



## Minutes

LAKE MARCEL COMMUNITY CLUB (LMCC)  
SPECIAL MEMBERSHIP MEETING  
November 3, 2018

1. Chair Opening Remarks & Rules of Order. Meeting came to order at 10:05 am.
2. Member Comments (2-minute time limit)
3. Approval of Meeting Agenda. Dan Gutschmidt moved that we approve the agenda. Seconded by Christina Lovell. Passes unanimously.
4. Approval of Minutes of May 2018 General Membership Meeting. Peter Templin moves that we approve the minutes with a notation. Seconded by Doug Lapchis. Passes unanimously.
5. Committee Reports
  - a. Community events by Juliette Brown & Christina Lovell: We're always looking for more volunteers. GhostStar Morgan volunteered to look for other pyrotechnicians.
  - b. Architectural review and covenants by John Gorman: We are continually reviewing plans of new structures and remodels. There are some properties that we're dealing with that are in violation, but it does take time to resolve the issues especially when King County is involved.
  - c. Facilities grounds maintenance by Dave Buchar: Thanks to volunteers, like Art Grabb, we have repaired the irrigation pump at beach 2. The docks will need some repair in the upcoming years. We are starting some work on the play structures. Some need to be replaced or repaired. A community member who is a playground specialist has volunteered to help with this. We'll need to replace some sand at the beaches. Ghoststar Morgan commented that there was a ground wasp nest under the wooden stairs by the secondary gate at beach 1 which David will address.
  - d. Dam update by Peter Templin: The 2-year process has finally come to completion. Divers did the major work on the structure for the control of the dam. Overall cost was around \$30,000 over the past 2 years to include initial assessments by divers, permit fees, and any actual work that Associated Underwater Services did in August. The control structure is now good and should be good for quite some time. Operation is easier when we exercise the dam on a monthly basis. Throughout the process, Art Grabb, Chuck Willis, and Doug Lapchis have been a big assistance. Steve Hamlin is now helping us do the monthly operation of the dam. We are able to maintain the flow. At least 20 years of life is expected. Every 5 years we have an inspection by the state safety office. King County Emergency Management has a new Dam Safety Program and they along with an engineer reported that our maintenance is one of the best in the county. The dam integrity is solid. John Gorman thanked Peter Templin for his work and dedication to the project for the past 2 years and for coming in under initial estimated costs.
  - e. Water quality & aquatic weed control by Peter Templin: The biggest issues has been the toxic algae which required warning signs posted at the lake this year at a time when the use of the lake would have represented a danger to both people and animals. It's a complex issue in regard to the nutrients that involves the plants that we have (we are seeing an increase of plants this year), fertilizers that come in which could provide the algae additional nutrients to grow, septic leaks are a potential for nutrients to be added. Our lake has a rather large watershed for the size of the lake and something that we have no control over. This is potentially going to be an ongoing issue. When we do see a bloom, it gets sampled on a weekly basis. The county does the testing and reports back how it compares with the state guidelines, and when necessary we put up the warning signs. There are have been various public notices about things that we can control such as fertilizer but other lakes throughout the area also have this issue. Josh Egner asked about having more water flow during the summer to flush the algae out of the lake. Peter explained that during the during the summer in order to maintain a constant lake level, the control

gate is almost closed except for during the period when we do operate it. There are approximately 4 streams coming in from the north side and the dam is the outlet at the south end. If we had more flow, it has the potential to bring in more nutrients because of the large watershed. Water clarity has been improving based on the (SACY) measurements. There is still is high particle count and up until recently there has been continued blue-green algae but its toxicity was not above state guidelines. We do have the pleasure of having a retiree from the state who actually developed the guidelines working with the Department of Ecology who also did some sampling of the sand at the beaches to see if the algae is living in the sand - this is a broad state research type of thing going on. Andy Wones does routine sampling throughout the summer every 2 weeks which gets tested by the county for nutrients which is posted on the county websites. Overall, our water quality is considered good.

