

Minutes

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

February 8, 2022, 7:00 PM

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**

1. **Meeting was called to Order at 7:04 PM by Laura D., Vice President**
2. Rules of Order **THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.**
3. **Laurell R. made a motion to approve the January 25, 2022, Board Meeting Minutes as presented. Jay K. seconded the motion. Voted – passed.**
4. 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.
5. 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. George stated that these reports reflect the 2021 budget numbers. Our accounting firm, CBS Tax & Accounting, needs to update QuickBooks Online with the 2022 budget, which should be corrected by next month.**
6. Committee Reports-
 - Lake and Dam – **JW G.'s first time reporting as the new chair. He would like to schedule a meeting so he can get caught up. Nothing to report. Julie B. reported that regarding the Lake Management Plan, she has obtained permissions from all private property owners which King County & Herrera need to access to collect water flow samples.**
 - Community Relations – **Jay K.'s first time reporting as the new chair. Nothing to report.**
 - Community Events – **Laura D. – No updates to report.**
 - Architectural control/Governing Documents – **Michael M. was not in attendance. Rick D. presented the resolutions for board approval: Resolution 3 (establishment of Board & Advisory Committees), Resolution 4 (establishing the Governing Documents Committee), and Resolution 5 (Rules & Regulations). The board requested additional time to review the resolutions and the revised state statutes, as well as decide what committees should be established and how the assignment of board members to committees will take place. Laura D. made a motion to table the discussion. George P. seconded the motion. Voted – passed unanimously. The committee will present again at a future board meeting. Rick D. presented that the governing documents group is working with Ann Marie Gill, our webmaster, to update our LMCC website governing documents section. Rick D. shared a prototype of a new interactive page, the goal being a more user-friendly experience for members to easily view individual sections, rather than searching one large PDF file. Development and review are ongoing.**

Facility and Grounds Maintenance –**Jay K. had nothing to report.**

7. Old Business:

- i. Liens Update – **Julie B. reported lien satisfaction documents have been prepared for three lots. Notary signing is scheduled for tomorrow night with George P. & JW G. A large payment came in from a member with a large outstanding balance and nine liens on the property.**
- ii. **New Lien Language for Fee & Fine Structure – George P. presented revised lien fee language, where recording fees are broken up into two portions. George proposed the recording fee to be 2 times the current lien recording fee, but no less than \$500. A separate release fee will be charged, 1.5 times the release fee. We will need to work with our accounting firm, so the release fee is added to the member’s payoff amount. Board members will review the proposed changes and discuss at the March meeting.**
- iii. **Lake & Dam/Fisheries Committee Structure – Jay K. suggested moving the Dam portion of the committee to the Facilities & Grounds Maintenance Committee. The discussion was tabled for now as the board is in the process of reviewing all committees, along with the assignment of board members to the committees.**

8. New Business: **None.**

9. Action Items: **Nothing scheduled for discussion. However, JW stated that Action item 614 (Insurance Coverages), can be marked as completed. Action item 599 (Transition office email from Frontier to Wave) should be wrapped up – George P. will take care of this.**

10. Additional Member Comments – **None.**

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George P. made a motion to adjourn the meeting. Laura D. seconded. Voted - passed. JW G. adjourned the meeting at 8:24 PM.

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