

Minutes

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

July 12, 2022, 7:00 PM

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

Directors Absent: **None**

Office Manager: **Julie Braun**

LMCC Members Present: **Laurell Ramirez, Peter Templin, Doug Lapchis, Dale Keltner, Butch Varga, Shelly Adams, Robb McColley, Angie Ward**

1. **A LMCC Board of Directors closed session occurred before the meeting to discuss a community member issue.**
2. **Meeting was called to Order at 7:13 PM by JW Gorman, President.**
3. Rules of Order **THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.**
4. Approve June 14, 2022, Board Meeting Minutes. **Rick D. commented on a change to make to the draft Minutes. Julie B. edited the document. Rick D. made a motion to approve the June 14, 2022, Minutes as amended. Michael M. seconded. Voted – passes.**
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, Budget vs. Actuals Cash and Accrual, and Expenses by Vendor. We have approximately \$40,000 more in our bank account compared to this time last year. George P. will double check the amount in budget category 6700.05, Payroll Processing Fees. Julie B commented that we heard back from our insurance underwriter in response to a question brought up last month. Our insurance premium is not based on the number of directors.**
7. **JW made a motion to amend the agenda and move Action Items to before the committee reports. Michael M. seconded. Voted – passes.**
8. Action Items **were presented:**
 - i. 579. Security Camera Batteries – **Julie B. reported that 8 rechargeable batteries and 2 chargers were ordered from Arlo. Approximate cost was \$550. This will enable charged batteries to be immediately swapped in cameras with low batteries. We will no longer have time periods where the units are taken down for charging and are not recording. This action item is now closed.**
 - ii. 585. Reserve Study – **Peter T. reported that he and Julie B. have been working on this. A \$1500 retainer (half the fee) will be sent to Jeff Samdal & Associates along with items to look at removing and/or adding to the study. Once JW G. signs the authorization form, we will proceed. A site visit will be scheduled so Peter T., Laurell R. and Julie B. can attend.**
 - iii. 612. Warped Dock Boards - **Butch V. reported that the new decking material is scheduled to arrive on July 18th, 2022. Art G. and Butch V. will coordinate the delivery. They will create a sign-up**

sheet for volunteers and Julie B. will publicize it to the community. The dock and swim platforms will only be closed while they are actively working on them.

9. Committee Reports-

Lake and Dam – JW Gorman asked Shelly Adams to speak on his behalf regarding the milfoil study. Member comments were limited to two minutes per person. Shelly A. reported that last year we located small patches of milfoil and tried hand-pulling, but we only got a fraction of it. Another treatment option we are considering, the ProcellaCOR herbicide, was presented at the June board meeting. On July 5, 2022, AquaTechnex did a milfoil survey for \$1500. Shelly A. displayed a map from the study showing the milfoil locations last Fall as well as the current areas. There is a lot around the boat launch. ProcellaCOR is good for spot treatment and has excellent selectivity. Shelly explained the precautions and it is the most effective treatment according to the Department of Ecology. There are no water restrictions on potable water, swimming, or fishing, only a 24 hour hold prior to pulling water from the treatment area. The cost to treat 4.1 acres is \$4,380. The committee requests the board to authorize AquaTechnex to treat with ProcellaCOR. First, we need to amend the permit with the new contractor's name and then send notices to the community, and possibly people downstream. A 10-day notification period is required for residents. We need to be prepared to do treatment next year because milfoil fragments will root next year. Discussion ensued. We can save money if we send the notifications ourselves. Cost is about \$600. Hopefully, next year we can do a smaller treatment area, like 1 acre. We will save \$500 if they do the survey and treatment on the same day. Doug L. suggested we set up a test plot area where we do not treat the milfoil with herbicide and try hand-pulling, to see the success rate. Doug shared his concerns about putting chemicals in the lake. Shelly A. said we are not considering hand-pulling at this point. This year the milfoil is larger and is easier to fragment as it gets closer to the surface. JW G. stated that we will see if we can do the notifications ourselves to save money. Michael M. made a motion to approve a budget up to an extra \$600 for treatment of the lake this year. Rick D. seconded. No discussion. Voted – passes unanimously. Shelly A. will contact the vendor and work with Julie B. on payment.

Peter T. gave an update on dam compliance. The dam safety office recently requested an update. In 2020 we had significant erosion, but that issue is in control now due to lowering the amount of water coming out of the lake. The erosion issue is not a priority in his opinion because we are controlling it by adjusting the lake level as needed. We should do something to limit the ability of water flowing out of the lake from going over the wall and eroding the slope. If there is a permit and engineer involved, this will take time as we should start as soon as we can. Dale K. got some ideas about building a second wall or building up the existing wall. It would be helpful to get a community member to run this.

Community Relations – Rick D. shared an updated. We have had a verbal request for records/information from a community member. They have been asked to submit a formal request in writing. There was a recent complaint about a neighbor dumping their RV black water and gray water on their driveway. Rick D. asked for permission to contact the owner of the RV and the complainant. JW G. stated that yes, this issue can be handled within the committee.

- i. Security – non-members using parks, lot, lake – Butch V. shared that a lot of people are coming to the lake that are not members and bathrooms are not being locked. Butch suggested we put two new doors on the bathrooms with automatic closers and locks. We could put keypad locks on the bathrooms as well as the gates and that might help control this. JW G. stated that we'll add this task to Facilities, Grounds, and Maintenance. He would like gate locks addressed in 2023. Discussion continued about non-members using

boats without member's knowledge. Current signage and other options were discussed. Butch V. will do a survey of our current signage. George P. noted that people may not know when to call the sheriff, and we should look into having security patrol during the busy season. George recommends we find out costs prior to the next budget discussion. JW agreed, security patrol should be revisited for the 2023 budget cycle. Several volunteers will help with these issues: JW G., Laurell R., Paul G., and Butch V.

