

**Lake Marcel Board Meeting-Virtual Meeting Agenda via MS Team Chats Audio/Video**

October 10, 2023, 7:00-8:30 PM

Attendees:

<b>Board members</b>				
<input checked="" type="checkbox"/> <b>President:</b> Laura Davis	<input checked="" type="checkbox"/> <b>Vice President:</b> Frankie Tipton	<input checked="" type="checkbox"/> <b>Treasurer:</b> George Petrov	<input checked="" type="checkbox"/> <b>Secretary:</b> Nicole Roehrig	<input checked="" type="checkbox"/> Karen Giluck
<input checked="" type="checkbox"/> Doug Lapchis	<input checked="" type="checkbox"/> Paul Gibian	<input checked="" type="checkbox"/> Travis Johnson		
<b>Community members (please sign into Teams with full name for recording of attendance)</b>				
Butch Vargas	Angie Ward	Robb McColley	Peter Templin	David Johnson
Pete Gillis	Susie Roberts	Art G	Dale Keltner	Stephanie Vargas
Rick DeBlock	Juan Morfin family	Pat Geraghty	Abram Jackson	

<b>Agenda</b>			
Topic	Presenter(s)	Time limit	Notes
Review if Quorum is present	Chair	2 min	This meeting of the board of Lake Marcel Community Club is called to order at [1904 on 10/10/2023] and a quorum [IS] present.
Call meeting to order	Chair	10 min	<ul style="list-style-type: none"> <li>• The chair presents rules of order for the meeting— all agree the rules are known and understood.</li> <li>• Expectations of Directors – code of conduct review                             <ul style="list-style-type: none"> <li>○ Chair shows the Resolution 2 for standard of conduct of directors, officers, and committee members that all board members have agreed to</li> </ul> </li> </ul>
Approve the agenda as presented	Board	3 min	<b>It was motioned to approve the current meeting agenda by [Doug Lapchis] and a second by [Paul Gibian] and the vote outcome was [approved 6/6]. Doug Lapchis motions to edit the agenda to move the HOA Management Status Report to before the Committee reports. Paul Gibian suggests keeping as is.</b>

Approve Date, Board Meeting Minutes	Chair	10 min	<b>It was motioned to approve the date and previous board meeting minutes by [Karen Giluck] and a second by [Frankie Tipton] and the vote outcome was [approved 6/6].</b>
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.
Treasurer's report	Treasurer	5 min	ANNUAL REPORT FILED <ul style="list-style-type: none"> <li>• OPERATING FUNDS LOOKS STRONG</li> <li>• CD INTEREST NEEDS TO BE ADDED WHICH IS AROUND \$1,000 BY THE TIME THE CD MATURES IN DECEMBER 5<sup>TH</sup>, 2023</li> <li>• REVIEW AND SEND QUESTIONS TO GEORGE PETROV</li> </ul>
<b>Committee reports</b>			
Lake and Dam	Travis Johnson, Shelly Adams, and Peter Templin	5 min	<ol style="list-style-type: none"> <li>1) PROPOSE MOTION TO APPROVE \$4000 TO HIRE CRUX DIVING TO INSPECT AND CLEAR DEBRIS THAT HAS COLLECTED AT THE UNDERWATER GATE OF THE DAM. THE BOARD HAS BEEN PROVIDED THAT THE DAM GATE GETS DEBRIS CLOGGED AND NEEDS A DIVER TO REMOVE. DOUG LAPCHIS MOTIONS TO APPROVE THIS CONTRACT WITH CRUX DIVING TO REMOVE THE DEBRIS. GEORGE PETROV SECONDS. KAREN ASKED IF THERE WAS RESEARCH FOR OTHER COMPANIES FOR QUOTES AND ASSESSMENT. PETER TEMPLIN AND TEAM HAVE EXPLORED OTHER OPTIONS AND BELIEVE CRUX IS THE BEST OPTION. MOTION IS APPROVED 7/7. LAURA AMENDS THE MOTION HIRE CRUX DIVING TO REMOVE THE DEBRIS, TRAVIS JOHNSON SECONDS. AMENDED MOTION PASSES UNANIMOUSLY</li> <li>2) CONTRACT SIGNED AND SUBMITTED TO HERRERA TO PROCEED WITH THE ALGAE GRANT APPLICATION. UPDATE</li> <li>3) 3 PARTS TO THE GRANT, 1. COMMUNITY ENGAGEMENT, 2. 3. NUTRIENT SOURCE TRACKING (HUMAN VS ANIMAL).</li> </ol>
Community events	Nicole Roehrig	5 min	1) ADOPT-A-ROAD 10/7/23 – BUTCH VARGA