- f. Fisheries by Doug Lapchis: The fishing derby used to be the biggest activity that we had at the lake. Over the years it has changed. The concern is that we used to plant fish and within one weekend we'd lose the majority of the fish, so the emphasis on the event was reduced. There was concern about the predators, so 11-14-inch fish have now been the focus. With emphasis being to put in bigger fish, the cost is an issue. This last year with some promotion we had more participation particularly with families with children at the Family Fishing Event. One habitat project has been installed, a bamboo condo. We're trying to provide habitat for the baby bass. Habitat is excellent around the island. Old plant of 300 9-inch grass carp was too many as they have grown to 20-40 pounds and they denuded the lake line. A community member removed 700 pounds of grass carp last year. Not too much this year. There appears to be 2 pods of grass carp. There are some weeds this year. Too many is not good but having some is an improvement. Joshua Egnor asked if we should host a grass carp catching event. Doug explained that the grass carp is a state-controlled fish and you need a permit to remove them. You need special permission to remove from the lake. Brandon Deines stressed the importance of having a balanced ecosystem to avoid issues down the road, like algae bloom. Doug responded that we do have a water quality budget that is separate from the fish budget, so we are addressing water quality. Doug request another \$1000 towards the fisheries budget but it's being held to see how things end up at the end of the year.
  - g. Community relations, safety & security by Clint Wooton. JW reported in Clint's absence that we do have random security patrols during the summer nights that start in May and goes through September. To keep an eye on the lake and make sure there is no illegal activity going on. There was not a whole lot going on this year. There was some trespassing with people at the lake after hours, but people pretty much got up and left. We have it in again for next year's budget. Speeding is always an issue within the community, so please report to the office and to the sheriff. A few years ago, we looked into getting a speed monitor sign but it has to be sponsored and hosted outside someone's house. If someone is willing to volunteer to sponsor, we can look into getting one. GhostStar Morgan said she would sponsor it. Stillwater Elementary has now started a school bus route. The sheriff can ticket and tow if you're illegally parked in the walkways. Doug: The board has been looking into one of its charges as to maintaining the plat. A fair amount of time has been spent reviewing the community. Issues have been noted but also a lot of things have been corrected. Friendly notices will be sent out.
  - h. Treasurer's report by Dan Gutschmidt. For current year 2018, the budget is tracking well and there is a surplus. We noticed that some of our hard costs, nondiscretionary spending, has gone up like electrical and waste, so we are keeping track of that. We have a carry over because we don't always spend everything that we budget for and so we are watching it to see how the trend goes on this. Overall, most our budget is running pretty good. We have had some over-expenditures, but they are balancing out with our under-spending so we're in pretty good shape there.
6. Review and Ratification of 2019 Budget. From the expected annual dues, we try to stay within that number to set our budget with. This year we adjusted for increases in our nondiscretionary spending items. We wanted to bring the budget as close as possible within those funds. Last year's budget had a \$5000 deficit and this year's does as well, but we carried over a surplus which covered that, so we went ahead and budgeted.

**Meeting was adjourned at 11:21 am for a 5-minute break to give everyone a chance to go over the 2019 budget. Meeting called back into order at 11:26 am.**

Ratification of the 2019 budget passes with 2 opposed votes.

