for Action items to be in table form.**

- xii. 579 – Look into directly providing power to the new security cameras or having a couple extra batteries to switch while charging. Also, look into adding an SD card for storage during internet outages. Josh Arbit. **Josh reported that we would need new electrical outlets in the area of each camera location. Josh will get quotes for this work. Josh will continue to monitor the batteries and charge as necessary. (Batteries last about a week. The camera that catches the road and the driving entrance to the park drains the fastest.) Dan asked about looking at budgeting for this in the future.**

**\*\* Additional Discussion: George has noticed that our bandwidth is not up to par for uploading this camera security info. Should we have local storage instead of uploading to cloud--“get off bandwidth”. Josh will also price external storage options for saving the camera data.**

## 5) Discussion Items

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

- i. Committees, Committee Chairs, Volunteers

**Rick DeBlock read a statement emphasizing the seriousness of our problems re: over-working the Directors and inability to acquire adequate volunteers for the board and community. Rick made a motion regarding the creation of a new, temporary, committee to explore the efficacy of Board and Committee structure and subsequently make recommendations for improvements. Motion was not seconded.**

**No additional discussion took place on this subject at this time. However, the Board agreed that this should be a future Agenda item for discussion.**

## 6) Treasurer's Report

**I. George Petrov, Treasurer : overall we look pretty good. Mentioned that maintenance is over budget even with the addition of funds approved to be moved to that item last month. George may in future give monthly/quarterly and/or year to year comparisons because our income and expenses are not equally divided throughout the year.**

## 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. **No discussion.**
  - b. Governing Documents Subcommittee—discuss conflicts

**Rick DeBlock: 3<sup>rd</sup> Update (covenant 22) Read changed text and desire to combine with a rule to limit thrust. Would like to specifically express “NO internal combustion engine”. Rick DeBlock read the new text, will re-write and forward to board members.**

**Update 4; two things changed. This is the fee and fine structure. Dollar amounts for fees updated based on inflation factors since these figures were set in 2005. The fines for tree cutting were also updated and graduated based on number of trees and ongoing/continuing violation. Additional time is necessary here. Everyone needs to review again, and we should schedule a special meeting and finish this review. Suggestion is that the documents get put on SharePoint so that all comments and changes can be done via Sharepoint vs. individual e-mails going back and forth. If necessary, after everybody weighs in on SharePoint a special meeting will be called.**

- ii. Facilities, Dam & Grounds Maintenance –
  - a. Chair vacancy **No Discussion**
  - b. Playground Maintenance Subcommittee.

**Rick DeBlock: Kevin Sehner has tendered his resignation as chair of the playground subcommittee. Subcommittee has no chairman. Chips have been dropped and spread. Additional fall zone area created at Beach 2. Discussion regarding next steps for ultimate goal of improved play structures. Safety improvements have been made. Need to move forward with plan for (time) phased replacement of equipment, i.e. Look for a consultant. Rick will continue to work on this.**

- iii. Fisheries
  - a. Chair vacancy. **See Below**
- iv. Water Quality & Aquatic Weed Control – Peter Templin

**Discussion regarding Fisheries being returned to be part of Water Quality & Aquatic Weed Control. Laurell made a motion to do so, Rick seconded it. Voted, passed unanimously. Peter will talk to Doug about continuing his work with Fisheries.**

**Peter reported on continued water testing. Lily pads and yellow iris' are not being taken care of. Frustration expressed with the lack of volunteers. Josh offered to help with an area of lilies that is not being taken care of near Beach 1.**

v. Community Relations, Safety & Security – Josh Arbit

**Josh suggested that we send a card to Ann Marie, Peter mentioned the Maxcy's also. Angie had cards on hand. Need card for Krista as well. Josh brought up the need for documenting the process so that we don't have to reinvent the wheel each year. Angie mentioned that part of the reason behind the feeling of starting from scratch was due to the timing of Ann Marie stepping in and Angie informed us all that there is a folder with information from prior years. Peter said that he has documentation on the moving of the docks and would like to add that to the file.**

**(Additionally, George thanked Josh for jumping in the water on the 4<sup>th</sup> to free the barge.)**

a. Emergency Response Plan

**Josh has received feedback from a few people, wants to make sure that we get this approved prior to an actual emergency, since we are so close. Rick DeBlock added that once approved there is still a lot of work to be done. Need to come up with a budget proposal. Josh will work on budget. Peter Templin moved that Josh Arbit (Committee Chair) develop the plan with his committee and bring a budget to the board. George seconded. Voted, passed.**

**Josh said that there was supposed to be a new list for community infractions. Hoping to bring recommendations to the board next meeting.**

b. Verification that summer patrol contract is in place--YES

**Josh said the decisions made regarding terms of contract at the last meeting were communicated with the patrol company and Laura Mills executed the contract with them. Waiting on copy of signed contract.**

vi. Community Events –

a. Chair vacancy. **No discussion**

**Garage Sale is scheduled for this Saturday. Adam put up signs at the entrances. Need more exposure. Josh Arbit suggested that we not use Craigslist due to possible unwanted attention. Valley exposure encouraged.**

## 8) New Motions

**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.

**Peter Templin moved to adjourn the meeting and Josh Arbit seconded. Voted and passed. Meeting was adjourned at 9:56 pm.**