

# Minutes

## Lake Marcel Board Meeting

### Virtual Meeting via MS Team Chats Audio/Video

March 14, 2023, 7:00 PM

**Board Members Present:** John (JW) Gorman (President), Paul Gibian (Vice President), George Petrov (Treasurer), Karen Giluck

**Board Members Absent:** None

**Office Manager:** Julie Braun, Absent

**Community Members Present:** Laura Davis, Rick DeBlock, Art Grabb, Dale Keltner, Doug Lapchis, Robb McColley, Peter Templin, Butch Varga

George Petrov announced this meeting is being recorded.

1. **The meeting was called to order at 7:14 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.  
**JW G. stated that we follow Robert’s Rules of Order.**
3. **The February 14, 2023, Board Meeting Minutes were shared and read by the group. Karen Giluck made a motion to approve the minutes as presented. Paul Gibian seconded. Voted – passed unanimously.**
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 Petrov presented the current financial reports: Balance Sheet, Profit and Loss, Budget versus Actuals Cash and Accrual, and Expenses by Vendor. George P. pointed out that the Reserve Account balance now reflects the transfer of funds from the Operating Account (the 2022 obligation). Expenses are comparable to last year. We have added a new budget category called “Membership Meeting Venue Fees”.**  
**Overdue dues statements were sent on March 7th. There are 31 overdue accounts. We’ll be looking at filing liens in April. Some members are working with us on payment plans.**  
**George P. started a discussion about current changes in our financial world, *i.e.*, bank failures and interest rates. George P. suggested investing in CDs, an option to fight inflation. We do not currently have any CDs, only bank accounts. Discussion ensued. Dale Keltner suggested seeking professional advice. No decision was made tonight. This will be a new action item.**
6. Committee Reports-  
Lake and Dam – **JW Gorman reported that we are looking for a project manager to help with the dam outlet project. Tolt Tree Care has done some work on the trees at Beach 1 that suffered**

damage from winter storms. Next week Tolt Tree Care will remove the debris pile from Beach 1 and replace the rotten logs by the dam. The JP Landscape contract is up for renewal, and we are waiting for their reply to some questions we had about the proposal.

We will have a fish plant during Spring Break. Family Fishing Day will be discussed under Community Events. There is a Zoom meeting on Thursday to discuss fisheries events.

JW G. reported that Peter Templin requested we purchase an underwater fish camera. It will be useful to inspect the dam, milfoil, and other underwater investigations. JW G. made a motion for \$400 to purchase the EYOYO fishing camera for the Lake and Dam Committee. George seconded. Voted – passed unanimously. It will go under the Maintenance budget. JW G. will ask Julie Braun to order the camera.

Butch Varga asked about a proposal he submitted to re-deck the swim platform at Beach 2, so all the docks will be uniform. Everyone did not receive it. Butch V. and JW G. will talk with Julie B. about sending this. The cost is approximately \$1600. JW G. stated that would be considered a Capital Improvement. We will discuss it at the next meeting.

Community Relations – Karen Giluck did not have anything to report.

Community Events – JW Gorman reported that the Easter egg stuffing event will be on March 25<sup>th</sup>. The Easter Egg Hunt will be on April 8<sup>th</sup> at Beach 1. We are accepting prize donations under \$10. Please reach out to Natalie Engel or the office if you'd like to volunteer.

Family Fishing Day will be the second week in June. We will need volunteers. Doug Lapchis added that we would like to have the net installation on Saturday morning, get the fish on Saturday afternoon, and have the event on Sunday.

Fourth of July update – we do not have fireworks planned at this time. We are looking at a potential pyrotechnic company. There is a planning committee meeting on Saturday, April 1<sup>st</sup> at Beach 1.

Robb McColley and Julie B. are working on the planning.

Architectural Control Committee – Paul Gibian reported there have been some tree-cutting approvals. The last few requests have been quite thorough with third-party inspections included. Karen G. is putting an article together for the newsletter about tree-cutting and property setbacks for structures.

Doug L. shared that waterfront clearing should be addressed. King County has regulations. It is against King County code to remove any vegetation right along the waterfront. Paul G. commented that there isn't anything in our covenants that speaks to lakefront plant removal. Paul G. agreed that we need to be mindful of King County's regulations. A reminder should be sent to the community in an upcoming newsletter.

Dale Keltner requested looking into better cell phone coverage, so we have communications during power outages. JW G. stated this would be under New Business. It will go on the April agenda.