Community Events – No chair

- i. Community Garage Sale – Rick DeBlock proposed we hold the garage sale on July 30th from 9 AM-5 PM, instead of 9 AM-3 PM. Paul G. suggested we hold it the last weekend in July every year for consistency. Rick D. made a motion to approve July 30th from 9 AM – 5 PM. Paul seconded. Voted – passes. Julie B. will update the entrance signage and post them tomorrow and add the event to the community website. Additional signage was discussed. Rick D. made a motion to purchase chloroplast signs for \$750. George P. pointed out that we don't have a budget for the garage sale under events. Rick D. withdrew his motion. Rick D. made a motion that we make paper signs and budget \$100.00. Paul G. seconded. Voted – passes.
- ii. July 4th Recap – Julie Braun & Robb McColley gave a recap of the event. It was well attended with a lineup of daytime entertainment: community parade, bouncy house and inflatable slide, games, BBQ and potluck. IgnitionFire fire dancers performed at dusk. We spent \$3,463 on the event. Member Robb McColley suggested that LMCC could invest in supplies like a sno-cone machine, cotton candy machine, and audio equipment, rather than renting them each year. It was difficult to get volunteers and we need to start planning much earlier next year. A popcorn machine was purchased this year. Robb M. and Julie B. were thanked and ideas for future events were shared.

Architectural Control Committee – Michael McClary reported that there were a few tree-removal applications this past month.

Governing Documents Committee – Michael McClary & Rick DeBlock

- i. Finance Advisory Committee Resolution – Michael McClary stated that not all board members have had time to review this. It will be discussed at the August board meeting.
- ii. Notice to Community of Change to the Number of LMCC Directors – Comments from the last meeting were considered and this document was approved unanimously via email. JW stated that we need to make a record of it that it was approved. Michael M. proposed a motion to approve. Rick D. seconded. Michael M. withdrew the motion because we are only recording that a decision has been made. Michael M. made a motion to ratify and register in the minutes the decision we made in email to approve the draft of the letter to the change of LMCC directors. Rick D. seconded. Voted – passes. George P. abstained because he has not read the letter. Motion passes.
- iii. Review committee structure proposal and approval to move ahead with drafting next resolution – Rick D. shared ideas around having fewer committees because we have fewer directors, and each committee needs two directors. Discussion ensued. JW G. stated to move ahead with creating a committee for Community Relations. There is more work to do on the maintenance/lake committee piece.
- iv. Director's Seats Table – Rick D. shared a table with the goal being to eventually post on the website. This will help the board as volunteers come forward who wish to be a director. Laurell R. noticed an error. Rick D. will correct. Discussion ensued and the committee will discuss this topic further and confirm the length of term.

- v. Director Orientation and Notebook – **Michael M. shared that the committee would like to have a director orientation when someone joins the board. Discussion ensued if board members prefer a hardcopy board member binder or electronic copies of documents. It was determined that it is useful to have access to both.**
- vi. Signatures on previously approved Resolutions – **JW Gorman’s signatures are still needed, followed by Michael McClary’s secretarial signatures. They will sign at the office.**

Facility and Grounds Maintenance – No Chair. **JW Gorman would like to get new beach sand. He is coordinating with a local trucking company.**

10. Old Business:

- i. Modernization of LMCC office computer and telephone equipment – **George Petrov reported that the new office laptop and docking station are set up. The next step is the office phone forwarding piece. The computer expense will go under the following budget category: 6600 Office Expense.**
- ii. Audit Update – Julie Braun & Peter Templin. **Julie B. reported that we have received responses from four CPA firms and have compiled a list of the items and information they’ve requested. Julie B. is in the process of collecting that information and an email will be sent to the firms shortly requesting a proposal and their rates. We intend to present the proposals to the board for review at the August board meeting. Michael M. suggested a summary table at the next meeting would be helpful for comparison.**
- iii. Fay Road Development – **Julie B. shared that Kristine G. is interesting in taking on this project and Doug L. has contacted her and shared the information and contacts he has. No further updates at this time.**
- iv. Request email addresses and consent to receive notices by email – **Michael M. reported that a form has been drafted. Discussion ensued. More discussion is needed over email.**

11. New Business:

- i. Directors with Specialties – **Rick D. suggested that as we recruit new people for directors, we appeal to them by focusing their board time on committees that align with their interests, with the understanding of the monthly board meeting requirement.**
- ii. Statute requirement for meeting minutes – **Rick D. stated that meeting minutes for a meeting of the association must be made available to each member not more than 60 days after the meeting. The minutes must be approved at the next association meeting. The draft minutes need to be available and can be posted on the website, indicating it is a draft. Laurell R. stated it would be prudent to keep it separate so escrow cannot use it. Michael M. will write up his notes from the May General Membership meeting so the minutes can be written.**

12. Additional Member Comments – **None.**

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Rick D. made a motion to adjourn the meeting. Paul G. seconded. Voted - passed.

JW G. adjourned the meeting at 10:37 PM.

Next up: Monthly Board meeting is scheduled for Tuesday, August 9th, 2022, at 7:00 PM.