

Minutes

Lake Marcel Board Meeting

Virtual Meeting via Microsoft Teams Chats Audio/Video

January 10, 2023, 7:00 PM

Board members present: John (JW) Gorman (President), Paul Gibian (Vice President), George Petrov (Treasurer), Karen Giluck

Office manager: Julie Braun

Community members present: Rick DeBlock, Butch Varga, Dale Keltner, Doug Lapchis, Peter Templin, Abram Jackson

The meeting was called to order at 7:12 PM by Paul Gibian, Vice President. JW Gorman will be arriving later in the meeting.

George Petrov stated that this meeting is being recorded.

1. Rules of Order THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD. Paul G. stated that we use Robert's Rules of Order.

2. George P. made a motion to approve the December 13, 2022, Special Board Meeting Minutes. Karen G. seconded. No discussion. Voted – passed unanimously.

3. 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.

4. Treasurer's Report - George Petrov shared two reports, a year-to-date 2023 report, and a full 2022 report. It is very early in the year, so there is not much to cover in the 2023 report. George P. will make a motion later in the meeting to transfer funds from the operating account to the reserve account. Overall, we had more income in 2022 versus 2021, a surplus of \$37,000. George P. reviewed that we had an office computer equipment upgrade, payroll fees will now be budgeted for, and the July 4th and Family Fishing Day social events had expanded expenditures that were approved by the board. Now that the 2023 budget has been approved, George P. has sent the budget to the accountant at CBS to enter into QuickBooks. In the February meeting and onward, he'll be able to generate reports based on the 2023 budget.

Discussion ensued about the Reserve Fund. The important thing is that the funds make it into the account, and we identify the year that the transfer is for.

JW G. suggested we change the name of budget category 7000.01 from "Fishing Derby" to "Family Fishing Day". George will make the change. Rick D. would like to change the name of 6400.06. We can

take look at the names of all the categories. Doug L. asked about “Not Specified” under Vendors. George P. explained that category has some payroll in it as well as vendors that are not entered into QuickBooks, so they do not match the transaction. George P. will see if there are any transactions to be moved out into distinct vendors.

5. Committee Reports-

- a. Lake and Dam – JW Gorman reported that we’re trying to figure out the next steps with Betsy Macwhinney on the Fay Ridge development. Regarding the logging/clear cutting operation, burning the slash piles is no longer allowed and King County Fire District 45 has assured us of that. There are concerns about the ash making it to the lake. The slash pile will be compiled into a single pile and planting will occur. We are in contact with the logging company regarding details about herbicide use. George P. shared that Krista Petrova got in touch with forester Eric Basso at the Department of Natural Resources and they will probably not do aerial drops. Eric B. would be notified if they do aerial drops but if they use backpack sprayers then they can do that without a permit. They will want to plant the trees as soon as possible, and the forester believes they may not use any herbicide until next year.
JW G. noted that Peter Templin submitted our report on the dam to the office and we’re waiting for the next step on that.
- b. Community Relations – Karen Giluck and Paul Gibian reported.
 - i. Complaints and Violations
Paul G. reported on the property at 31315 NE 111th St. and the work that was done in clearing it for construction. Everything seems to be in order and in compliance with King County. Discussion ensued. The Architectural Control Committee approved the tree cutting and building plan. The eventual replanting of trees was discussed.
JW G. asked about the property on 102nd Place with the cluttered yard. It is still not in compliance, so JW G. requested a Notice of Violation be sent to them. Karen G. and Julie B. will work on getting that out.
 - ii. Safety and Security- not discussed.
 - iii. Volunteer Recruiting – not discussed.
 - iv. Emergency Preparedness – not discussed.
- c. Community Events – (Open chair). JW Gorman reported that our upcoming events will be Easter, Family Fishing Day, and the Fourth of July celebration. Volunteers will be needed. Julie B. added that it would be helpful to have a board chairperson for this committee. JW G. asked if any board members could help with this committee but there were no volunteers at this time.
- d. Architectural Control Committee – Paul Gibian had nothing new to report. Rick D. asked about the house under construction and if they will get it completed within the required six months for the exterior only. Discussion ensued. Dale K. shared that from a trade standpoint, that time element might have to be modified. It is taking much longer to complete a home in these current times. JW G. stated that we’ll keep an eye on it.
- e. Governing Documents Committee – Paul Gibian reported. JW G. announced that Paul Gibian is taking over as the chair of the Governing Documents Committee. No updates since Sunday’s