Governing Documents Committee – Paul Gibian stated we need to get an attorney involved so our governing documents align with current laws. Paul G. would like approval to contact two firms that have been recommended to us. JW G. shared that our attorney, Terry, is not an active partner in our current firm. He will share their contact information. JW G. recommended we get bids from these two firms as well as our current firm. Rick DeBlock asked if Terry could help us. JW G. replied that

no, he cannot, but will investigate who could help. Paul G. added that HOA management firms can help us with this topic.

Rick D. shared that creating a Finance Committee now could help the board until a decision occurs about an HOA Management firm.

JW G. stated that the Architectural Control Committee needs to be amended to replace the directors with Paul G. and Karen G. The Governing Document Committee needs to be amended to include Paul G. and JW G. We can vote on that and go to the office and sign them once they are edited.

Facility and Grounds Maintenance –JW Gorman reported that Tolt Tree Care has done some work for us. Butch V. mentioned they would like to re-deck the dock at Beach 1 to match the others.

Butch V. shared that members have requested additional kayak racks.

7. Old Business:

- i. Fay Road Logging Update – Butch V. stated that the logging item is complete. JW G. would like “Fay Road Logging” removed from future agendas but keep “Fay Ridge Development” on the agenda. Paul G. shared that the entrance to the Fay Ridge development is being cleared. Dale K. reported that the subdivision is going to happen. There are some positives to the situation. Doug L. stated that we are concerned about how the runoff will be taken care of. The county has a process in place for managing that.

8. New Business:

- i. Filling Director Vacancies - JW G. made a motion to vote Doug Lapchis into a vacant director’s seat. Paul G. seconded. No discussion. Voted – 3 yes votes, 1 abstention vote by George P. Doug L. was voted onto the board. JW G. stated Doug L.’s term ends at the May General Membership Meeting. Doug L. stated this is not according to state law. Rick D. commented that LMCC can further restrict the end-of-term date. We committed to the membership that we would end the term at the next membership meeting, at which point the community can vote. JW G. said we will confirm that before the May General Membership Meeting.
- ii. HOA Management Firms – Paul Gibian reported that the committee consisting of Paul Gibian, Dale Keltner, and Peter Templin, has narrowed it down to two firms. Julie Braun has joined the committee. They are working on what the benefits are, and how the HOA management firm’s proposals relate to the office manager’s role and duties. If we select a firm, we will have a trial basis of one year. We need to look at how this will be presented to the community. Doug L. expressed that the community needs to be well informed, and it might require an extra meeting, beyond May, so community members are part of the process. It was discussed whether the board will be the deciding vote on this potential change, or if the community should vote on it. Laura Davis shared concern over a dues increase, and the financial impact on homeowners. Dale K. expressed that knowing what we will get from the service and the cost are our prime concerns. George P. stated that our Reserve Funds are already spoken for, and won’t be used for hiring a management company. George P. is requesting cost and a proposal soon, and expressed he would not support voting on this as a board without the community voting on this. Peter T. shared that there aren’t specifics to share yet, but progress has been made and is continuing.
- iii. Drone Policy Discussion – JW G. reported that a community member asked if they could fly their drone at Beach 1. Paul G. commented that it would be advisable to get a legal opinion. George P.

**added that there are federal/state regulations that should be investigated as well. Creating a drone policy will be a new action item.**

**9. Action Items:**

- i. 610. LMCC Record Retention Policy – Paul Gibian does not have any updates. Discussion ensued about the importance of digitizing documents. Rick D. shared that he and Michael McClary put a records retention policy together based on current statutes and that is a good starting place.**
- ii. 613. Dam Compliance – JW G. spoke about this earlier in the meeting. An e-news went out today. We need a project leader to help with the dam.**
- iii. 615. 2021 Audit – George P. reported that the 2021 audit materials have been collected. The 2022 engagement letter has been signed and sent to JH Vandal. They will run both audits concurrently. They will prepare our 2022 taxes which will save us some money because CBS charges a fee. Both 2021 and 2022’s audit should be ready before the May/June General Membership Meeting unless something unusual comes up. Julie B. is gathering the documents for 2022. JH Vandal started the review on March 8<sup>th</sup>. George P. thanked Julie B. and Peter T.**
- iv. 616. Logging Operation & Herbicide Usage – JW Gorman does not have any updates. The logging operation is finished but we haven’t heard any updates on herbicide usage. JW G. will follow up with them.**

**10. Additional Member Comments – None.**

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**Paul G. made a motion to adjourn the meeting. Doug L. seconded. Voted – passed unanimously.**

**JW G. Adjourned the meeting at 9:22 PM.**

**Next up: Monthly Board Meeting is scheduled for Tuesday, April 11, 2023, at 7:00 PM.**