

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

Date: September 12th, 2023, 7:00-8:30 PM

Meeting Minutes submitted by Nicole Roehrig

Attendees:

Board members				
<input checked="" type="checkbox"/> President: Laura Davis	<input checked="" 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"/> Paul Gibian			
Community members (please sign into Teams with full name for recording of attendance)				
Dale Keltner	Art G	Peter Templin	Adrienne Cole	Rick DeBlock
Amy W	Andrew (Butch) Varga	Travis Johnson	Abram Jackson	Shelly Adams

Agenda			
Topic	Presenter(s)	Time limit	Notes
Review if Quorum is present	Chair		This meeting of the board of Lake Marcel Community Club is called to order at [7:02 PM] and a quorum [IS] present.
Call meeting to order	Chair		Reminder of the Rule of Order: THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD.
Approve the agenda as presented	Board		It was motioned to approve the current meeting agenda by [Doug Lapchis] and a second by [Frankie Tipton] and the vote outcome was [approved unanimously 4/4]. Paul suggested reviewing the votes that Cassie Johnson cast at the July meeting. Laura will review votes.

Approve Date, Board Meeting Minutes	Chair	10 min	It was motioned to approve the date and previous board meeting minutes by [Doug Lapchis] and a second by [Karen Giluck] and the vote outcome was [approved unanimously 4/4].
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.
Treasurer's report	Treasurer	15 min	<ul style="list-style-type: none"> • High level overview presented by Laura Davis, as prepared by George Petrov. • Since last board meeting, update is to continue to pay bills for the month. No questions with the audit that was performed, and report will be sent out to the board. • Paul Gibian suggested a one-page executive summary from the Treasurer for each month and updates for the past month. • Paul Gibian suggested CD laddering option or alternative investment options, unknown at this time.
Budget discussion	Chair		<ul style="list-style-type: none"> • Rick DeBlock suggested that the Community Committees propose budgets for the 2024 events, send to the Treasurer. • Paul Gibian suggested that the Board reviews and approves the budget for 2024 so it is ready to go by Jan 1, 2024. • Laura Davis stated that the Sept and Oct meetings are to discuss the budget and ratify in Nov. • Annual dues needs (raise or maintain current) to be reviewed after building and community maintenance budget, to be sent by Butch Varga and Karen Giluck. • Suggested to leave member handling fees escrow as is • Unsure what the miscellaneous member income line refers to? • Accounting fees, will ask the Treasurer what that is referring to • Dam review is annual and has not been used yet

			<ul style="list-style-type: none"> • Fish stocking is over but the fish stocking raised their fee after budget was submitted. • Lake Maintenance is budgeted for \$8,000 but nothing is listed in actual. If we get the new grant we are applying for, we will need to budget for 10 – 20,000 to cover our 25% portion of the grant. In the past, we have offset our portion of previous grants with LMCC volunteer labor (collecting samples) and help from King County. Milfoil control review \$7500. More details during committee reports. • Director’s liability insurance suggested to raise to \$3500. Detailed list to be requested from company. • Keep the same for property • Professional fees were one-time fee so not expected for next year • Leave Attorney fees as is • Governing documents ratifications funds, Paul Gibian is requesting guidance from Laura Davis for moving this topic along. • Misc compensation and licenses and permits request to leave as is • Office expense was almost triple, maybe was related to software and office equipment? • Payroll expense, leave the same, questions related to manager training • Delegate more tasks to the handyman as it is budgeted for instead of relying on the same community members. • Property facilities keep as is. • Social events keep and add Habitat for Fishery and Aquatics. Keep Easter, place holder for \$3,000 for 4th of July. • Property taxes need to be reviewed for the double taxation with an attorney. • Utilities as is. • Capital expenditures no changes • Send budget requests to Laura Davis
Committee reports			
Lake and Dam	Shelly Adams	10 min	<ul style="list-style-type: none"> • Toxic algae issue and prevention plan, grant application (using Herrera as they helped with the previous grant) for nutrient source funding to

			identify where the phosphorus is coming from (I.e., septic issues, animal input) and can neutralize with iron granules. 25% match for the grant (application is due in Dec). King county would be the recipient and LMCC would be the benefactor. Chair position is open
Community events	Nicole Roehrig	10 min	<ul style="list-style-type: none"> Send topics and ideas to the LMCC email or Nicole Roehrig
Community relations	Karen Giluck	10 min	No updates
Architectural Control Committee	Karen Giluck and Paul Gibian	10 min	<ul style="list-style-type: none"> There are properties that have non-working vehicles or vehicles that have been parked for a prolonged amount of time and reviewing bylaws regarding these issues
Governing Documents Committee	Paul Gibian and Rick DeBlock	10 min	<ul style="list-style-type: none"> Needs to be redrawn so they are contemporary to law Resolutions to be updated and reviewed by the attorney Amendments to the bylaws Consent to electronic notifications
Facility and Grounds Maintenance	Laura Davis (temporary) and Butch Varga	10 min	<ul style="list-style-type: none"> Reflector plates have been made and will pressure wash causeway, then drill holes and they can be installed
Old business: <ol style="list-style-type: none"> Dates for Community Town Hall with Agynbyte LMCC Manager position 			<ol style="list-style-type: none"> Dale Keltner and Paul Gibian are in communication with Agynbyte for dates and they are not able to commit to a date, looking for greater commitment from the board prior to a townhall event. The board needs to review the proposal and consolidate a list of questions. Laura Davis has reached out the applicants, no updates at this time.
New business: <ol style="list-style-type: none"> Director election, vacant position Swim/dock ladder at Beach two ratification 			<ol style="list-style-type: none"> Laura Davis opens the nomination to the LM board of directors: <ol style="list-style-type: none"> Rick DeBlock nominates Brian Blomquist (Brian is not present at this meeting) Travis Johnson nominates himself Shelly Adams nominates Dale Keltner and Dale declines the nomination

			<p>d. Paul Gibian nominates Abram Jackson and Abram declines the nomination</p> <p>e. Laura Davis motions to approve Travis Johnson to the board and board votes <i>unanimously, approved 4/4</i></p> <p>2. Beach 2 did not have a swim/dock ladder. The approval and details were sent to the board via email and would like the formal review as part of the meeting minutes. Laura Davis motions to approve the work and products up to \$300 for swim ladder, Doug Lapchis seconds, <i>unanimously passed, 5/5.</i></p> <ul style="list-style-type: none"> • Doug Lapchis motions that we recruit people for the Investment Advisement Taskforce, Paul Gibian seconds the motion, unanimously passed as amended (replaced Committee with Taskforce), 5/5. Laura Davis calls for a vote to approve the motion. <i>unanimously passed, 5/5.</i>
Action items			
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			It was motioned to adjourn the meeting by [Travis Johnson] and a second by [Doug Lapchis] and the vote outcome was [approved 5/5 at 1007 PM].
Next board meeting			Next up: Monthly Board meeting is scheduled for Tuesday, [October 10th] at 7 pm, via Teams. Recording of this meeting can be found here .