Special Membership Meeting. We are waiting to hear from Terry, our former lawyer, who has retired, to see if he is willing to take on some clients. JW G. will reach out to him. Paul G. expressed that the sooner we get outside counsel to prepare the full governing documents, the better. JW G. stated we need to update some past resolutions and the directors listed on them. We need to get them updated to vote on at the next meeting. We need to discuss how to proceed with the resolutions in process. Terry specializes in HOA and governing documents. Doug L. asked how long we have worked with Terry. JW G. is unsure of the length of time, but we have been with his firm for a while. We would need to investigate that.

- i. Community Relations Committee Resolution - not discussed.**
- ii. Finance Committee Resolution - not discussed.**
- iii. Governing Documents Committee- not discussed.**

- f. Facility and Grounds Maintenance – (Open Chair). JW Gorman reported that we'll be coming up to a busy time this Spring. Butch V. mentioned possibly updating the other platform at Beach 1 to match the T-dock. We're looking at new kayak racks, wood chips, beach sand, locks for gates, and redoing the bathrooms. Butch V. added that he feels we have the talent in our maintenance group to remodel the bathrooms ourselves. JW G. replied that we'll investigate that, and the costs.**

6. Old Business:

- a. Fay Road Logging Update - JW Gorman would like to skip this; we've already discussed earlier. Butch V. shared some new information he learned today. Eric Basso does not feel the silting is going to be an issue because the site does not have a lot of steep terrain. The loggers are not required to move the slash piles, their only motivation is financial liability, if a wildfire comes through and the slash piles contribute to the fire. They can haul it away, chip it, or they may do nothing. Doug L. asked for clarification on the replanting requirement. Butch V. discussed that topic with Eric Basso. He shared that the regulations say they need to have 190 trees per acre, living, after 1-2 years so most operations plant 300 trees to be sure to meet that minimum. With that property they could probably do nothing and still meet the minimum because there are a lot of seedlings in place already.**

7. New Business:

- a. Filling Director Vacancies - JW Gorman reported that at the Special Membership Meeting on Sunday, there was discussion about adding directors to the board. Our governing documents say that May is the time the membership can nominate new directors, however the board can appoint a director to fill vacancies in openings left by board members that left prior to their terms ending. A community member asked to nominate Doug Lapchis on Sunday. JW G. asked Doug L. if he would like to fill a vacancy on the board. Doug L. replied that yes, he is interested, and shared why he would like to join. A lengthy discussion ensued with multiple participants. A decision was not made tonight. Board members will discuss.**

8. Action Items:

- a. 610. LMCC Record Retention Policy – Paul Gibian reported that we want to blend the governing documents review into this topic. Rick D. feels this is a separate issue and has presented a recommendation. Paul G. will send an update to the board members this week.**

b. 613. Dam Compliance – **Need a lead volunteer – no update.**

(JW Gorman left the board meeting for work; Paul Gibian led the rest of the meeting.)

c. 615. 2021 Audit – Julie Braun shared that we should have all requested records to JH Vandal **by the end of the week. Our accountant has provided the audit firm with access to QuickBooks so they can generate reports. Progress has been made.**

d. 616. Logging Operation & Herbicide Usage – (JW Gorman absent) **The discussion of this action item was postponed until JW G. can join the meeting.**

9. Additional 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.

Karen G. made a motion to adjourn the meeting. George P. seconded. Voted – passed unanimously.

Paul Gibian, Vice President, adjourned the meeting at 9:05 PM.

Next up: Monthly Board Meeting is scheduled for Tuesday, February 14, 2023, at 7:00 PM.