

# Minutes

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

June 14, 2022, 7:00 PM

Directors Present: **John (JW) Gorman (President), Michael McClary (Secretary), George Petrov (Treasurer), Rick DeBlock, Paul Gibian**

Directors Absent: **None**

Office Manager: **Julie Braun**

LMCC Members Present: **Laurell Ramirez (Laurell's board member term has expired), Peter Templin, Doug Lapchis, Dale Keltner**

1. **Meeting was called to Order at 7:13 PM by George Petrov, Treasurer. JW Gorman, President, will be joining the meeting later this evening.**
2. Rules of Order **THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.**
3. **Rick D. made a motion to approve the May 10, 2022, Board Meeting Minutes as presented. Michael M. seconded the motion. No discussion. Voted – passed unanimously. JW Gorman joined the meeting and took over leadership.**
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. CDs are yielding a little, but below inflation. Overall, we have collected more dues this year and we have spent less in some areas, e.g., in the Maintenance budget category. Our accounting fee and insurance rates are higher. There will be future increases in Payroll, Properties and Facilities, and higher utility rates because costs are going up. Rick D. asked if our liability insurance will fluctuate if we increase or decrease the number of directors. Julie B. will investigate. 4<sup>th</sup> of July budget – no fireworks production this year. The Entertainment budget is there, and we could draw from the production budget if we want to do something more. JW G. left the meeting. George P. took over leadership.**
6. Committee Reports-  
Lake and Dam – **Peter T. reported on the Cyanobacteria management plan. We have a new probe which allows us to take additional lake measurements: dissolved oxygen, pH, conductivity, and temperature. We are looking for volunteers to help with iris mitigation. The Milfoil mitigation report was reviewed by board members. The expectation is that it will have spread from last year. Hand-pulling and chemical herbicide treatments were discussed. The preferred option is spot treatment with Procellacor. Peter shared that if the area is three acres or less, the cost would be \$4150 plus tax. It was requested that the board authorize \$5000 for AquaTechnex to do the survey and treatment. Doug L. expressed concerns about herbicide toxicity and there was further discussion. Peter T. said we would start with a survey and see how much Milfoil is present. George P. stated that we need more details to respond to some of these concerns that**

have been raised. Paul G. questioned if the company provides a guarantee after using the Procellacor treatment. \*Note: This topic was re-visited at the end of the meeting during Additional Member Comments by Peter T. and the board. Discussion occurred about doing only the survey for Milfoil with AquaTechnex, and not the treatment at this time. The cost is \$1500 for only the survey. JW G. stated to move forward with the survey. The board is all in agreement and a vote does not need to take place.

Community Relations – (No chair), Michael M. reported there were no notices given in the last month. Rick D. stated (at a point later in the meeting), that he would like to volunteer to help with this committee. Julie B. will add him to the committee list.

Community Events – (No chair), Julie B. reported that four community members responded to the July 4<sup>th</sup> request for volunteers e-news. Julie B. will reach out to Ann Marie Gill for help and will facilitate organizing the volunteer group. Budget is \$1000. Doug L. reported on the Family Fishing Day event. There were fishing education classes, the fish plant, and the Family Fishing Day event. The event was well attended with about 60 participants. The cost to install the net, classes, and food came to about \$750. Doug thanked the amazing volunteers that helped install the net above water and below, Peo Orvendal was the scuba diver. Many volunteers pulled together to help run this event.

Architectural Control Committee – Michael McClary reported that there were no new plans for buildings or renovations. There were a few tree-cutting approvals. We had a case where a member had an arborist but didn't know about the process. Julie B. will send out a reminder of the process in a future newsletter. Paul G. will join this committee.

Governing Documents Committee – Michael McClary led the discussion.

- i. Resolution 1 – Maintaining the Values of the Plat (now rescinded) – Michael M. explained there is a section about assessing property values each year, taking the average, and enforcing that no new homes are built that are less than the average. The process is not practical, and we want to go forward with a new process. Rick D. made a motion to rescind Resolution 1 with an intent to replace it and it will also be called Resolution 1. Michael M. seconded. Discussion occurred. Rick D. withdrew the first motion. Rick D. made a motion to rescind Resolution 1. Michael M. seconded. No discussion. Voted - passes unanimously. (Note: JW Gorman was absent for this vote.)
- ii. Resolution 2 – Standard of Conduct – Michael M. shared that changes were made. Changes were made in the second paragraph of section 2. A section was added under section 3. Specifications. Item (1) e. was added as an amendment. Its purpose is to encourage productive communication between directors and members. Michael M. made a motion to approve the changes as presented to Resolution 2. Rick D. seconded. No discussion. Voted – passes unanimously. (Note: JW Gorman was absent for this vote.)
- iii. Resolution 4 – Governing Documents Committee – Michael M. stated that two directors are required for the committee. JW G. and Michael M. are listed as current named directors. JW G. would like to stay on the committee, but not be a named director member. Rick D. would like to be added as a named director. This is the only change. Michael M. made a motion to change the names on the governing documents committee, so we have the correct names. Paul G. seconded. No discussion. Voted – passes unanimously. (Note: JW Gorman was absent for this vote.)
- iv. Resolution – Resolution Process – Michael M. explained the purpose of this resolution is how we name resolutions and the step-by-step process and instructions to process them. George P. made a suggestion and Michael M. added new wording. This will be Resolution 7. JW G. returned to the meeting. Rick D. made a motion that we pass the resolution for