			<p>a. 4 HOURS 18 BAGS OF TRASH EQUIPMENT WAS TURNED BACK INTO THE COUNTY 10/10/2023. ANOTHER ACTIVITY IN THE SPRING. NEXT IS:</p> <p>2) HALLOWEEN IDEAS:</p> <ul style="list-style-type: none"> <li>• TRICK OR TREATING HOUSE MAP AND QR CODE</li> <li>• WITCHES ON STAND UP PADDLEBOARD (SUP) 10/7/23</li> <li>• SPOOKY STORY TIME/PUMPKIN CARVING AT BEACH ONE</li> </ul> <p>3) COFFEE WITH THE BOARD:</p> <ul style="list-style-type: none"> <li>• QUARTERLY OPPORTUNITY TO MEET WITH THE BOARD</li> </ul> <p>4) EASTER: <b>\$400</b></p> <ul style="list-style-type: none"> <li>• JULIE BRAUN AND NATALIE ENGEL ARE ON BOARD TO CONTINUE</li> </ul> <p>5) CHRISTMAS/HOLIDAYS:</p> <ul style="list-style-type: none"> <li>• MAILBOX FOR LETTERS TO SANTA</li> <li>• CHRISTMAS CAROLING</li> <li>• HOLIDAY BOAT FLOAT</li> </ul> <p>6) FAMILY FISHING DAY: <b>\$900</b></p> <p>7) 4TH OF JULY: <b>\$5,500</b></p> <ul style="list-style-type: none"> <li>• FOOD TRUCK/VENDOR INSTEAD OF BBQ</li> <li>• LASER SHOW</li> <li>• MAGICIAN</li> <li>• KIDS ACTIVITIES (BOUNCY HOUSE, SNOW CONE, SLIDE, COTTON CANDY)</li> </ul>
Community relations	Travis Johnson, Karen Giluck	5 min	NO UPDATES
Architectural Control Committee	Karen Giluck and Paul Gibian	5 min	AREAS WHERE OWNERS NEED COMMUNICATION FOR COMMUNITY GUIDELINE VIOLATIONS (DISABLED CARS, ETC...) NO OTHER UPDATES.

Governing Documents Committee	Paul Gibian and Rick DeBlock	5 min	<ul style="list-style-type: none"> <li>• LAURA WORKING WITH COUNSEL TO IDENTIFY RESOURCE TO WORK WITH</li> <li>• RICK AND PAUL HAS BEEN WORKING ON THE GOVERNING DOCUMENTS</li> <li>• LAURA REACHED OUT TO OUR LAWYER FOR RESOURCE TO IDENTIFY MEETING SET UP ON 10/13/2023. RICK WOULD LIKE ONE OF THIS COMMITTEE TO BE PART OF THIS MEETING. ABRAM JACKSON IS NOW PART OF THIS COMMITTEE. RICK SUGGESTS THIS COMMITTEE NEEDS ANOTHER DIRECTOR TO BE INVOLVED</li> </ul>
Facility and Grounds Maintenance	Frankie Tipton and Butch Varga	5 min	<ul style="list-style-type: none"> <li>• BEACH 1 WINTERIZATION – 10/30, WAIT UNTIL SPRING TO PUT THE NEW SAND ON THE TWO BEACHES</li> <li>• DEFLECTORS ON THE DAM CAUSEWAY, WATER SEEPAGE, WORKING ON GETTING A DIFFERENT PRODUCT TO GET SOMETHING THAT WORKS ON A WET ENVIRONMENT, HOPE TO GET THIS DONE ASAP</li> </ul>
Old business		5 min – each topic	<ul style="list-style-type: none"> <li>• OFFICE MANAGER POSITION <ul style="list-style-type: none"> <li>○ CANDIDATE HAS A SECOND INTERVIEW ON 10/13/2023</li> </ul> </li> <li>• HOA MANAGEMENT STATUS REPORT</li> <li>• <b>RESIGNATION OF DIRECTOR:</b> IT WAS NOTED THAT <b>PAUL GIBIAN</b> HAS ANNOUNCED THAT HE IS RESIGNING FROM THE LMCC BOARD EFFECTIVE AT THE END OF THIS CURRENT MEETING. IT IS THEREFORE RESOLVED THAT THE RESIGNATION OF PAUL GIBIAN FROM THE LMCC BOARD IS HEREBY ACCEPTED WITH EFFECT ON OCT 10<sup>TH</sup>, 2023. PAUL WILL CONTINUE TO BE INVOLVED IN THE COMMITTEES THAT HE IS APART OF.</li> <li>• COMMENTS BY THE CHAIR REGARDING SOCIAL MEDIA <ul style="list-style-type: none"> <li>○ NO OFFICIAL BOARD BUSINESS TO BE POSTED ON SOCIAL MEDIA</li> </ul> </li> </ul>
New business	Chair	5 min – each topic	<ul style="list-style-type: none"> <li>• RATIFY: \$100 FOR HARDWARE REQUIRED TO ATTACH NEW DOCK LADDER TO THE BEACH 2 DOCK (PASSED UNANIMOUSLY VIA EMAIL). <b>KAREN GILUCK</b> MOTIONS TO APPROVE AND <b>FRANKIE TIPTON</b> SECONDS, MOTION <b>APPROVES UNANIMOUSLY</b></li> <li>• SPECIAL MEETING – PRESENT BUDGET TO MEMBERS (CHECK FOR VENUE/LEAD TIME FOR NOTIFICATION (SEE BUDGET DISCUSSION)</li> <li>• FALL NEWSLETTER – WITH SPECIAL MEETING NOTIFICATION</li> <li>• INVESTMENT TASKFORCE UPDATE (FINANCE COMMITTEE)</li> </ul>

