

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

July 9th, 2024, 7:00 PM

Attendees:

Board members				
<input checked="" type="checkbox"/> President: Laura Davis	<input checked="" type="checkbox"/> Vice President: Travis Johnson	<input checked="" type="checkbox"/> Treasurer: Brian Blomquist	<input checked="" type="checkbox"/> Secretary: Nicole Roehrig	<input checked="" type="checkbox"/> Karen Giluck
<input checked="" type="checkbox"/> Doug Lapchis	<input checked="" type="checkbox"/> Andy Simms	<input checked="" type="checkbox"/> Chris Galeucia	<input type="checkbox"/> Kristi Yankacy	
Community members present (please sign into Teams with full name for recording of attendance)				
Cassie Johnson	Mary Harenda	Art Grabb	Jake Curnutt	Abram Jackson
Dale Keltner				

This meeting of the board of Lake Marcel Community Club is called to order at **7:03 PM on July 9th, 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. **Brian Blomquist motions to add two new member requests to the New Business (1. Set up a lemonade stand at beach one, 2. set up a shared toy box at beach one). Doug Lapchis seconds. 6 yays, passes. Brian motions to approve the agenda as amended. Karen Giluck seconds. Passes unanimously, approved.**
3. **It was motioned to approve the date and previous board meeting minutes (June 11, 2024) by [Brian Blomquist] and a second by [Karen Giluck] and no discussion, the vote outcome was [vote passes].**
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 MEMBER S 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. Community members will be given 2 minutes to speak and will be timed. A timer will be used to help keep time and alert the speaker if time has lapsed.
5. Treasurer’s report: Brian Blomquist reported out.
 - a. Accounts:
 - Current Operations Account Balance: ~165K, up about \$11K from this time last year.
 - Current Reserve Accounts Balance: ~143K, up \$7.5K from this time last year.

- Projected Balance Operations Account Balance at end of 2024: \$145K (minus payroll expenses for new office manager)
- First monthly interest statements from our reserve account CDs arrived indicating we made \$505.28 in interest for the month of June.
- The Lake Marcel PayPal Account has been closed.

b. Significant Expenses for June:

- Seconds Fish Stocking: \$1729.92
- Legal Fees: \$2,805.06
- Member Reimbursements in June:
- Replacement Tent for Annual Meeting: \$173.90
- Family Fish Day Expense Reimbursements: \$120.81
- Lake Maintenance: \$28.60

c. Budgeting:

- Annual expense reports by budget category were sent out to the board on June 24th for the previous 3 years to assist committees and board members in identifying 2025 expenses to include in the 2025 budget. The plan is to have a preliminary budget spreadsheet ready by the August board meeting for review with the hope that we will be able to approve a 2025 budget at the September board meeting. To facilitate this timeline, please make sure budget requests are sent to Brian Blomquist before July 29th.

d. Dues:

- There are 5 lots with outstanding liens that Brian will attempt to update the files on over the next month, there are 11 lots with outstanding dues for 2024 that we will potentially need to file liens against. The plan is to send one last notification to the 11 outstanding lots indicating that if they don't resolve their outstanding dues that we may be forced to file liens against their property which will result in significant additional fees being charged to their account, and potential foreclosure proceedings.

- e. Motion: **Brian Blomquist moves that the board authorize the Treasurer along with the President to consult the LMCC legal counsel in order to update our lien procedures to make sure they are in compliance with the 2024 legislative changes that have recently taken affect. Doug Lapchis seconds. The vote is unanimous and the motion passes.**

6. Committee reports:

a. Lake and Dam: Travis Johnson reported.

- May and June sampling for the Bacteria Sampling plan was successful. We continue to build up data with help from our volunteers. If you are interested in

helping with the Bacteria Sampling Plan, please reach out to Travis Johnson for more information.

- 2 results from our regular water sampling program with King County. The sample of 6/16/2024 contained Anatoxin-a and Microcystin but both were under the state guidelines. Therefore, no action was taken. The sample of 6/30/2024 was similar so it was not provided to the lab. Any new indicators of potential cyanobacteria warrant a new sample.
- After 14 hours of hard work over a couple of weeks, the water quality teams were able to remove seedheads from all yellow- flag irises. It was a lot of work from just a couple of people, so we'll need more support next year. I plan on holding a water quality subcommittee meeting soon to discuss a better plan for managing the irises going forward since they are spreading and may require more robust control measures.
- We will be holding a committee meeting on July 18th at 7pm. For more information, please reach out to Travis at travis.johnson@lakemarcel.net
- If you are interested in volunteer for anything involved in the Lake and Dam committee, please reach out to Travis: travis.johnson@lakemarcel.net

b. Community events: Nicole Roehrig reported.

