

# Minutes

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

May 10, 2022, 7:00 PM

Directors Present: **John (JW) Gorman (President), Michael McClary (Secretary), George Petrov (Treasurer), Laurell Ramirez**

Directors Absent: **Laura Davis (Vice President), Jay Knowles resigned from the LMCC Board on today's date, 5/10/2022**

Office Manager: **Julie Braun**

LMCC Members Present: **Peter Templin, Doug Lapchis, Dale Keltner, Rick DeBlock, Butch Varga**

1. **Meeting was called to Order at 7:03 PM by JW Gorman, President**
2. Rules of Order **THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.**
3. **Michael M. made a motion to approve the April 19, 2022, Board Meeting Minutes as presented. Laurell R. 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, Budget vs. Actuals Cash and Accrual, and Expenses by Vendor. The Profit and Loss statement showed the overall annual dues amount is higher than last year due to a higher dues amount and we have collected more overdue payments. The Unapplied cash payments received in 2021 are going toward this year's budget. In expenses, our insurance costs increased but that was the best deal we could get. The bad debt from last year was from the Water District's dues amount that we never received. Overall, our expenses this year are low. We haven't used the audit finance or governing documents ratification fees yet. In the Expenses by Vendor statement, we will look at why our handyman's payroll amount is not showing up as a line item. Rick D. noticed a covenant documentation notary fee. This was probably an incorrectly categorized lien notary fee, and that will be investigated.**
6. Committee Reports-
  - Lake and Dam – **JW G. reported that we are gathering information for Milfoil treatment. We aren't sure how much we'll see this year. The Cyanobacteria Lake Management Plan study is continuing. Lake nutrients will be measured on May 12<sup>th</sup>. Erosion near the dam outlet will be reviewed. Jeff Dwyer has a permit to remove grass carp from the lake. Doug Lapchis is doing a lot of work to prepare for Family Fishing Day on June 11<sup>th</sup>. The sign-up form for Family Fishing Day and for the fishing education classes, to be held on May 21<sup>st</sup>, can be found on our website.**
  - Community Relations – **Jay K. was absent. JW G. reported that Jay Knowles resigned from the board, effective today. No updates.**
  - Community Events – **Laura D. was absent. JW G. reported that our usual Independence Day pyrotechnics company doesn't have enough licensed technicians. The other companies that**

**Laura D. reached out to did not get back to her. It looks like we will not have a fireworks show this year.**

**Architectural Control/Governing Documents – Michael M. reported on the Architectural Control piece. A couple of tree removal applications have gone through. Nothing controversial. Work on a new home build will begin on a property that was previously approved. A realtor contacted the HOA about the Architectural Control Committee’s standards for review. Michael M. presented the Governing Documents piece. The main concern with Resolution 5 was that it mentioned the Architectural Control Committee, but it hadn’t been defined in our resolutions. As a result, Rick D. drew up Resolution 8.**

- i. Resolution 8: Architectural Control Committee (ACC): Michael presented Resolution 8 first. This resolution recognizes that the ACC has been defined in the covenants and what it should be doing. There should be 2 directors listed in the initial director members. Michael M. added JW G. It talks about board powers, rather than responsibilities. Discussion ensued. Michael M. made a motion to approve and pass Resolution 8 on the Architectural Control Committee as presented here in the SharePoint site. George P. seconded. Laurell R. raised the suggestion to have the resolutions known by title, and having them numbered in consecutive order, thereby attaching the number to them as they pass. JW G. agreed. We haven’t passed Resolution 5 yet, so there is a benefit to renumbering them now, for continuity’s sake. Michael M. withdrew his motion for Resolution 8. Michael M. changed Resolution 8 to Resolution 5. Resolution 5 is now the Architectural Control Committee. Michael M. proposed a motion that we pass Resolution 5 – the Architectural Control Committee. JW G. seconded. Voted and passed.**
- ii. Resolution 5: Rules & Regulations: Michael M. presented Resolution 6 – Rules and Regulations, which was listed as Resolution 5 in the agenda. The number was updated. There was discussion about the notice of adoption and notice of intent. Changes in wording were discussed, then made to the document. Michael M. made a motion to pass Resolution 6 – Rules and Regulations as presented. JW G. seconded. No discussion. Voted and passed.**
- iii. Update on committees: Michael M. gave an update on the conversation about committee structures and shared a draft graphic of potential organizational structure. Michael M. and Rick D. shared they are discussing what to include on the website and they are working with Ann Marie Gill, our webmaster. Further discussion involved WUCIOA, and if Resolution 1 should be rescinded. These items can be revisited at a later date.**

**Facility and Grounds Maintenance –Laurell R. reported that unfortunately, Jay Knowles resigned from the board, effective today. No other updates to share. Butch V. reported that he would like to ask for volunteers to help with the dock board replacement project at the upcoming General Membership meeting. The plan is to not shut down the swim platforms or docks, only while working on them, and to leave them usable in between. The screws will cost about \$600, probably from Maintenance budget. Laurell R. agrees the screws should come from Maintenance funds. Laurell R. shared that we got feedback from the dam compliance office. Peter T. said we are looking into further control of the water in the outlet.**

**7. Old Business:**

- i. Fay Road Development: JW began the discussion by stating we want to keep this development on our minds. We can ask for volunteers to help research this and the steps to take to move forward. Doug L. and Butch V. have some information about the project and contacts which they will forward to the office.**

**8. New Business:**

- i. **Audit Waiving: Laurell R. stated that we had a motion at the May 2021 General Membership meeting to waive the financial audit and it was seconded and approved. The board has discussed the issue and the board is ready to move forward with an audit in the issue of transparency and because it's the right thing to do. It was suggested during subsequent discussion that for clarity, future motions to be voted on should state the year of the audit. The board and community members discussed the best approach to finding an audit company without conflict of interest with the board's involvement. Laurell R. made a motion stating that the board is in favor of having a financial audit conducted this year and will move forward to that effect. Michael M. seconded. Voted and passed. The board and community members discussed the next step. JW G. made a motion that we make a group of community members to research audit companies for the board to present them at the June board meeting to perform the audit for the LMCC. Michael M. seconded. No discussion. Laurell R. voted no. George P. abstained from voting. Motion did not pass. It was decided that Julie B., LMCC Office Manager, will research audit companies and can consult with Peter Templin and Dale Keltner.**
9. **Action Items: No updates.**
10. **Additional Member Comments – None.**

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**Laurell R. made a motion to adjourn the meeting. George P. seconded. Voted - passed.**

**JW G. adjourned the meeting at 10:02 PM.**

**Next up: The General Membership Meeting is scheduled for May 22<sup>nd</sup>, 2022, at 2:30 PM at Beach 1. Monthly Board meeting is scheduled for Tuesday, June 14<sup>th</sup>, 2022, at 7:00 PM.**