

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

January 9, 2024, 7:00 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"/> Travis Johnson	<input type="checkbox"/>		
<b>Community members present (please sign into Teams with full name for recording of attendance)</b>				
Anna Peterson (LMCC Manager)	Shelly Adams	Guest (unknown)	Laurell Ramirez	Art G
Butch Varga	Dale Keltner	Rick DeBlock	Peter Templin	Susie Roberts
John (JW) Gorman	Susan Hall-Dowd	Jenelle Trimmell	Chris Galeucia	Chris Pirillo
Brian Blomquist	Fiona McKay	Mary Harenda		

This meeting of the board of Lake Marcel Community Club is called to order at **7:06 PM on January 9<sup>th</sup>, 2024** 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 [Frankie Tipton] and the vote outcome was [6/6 approved unanimously].**
3. **It was motioned to approve the date and previous board meeting minutes (Nov 14<sup>th</sup>, 2023) by [Karen Giluck] and a second by [Travis Johnson] and the vote outcome was [7/7 approved unanimously].**
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. Treasurer’s report:
  - a. 7 days for this year.
  - b. The year-end report was posted on the Teams site for the board to review as well as the LMCC website.
  - c. Overall expenses were about \$90,000 surplus of \$30,000 for the year due to some budget items not being used.
  - d. 2022 audit arrived on Monday, Jan 8<sup>th</sup>, 2024 and was updated from the edits that had been requested. Hard copy will be mailed from LMCC as well as posted on the website and final should be completed in 2 weeks.
6. Approved 2024 Budget ratification discussion and approval:

- a. During the November 14th meeting, a board member motioned to increase annual dues from \$313 to \$325, and this was approved. Notes correction for reporting accuracy. Before the ratification meeting, there was an error found on the note section of the report. Budget was not ratified during the meeting for that reason.
  - b. There was not a quorum for the Dec 12<sup>th</sup> 2023 meeting so it did not occur.
  - c. The correction process was shared with the board via email after Laura Davis consulted with the lawyer. Per email, the vote has to pass unanimous, and one board member did not approve. Laura Davis went back to the lawyer to compile best next steps – reviewing and voting on it during this meeting
  - d. Annual Dues due date updated to March 31<sup>st</sup> 2024 based on the new date for the budget ratification meeting.
  - e. Communication must occur at least 14 days but not more than 60 days from the mailing for the budget ratification meeting.
  - f. **Karen Giluck motions to approve the Proposed Corrected LMCC 2024 budget notes. Frankie Tipton seconds. 5 votes to approve, 1 vote to disapprove. Approved.**
  - g. New annual dues invoices have already been printed. We will update the invoice with a sticker that has the updated due date and will mail out after the budget ratification meeting.
  - h. The board will need to set the date for the 2024 budget re-ratification meeting. Feb 11, 18, 25 are the options. Sunday 2/25/2024 was agreed upon as the date and location and time will be sent out via mail notification once those details are set.
7. Committee reports:
- a. Lake and Dam: Travis Johnson reported.
    - i. Travis Johnson moves that we approve spending up to \$8,000 for parts and labor for hire Crux diving to add a bubbler system to the slide gate structure, install two (2) anodes and replace the existing trash rack screen with a new screen provided. **Karen Giluck motions to approve and Frankie Tipton seconds. 6/6 approved unanimously.**
    - ii. Received quotes from Crux and for parts for improvements
      - Crux diving to add a bubbler system to the slide gate structure, install two (2) anodes as well as replace the existing trash rack screen with a new screen provided by the customer,  
\$6,600 + \$660(10% tax) = \$7260
      - Purchase 3 Anodes for Crux ,  
3 x 46.69 = \$140.07 + \$14.01 (10% tax) = \$154.08
      - Purchase Stainless steel mesh for Crux,  
\$433.76 + \$43.81(Tax from quote) = \$477.57
      - Totaling  
\$7260 + \$154.08 + \$477.57 = \$7,891.65 round to \$8,000
      - We still have to get the Stainless-steel mesh delivered are we are currently looking into multiple options.
    - iii. Butch has the water reflectors and waiting on the weather to clear and then can get that installed.

iv. Shelly Adams reposted on the water quality.