7. Property Tax Update. Doug: We have been paying taxes on 3 lots encompassing the office, restrooms and parking lot at beach 1 which is held separately from the beach 1 and beach 2 tract. We appealed the assessments and were able to get those lots reduced. We're hoping it saves us approximately \$4000-\$6000 in property taxes.
8. Beach Reservation Policy Change Discussion, due to party size. JW: According to the bylaws, there is a max of 25 people, but our reservation policy goes above that number. Issues that the board was discussing were multiple parties on the same day and changing that to one per day, access to the lake during parties, parking as it's limited, parking on the roadside or walkway is making it difficult for residents to access their own properties. Christina Lovell: The consensus among members she's spoken to is that it should remain a community space. We're not a wedding venue and we're not built for that. Therefore, the recommendation is to limit parties to 25 people max to align with bylaws. Paul Gibian asked how many parking spots we have and JW Gorman believes we have maybe 15 at the most, but when you reserve, you're not reserving the parking lot. That is to remain open to members and it's first come/first served. Christina Lovell mentioned we encourage party guests to park at the school or church. Josh Arbit asked if we had insurance coverage for injuries. Angie noted that we are covered under our property insurance. GhostStar Morgan commented that she likes the 25 people max but if that doesn't go that she would like to see a better fee structure for larger parties to deal with the wear and tear. Angie pointed out this reservation policy is strictly for community members, that the public cannot reserve our facilities. Discussion was had regarding limiting 1 event per weekend and possibly amending the policy to allow for school events since we have a good relationship with them as they are during the weekdays and are less of an impact. If you have any suggestions or concerns, please contact the office. Another member agreed with redefining the fee structure depending on the type of event as well as weekend versus weekday. Christina Lovell mentioned that we would need to amend the bylaws to allow members over 25 people and then write a policy that makes sense.
9. Rekeying of Gates and Restrooms Discussion. There was an issue a couple summer's ago with an individual trespassing. An idea was to rekey since we haven't required the return of keys upon moving out of the community. We're looking to come up with a key policy, having DO NO DUPLICATE printed on each key as well as serial number to help keep track of the keys, and looking into a refundable security deposit. To try to limit the number of keys out there. David said we have one quote for \$2500 and we're still getting more bids. The ideal time to send out new keys would be at dues renewal. An issue that we're seeing is with rental properties giving out keys to various renters. David also mentioned that this was already budgeted for in the 2018 budget. Josh Enger suggested a tumbler to rekey ourselves in the future. Brandon Deines suggested a keypad with a code. GhostStar Morgan felt it was a waste of money as people could just walk in anyway. Steve Hamlin commented that he's lived here for 40 years and has seen the keys changed several times but it doesn't solve the problem as people still end up with keys. It's been 15 years since we've had them rekeyed. There has been a lot of growth in the area in general.
10. Community Vote – Request for Septic Pump Line Access: Doug Lapchis asked for permission to dig a septic line under a community-owned lot (4-054). The Board has discussed his request at length and spoke with our attorney many times and the attorney's memorandum is attached. Doug Lapchis would be boring under the road and 3 feet under the property through to his property on the other side. There is an alternative route. A hold harmless agreement would need to be provided by Doug Lapchis. It is currently a designated Open Space property. Board members suggested it would be diligent to have an appraisal done first of the property and that any decision made here at this meeting sets a precedent. Service to your community does not equal special benefits. Vote occurred at 12:45 pm with 17 yes votes, 16 no votes. It does not pass as it does not meet 2/3rds majority.
11. Nominations for LMCC Board of Directors (5 open positions, max 15): Christina Lovell would like to nominate Krista Petrova, seconded by Peter Templin. Passes unanimously. Cornelia Spyra nominates Josh Arbit, seconded by Doug Lapchis. Would like to get involved with the fishery aspect. Passes unanimously.
12. New motions: Audit. Doug Lapchis moves that we don't have an audit for 2018, seconded by Angie Ward. Passes unanimously. We're looking at another Reserve study for 2019. Josh Arbit would like to propose a motion to ban individuals with lakefront properties to use fertilizer, seconded by Josh Egner. After a discussion of Josh Arbit withdrew the motion.

13. Community Member Questions/Comments (2-minute time limit): More public communication was requested. Bert Mills asked if there was a cell phone connectivity update. The board is still awaiting Clint Wooton's test results, but the board felt that WIFI is not practical but a cell repeater system would be a more long term solution. Discussion was had about King County sweeping the streets. Encouraged residents to call King County for service. Will check to see if they will be plowing since the school is now bussing in the neighborhood. Reasons for voting no to septic pumpline: not set a precedent for using volunteer time for gifting; no assessment was provided; should this set a precedent for any community membership going through a community lot; accessing through community-owned property for profit. David Bucharth thanked everyone for attending and asked members to please email the office with any concerns or comments. He suggested members to take the time to get to know their neighbors and not just look to the board to solve neighbor issues.
14. Peter Templin moved that we adjourn the meeting at 1:20 pm, seconded by Dan Gutschmit. Passes unanimously.