- Independence Day Celebration, July 2024
 1. Great success and thank you to the Planning Committee, especially Travis and Cassie Johnson
 2. Over 200 people attended and gave out lots of prizes, candy, and hotdogs
 3. Thank you to all volunteers who donated their time, talents, equipment, and food and treats.
- Annual LMCC Garage Sale July 27-28. Facebook event invite went out. Email communication will be drafted and sent out soon. Flyers and signs are being printed for the days and for sharing on other social media venues.
- Halloween ideas being drafted
- Christmas Boat Float being drafted
- Planning committee meets the 2nd Sunday of every month on Teams from 7-8pm. All are welcome. Will be placed on the LMCC calendar.

c. Community relations: No updates.

d. Architectural Control: Karen Giluck reported out.

- Communicating with someone who has a new property for a building application
- Doug and Karen have been communicating with a neighbor on 214th for some excavating on the property.

e. Governing Documents: Travis Johnson reported out.

- Monthly scheduled meeting will be Sunday, July 14th on Teams from 3-4pm.
 - The chair has started the informal documentation and will be bringing our work to the committee for review. Once completed we will be looking to get this information added to the website for the community.
 - If you are interested in volunteer for anything involved in the Governing Documents committee, please reach out to Travis at travis.johnson@lakemarcel.net or Nicole at nicole.roehrig@lakemarcel.net
- f. Facility and grounds maintenance: Laura Davis reported out.
- **Wood Trash Containers at Beach 1 and 2:**
 - The 4 trash containers at B1 & B 2 have reached the end of their useful life! They are beyond repair and need to be replaced and recommend ordering 4 Rubbermaid Landmark Series Trash Can – 50-Gallon, Black, Dome Top H-1209BL from Uline. Cost, before shipping, is \$950 each for a total of \$3800 before tax and motor freight shipping. **Doug Lapchis motions to purchase the 4 new Rubbermaid trash cans for \$3800. Travis Johnson seconds. Brian Blomquist motions to amend the motion to purchase 4 new Rubbermaid trash cans for up to \$4500 from Uline to allow for tax and shipping costs. Doug Lapchis seconds. Discussion includes that Andy requests that the trash cans are secured or anchored so they don't tip over and hurt someone or a pet. The style is outdated and suggests that the newer style is looked at. Amended motion passes. Main motion passes unanimously.**
 - The volunteers have kept the current trash containers in service for years with consistent repainting and repair, but they have finally hit their end of life.
 - Amazon has similar prices at 1,499 each. The only other supplier Laura Davis found required purchase of individual components at high prices – like the aggregate panels at \$369 per panel.
 - **Sand for Beach 1 & 2**
 - It has been a few years since we have replenished the sand at the 2 beaches. The team is also recommending 3 truckloads of beach sand for Beach 1 and 2.
 - This is a recurring expense every few years, so it is not unexpected.
 - We have consistently received great service, the best price, and quality sand from Abby's Trucking. Recommend to the board that we move forward with getting sand ordered while the grass is not soggy as it requires driving over the lawn at Beach 1.

Travis Johnson motions to approve the purchasing of 3 truckloads of high-quality sand from Abby's Trucking for the beaches for \$2500. Doug Lapchis seconds. Doug asked if we need to verify the location of the septic tanks before driving a truck on to the beaches. This will not come out of the reserve study and will be an added expense. Motion passes unanimously.

- **Septic pumping at beach 1**

3 quotes:

1. Warranty Septic - \$620 + tax for 1st 1,000 gallons (0.62 per additional gallon)
2. Septic Response – Anthony Wilson – \$610 1st 1,000 gallons / \$95 for report plus tax. There could be a filter in the tank that needs to be rinsed once a year. Complete every 3 or 4 years. Could be as early next week.
3. Awesco Septic Service –Septic tank pumping up to 1,000 gallons : \$560, Fuel Surcharge: \$15, Anything over 1,000 gallons: \$0.54 / Gallon. Report will be submitted to the county. (This price includes all county fees)

- **Travis Johnson motions to approve to hire Septic Response to pump the septic system at beach one for \$610 + \$95 report fee plus tax. Karen Giluck seconds. Brian asked if they would need to dig for access. Laura has equipment. Brian asked if the previous company could come back but they have moved and are no longer licensed for King County. Vote passes unanimously.**

g. Removing 4 cottonwood trees that are encroaching into a neighbor's yard.