- Did not submit the grant application because our sponsor, King County, required more time to fully vet the proposal before its deadline since it took us a while to determine the direction we wanted to go.
- Our money was well spent, regardless, because preparation of the grant application with our partners helped us to define the path forward for the water quality program.
- We'll be meeting with King County soon to discuss the elements of the plan we can proceed with, regardless of grant funding.
- Hoping to use the budget approved by the Board previously. The budget said it was for the grant application match, but we had originally requested and defined it as CMP implementation.

b. Community events: Nicole Roehrig reported.

i. 2023:

1. **Christmas Boat Float**: Dec 16<sup>th</sup> Shelly Adams hosted the event where members decorated their boats and floated around the lake from Beach 2 to Beach 1 where other community members were waiting with hot cocoa and goodies.

ii. 2024:

1. **Coffee with the Board** quarterly event will be held at Beach one on Saturday, Jan 27<sup>th</sup> from 11am- 1pm. Facebook event created and will share the flyer as well.
2. **Polar Bear Plunge** event was held on January 1<sup>st</sup>. Thank you Ramirez family for hosting! We will continue to place this event on our annual calendar so people can plan for and expect it every year!
3. **July 4<sup>th</sup>** committee is starting to plan! If you are interested in being on the planning committee or want to be a volunteer, please contact me! Email communications have been sent based on last year's participation list.

c. Community relations: No updates

d. Architectural Control: No updates

e. Governing Documents:

- i. **2023**: Travis Johnson and Nicole Roehrig volunteered to this committee as Directors and representatives to the board
- ii. **2024**: Monthly meetings have been set up for the committee to get up to speed on reviewing documents and priorities.
  1. Get a meeting place

2. Get all members informed
    3. Start to establish a formalized process
  - iii. Rick encouraged the board that they are invited to attend to be part of the committee's priorities and work.
  - f. Facility and grounds maintenance: Laura Davis and Travis Johnson has been reviewing the to do list with Butch Varga. The work proposed to be scheduled out equals over \$30,000. Look for more information on that work and invites to work parties.
8. Old Business: Doug asked where we are to discuss the HOA management company. Laura Davis stated that this will be discussed during the Action Items section.
9. New Business:
  - a. Vacant board member seat election: Fiona McKay nominates Chris Galeucia and Chris accepts. Rick DeBlock nominates Brian Blomquist and Brian accepts. This position would be valid until the May membership meeting, (**action item to confirm**).
    - i. Chris Galeucia has been a resident in 2020 and plans to be around for a long time. Wants to continue to help the community. Learning about people's needs and wants to help and come up with ideas to create positive experiences for them. 2 votes
    - ii. Brian Blomquist has been a resident since 2021 and has participated in the 4<sup>th</sup> of July events and the finance committee. He has experience and background with HOA and boards to include secretary and treasurer. **3 votes, majority won and Brian is elected to the board.**
    - iii. Doug Lapchis thanked Chris Galeucia for his interest and being involved and encourages him to continue to review open positions and community committees.
  - b. Announcement: none
  - c. Need to set the Special Membership meeting (May or June), proposed for Sunday June 9<sup>th</sup> . Will be placed in old business for the Feb meeting to be voted on and approved.
10. Action items: New process for tracking and recording action items. Used to have a spreadsheet used to track action items, a new one was created on SharePoint. The new document includes a tab for motions, and a tab for director seats and terms.
  - a. Item 700: Laura Davis researched if by having Cassie Johnson vote would have changed the outcome and it did not so completed.
  - b. 701: Board is tasked to review the Arynbyte presentation.
  - c. 702: From May special meeting minutes need additional information from Windy Walker.
  - d. Doug Lapchis asked about the status of the Finance Committee. Laura Davis stated that per the motion made to create the Finance Committee, as soon as they provided their final report on what to invest in after the B of A CD matured on 12/5, they had completed what the board directed them to do as a special committee. So, per Roberts Rules of Order, the committee is dissolved. There needs to be a new motion to create a new Finance Committee.
11. 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.

12. **It was motioned to adjourn the meeting by [Frankie Tipton] and a second by [Travis Johnson] and the vote outcome was [7/7 approved unanimously]. The meeting was adjourned at 9:02 PM.**
13. Next up: Monthly Board meeting is scheduled for **Tuesday, February 13, 2024 at 7 pm**, via Teams (with a possibility of in-person)