

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

November 14, 2023, 7:00 PM

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"/> Travis Johnson	<input type="checkbox"/>		
Community members present (please sign into Teams with full name for recording of attendance)				
Anna Peterson (LMCC Manager)	Shelly Adams	Butch Varga	Laurell Ramirez	Art G
Robb McColley	Dale Keltner	Rick DeBlock	Peter Templin	Susie Roberts

This meeting of the board of Lake Marcel Community Club is called to order at **7:03 PM on November 14th, 2023** by Laura Davis, President and a quorum **IS** present, confirmed by Nicole Roehrig, Secretary.

1. Rules of Order: THE CHAIR PRESENTS RULES OF ORDER FOR THE MEETING—OR ALL AGREE THE RULES ARE KNOWN AND UNDERSTOOD. Laura Davis stated that we use Robert’s Rules of Order.
2. **It was motioned to approve the current meeting agenda by [Karen Giluck] and a second by [Travis Johnson] and the vote outcome was [approved 6/6].**
3. **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 [tie vote 3/6].**

***Travis Johnson* motions to amend the October meeting minutes to remove time stamps and recording link/url and then approve the changes. *Frankie Tipton* seconds the motion. Approved 4/6.**

- **Doug Lapchis had a discussion for additional content to the minutes that discusses Paul Gibian’s resignation. Per Robert’s Rules of order (chapter 48:2) states to document actions and not statements.**
- **Laura Davis added comments to remove links to the recording and time stamps for posting to the community website.**

- **Laurell Ramirez recommended reformatting of the meeting minutes to remove the agenda headers.**

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. 2024 Budget ratification discussion and approval: Many topics were adjusted for cost-of-living increase.

- Increase dues from \$313 to \$325 per year, Doug Lapchis asked why this is requested and not sure where this would add to the financial impact for the dam prep. Karen Giluck supports raising the dues to ensure the funds are there for emergencies. The RCW that is listed in the notes does not apply to LMCC.
- Fees and service changes, cost of living changes
- Lake and dam, increase in fish stocking, grant matching fund for lake and water quality
- Community events, Laura Davis added coffee with the board and community garage sale, updated 4th of July request.
- Water quality budget still has a lot of unknowns.
- Overspending by over \$37K with an additional \$6600 for social events.

Travis Johnson motions to approve the FY 2024 budget as presented on the screen with the amendments for social events. **Frankie Tipton** seconds the motion. **Approved 5/6**

- Laura Davis will work with the office manager, Anna Peterson to get these to the printers and plan to be mailed out by November 20th, 2023 (from time of receipt of the approved budget, each member is given not less than 10 days nor more than 50 days prior to the date of the meeting at the last known address). The meeting to ratify the budget with the members will occur on December 10th, 2023 at the Duvall Library at 2 PM.

6. Treasurer's report: Annual report filed; property taxes paid. online for board to review.

7. Financial Committee: The board tasked the committee to review our finances. Reserve funds as initial review just over \$144K total in the CD and expires on 12/5/2023. propose to invest in a laddering CD. At the end of the term, the funds or portion of the funds can be reinvested at a 12-month term at the current rate for that term. eventually, there will be cd's maturing every 3 months. The group researched 7 different companies local and national.

Doug Lapchis motions to accept the financial committee's recommendation for First Citizens Bank to invest \$125,000 from the reserve fund into a laddering CD starting after December 5th, 2023, when the other CD matures. **Travis Johnson** seconds the motion. **Approved 5/1**

Travis Johnson asked if there is a minimum (\$19,000) that needs to remain in the reserve fund and peter stated that it is line with what is expected.

8. Committee reports:

- a. Lake and Dam: Peter Templin reported out two updates:
 - 1. Crux diving on October 12, removed debris and trash racks and cleaned/repaired/secured. 3 dives to make these changes. Quote from Crux for debris and trash rack screen for future maintenance. Support pole needs repair, working on a quote.
 - 2. Lake stewardship and volunteers, final samples taken on Oct 29th. Oct 15th a cyanobacteria sample was sent and posted on the LMCC website.
 - b. Community events: Nicole Roehrig reported.
 - i. 2024 budget sent to the board
 - ii. Christmas ideas include Christmas/Holiday caroling, Boat float and dock decorations contest, letters to Santa (requesting/recruiting community leads for events)
 - iii. Polar bear plunge (maybe in January)
 - iv. Coffee with the board (started on November 4th and hope to host quarterly)
 - c. Community relations: No updates
 - d. Architectural Control: No updates
 - e. Governing Documents: Rick DeBlock reported.
 - i. no current director and needs two.
 - ii. committee has proposed documents for the board to review prior to the next meeting's agenda.
 - iii. amend governing documents for vacant board position
 - f. Facility and grounds maintenance: Butch Varga reported.
 - i. plaster the last section of the causeway wall and scheduled for Friday, November 17th. pressure wash, plaster, and place deflector plates. will need to purchase a drill bit.
 - ii. extensive list of projects, trying to work on the smaller projects completed to include cleaning and removing the lifejackets and storing at beach one.
9. Old Business:
- a. Office Manager position update: Anna Peterson was hired as the new LMCC office manager. Anna has been training with Julie Braun and is onboarding.
 - b. HOA Management Status Report: the board met with the committee who did this report and answered questions that were posed. Agynbyte responded to the committee if there are any additional questions, they would be happy to answer. The board is tasked with if the community should proceed with Agynbyte and at what level.
10. New Business:
- a. Vacant board member seat election: no nominations, mail chimp to the community for open seat with specific skills will be sent out this month. Hold off until the next board meeting.
11. Action items: none

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13. **It was motioned to adjourn the meeting by {Karen Giluck} and a second by [Frankie Tipton] and the vote outcome was [approved 5/5]. The meeting was adjourned at 10:31 PM.**
14. Next up: Monthly Board meeting is scheduled for **Tuesday, December 12th at 7 pm**, via Teams