- **Haskins Tree Care LLC: \$4,896.00**
- Remove 4 cottonwood trees growing in the park on the left side of the house. Grind stumps from cottonwood trees. Perform thorough clean-up of the work area and remove all debris and wood. Mulch from stump grinding will remain in place.
- **Tolt Tree Care: \$5,505.28**
- Tree Removal 4 Black Cottonwood at right side community to move all boats and all vehicles within a 50 foot radius of trees. Tolt will R&R the top beam @ left side (5/8) bolt climb and section trees down within a general footprint. Not on the grass chip debris. Haul, cut up, and dispose of the large wood from each tree base, cut the stumps, and clean up area including any debris in the neighbors (if any)
- Trimming Option:
- 1:trim the limbs on 1 Fir tree off and away from the power line to the security lamp in the parking lot
- 2:trim the deadwood and reduce the canopy of 1 Willow @ the entrance
- Trim the limbs back on top and sides to prevent breakage in the future and give the tree better shape chip and dispose of debris

- Stump Grinding
- Option to grind out the 4 Cottonwood stumps and roots to stop regrowth of the trees and lessen water sprouts in each property. Prevent re/sprout back fill holes with chips and rake/blow areas worked

- **Jadon Hamlin:** \$4800
- Remove 4 cottonwoods
 - Chip brush
 - Haul wood away
 - Clean up work area

Remove 4 or 5 large limbs off cottonwood

Remove tree next to gate

If we do it at the same time \$450

Travis Johnson motions to approve to hire Haskin Tree Care LLC to do the tree removal at beach 2 for \$4896. Brian Blomquist seconds. Motion passes unanimously.

- h. Finance Advisory: Brian Blomquist reported out.
- The Finance Committee met on June 24th at which Fiona McKay joined the committee.
 - The primary discussion of the meeting was the format and content of the Association Management RFP. We made progress on determining the format of the RFP, but still need to flesh out the content before presenting it to the board. It was agreed that treasurer would put the document on the Finance Committee shared site for the members to edit and add content which he will do this week.
 - No future meetings have been scheduled yet, but the primary focus will be split between assisting in preparing the 2025 budget and completing the RFP for review.
- i. Technical Committee: Andy reported out
- First meeting last week, 3 goals over the next year include to define policy related to technical and electronic applications, implementing information management, and implement changes that improve our community reach.
 - Assessment of current state of things to get full picture
 - 3 things that they are preparing
 1. Need for a tech officer administration of the work.
 2. Credential management for all the different services and accounts needs a policy on how it is handled and shared.
 3. Information security policy. Storing and sharing electronic communications and documents in appropriate ways.

7. Old Business:

- a. Hiring of Office Manager and Handyperson:
 - Karen Giluck has a potential person for the handyperson position, will send to Laura
 - Laura was waiting on Kristi Yankacy to see what her schedule is for interviewing as Brian and Nicole are also available. May need to go ahead with the interviews with those who are available.
- b. Agynbyte review: see above. Need to remove agenda item.
- c. Corporate Transparency Act: it was voted on and approved for board members to submit their contact information to the state to prevent money laundering. Submit information to Nicole if you have not already done so. A note will be placed in the Fall newsletter to remove board members who have not complied since there will be a heavy fee associated without compliance.

8. New Business:

- a. AOP/Budgeting process
 - Committees submit a draft budget to Brian by July 29th so we can start presenting at the August board meeting.
- b. Re-level board members who chair a committee. If you are not currently chairing a committee, please review and let the board know what is of interest. Brian offers to join the architectural committee. Travis posted a sign-up sheet at the July 6th event and received 7 community members to volunteer on a committee. Chris offers to join the architectural control committee. **Doug Lapchis motions that the board provides why they haven't done what he wants for the architectural committee. Not seconded. Motion dies.**
- c. Two new member requests that do not have guidance in our governing documents.
 1. Set up a lemonade stand at beach one, mother with young children asked if they can set up a stand at beach one. A policy for this ask is not listed to approve or deny. **Brian motions that the board allows the family to have a lemonade stand at beach one. Dough Lapchis seconds. Not sure if this is one and done or a repeat on the weekends. Karen asks why they don't just do the stand on their own property. Travis asked if they want to raise money for something. Doug has concerns that this is food handling. 0 yay, 5 nays, 1 abstain. Motion fails.**
 2. Set up a shared toy box at beach one. A member requested to donate a toy box near the sand for Beach one for kid's toys so that they are shared toys. **Doug Lapchis motions to allow a community member to donate the shared toy box and items to live at Beach one. Brian Blomquist seconds. Doug requests that the member takes ownership of the toy box and its contents. Karen is concerned if it has a fixed lid and something could get stuck in there. 5 yays, 1 nay, 1 abstain, the motion passes.**

9. Action items:

- a. Status of review of HOA Management Company information. Brian covered this as part of the Finance committee. Will keep as an action item until it is completed.

10. 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.

Community members will be given 2 minutes to speak and will be timed. A timer will be used to help keep time and alert the speaker if time has lapsed.

11. **It was motioned to adjourn the meeting by [Travis Johnson] and a second by [Karen Giluck] and the vote outcome was *[unanimous]*. The meeting was adjourned at 9:05 PM.**
12. Next up: Monthly Board meeting is scheduled for **Tuesday August 13, 2024 at 7 pm**, via Teams