

Minutes

Lake Marcel October Board Meeting

October 20, 2015 7:00 PM

Directors Present: John Held; Russ Adelson; Allan Culverwell; Laura Davis; Laura Mills

Directors Absent: Dan Giluck; JW Gorman; Dan Gutschmidt

LMCC Members Present: Jeff Ramirez; Laurel Ramirez; Doug Lapchis

The meeting was called to order at 7:06 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) discussion of personnel matters. Allan Culverwell seconds the motion. Passes unanimously.

2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve September 2015 Board Meeting Minutes

- i. Laura Mills makes a motion to approve the minutes as written. Russ Adelson seconds the motion. Passes unanimously.

4) Covenant Violation Hearing

- i. Lot 4-006 building during a stop work order

Continued to build. Board members inspected site a few days later and determined that building was in compliance. Board has approved the building application. Discussion centers around non-compliance to the stop work order. Board attained legal counsel on the matter. Laura Mills motions to levy a fine of \$500 against lot 4-006. Laura Davis seconds the motion. Open discussion. The fine represents the time from the September board meeting and the verbal notification of the stop work order to when the corrected application was submitted. Motion passes unanimously.

5) 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. 467 – Complete
- ii. 469 – Not present
- iii. 471 – Not due
- iv. 472 – Change due date to March – closer to when people will fertilize.
- v. 473 – Complete

6) Discussion Items

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

- i. November 21 Special Membership Meeting @ 10:30 am, Carnation Library
 - i. Agenda for newsletter
- ii. Newsletter Article Deadline - October 26
- iii. Received email from community member re: fireworks harmful to environment.
 - i. Provide link to firework page in newsletter to share for open communication.
 - ii. John Held to investigate if there is a blog option on our website to direct people to discuss the topic provide feedback.
 - iii. Need to provide the alternate side of the “argument.” The “Pro” side: Laura to investigate what we are using. Due by October 26th article deadline.
 - iv. All chairs need to submit articles by deadline.
- iv. LMCC Coordinator Contract renewal
 - i. Allan Culverwell motions to approve contract as written. Laura Davis seconds. Motion passes unanimously.
- v. Bart Massey, Handyman, Contract renewal
 - i. Straight flat rate for the November – April contract for estimated average of 8 hours per 2-weeks.
 - ii. Laura Davis motions to approve as written. Laura Mills seconds. Passes unanimously.

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 Review – Allan Culverwell
 - a. Approved building application requires board signatures
 - i. Lot 4-006 – discussed/approved
 - b. Approved Tree cutting applications require second signatures
 - i. Lots 2-262, 2-168, 2-217 – approved.
 - ii. Some discrepancies on minimum size on new building that requires us to approve – 120 – 150 S/F. King County is 200 S/F. Only enforce for new buildings 200 S/F and above. Our amendments to by-laws are intended to keep with the spirit of King County regulations. Discussion around reviewing the LMCC Architecture guidelines and update to bring us inline with King County regulations.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
 - a. All is looking well as we head into winter.
 - b. Safety boat at beach 2 is too far from the beach. Will move it closer to the water. Move the boats around and make the LMCC boat the one closest to the water. Check boat owners to have them move.
 - c. JP Landscaping winding down their work for the winter.
 - d. Question on addressing weeds in driveway – Russ looking at options.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
 - a. Past weekend – last water collection. Toxic (algae) water collection – no results, yet.
 - i. No lake quality samples through the winter. Just temperature and clarity (Almost 3 meters this week.)
 - ii. Summer/Spring tests every two weeks.
 - b. Discrepancies – rules in fisheries. We don’t allow the use of power bait or live bait. But DO allow it in the Fishing Derby.
 - i. Research to make sure we would not be in violation of State regulations. Allowing live bait is easier for kids.

- ii. Also, there is now a barbless, self-releasing hook (but expensive).
 - iii. If not prohibited by the state, update our regulations allow it if the state does.
- iv. Community Relations – John Held
 - a. Review lots for compliance following 9/16 letter
 - i. 2-210 – derelict vehicle under tarp
 - ii. 2-208 – 6+ derelict vehicles on property
 - iii. 4-033 – parking on walkway
 - iv. Got positive response from several compliance letters.
 - v. These have not responded to the letters. Next is letters of violation.
- v. Safety & Security – John Gorman
 - a. Not present.
- vi. Community Events – Laura Davis
 - a. Fireworks – Update on research. Company that does fireworks for Seafair Foundation & the city of Carnation willing and available to do fireworks show for us.
 - b. Adopt-a-Road: Chuck. Not known.

8) Treasurer's Report

- i. Current 2015 Balance sheet and Budget
 - a. Reviewed 2013 – 2015 numbers
- ii. 2016 Final Budget Review
 - a. Budget discussion.
 - b. Allan Culverwell motions to approve the budget as amended during meeting. Russ Adelson seconds. Passes unanimously.

9) New Motions

- i. No 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.
- iii. Laurel Ramirez discussed her disappointment in the tree trimming of the trees bordering the road at beach 1. Additional noise and light. Doesn't feel like the survey results were a good representation of the LMCC base and felt the survey was confusing in what was being communicated/asked. If more displeasure is received by LMCC, perhaps the board could work on somehow restoring the roadside privacy to the lake.
 - a. Way to build into website for decisions that cannot be reversed – Have extended discussion/poll for the community when waiting would not cause hazard to people, property, quality of life here at LMCC?

The meeting moved to a closed session at 7:06 pm.

The meeting returned to an open session at 7:32 pm.

A motion to adjourn the meeting was made by Allan Culverwell, seconded by Laura Davis, and passed unanimously.

The meeting was adjourned at 10:22 pm.