			<ul style="list-style-type: none"> <li>○ 9/26/23 MET VIRTUALLY, BRIAN BLOOMQUIST, DALE KELTNER, SUSIE ROBERTS, PETER TEMPLIN, AND DOUG LAPCHIS</li> <li>○ ADVISORY COMMITTEE TO THE BOARD, PROTECTING COMMUNITY ASSETS, MAINTAINING LIQUIDITY, BANK STATEMENTS, CAPITAL FUNDS VS OPERATING FUNDS, NEXT MEETING IS 10/12/2023</li> </ul>
	Peter Templin / Butch Varga	10 min	<ul style="list-style-type: none"> <li>● ADOPT-A-TRACTOR PROGRAM / ADOPT-A-BOAT</li> </ul>
Budget Discussion	Treasurer	60 min	<ul style="list-style-type: none"> <li>● DISCUSSION AND VOTE TO APPROVE</li> <li>● SET DATE FOR NOVEMBER SPECIAL MEMBERSHIP MEETING AND BUDGET RATIFICATION (AT LEAST 14, BUT NOT TO EXCEED 50-DAYS FROM DATE OF MEETING) <ul style="list-style-type: none"> <li>○ LAURA DAVIS SUGGESTS THAT THE TREASURER ADDS A LINE ITEM FOR THE 25% OR UP TO \$20,000 FOR 2024 GRANT MATCHING FEES</li> <li>○ WITH THE GRANT ADDITION AND PROPOSAL FOR INCREASING MEMBER ANNUAL DUES THERE IS STILL A DEFICIT</li> <li>○ LAURA DAVIS PROPOSES THAT THE HANDYMAN BUDGET IS INCREASED TO \$4,000</li> <li>○ BUTCH VARGAS SUBMITTED A MAINTENANCE</li> <li>○ <b>DOUG LAPCHIS MOTIONS TO NOT APPROVE 2024 BUDGET UNTIL THE NOVEMBER BOARD, TRAVIS JOHNSON SECONDS. APPROVED, 7/7</b></li> <li>○ <b>GEORGE PETROV MOTIONS TO CHANGE FROM RATIFICATION TO APPROVAL OF PROPOSED 2024 BUDGET BY THE BOARD TO THE NOVEMBER BOARD MEETING, DOUG LAPCHIS SECONDS. APPROVED, 5/6</b></li> </ul> </li> </ul>
Action items		5 min	<ul style="list-style-type: none"> <li>● REVIEW JULY AND AUGUST MEETINGS FOR ANY MOTIONS VOTED ON BY THE BOARD. WOULD ANY OF THE MOTIONS HAVE HAD DIFFERENT OUTCOMES HAD THE NON-ELIGIBLE BOARD MEMBER NOT VOTED?</li> </ul>

			There were no motions that would have had different outcomes. Item is complete.
Community member additional 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.
Motion to adjourn			<b>It was motioned to adjourn the meeting by [Travis Johnson] and a second by [Frankie Tipton] and the vote outcome was [approved at 2237].</b>
Next board meeting			Next up: Monthly Board meeting is scheduled for <b>Tuesday, November 14<sup>th</sup> at 7 pm</b> , via Teams