

Minutes

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

September 13, 2022, 7:00 PM

Directors Present: JW Gorman (President), Paul Gibian (Vice President), George Petrov (Treasurer), Rick DeBlock, Karen Giluck

Directors Absent: Michael McClary, Secretary

LMCC Members Present: Peter Templin, Dale Keltner, Art Grabb, Doug Lapchis, Laurell Ramirez

1. Call Meeting to Order - By JW Gorman, President at 7:03 PM.
2. Rules of Order--JW presented the rules of order.
3. Approve Agenda – Board reviewed. George made a motion to approve and Paul Gibian seconded. Some discussion regarding unresolved old business from the August meeting. This was not specifically added to the agenda. JW called for a vote and the motion passed to approve the Agenda.
4. Approve August 9, 2022 Board Meeting Minutes - Minutes were presented. Rick made a motion to accept the meeting minutes with one correction: Section 9, New Business, Subsection 2 that read “RD - Statute requires needs to be at next board meeting” to be corrected to “Statute requires ratification at the next board meeting”. Paul seconded the motion. Passed unanimously.
5. Approve September 5, 2022 Special Meeting Minutes — Paul made a motion to approve the motion. Rick? seconded the motion. Passed unanimously.
6. Community Member Comments—no member comments.
7. Treasurer’s Report - George Petrov
The Treasurer reviewed the report (Balance Sheet vs. Last Year, P&L Comparison-cash, Budget vs. Actual-cash/accrual, Expenses by Vendor).
8. Committee Reports

Lake and Dam – JW Gorman reported that the lake was treated for Milfoil. Regarding water quality, Shelly Adams wrote a letter to be sent to the logging company (recent logging on Fay road) regarding herbicides usage and potential impact to the lake.

Peter reported that a casual lake survey showed signs of decimation of milfoil with other lake foliage looking healthy. A formal survey will be done in the future.

New signs for the beaches were received regarding Lake Health and Toxic Algae. These came from the UW drone study. Also looking at rapid algae tests so we won’t have to wait so long for test results.

Peter also reported that a member had asked about the lily pads and if they were harmed by the treatment. They are currently in a seasonal decline and there is no evidence that they were affected by the lake treatment.

A member also reported that they had not been hearing the bull frogs as much after lake treatment as before. The treatment should have no bearing on the bull frogs but also it is important to note that the bull frogs are not native and are detrimental to native species.

An additional question regarding old business regarding clearing on a lake front lot. After further review it was determined that the clearing consisted primarily of brush and that trees were not improperly removed.

Community Relations – Rick DeBlock

- i. Complaints and Violations – County to provide a new speed limit sign and device for monitoring traffic and speed. Further feedback not expected until November.
- ii. Safety and Security – Discussion ongoing regarding re-keying locks, security signage and parking stickers.

Community Events – Rick DeBlock – no events currently planned (no coordinator for Halloween). Need to ask for volunteers.

Architectural Control Committee – Michael McClary (absent).

Final Approved – 12/13/2022

Governing Documents Committee – Michael McClary (absent) and Rick DeBlock

- i. Attorney Retiring – Rick addressed the need for a complete overhaul of our governing documents due to the age and new state statutes. The attorney LMCC has worked with is retiring so we may need to look for a new attorney.
- ii. Meeting with Lawyer –Rick presented options to meet with an attorney in the same office as the one LMCC has worked with regarding governing documents re-do but also specific questions regarding privacy policies, warning/alerts around security cameras, upcoming proposed Bylaw amendment, other government compliance and options for dues increases that might be allowed by WUCIOA even for associations that have not opted into WUCIOA (like us). Budgeted funds for legal expenses will be used for the meeting.
- iii. Proposed Bylaw Amendment –Rick presented a simplified amendment to allow the membership to elect new board members at any membership meeting instead of only the annual meeting (held in the 2nd quarter of the year). Notification issues were discussed.
Rick made a motion to accept this bylaw as is with included comments for purposes of presenting to the attorney in preparation for presentation to the members at the November meeting. Seconded by Paul Gibian. Passed unanimously.
- iv. Approval of Community Relations Committee – Rick presented the proposed Resolution. The board was not ready to vote. Tabled.
- v. Approval of Finance Committee—Rick presented the proposed Resolution. The board was not ready to vote on this. Tabled. No further discussion until January at the earliest.
- vi. Record Retention Policy— Statutes have been identified; this work is ongoing.

Other: Rick also noted that there has been a request to add rules related to removing trees and bushes near lake.

Karen had noted that assigning tree management to the Architectural Control Committee (ACC) is not correct, however our docs don't specify a committee for tree management and proposed that since Resolution 5 (Architectural Control Committee) does specify that tree management is part of the ACC responsibility that the ACC can address how best to handle that going forward.

Facility and Grounds Maintenance – Open Chair

- i. Winterization of Irrigation system with AquaSense
JW will be contacting AquaSense to schedule the winterization. JW also thanked the volunteers that have worked hard to replace the warped dock boards.

9. Old Business

- i. Request email addresses and consent to receive notices via email-assigned as new action item (Action item 617). Karen and Rick will move forward with this.

10. New Business

1. Community Associations Institute Membership
JW and Paul advocated LMMC membership in this organization. Membership provides resources, templates etc. Paul to forward more information to board regarding recommendation of membership and cost to LMCC.
2. File Annual Report – JW and George will work on this.
3. 2023 Preliminary Budget discussion – JW and George. George requested someone seek bids for landscaping service in order have a appropriate figure for the 2023 budget. Paul and JW will help with this.
 - i. Dues Increase – not discussed at this meeting
 - ii. Forward requests for increases to George
 - iii. Payment processing options –George: Zelle is free and probably the best option to replace PayPal. He reviewed the cons to other options as well. JW mentioned having a date for

board members to be available for in person receipt of checks from members. Paul offered a few other options to look at and will send to George.

11. Action Items

1. 576 Combine lots 1-96, 1-97 and 1-98 into Tract A or B. Contact Attorney—On hold. Will not take to attorney now so that Governing Doc discussion with attorney not be used for this at this time.
2. 585 Reserve Study – Peter reported that the on-site meeting was completed, and we are awaiting the preliminary report to review.
3. 610 LMCC Records Retention- Rick commented and this is ongoing.
4. 612 Warped dock boards and warranty – JW and Peter reported that this is complete.
5. 613 Dam Compliance – Peter reported on the need for a project manager for this task. Ongoing.
6. 614 HOA dues payment methods for 2023 – Still researching this for finalization. Ongoing.
7. Audit – Information was requested of us. Follow up required to make sure that it has all been sent. Ongoing.
8. Logging operations and herbicide usage – see above. Letter to go out from office.

12. Additional member comments – Comments are not recorded as a part of the minutes.

Several members commented.

JW asked for a motion to adjourn. Karen made a motion to adjourn, Rick? seconded. Voted passed, meeting adjourned at 9:14 pm.