

Lake Marcel Community Club Special Member Meeting Minutes

December 10, 2023

Attendees:

Board members (5 board members)				
<input checked="" type="checkbox"/> President: Laura Davis	<input type="checkbox"/> Vice President: Frankie Tipton	<input type="checkbox"/> Treasurer: George Petrov	<input checked="" type="checkbox"/> Secretary: Nicole Roehrig	<input checked="" type="checkbox"/> Karen Giluck
<input checked="" type="checkbox"/> Doug Lapchis	<input checked="" type="checkbox"/> Travis Johnson	<input type="checkbox"/>		
Community members present (14 members)				
Anna Peterson (LMCC Manager)	Brian Bloomquist	Sharon Bloomquist	Dale Keltner	Peter Templin
Susan Roberts	Rick DeBlock	Windy Walker	Laurell Ramirez	Abram Jackson
Crystal Periot	Art Grabb	Tina Worford	Jeannine Keltner	Andrew Varga

1. Chair Opening Remarks & Rules of Order

a. Meeting called to order at 3:06 pm

b. Voting lots represented: 17 lots in attendance (including board members)

2. Member Comments (2-minute time limit)

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.

3. Approval of Meeting Agenda

a. **Travis Johnson** makes a motion to amend the agenda to add a section to discuss the HOA company report at the end of the committee reports. **Dale Keltner seconds the motion. Motion passes 14 for and 3 against.**

b. **Rick DeBlock** motions to amend the agenda to add a discussion topic about the vacant board discussion and the treasurer transition plan for when George Petrov moves to New Motions section. **Brian Bloomquist** seconds. **10 for and 5 against. Motion passes.**

c. **Travis Johnson** made a motion to approve the agenda. **Peter Templin** seconded. **As amended, 17 for and passes and approved.**

4. Approval of Minutes for May 21, 2023, Special Membership Meeting.

- **Doug Lapchis** motions to amend Peter Templin's comment to the company that does our Reserve Study have extensive experience with evaluating dams and we should have a 100-year lifespan and **Peter Templin** seconds. **12 for and 4 abstain, vote passes.**

Brian Bloomquist made a motion to approve the minutes. **Travis Johnson** seconded. **As amended, 14 for and 3 abstain, vote passes and is approved.**

5. 2023 Treasurer Report- Laura Davis

- Documents are online for review on the LMCC website
- Underspent budget by 33.55% and does not include the remainder of December
- Explanation for clarification on line 104/105 total actual income/expenses
- Explanation for what 8020 Gov't Penalties and 8030 Suspense

6. Committee Reports

a. **Lake & Dam:** Travis Johnson will chair and work with Peter Templin and the team. Dam drawings were provided to Crux Diving and waiting to hear back from them related to bubble, trash rack, support pole, upkeep quote and process.

b. **Community Relations:** Laura Davis and Karen Giluck are chairs. The goal is for this committee to be accessible and knock on member's doors for facetime.

c. **Community Events:** Nicole Roehrig chair

- Coffee with the Board, quarterly (next date to be determined soon)
- Christmas Boat and Dock Decorating on December 16th. Looking for volunteers to help run the beach one event with the firepit.
- Polar bear plunge to jump into the lake proposal for early 2024
- Questions regarding the 2024 July 4th event:
 - Notes for future community events were sent to the board that mentioned the possibility of a food truck instead of BBQ; not a viable option as vendors have a minimum cost that would be charged to LMCC if it is not met.
 - Poll the community via Facebook if they prefer a fireworks or laser show.
- Reminder to the members that this is a 100% community volunteer led group and if there are ideas for events, we need leads and volunteers to help!

d. **Architectural Control:** Karen Giluck chair, no updates.

e. **Governing Documents:** Nicole Roehrig and Travis Johnson will help chair along Rick DeBlock and Abram Johnson. Responsible for keeping the club's governing documents and bylaws aligned with community needs and state regulations. Committee has been on hold until more involvement from the board.

f. **Facilities and Grounds Maintenance:** Laura Davis will chair along with Butch Vargas. Reflector plate on the causeway installed and will continue to install as Mother Nature permits. No other activity until Springtime.

g. **Financial:** Doug Lapchis is the chair to work with Susie Roberts and team to research other investments for CD term that expired on December 5th. George P. and Laura D. will be working on the motion from the November meeting to close out the current CD that matured on 12/5 and open the recommended account and fund the new CD ladder. The Treasurer is automatically a member of this advisory committee. Per the meeting minutes, the committee has fulfilled its commitment and technically has dissolved.

h. **HOA company/management report:** November 9th meeting with the board and the committee provided all of the information from the report. The board will now have time to review alternative sources, weigh pros and cons, review financial impact, etc...

7. New Motions

- **Travis Johnson** motions to cancel December 12th board meeting and **Karen Giluck** seconds as there will not be enough board members to attend for a quorum. The board was stuck on an email vote as one director did not cast their vote, so the board attempted to motion during this meeting, unsure if this was the proper place to do so. The board advised community members still present that there will not be quorum for the December 12th meeting, so no work will be able to be conducted/completed.
- Director Nominations for LMCC Board of Director vacant seat will be on the agenda for the Jan 2024 meeting
- Plan for transition for Treasurer. There is a current board member who would be willing to fill the role in the interim. The position is not currently vacant. There is interest for a treasurer assistant.
- **Tina** motions that we keep the second gate open (use with current key)/remove the bollards at Beach One and **Laurell Ramirez** seconds. **10 for, 1 abstain. Vote passes.**

8. Member Comments (2-minute time limit)

a. Members were given time to comment

Laurell Ramirez made a motion to adjourn the meeting, **Karen Giluck** seconded. Meeting adjourned at 5:16 pm.