

Minutes

Lake Marcel Board Meeting-Virtual Meeting via MS Team Chats Audio/Video

January 25, 2022, 7:00 PM (postponed from January 11, 2022)

Directors Present: **John (JW) Gorman (President), Laura Davis (Vice President), George Petrov (Treasurer), Laurell Ramirez, Jay Knowles**

Directors Absent: **Michael McClary (Secretary)**

Office Manager: **Julie Braun**

LMCC Members Present: **Peter Templin, Doug Lapchis, Dale Keltner, Rick DeBlock, John Schneider, Beata Kuropiejska**

1. **A LMCC Board of Directors closed session occurred before the official start of the meeting, to discuss personnel matters. Laura D. made a motion to have a closed session. Jay K. seconded. The closed session began at 6:06 pm. Laura D. made a motion to adjourn the closed session. Laurell R. seconded. The closed session adjourned at 7:03 PM.**
2. **Meeting was called to Order at 7:06 PM by John (JW) G., President**
3. Rules of Order **THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD. JW G. stated that we follow Roberts Rules of Order and reminded members to keep microphones muted until called upon by a board member.**
4. **Jay K. made a motion to approve the November 9th, 2021, Board Meeting Minutes. Laura D. seconded. Voted – passed.**
5. Community Member Comments – **None.**
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.
6. Treasurer's Report - **George P. presented the current financial reports: balance sheet, profit and loss statement, budget vs. actuals cash and accrual reports, and expenses by vendor.**
7. Committee Reports-
Lake and Dam – (Open chair position). Peter T. presented information about dam compliance and erosion control. (Action Item 613 – Dam Compliance, was presented during this committee report.) Coir rolls were not successful in controlling the erosion. The committee plans to try a brush layering revegetation method. Peter believes the erosion is from heavy outflow from heavy rains, and erosion can be controlled by changing dam protocol and controlling the outflow. The slope is on private property, so there is some question of responsibility. Peter will update the Dam Safety Office.
Peter also reported on the Lake Management Plan. A Quality Assurance Project Plan has been drafted and is awaiting finalization. King County and Herrera Consultants were at the lake on January 24, 2022, to determine where to take flow samples at inlets as they start to evaluate water quality. Some sites involve private property and Julie B. will obtain permissions from property owners.
Community Relations – JW G. - Nothing to report. JW will be working on a document regarding proper outdoor burning methods, especially in regards to burning brush, the required permits, and to let members know it's not okay to smoke out your neighbors.

Community Events – **Laura D. – No updates to report.**

Architectural control/Governing Documents – **Michael M. was not in attendance. Rick D. presented Resolution 3 (Board & Advisory Committees), Resolution 4 (Governing Documents Committee), and Resolution 5 (Rules & Regulations), which the Governing Documents Committee would like the LMCC Board to approve. The board raised additional questions and raised a concern about the necessity of having the resolutions reviewed by legal counsel. No resolutions were passed. The committee will present again at a future board meeting.**

Facility and Grounds Maintenance –**Jay K. had no updates but reminded board members and community members in attendance that we will need volunteers to help put down the new dock boards this Spring.**

8. Old Business:

- i. Liens – **Julie B. gave an update on liens. Board members approved to release the two liens in which members paid in full, but the lien amount recorded with King County is different than amount paid. Continuous liens will be investigated for 2022 lien filings. Julie reported after searching for 2018 lien fee updates to the Fee & Fine Structure, no digital copy was found, only some hardcopies, so this change was not enforced, nor were previous office managers or all board members aware of it. George P. will propose new lien fee language at a future meeting.**
- ii. Resolution 2 (Standard of Conduct for Directors, Officer, & Committee Members) adopted at the November 9th, 2021, board meeting – **Julie B. requested board members add their signature to the hardcopy in the office.**

9. New Business:

- i. Office Update – **Julie B. reported on the work involved with processing member dues and overdue balances. The PayPal payment method was discussed and issues with fees and concerns over PayPal’s User Agreement and if we should be using the “Send to a Friend” option. Sending out monthly statements to members with overdue balances was discussed. Changes to payment options and alternatives to PayPal will be re-evaluated for next year (a new Action Item #615, HOA Dues Payment Methods for 2023, Julie B. & George P., was created).**
- ii. New Board Member Nominations – **JW G. shared that Dan Gutschmidt resigned from the board on December 1, 2021. There were no nominations for that position.**
- iii. Lake & Dam / Fisheries Committee Structure – **This was briefly discussed but tabled and will be revisited at February’s board meeting. Committee chair position changes were made – JW G. will assume the open chair position for Lake & Dam. Jay K. will assume the Community Relations chair position vacated by JW G.**

10. Action Items

- i. 576. Merging Lots – **Laurell R. reported this is ongoing.**
- ii. 613. Dam Compliance – **Peter T. discussed earlier in the Lake & Dam Committee report.**

11. Additional Member Comments – **None.**

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Laura D. motioned to adjourn the meeting. Laurell R. seconded. Passes. JW G. adjourned the meeting at 9:21 PM.

Next up: Monthly Board meeting is scheduled for Tuesday, February 8th, 2022, at 7:00 pm.