

# Minutes

## Lake Marcel June Board Meeting

June 20, 2017 7:00 PM

**Directors Present:** Doug Lapchis, Peter Templin, Dan Gutschmidt, Angie Ward, David Buchart, Laura Davis, Laura Mills

**Directors Absent:** JW Gorman,

**LMCC Members Present:** Martin Nemerever

The meeting was called to order at \_7:04\_\_\_\_\_ 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 Mills makes a motion to convene in closed executive session for the following specific purpose(s) personnel matters and Covenant Violation Hearing lot 1-144. Laura Davis seconds the motion. Motion passes unanimously.**
- ii. **Doug Lapchis makes a motion to conclude closed session and move to open session, seconded by Laura Davis, motion passes unanimously.**

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve May 16, 2017 Board Meeting Minutes

- i. **Peter Templin makes a motion to accept May meeting minutes as written, seconded by Doug Lapchis, 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. 496 - Ask WDFW about excess supply of fish & stocking for kids derby – Doug Lapchis –July 18th

- ii. 503 – Research liability associated with use of bouncy house at LMCC sponsored events and private parties – Peter Templin will follow up with Attorney re: should LMCC require member to provide proof of insurance on application. –July 18th
- iii. 508 – Follow up on grass carp issue – Doug Lapchis  
(1) Jason-Wednesday night gill net fishing for grass carp. Approved by WDFW.
- iv. 510 -Send an email notification that we could use some volunteers to help with tree cutting applications. - June 21st – Laura Mills
- v. 511 – Send letter regarding covenant violation hearing lot 1-144 that the animal is recognized as a comfort animal, no action will be taken regarding a violation, encouraged to talk to neighbors about the pet and the circumstances regarding the animal, will be reminded to keep noise to the minimum.
- vi. 512 – Send advisory email regarding grass carp fishing on Thursday and Friday. – Laura Mills June 21st.
- vii. 513- Magnetic badges for LMCC employees and contractor. Community LMCC vests (3) and 3 badges – Laura Mills
- viii. 514 – Send advisory email for 4<sup>th</sup> of July event.- Laura Mills

## 4) Discussion Items

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

- i. Election of Officers
  - a. Nominations for President  
(a) **A motion was made by Peter Templin to nominate JW Gorman seconded by Laura Davis passes unanimously.**
  - b. Nominations for Vice President  
(a) **A motion was made by Peter Templin to nominate David Buchart, seconded by Doug Lapchis, passes unanimously.**
  - c. Nominations for Treasurer  
(a) **Dan Gutschmidt nominated by Angie Ward, seconded by Laura Davis, passes unanimously.**
  - d. Nominations for Executive Secretary  
(a) **Laura Mills nominated by Angie Ward, seconded by Peter Templin, passes unanimously.**
  - e. Nominations for Assistant Treasurer  
(a) **Angie Ward nominated by Laura Davis, seconded by Laura Mills, passes unanimously.**
- ii. Name tags, t-shirts, hats for LMCC employees and contractors
  - a. Magnetic badges for LMCC employees and contractor. Community LMCC vests (3) and 3 badges. Possible contact Fanny’s Tail Feathers, Krista P.
- iii. New signs at beaches/parks regarding alcohol and dogs
  - a. Discussion of/if we should put up new signs for alcohol and no dogs on beach  
(a) **Laura Davis motions that we put signs at the both entrances at beach 1 and on the garbage can indicating no alcohol. Seconded by Peter Templin. Passes unanimously.**  
(i) **Amendment made by Laura Davis, to also add no alcohol signs at beach 2 on at entrance and on garbage can. Laura Mills seconded passes unanimously.**
- iv. Office Manger Position

- a. Laura Davis motions that we move forward with an offer to our candidate for office manager pending the reference review. Seconded by Peter Templin, passes unanimously.

## 5) Treasurer's Report

- i. Discussion of a question brought up at the general meeting as to why we have so much money in our checking account rather than a savings account?
- ii. Phone calls made to members with past due HOA dues. Notified that liens will be put on the property if dues are not paid promptly.
- iii. Budget is tracking well to-date.

## 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 –
  - a. review and approval of building application for lot 1-022
    - i. Question regarding site of septic in relation to new deck. Site plan reviewed and application approved.
  - b. Dick Freiheit is a new committee member
- ii. Facilities, Dam & Grounds Maintenance – Dave Bucharth
  - a. Repair of the Slide Dam gate. Discussion between Nathan LMCC insurance agent and PND (contractor for repair project). Question is if LMCC needs to acquire additional insurance for this project.
  - b. Additional bid acquired for repair. See attached.
- iii. Fisheries – Doug Lapchis
  - a. Members seem to be happy with the fish caught in the lake.
  - b. Fisheries committee wants to review the fishing policy at LMCC to make it more restrictive.
- iv. Water Quality & Aquatic Weed Control -
  - a. Nothing to report
- v. Community Relations, Safety & Security – John Gorman
  - a. Security Patrols start this weekend.
- vi. Community Events – Laura Davis
  - a. Family Fishing Weekend a good success with many families attending.
  - b. 4<sup>th</sup> of July firework deposit sent.
    - i. Volunteers secured for sign-up sheets and dock building.
    - ii. Inflatable slide, bouncy house, cotton candy machine. Hoping for community members to do snow cones.
  - c. Laura Mills will look into hosting the movie 3<sup>rd</sup> of July. Check with community member about sound for movie and PA system on the 4<sup>th</sup>.

## 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.

The meeting moved to a closed session at \_\_7:04\_\_\_\_\_ pm.

The meeting returned to an open session at \_\_\_\_7:36\_\_\_\_\_pm.

A motion to adjourn the meeting was made by Laura Mills seconded by Peter Templin and passed unanimously.

The meeting was adjourned at 9:28 pm.

# LMCC Dam Repair Report June, 2017

## Insurance

What is the cost of insuring against a low risk probability for a potentially high cost incident? Discussion between Mike Huggins (PND Engineers) and Nathan Worden (LMCC Insurance Agent).

## Permitting

King County Shoreline Exemption

- Application form
- Letter: Existing conditions; need for exemption; detailed description of project
- Site plan, drawings, and cross sections
- Photographs
- Certification of applicant
- Affidavit Critical Areas Compliance
- \$615 fee

WFDW HPA

- Application form
- \$150? fee

## Alternative Bid

AUS Diving Spokane, Kenmore

	PND Bid	AUS Bid
Mobilization and Demobe	Included	\$1,505
Permitting	\$5,660	Not bid
Design and drawings	\$14,140	Not bid
Materials	\$4,250	Included except anodes
Diving	5.5 days \$56,140	7 days \$27,020
Engineering Oversight	\$4,200	Not bid

Potential for more bids