



Minutes

LAKE MARCEL COMMUNITY CLUB (LMCC)
SPECIAL MEMBERSHIP MEETING
NOVEMBER 13, 2021

**November 13, 2021 (followed the Budget Ratification Meeting, 2:30 PM).
Location: Stillwater Elementary School Library**

Directors Present: John (JW) Gorman (President), Laura Davis (Vice President), George Petrov (Treasurer), Michael McClary (Secretary), Laurell Ramirez, Jay Knowles, Daniel Gutschmidt

Directors Absent: None

Office Manager: Julie Braun

LMCC Members Present: Andrew Varga, Peter Templin, Dale Keltner, Jeannine Keltner, Doug Lapchis, Rick DeBlock, Angie Ward, Amy Wilfert, Kimberly Lakin

Voting lots represented: 20 lots in attendance (including board members)

- 1. JW Gorman, President, called the meeting to order at 2:48 PM.**
- 2. Chair Opening Remarks and Rules of Order were reviewed. JW G. stated that we follow Robert's Rules of Order.**
- 3. Member Comments (2-minute time limit): None**
- 4. Approval of Meeting Agenda: Dan G. made a motion to approve the Meeting Agenda. Jay K. seconded. Voted and passes unanimously.**
- 5. Approval of Minutes from May 23, 2021, Special Membership Meeting: Dan G. made a motion to approve the Minutes from the Special Membership Meeting on May 23, 2021. Laura D. seconded. Voted and passes unanimously.**
- 6. Approve of Minutes from May 23, 2021, General Membership Meeting: Rick D. make a motion to approve the Minutes from the General Membership Meeting on May 23, 2021. Dan G. seconded. Voted and passes unanimously.**
- 7. Treasurer's Report – George Petrov presented the current financial reports: Balance Sheet, Profit and Loss, Budget vs. Actuals Cash and Accrual, Accounts Receivable Aging Summary, and Expenses by Vendor. Discussion occurred about the Unapplied**

Cash Payment category in regard to the dues collection date and invoice date, and how the numbers are reported. The bad debt expense category was discussed, which is where we write off the Water District's dues. Accounts where members haven't paid were discussed and if foreclosure should be considered, and Laurell R. pointed out this year was different with COVID mandates. The Reserve Fund contribution was discussed and if we should add more to reach full funding by 2024. That will be something to look at in December / January. Delinquent dues were discussed and accounts with very small balances. Julie B. will reach out to those members who owe and try to collect payments. There are about 75 lots that owe.

8. Committee Reports

- a. Lake & Dam Committee – No chairperson currently. Peter Templin reported that we expect to have active data collection for the Lake Management Plan throughout 2022. Milfoil will need some treatment next year. The dam itself is operating well. We have an erosion issue that we are working on.**
- b. Community Relations – JW Gorman stated there is nothing to report.**
- c. Community Events – Laura Davis reported that we had our first Independence Day event in two years. We had planned to have a Halloween event but held back due to the Coronavirus Delta variant. A Halloween event is in the budget for next year. We had an Independence Day Request for Proposals sent out to the community. We received three, but they didn't contain the required details. Therefore, we are reverting back to doing a July 4th event as per the budget and we'll be working with the Lake and Dam Committee. JW G. stated that the event will go back to the committee level, and we'll get more feedback. Tabled at this level.**
- d. Architectural Review and Covenants - Dan Gutschmidt reported that the biggest thing happening is a review of the LMCC Governing Documents. Rick DeBlock is chairing this subcommittee, and the intent is to get us up to date, look for conflicts, and make things clearer. Rick D. shared that the group is also looking at statutes by which we are governed and placing them in our documents. We want to organize the documents, so they are easier to use, and have Guidelines as well as Rules and Regulations. We're reviewing how we post them on our website. Michael M. stated this is a very large task. Rick D. said we will attempt to have most of it completed over the next six months.**
- e. Facilities, Dam and Grounds Maintenance – Jay Knowles & Laurell Ramirez chairpersons. Jay K. shared that Butch Varga has been working on the docks. Butch V. reported that warranty proposals were submitted to TimberTech to get replacement boards for the Beach 1 dock and the two swim platforms. They were approved and we'll be receiving about \$15,000 worth of free materials. We will only need to purchase the screws for installation, which are estimated to be about \$1800 as the dock boards are a special PVC material. Those funds can come from the**

Maintenance budget. We'll most likely receive the dock boards in May or June. We will need volunteers to help install them.

9. Plea for new Board Members and Volunteers – Open position: Lake & Dam Chair. **JW G. stated that we are always looking for more board members and volunteers to help out at different levels. Please talk to your neighbors and friends. We'd like to add more volunteers. Some current volunteers plan to step down, and our Lake & Dam chair position is opened. Discussion ensued about volunteering ideas. JW G. and Julie B. will work on a volunteer outreach campaign.**

10. New Motions – **None.**

11. Community Member Questions/Comments (2-minute time limit) – **None.**

Dan G. made a motion to adjourn the meeting. Laurell R. seconded. Voted and passed.

JW G. adjourned the meeting at 4:16 PM