

# Minutes

## Lake Marcel March Board Meeting

March 8, 2016 7:00 PM

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

**Directors Absent:** None

**LMCC Members Present:** Chuck Willis, Glenn and Kathy Briscoe, Jeff Samdal (Guest Speaker), Doug Lapchis, Laurel Ramirez,

The meeting was called to order at 7:03 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. **Dan Gutschmidt makes a motion to convene in closed executive session for the following specific purpose(s) personnel matters. Russ Adelson seconds the motion. Passes unanimously.**

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve February 16, 2016 Board Meeting Minutes

- i. **Laura Davis makes a motion to approve the minutes as written. JW Gorman seconds the motion. Passes unanimously.**

### 4) Reserve Study - guest speaker Jeff Samdal

- Capital reserve budget pays for items to maintain LMCC property
  - Items that can be paid for from the reserve study. See attached list in reserve study.
  - \$96,000.00 in reserve study currently. 84% of our full funding.
  - To be fully funded= \$44 from all members immediately and a \$1.86 a month going forward to maintain full funding. Additional cost to yearly dues \$22.32 per year.
  - No legal requirement to be fully funded. Only requirement is to disclose monies and items in to be worked on to community.
  - Periodic review of Reserve Studies. Level 1 – 1<sup>st</sup> time a professional comes to the property. Level 3- Desk study. Update...anything that changes in a year. Level 2- Site visit and update by a professional (Every 3 years).
  - Reserve study to be discussed at General Membership meeting on May 1<sup>st</sup>.

### 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. 471 – Laura Mills to follow up with Woodland Resource Services about doing an evaluation to see what kind of weeds we have in the lake and what should be treated and what can be treated. Also, get additional bids from other companies. Due April 19th
- ii. 472 – Lake side resident letter regarding how to care for the lake. To be put in the spring newsletter. - Complete
- iii. 475 – Gate locks on beach 1. Locksmith says the locking mechanism is broken beyond repair. Chuck Willis doesn't agree with the locksmith's assessment. Watson Security and Krause & Scheelar, Inc. 9289 151<sup>st</sup> Ave. NE Redmond, WA 425-883-1243 – Laura Mills - Due April 19th
- iv. 476 – Signs procured. Adam will be assigned to post. – Complete
  - i. 477 – Pilings cut down at beach 2. Find a company to look into. Echelon Engineering Company. – Laura Mills Due April 19<sup>th</sup>
  - ii. 478 – Check to make sure the website has the correct Washington State Fishing laws posted. See notes under Fisheries – Laura Mills Due April 19<sup>th</sup>.

## 6) Discussion Items

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

- ii. New Website
  - i. About to go live. More user friendly. Parts of the website are password protected. Yearly password changed with due notifications. To be announced at special meeting and at General Membership meeting.
- iii. June 16 (last day of school), Stillwater Elementary 5<sup>th</sup> grade party at Beach 1
  - i. Community member concerned about it being on the last day of school. Other families will be celebrating as well. Concerned about parking and the amount of people at park that aren't LMCC members.
  - ii. Community member applying for park rental is responsible for any damages to facilities.
  - iii. **Allan Culverwell makes a motion to approve the application as written, Laura Davis seconds the motion. Passes unanimously.**
  - iv. Other- Reserve study suggested that we have docks inspected and dam.

## 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. Tree cutting application – Lot 2-270
  - b. Approved Tree cutting applications require **second signature**
    - i. Lot 2-224
  - c. Architectural application – Briscoes want to add a master suite to the side of the house instead of the extending the garage. Provided paper work for lot 3-026. Allan will review the paperwork and design and will approve as soon as possible.
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
  - a. Updated bid on irrigation system from Landscriber. Still waiting to hear from Aquasense.
  - b. Sand quotes will be acquired and a way to get the sand to the beach without damaging the irrigation system.
  - c. Remind JP to not cut grass when the ground is saturated.
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
  - a. Getting ready to order the trout for the year.
  - b. Discussion of fishing rules. Washington State Fishing Rules, except 2 fish limit.
  - c. Volunteers are shooting at the geese to discourage nesting as necessary.
- iv. Community Relations, Safety & Security – John Gorman

- a. Special Town Hall meeting coming up on March 19<sup>th</sup>. Pamphlet and information about drug rehab will be available.
- v. Community Events – Laura Davis
  - a. Adopt-A-Road – March 12<sup>th</sup> Meet at Beach 1 9am
  - b. Easter Egg Hunt – March 26<sup>th</sup>, Email sent for community help. Need to post to FB.
    - i. Photo booth with bunny and lake as backdrop
    - ii. Egg stuffing – Date to be determined
  - c. 4<sup>th</sup> of July
    - i. Homeland Fireworks, Inc. proposal discussed.
      1. **Dan Gutschmidt makes motion to accept Homeland Fireworks, Inc. as written, JW Gorman seconds, passes unanimously.**
      2. Angie Ward offers to get the coordination of the picnic events started.

## 8) Treasurer's Report

- i. Review of annual budget vs. actual spending in prep for the general meeting.
- ii. This week reminders for due to be paid by the end of March or leans will be put against the property.

## 9) New Motions

- i.   4   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 7:03pm.

The meeting returned to an open session at 7:26pm.

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

The meeting was adjourned at 9:31 pm.