- the Resolution Process, as it currently stands after the amendment. Michael M. seconded. No discussion. Voted – passes unanimously. (Note: all board members were present for this vote.)
- v. Resolution – Finance Committee – Michael M. noted that there has been a lot of discussion on this resolution in the last 24 hours and suggests we continue discussion and propose something at the next meeting. Rick D. had concerns it will slow the progress of the audit, but further discussion illustrated the board is not ready to vote on this. There will be an audit update later in the agenda. George P. shared his thoughts as Treasurer, noting that the committee should be going in the same direction as the LMCC Board and work under the direction of the club treasurer. Tabled for now.
  - vi. Notice to Community of Change to the Number of LMCC Directors – Michael M. shared that we will be sending out a notice to the community that a notice will be sent either in writing or e-news. Discussion ensued as to when new directors could be added, what the bylaws dictate, the general membership voting on them, and the term expiration dates. Discussion led to only filling vacancies of elected board members, but not opened positions. More discussion and language clarification needs to occur before notice is sent to the community.
  - vii. Consent for Electronic Notices – Rick D. shared we can present the consent for electronic notices through an email as an attachment. No discussion on this topic.
  - viii. Resolution 5 – Architectural Control Committee – Michael M. made a motion to remove JW G. as a director and add Paul Gibian as the second director. Rick D. seconded. No discussion. Voted – passes unanimously. (Note: all board members were present for this vote.)
  - ix. Director Expectations – Michael M. stated that before we can move forward on this, we need to clarify some details.
  - x. \*\* AGENDA AMENDED to add Website Review to Governing Documents - Rick D. shared the website changes that Ann Marie Gill has been working on. Rick D. made a motion to approve the changes to the governing documents on the website. Website features were discussed and privacy concerns of having board member signatures displayed on the website. The website will show how directors voted, but not their signatures. The signed resolutions will be available in the office. Rick amended his motion to approve the website as it is, with the understanding that we will work with Ann Marie G. and Julie B. to get the documents updated to who voted on each resolution. Paul G. seconded. Voted – passes unanimously.

**\*\*AGENDA AMENDED by JW Gorman:**

6.5 New item – Voting in Officers: JW G. led the election.

- i. President - George P. nominated JW Gorman for LMCC President. Rick D. seconded. JW. Gorman accepted. Voted – passes. JW G. abstained from the vote.
- ii. Vice President – Rick D. nominated Paul Gibian for LMCC Vice President. George P. seconded. Paul Gibian accepted. Voted – passes. Paul G. abstained from the vote.
- iii. Treasurer – Michael M. nominated George Petrov for LMCC Treasurer. Rick D. seconded. George Petrov accepted. Voted – passes. George P. abstained from the vote.
- iv. Secretary - Rick D. nominated Michael McClary for LMCC Secretary. George P. seconded. Michael McClary accepted. Voted – passes. Michael M. abstained from the vote.

Facility and Grounds Maintenance- (No chair) – JW G. shared that we need to look into replacing the sand at Beach 2, and potentially Beach 1. JW G. will contact Julie B. about this. Julie B. said that Butch V., Art G., and Peter T. put up a new buoy line at the dam. Butch V. will be putting together a meeting soon regarding the dock boards replacement project.

7. Old Business:

- i. Audit Update – Julie B. reported that she is working on this with Peter Templin and Dale Keltner. Introductory/request for audit information letters were sent to 5 CPA firms. We are compiling information and evaluating responses. JW G. said the audit group will make a final recommendation to the board. Peter T. stated that it will take another round of providing information to the firms.
- ii. Fay Road Development -JW G. asked Julie B. to find the contact information of the community member who volunteered to help and get them in touch with Doug Lapchis to get the ball rolling.

8. New Business:

- i. Modernization of LMCC office computer and telephone equipment – George P. presented information about the office computer. It is outdated and due for a replacement. He proposed we order a laptop with a docking station so the office manager can also work from outside the office if needed. George P. proposed a motion to get a laptop and dock replacement for the current desktop that is in the office for use by the office manager, not to exceed \$2000. Discussion occurred. George amended the motion to not exceed \$3000. George P. proposed a motion to upgrade the office computer to a laptop with a docking station and monitor to be used by the office manager for the purpose of office manager duties not to exceed \$3000. Michael M. seconded. JW G. had to leave the meeting. Voted – passes unanimously. Discussion occurred about the Reserve Study. Peter T. asked if we should add computer equipment to the Reserve Study to discuss with the professional. George P. said that yes, every 3 years it may need to be updated. JW G. returned to the meeting. George P. said this purchase can come from operating expenses or from capital expenditures and be put back later. JW G. requested that George P. let everyone know which category.
- ii. Assign board member to help with board member binder updates – Rick D. and the Governing Documents Committee will help Julie B. with the board member binder documents as needed.

9. Action Items:

- i. 585. Reserve Study – Peter T. reported that we have identified items that will change from the Reserve Study in 2019. We can add computer equipment to the list. The cost for the study is \$3000. JW. G. will need to sign a form authorizing the study and there is a property input sheet. Payment for the retainer is \$1500. Peter was approved as being added as a contact, along with Julie B.

10. Additional Member Comments – None.

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**Michael M. made a motion to adjourn the meeting. Paul G. seconded. Voted - passed.**

**JW G. adjourned the meeting at 11:06 PM.**

**Next up: Monthly Board meeting is scheduled for Tuesday, July 12<sup>th</sup>, 2022, at 7:00 PM.**