

Lake Marcel Board Meeting-Virtual Meeting via MS Team Chats Audio/Video  
Aug 8, 2023, 7:00-8:30 PM

Directors Present: **Laura Davis (President), Frankie Tipton (Vice President), George Petrov (Treasurer), Nicole Roehrig (Secretary), Doug Lapchis, Karen Giluck, Paul Gibian; quorum is present**

Directors absent:

LMCC community members present: Cassie Johnson, Ann Marie Gill, Art G., Butch Varga, Chris Pirillo, Dale Keltner, Fiona McKay, Pete Templin, Pete Gillis, Rick DeBlock, Susan Roberts, Ken Rosenow, Travis Johnson, Adrienne Cole, Tapert, Abram Jackson, Troy Smith, Laurell Ramirez, Bethany Lafferty, Brooke Severns, Shelly Adams

**0. Meeting called to Order at 7:05 pm by Laura Davis, President**

1. Rules of Order THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.
2. Approve July 25th, 2023, Board Meeting Minutes (10 Minutes):
  - i. **Doug Lapchis approves and George Petrov (Treasurer) seconds, passes unanimously.**
3. **Need to add an agenda item to approve the agenda as presented. Karen Giluck motions to approve, George Petrov seconds and vote is approved.**
4. 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 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 (15 Minutes)
  - (a) **High level report, please see linked report**
  - (b) Doug asked why so little of our funds that are not needed for the next 7 months or longer are not invested. We have nearly \$300,000 of liquid funds but only have \$50,000 invested.
  - (c)
6. Committee Reports-
  - Lake and Dam – JW Gorman (10 Minutes)
    - i. [Cyanobacteria Management Plan Presentation](#) – Shelly Adams/Peter Templin, provided an overview of the plan from July 18<sup>th</sup>
    - ii. 2013-2023, exceeded healthy limits in 7/10 years. Researched and identified grant opportunity to mitigate.
    - iii. Hired Herrera as experts and helped to prepare the grant application, \$50,000 to King County as our sponsor. 2022 conducted water quality on lake and tributaries
    - iv. Excess phosphorus is our reason for Cyanobacteria blooms, where is it coming from?
    - v. Remedy: long-term and short-term treatments.
    - vi. Near term: 1. Alum treatments, 2, Solar Bees, 3. Adaptive management
    - vii. Long term: 1. septic system management, 2. agriculture management
    - viii. Water management team will continue to meet b-monthly and work on plan to present to the board with costs
    - ix. Reach out to peter or Shelly to be part of this team.

- Community Relations – Karen Giluck(?) (10 Minutes) **no updates**
  - x. Complaints and Violations
  - xi. Safety and Security
  - xii. Volunteer Recruiting
  - xiii. Emergency Preparedness
- Community Events – Open (10 Minutes) Karen Giluck and Laura Davis
  - i. 4<sup>th</sup> of July : **successful event, good feedback from the community, clean-up crew after the event and organizing for next year, need to have more volunteers to help clean up so it's not solely on the organizers doing it all**
  - ii. Community Garage Sale – Laura Davis
    - 1. Voted via email to approve Community Garage Sale budget – need to ratify.
    - 2. **JW Gorman motioned to approve up to \$200 for this event. A unanimous vote from the board approved. Some signs have been posted and the intent is to reuse some of the signs for other events in the community,**
    - 3. **George makes motion to approve up to \$200 for garage sale community event, Paul Gibian seconds. unanimous votes--approved.**
- Architectural Control Committee – Paul Gibian and Karen Giluck (10 Minutes):
  - i. **A new construction was experiencing issues with electrical permit**
  - ii. **Karen Giluck helped with tree applications and Paul recognizes her contribution**
  - iii. **George Petrov asked if all of the construction and remodeling have been approved and have the board approval, send those addresses in for review.**
- Governing Documents Committee – Open (10 Minutes), Laura Davis will reach out to JW Gorman for updates on these committees and conversations with the attorney for updated language.
  - i. Community Relations Committee Resolution
  - ii. Finance Committee Resolution
  - iii. Governing Documents Committee
- Facility and Grounds Maintenance – Open (10 Minutes):
  - i. **annual dam inspection has been completed and sent into the dam office of compliance and is complete for 2023.**

## 7. Old Business:

- i. Office Manager Position: some interested individuals and Laura will go through the applicants and schedule interviews with some of the Board members, in progress.
- ii. Association Management Townhall: waiting on Agynbyte for them to give the board date and times to meet with their CEO and leaders. Continuing both options of Agynbyte and a new Office Manager position filled. Board to review legal documents with interest in Agynbyte, request to resend documents for new board members to review, Ann Marie will post the Presentation that was given at the July 25<sup>th</sup> board meeting on the LMCC website and send out those details via email. Can we have a townhall for the community only first before we have one with Agynbyte leaders? **Paul motions that the board moves forward with scheduling a town hall with Agynbyte for Q&A and discussion with a date that is mutually agreed upon, Doug seconds. Motion passes.**

## 8. New Business-

- i. **Swim ladder** for swim dock that does not have one. Shelly Adams: Dale has a ladder that may be able to be used. Peter Templin will reach out and get back to the board.
  - ii. **Membership review of director:** One item that is done after new board members are voted on is a review of the boards and are in good standing with the LMCC board. Cassie Johnson is not on the title. The board will need to review options, but based on state laws, she will need to step down. The community should be aware that a seat is open and add as an agenda item for the next meeting. ***Frankie motions to vote to fill the one current Director vacancy and Doug did second. Frankie motions to vote to fill the 1 current Director vacancy to next board meeting. Paul seconds. Motion Approved***
  - iii. Vacant Committee Chair Positions: review committee chair descriptions from LMCC.
    - 1. Community Events: **Nicole Roehrig**
    - 2. Governing Documents Committee: **Rick DeBlock and Paul Gibian**
    - 3. Facility and Grounds Maintenance: **open**
9. Action Items:
- i. New members welcome packet and key request: making keys will come out of the maintenance budget, Board will reply to emails in LMCC Office inbox, upkeep will be part of the facility and grounds maintenance committee. Renters need to go through the owner/landlord to obtain a key
10. Additional 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 WITH THE OFFICE, ARE INVITED TO SUBMIT A WRITTEN COPY OF THEIR COMMENTS TO BE KEPT ON FILE AT THE OFFICE.

**Doug Lapchis made a motion to adjourn; Karen Giluck seconded. Voted- passed. The meeting adjourned at 9:58 pm.**

**Next up: Monthly Board meeting is scheduled for Tuesday, September 12, 2023, at 7:00 pm.**

Link to recording is [here](#).