

Minutes

Lake Marcel Board Meeting

Virtual Meeting via MS Team Chats Audio/Video

April 18, 2023, 7:00 PM (Rescheduled from April 11,2023)

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

Absent: None

Office Manager: Julie Braun

Community Members: Art Grabb, Ashley Johnson, Butch Varga, Dale Keltner, Morfin Family, Peter Templin

George Petrov stated that this meeting is being recorded.

1. The meeting was called to order by JW Gorman, President, at 7:03 PM.

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. March 14, 2023, Board Meeting Minutes were shared and reviewed. Karen G. made a motion to approve the March 14, 2023, Board Meeting Minutes as presented. Doug L. 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 & Loss, Budget versus Actuals (cash & accrual), and Expenses by Vendor. George P. shared an additional report, Expenses by Vendor itemizing the “Unspecified” category where payroll is being categorized. We have \$16k more in operating accounts this year than last year. The Reserve Fund is fully funded. Discussion ensued about Reserve Funds and contingency expenditures. Suggestions were made about how to list income and expenses, so it is clearer.

George P. presented a report on CD analysis that needed more investigation since the last board meeting. The 13-month CD has the best yield, with a 3.93% interest rate. Doug L. suggested getting a professional money manager to advise on investing our money. Paul G. made a motion that we invest in a CD for a 7-month period with the 50K deposit level. Karen G. seconded. Discussion ensued. Motion was withdrawn. Paul G. made a motion to take funds from our Reserve Account and invest in the recommended CD for 7 months. Doug L. seconded. Voted - passed unanimously. Paul G. made a second motion that a financial committee is formed to research other investments to reinvest in after the 7-month CD term expires and should be made up of interested members to advise the board and George P. Doug L. seconded. Voted – passed unanimously.

6. Committee Reports-

Lake and Dam – JW Gorman explained Butch Varga’s proposal to improve the second floating dock at Beach 1. JW G. made a motion to approve \$1800 to improve the floating dock. George P. seconded. Butch V. clarified that it is the swim platform. JW G. stated he wants to amend the motion to approve \$1800 to improve the swim platform. George P. seconded. Discussion ensued as to which budget category. It will go towards the maintenance budget. Voted – passed unanimously. Peter Templin commented it should be a reserve/capital expenditure. Doug L. agreed. JW G. removed the last motion. JW G. made a motion to approve \$1800 from the Reserve account to replace the boards on the swim platform. Paul G. seconded. Voted – passed unanimously.

Doug L. gave a fisheries update. We had a fish plant on April 11th with 40-45 people in attendance. We weren’t happy with how the fish were placed in the lake. Julie B. and Doug L. discussed it with J&D Fisheries and it will do it differently next time. More details to come on Family Fishing Day.

JW G. reported that we purchased an underwater camera and Peter T. did some test runs. It will be a valuable tool for us.

Peter T. reported on the dam issue. He thanked Butch Varga for getting an engineer involved and we’re on a path to resolve the issues. We need to remove a tree and have a \$300 bid from Tolt Tree Care and would like to have that approved. Another thing to do is a series of baffles that would divert the water from going over the wall. There will also be an engineering study. Peter T. estimated the total cost to be under \$3,000 and could be considered a capital expense for the dam. Peter believes the volunteer maintenance crew can do the installation. JW G. made a motion to approve \$4,000 out of the Reserve account for dam erosion maintenance. Karen G. seconded. No discussion. Voted – passed unanimously.

Community Relations – Karen Giluck - nothing to report.

Community Events – Butch V. proposed we set up a photo contest of the lake and offer a prize.

- i. Julie B. reported that Easter was a great success with at least 150 people in attendance. 2500 eggs were hidden, and 90 eggs had tickets for donated prizes. Volunteers were thanked.
- ii. July 4th planning is underway. The first planning meeting was April 1st, with nine people on the planning committee brainstorming ideas.
- iii. JW G. shared that Family Fishing Day is coming up.

Architectural Control Committee – Paul Gibian and Karen Giluck. Paul G reported we have a situation involving property lines and setback issues that we are working on resolving. We approved a tree removal in March. A question came up regarding a tree removal being done today that was approved six months ago, due to the long delay. Doug L. suggested placing an LMCC approval sign on the property. Julie B. will work on this with Karen G. for future approvals.

Governing Documents Committee – Paul Gibian reported that Resolution 4 (Governing Documents Committee Resolution) and Resolution 5 (Architectural Control Committee Resolution) are being amended by Julie B. to name the current directors and they were shared for viewing. Paul G. will send to the attorney for review and would like the attorney to do a refresh of the governing

documents. JW G. would like to have them give us a cost estimate. The Finance Committee Resolution is staying as-is for now. JW G. requested that the goals and expectations for the committee be shared with George P. and JW G. We plan to get more clarification on the committees when working with the lawyer.

Facility and Grounds Maintenance – JW Gorman reported that we've had some tree work done at Beach 1. Doug L. shared that he and Kristine Halsey talked about putting a committee together to put native plants in an area that was recently cleaned up near the dam. Julie B. reported we have a new landscaping service, Bella Vista Landscaping, and they will use mechanical methods for weed control – no herbicides. We will save \$500 per year compared to JP Landscape. Julie B. thanked Doug Lapchis, Art Grabb, and John Schneider for their help.

7. Old Business:

i. Fay Ridge Development – JW G. reported the project is moving forward. This topic will be moved to an action item.

8. New Business:

i. HOA Management Firms – Paul Gibian reported that a draft was sent to the board with line items for information purposes. The next step is to get some costs and clarity on how the HOA firm and the office manager position will work together and each of their roles. Agynbyte will have a Q&A session with the board soon. Community involvement will be important.

ii. Cell Phone Coverage During Power Outage Emergencies – JW G. reported that some research was done on this topic a few years ago about a backup power supply at the Beach 1 area for when the power is out. He suggested providers are contacted about building more cell towers. JW G. suggested we see who in the community could help out in case of an emergency, (i.e., EMTs, nurses, people with chainsaws, etc.). He will talk with Julie B. about reaching out to the community.

iii. General Membership Meeting Date - Doug L. made a motion to have the General Membership Meeting at 2:00 PM on May 21st, 2023. Karen G. seconded. Voted - passed unanimously.

9. Action Items:

i. 610. LMCC Record Retention Policy – Paul Gibian reported that he reviewed our existing policy and will have our attorney review.

ii. 613. Dam Compliance – this was covered earlier in the meeting.

iii. 615. 2021 Audit and 619. 2022 Audit – George Petrov and Julie Braun. Julie B. reported that JH Vandal finished reviewing our materials. The auditor started working on them on April 6th. Julie B. will give them the May 21st General Membership Meeting due date. JW G. stated that we will provide the report to anyone that requests it, and we may schedule a separate meeting to discuss the audit with the community if needed.

iv. 616. Logging Operation & Herbicide Usage – JW Gorman reported that the clearcut is zoned for 7 houses and the sale is pending. We thought it was going to be replanted. George P. shared that there is supposed to be a five-year moratorium on building. This item is ongoing.

v. 617. Drone Policy – JW G. – nothing to report.

vi. 618. CD Investment Research – George P. covered this topic earlier in the meeting.

10. Additional Member Comments – None.

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Paul G. made a motion to adjourn the meeting. Karen G. seconded. JW G., President, adjourned the meeting at 10:08 PM.

Next up: Monthly Board Meeting is scheduled for Tuesday, May 9, 2023, at 7:00 P