



Minutes

LAKE MARCEL COMMUNITY CLUB (LMCC) SPECIAL MEMBERSHIP MEETING November 19, 2016

November 19, 2016 @ 10:30

Directors Present: Lee Culverwell, Dan Gutschmidt, Steve Santamaria, Laura Davis, David Buchart, Peter Templin, John Gorman, Angie Ward

Directors Absent: Laura Mills

Voting lots represented: 21 lots in attendance (including board members) + 0 proxies = 21 total lots

The meeting was called to order at 10:30 AM

- 1) Chair Opening Remarks & Rules of Order
 - a) Lee Culverwell explains budget & expense review process, noting that dues have only risen \$20 over 30 years. Thanked Dan Gutschmidt for balancing the budget with no dues increase. Also thanked volunteers. Explained what LMCC dues cover, pointing out the critical task of maintaining the dam as LMCC is responsible for dam and any failures.
- 2) Member Comments (2 minute time limit)
 - a) No comments
- 3) Approval of Meeting Agenda
 - a) Dan Gutschmidt moved to approve agenda. Laura Davis seconds. Passed unanimously.
- 4) Approval of Minutes of May 2016 General Membership Meeting
 - a) JW Gorman moved to approve minutes as written. Dan Gutschmidt seconds. Passed unanimously.
- 5) Committee Reports
 - a) Community events by Laura Davis
 - i) Easter egg hunt will be the next event
 - ii) Possible Dec. 10 boat float
 - iii) Looking at alternative production ideas for 4th of July. Currently budgeted for fireworks with same company. There will be no barbecue, only potluck to save money and burden on volunteers. Question about hiring grillers. Laura is open to that suggestion.
 - iv) Adopt-a-road – King County now requires volunteer sign-up sheet, good for a year. Chuck Willis would like another member to take over coordinating this project.
 - v) Fishing derby – there was spotty attendance. WDFW has free weekend on June 10-11, no license required. Need volunteers.
 - vi) Asking for volunteers to host movie nights in August.
 - b) Architectural review and covenants by Steve Santamaria
 - i) A few new homes are being built on empty lots
 - ii) Reminders re: tree cutting policy
 - iii) Thanked Karen Giluck for assisting on committee
 - c) Facilities, dam and grounds maintenance by Dave Buchart
 - i) Reduced maintenance budget for 2017 based on projects that were completed this year: irrigation, sand, gravel, adopt a road
 - ii) Future projects include replacing parking bumpers, removing pilings at beach 2, & gate valve replacement for dam
 - iii) Peter Templin reports on dam repair of slide gate which controls the lake level. Diver was out on November 18 and performed maintenance to improve functionality. Costs were \$3,000 in 2014 to inspect/clean. 2016

diver projected \$2,000 for cleaning then additional costs of \$7,000. Looked at alternatives. Dam is not up to code. Currently grandfathered for repairs only. Replacement will require extreme costs/permits. Engineering firm suggests building coffer dam to access slide gate, less need to drain lake. Impact would be during summer months when fish do not migrate.

- iv) Open discussion – Chuck Willis reported the lake level is the highest it has ever been in 31 years, at 4 feet below the road. Mike McAskill works for PC Pacific and has reviewed the valve, noting that cast iron is not designed to be permanently submerged and valve is close to end of its lifespan. Valve will eventually need to be replaced. Not looking at replacement in 2017, possibly 2018/19. Final decision will be made during a board meeting, open to the community. Member suggests special meeting for community input.

- d) Fisheries, water quality & aquatic weed control by Lee Culverwell
 - i) Water quality - goal is to find a solution to the algae problem. LMCC transferred its permit to a new company to assist in treatment. Options: Treatment is expensive and short term at best. Another company quoted \$12K for chemical treatment to clear up algae for 3 months. On hold due to dam issues and possible draining of lake.
 - ii) Fisheries – gave history of fish stock. Smaller amount planted in 2016 due to Oslo slide impact. 2017 planting will be slightly smaller than last year to help balance budget and in consideration of possibly draining the lake for dam repair.
 - iii) Discussion involved increasing support/advertising and budget for fishing.
 - iv) Weed control – last summer milfoil survey revealed lake does not need to be treated.

- e) Community relations, safety & security by John Gorman
 - i) Issues re: drugs in the community have lessen but still exist. Please make reports to 911 and Detective Brad Smith. Security patrols were performed during the summer around the community and parks. Reported heavy late-night traffic from 12-2 am. Budget increased patrols for summer 2017.
 - ii) Parking and speeding still an ongoing issue. K.C. will not install speed bumps. Flashing speed signs have been posted. Meeting with principal of Stillwater re: speeding and parking associated with elementary school from outside parents entering community.
 - iii) Survey for covenant violations. Letters will be going out to some re; cars, garbage etc. If you see anything contact office and we will follow up.
 - iv) Member believes the school district owns property near school portable that may be used to develop a road out from school.

- f) Treasurer's report by Dan Gutschmidt
 - i) 2016 profit and loss – explains undesignated funds and reports current budget is on track. Capital expenses for irrigation installation and computer replacement will be covered from the supporting account. Projects possible surplus of \$400 at year's end. Provided a three-year budget comparison.
 - ii) Review of balance sheet.

- 6) Review and Ratification of 2017 Budget
 - i) Reviews the 2017 proposed budget using 395 lots for income budget. Points out increase in property taxes and landscaping fees.
 - ii) Dam maintenance of \$8K is capital expense.
 - iii) More discussion on fisheries budget. Member suggests possibly funding from support account.
 - iv) Dan Gutschmidt moved to ratify the budget. Peter Templin seconds. No discussion. Passed unanimously.

- 7) 2016 Financial Audit
 - a) Doug Lapchis moves to not perform an audit for 2016. Dan Gutschmidt seconds. Passed unanimously.

- 8) Policy discussion re: short-term rentals in Lake Marcel (Airbnb, VRBO etc.)
 - a) Discussion came up via inquiry from community member wanting to use home as Airbnb. Board discussed it would be difficult to regulate, already allow rentals, use covenants to enforce guest policy with unruly tenants. Consensus is no different from existing rentals and owners will be responsible.

- 9) Nominations for LMCC Board of Directors (6 open positions, max 15)
 - a) Doug Lapchis nominates himself. Peter Templin seconds. Passed unanimously.

- 10) New motions
 - a) No motions made

- 11) Community Member Questions/Comments (2 minute time limit)

- a) Carp – environmental firms say too many in the lake can cause adverse impact, possibly contributing to the algae problem. Volunteer member will spear fish and reduce population. If lake drains we can deal with carp more easily.
 - b) Member feels algae has always been present but is more recognized now due to testing. Water quality is better than 30 years ago.
- 12) Motion to adjourn
- a) Steve Santamaria moved to adjourn the meeting. Laura Davis seconds. Passes unanimously. Meeting adjourned at 12:25 p.m.