

Lake Marcel Board Meeting Minutes (Draft)  
Virtual Meeting via MS Team Chats Audio/Video  
July 25, 2023, 7:00 PM

Board Members present: JW Gorman, President, Paul Gibian, Vice President, George Petrov, Treasurer, Doug Lapchis, Karen Giluck

Community Members Present: Shelly Adams, Andrew Bingham, Brian Blomquist, Jennifer Cucinelli, Jackson Davis, Laura Davis, Rick DeBlock, Kristin Edlund, Christopher Galeucia, Pete Gillis, Jenn Hemker, Abram Jackson, Cassie Johnson, Travis Johnson, Dale Keltner, Larry King, Kim Klingenberg, Jay Knowles, Robb McColley, Fiona McKay, Juan Morfin, Christopher Parillo, Laurel Ramirez, Nicole Roehrig, Ken Rosenow, Blake Rust, Manda Rust, Peter Templin, Franklin Tipton, Stephanie Vargas, Amy W.

1. The meeting was called to order by JW Gorman at 7:04 pm. He announced that it would start in closed session.
2. The Open Meeting was called to order at 7:40 pm.
3. JW Gorman stated that the meeting will follow Roberts Rules of Order. He stated that the meeting was being recorded.
4. Board Meeting Minutes of May 9, 2023 were presented. The minutes were approved, with 3 opposed.
5. Community Member Comments - 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 may submit a written copy of their comments to be kept on file.

Fiona McKay asked whether New Business could be moved earlier on the Agenda. Paul G. advised that her suggestion was due to wanting the Director nominations to take place because of so many community members being present at this meeting. Doug L. expressed concern that adding more Directors now would be premature, without knowing about their skills. JW G. reminded him that he had joined the Board in this way, without a committee interview process. Doug added that it would be good if we could go to a process for bringing on new Board Members and that the next Board Meeting, in 2 weeks, on August 8th, would be good. JW G. said that if the Board deferred now, adding new Board Members would wait until the May General Membership Meeting. A vote was called for to move the New Business Agenda Item up to precede the Treasurer's Report. Board Members voted to approve it, with one abstention.

6. New Business

i. Vacant Board positions JW G. stated that there are 4 vacancies - 3 that end in 2024, and 1 in 2025. He explained that the Board can fill vacancies until the General Membership Meeting in May. Rick D. agreed.

George P. asked whether we can nominate tonight. JW G. explained that we can take nominations and then the Board will vote to decide on those.

Brian Blomquist asked how many. JW G. answered that we can fill 4 vacancies.

Doug L. asked what criteria should be used.

Paul G. said that to make it an efficient process, he would suggest taking names and some information from those nominees quickly.

The nominations made and accepted were: Laura Davis, Christopher Parillo, Frankie Tipton, Cassie Johnson, Nicole Roehrig, Pete Gillis, Brian Blomquist, and Dale Keltner. The nominees gave information about themselves.

Christopher Galeucia said that the real question was each nominee's goals for the community. JW G. added that nobody wants to dissolve the HOA. And that there is no intent to make the lake a public lake. Improvement is the goal. He added that the upcoming presentation, about an HOA Management Company, will not involve changing things or raising dues.

Rick D. suggested that JW G. share the Board Expectations document for the new nominees to see.

Peter T. added that community members can elect Board Directors at the annual meeting.

Paul G. asked how the time commitment seemed to the nominees, after reading the Board Director Expectations. They all said good things about those expectations.

The current Board members voted on the nominees. Selected were: Laura Davis, Cassie Johnson, Nicole Roehrig, and Frankie Tipton.

Fiona M. offered to give the Board a list of volunteers she knows about.

ii. Association Management Company Presentation to the Board

A separate presentation will be made for community members soon.

Peter Templin gave a report on the Agybyte Property Management Company, which is the recommendation of the Committee that researched it and other companies, for consideration by our community. Committee Members are: Peter Templin, Paul Gibian, Dale Keltner, and Julie Braun.

Frankie T. asked how firms were contacted, since he knew that most of them don't have emails, mostly on-line sites.

Paul G. shared that the Committee considered Julie B., our Office Manager, very important to include in the process. Their research was very educational and they found it to be about finding a process manager, not replacing an on-site presence at the office. It doesn't affect our policies and is budget-neutral. So Agybyte P.M.C. presented the best.

Laura D. asked whether the information would be available on Sharepoint, or other sites.

George P. suggested that it would be good to have multiple bids, with point-by-point items included, and with multiple vendors considered.

Cassie J. asked whether increasing our Board positions offsets the need for an HOA Management company.

JW G. said that one of the biggest jobs is collecting dues. Agybyte brings additional methods for dues payment.

Peter T. asked whether we would have to have this documentation for other activities, like dam repair.

JW G. answered that we've done that before.

George P. added that we've done multiple bids from vendors. It's a duty of the Board and Committees for documentation.

Paul G. added that we are talking about the same thing: financial prudence.

Dale K. added that they tried to find vendors who had experience appropriate for our needs. And Agybyte is experienced in audit procedure like we have.

Frankie T. asked whether Agybyte had trouble with payment methods.

Dale K. shared that Agybyte sets up communication streams to and from them to us.

iii. Nominations for Board Officers were taken. Selected were: President: Laura Davis; Co-Vice presidents: Cassie Johnson and Frankie Tipton; Treasurer: George Petrov; Secretary: Nicole Roehrig.

Doug L. made a motion to adjourn the meeting. Karen G. seconded the motion. Motion passed unanimously.

JW G. adjourned the meeting at 11:23 pm.

Next up: Monthly Board Meeting is scheduled for Tuesday, August 8, 2023, at 7:00 PM.