

# Minutes

## Lake Marcel November Board Meeting

November 17, 2015 7:00 PM

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

**Directors Absent:** Laura Davis

**LMCC Members Present:** Laurel Ramirez, Doug Lapchis, Chuck Willis

The meeting was called to order at 7:00 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. Allan Culverwell makes a motion to convene in closed executive session for the following specific purpose(s): covenant violation fine to lot 4-006 for building violation. Personnel issues. Dan Gutschmidt seconds the motion. Passes unanimously.

### 2) Rules of Order

THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

### 3) Approve October 2015 Board Meeting Minutes

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

### 4) Covenant Violation Hearing

- i. Lot 2-210 - Derelict vehicle under tarp
  - Owner didn't show due to the date change of our meeting due to inclement weather. Board will re-invite to next meeting to address violation.

### 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. 469 – No response via email. Dan Gutschmidt will try to reach by phone.
- ii. 471 – Allan Culverwell has acquired a list of companies that treat aquatic weeds. Laura Mills will begin to research companies. Allan to forward list to Laura.
- iii. 472 – Due in March 2016
- iv. 473 – Thank you letter to be sent to King County Union Hill office thanking them for their great service after the storms and for cleaning drains.

## 6) Discussion Items

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

- i. November 21 Special Membership Meeting Agenda/Budget
  - (1) To be held at Carnation Library
  - (2) All board members ready to present
  - (3) Laura Mills will provide tech for projecting documents on screen
- ii. December board meeting
  - (1) No meeting in December
- iii. Handyman candidates
  - (1) Russ Adelson, Maintenance Committee Chair presented Adam Schwinn as the recommended candidate for the handyman position. Other two candidates were discussed. JW Gorman motioned that the LMCC Board hire Adam Schwinn on an independent contract as the handyman for LMCC. 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 3-026 remodel and tree cutting application
    - ii. Lot 4-006 house paint sample provided
  - b. Approved Tree cutting applications require second signature
    - i. Lot 1-112
  - c. Nothing else to report
- ii. Facilities, Dam & Grounds Maintenance – Russ Adelson
  - a. Will contact new handyman to offer position
  - b. King County doing a great job with road clean up
- iii. Fisheries, Water Quality & Aquatic Weed Control – Allan Culverwell
  - a. Nothing to report
- iv. Community Relations – John Held
  - a. A violation letter was sent to the wrong address. An apology letter will be sent.
- v. Safety & Security – John Gorman
  - a. JW talked to school and parking on the walk way up to the school has improved.
  - b. Security camera research on going
- vi. Community Events – Laura Davis
  - a. Not present to report

## 8) Treasurer's Report

- i. Current 2015 Balance sheet and Budget
- ii. 2016 Budget and 3 year actual vs. budget spreadsheet (see attached) discussed at length in prep for Special Meeting Nov. 21, 2015

## 9) New Motions

- i.   1   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 7:02 pm.

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

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

The meeting was adjourned at 9:07 pm.