

Minutes

Lake Marcel September Board Meeting

September 17, 2019 7:00 PM

Directors Present: **Dan Gutschmidt, Rick DeBlock, Angie Ward , George Petrov, Laurell Ramirez**

Directors Absent: **Josh Arbit**

LMCC Members Present: **Peter Templin**

The meeting was called to order at 7:13 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. Proposed: Closed session to discuss the office manager position.

After the meeting was called to order a motion was made by Rick DeBlock to convene in closed session for the purpose of discussing the office manager position. Motion was seconded by George Petrov. Voted—passed.

2) Rules of Order THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING.

3) Approve August 20, 2019 Board Meeting Minutes

Rick DeBlock made motion to approve the minutes as amended during discussion. Laurell seconded the motion. Minor amendments were made. The Board voted to approve the minutes as amended. Voted, passed.

4) Treasurer's Report

George Petrov reported that the accounting firm did not send updated reports (balance sheet or budget report), nor did they respond to queries about expenses that have been applied to the wrong accounts. He will continue to follow up.

The board worked on the 2020 budget. Additional proposals for the 2020 budget need to be presented before or during the October meeting to be considered. Some research to be done re: Payroll tax info from accounting firm. Software own/subscribe? Expense of improving internet speed? Possible new maintenance items include work on bathroom doors, dock repair, gate maintenance and maintenance on wood parts on the playground.

George will try to give a draft of the 2020 budget out to board members so that it can be reviewed prior to further discussion at the October meeting.

5) Discussion Items REVIEW ANNOUNCEMENTS, ITEMS NOT REQUIRING A FORMAL MOTION OR NOT QUITE READY FOR FORMAL MOTION.

- i. Budget Submissions/talks

Preliminary budget proposals were discussed. See above (Treasurer's Report) More research and review required prior to the October meeting.

6) Committee Reports

- i. Architectural Control –

- a. Chair vacancy.
Committee.

Dan Gutschmidt will assume the Chairman role for the Architectural Control

- b. Recent submission (Fisher)* **Members of the architectural committee (Dan, Rick and Karen Giluck) met with the Fishers on site on 9/16 and discussed the project. The committee approved their application.**
- ii. Facilities, Dam & Grounds Maintenance –
 - a. Chair vacancy.
Peter Templin reported that the irrigation system has been turned off at Beach 2 and that winterization of the irrigation system at Beach 1 needs to be scheduled in October.
 - b. Playground Maintenance Subcommittee.
 - I. Meeting with new consultant* **Rick DeBlock will set up a meeting with the consultant to meet with the subcommittee and any other available/interested board members to begin the process of evaluation and proposal for the playground areas.**
- iii. Water Quality, Fisheries and Aquatic Weed Control
 - a. Chair Vacancy
 - b. Weed complaint* **Peter Templin reported that the weed complaint received from a member was primarily regarding milfoil growth in the lake. He requested financial approval to move forward with a weed survey to be completed by a company that can treat the lake chemically for milfoil. Peter also reported that an individual on the lake had a company come out to give her a quote to manually remove the milfoil in front of her property. When they were out Peter gave them a tour around the entire lake and requested a quote for manual removal. Quote amount: \$48,486.00. Peter suggested that we chemically treat now (after survey completed and quote received) and explore the option of manually maintaining (divers required) after the initial chemical treatment to help minimize the ongoing milfoil invasion. (Treatment area about 12 acres around the shoreline of the lake.)**
Peter also indicated that since milfoil will always come back we may need to add periodic milfoil treatment expenses to our reserve account requirements in the future.
Laurell made a motion to have Peter move forward to order the survey and get the quote for milfoil treatment. Angie Ward seconded. Voted—passed.
 - c. Weed survey/milfoil treatment* **See above**
 - d. Lake water level **Peter also spoke to the current high lake level. The spill gate was opened this day and the level had visibly gone down some.**
Peter also talked about the Toxic Algae. Testing done on 9/10 came back high for microcystins. That is why there are warning signs up and an e-mail notice should go out from office (w/o an office manager this has not been done) It has been posted on the local Lake Marcel FB page. Another test sample has been sent in. We need two weeks of low readings in order to remove the warning signs. Peter will provide an update once new test results come back.
- iv. Community Relations, Safety & Security – Josh Arbit **(not present)**
Discussed the timing of the general FYI letter regarding the maintenance of property required by the covenants and bylaws and enforcement policy. Discussion was had regarding sending now vs. including in the newsletter or with dues notifications. Additional discussion about the Fall Newsletter also took place. The board needs to work on the Newsletter now. Rick DeBlock brought up the possibility of including “ads” for volunteer tasks to be filled. Laurell Ramirez suggested also sharing that there are LMCC board opportunities available. George Petrov asked about including information about our HOA dues going up due to increasing expenses and the more volunteers that we have help keep expenses down. Angie Ward shared that the Treasurer (George) can include that type of explanatory information with the budget report in the Newsletter.
- v. Community Events –
 - a. Chair vacancy.

7) New Motions

Laurell brought that the Secretary of State annual report needs to be completed by the end of September.

The board discussed starting paperwork and training for the new Office Manager and setting a reminder to complete the SOS Annual Report sometime while there is training going on.

Rick Deblock talked about trying to be more limited in our approach to using volunteers. For example, instead of seeking someone to join the board and take on a committee chair position, it might be easier to find someone with a narrower interest or skill that would fill a position on a sub-committee with a much more limited responsibility and commitment time. Rick suggested more sub-committees that would report to the committee chairperson on the board. Others on the board agreed with including more volunteers regardless of the amount of time/talent involved, but the hierarchy of multiple sub-committees doesn't seem necessary or helpful.

8) 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.

Rick DeBlock made a motion to adjourn, Laurell Ramirez seconded the motion. Voted—passed. The meeting was adjourned at 10:29 pm.

Next Meeting is October 8.