

Final Lake Marcel Board Meeting Minutes-Virtual Meeting via MS Team Chats Audio/Video
Dec 10th, 2024, 7:00 PM

Attendees:

Board members				
<input checked="" type="checkbox"/> President: Laura Davis	<input type="checkbox"/> Vice President: vacant	<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"/> Christopher Galeucia	<input checked="" type="checkbox"/> Kristine Gilreath	
Community members present (please sign into Teams with full name for recording of attendance)				
Sharon Blomquist	Mary Harenda	Rick DeBlock	Art Grabb	Susie Roberts
Dale Keltner	Adrienne Cole			

This meeting of the board of Lake Marcel Community Club is called to order at **7:03 PM on Dec 10, 2024**, by Laura Davis, President and a quorum **IS** present, confirmed by Nicole Roehrig, Secretary.

- 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.
- [Brian Blomquist] motions to amend the agenda to add a vote to the vice president position. Doug Lapchis seconds. Discussion occurred. 1 yay, 2 nays, 3 abstaining. Motion fails. Brian motions to move the septic discussion to after the director vote. Andy Simms seconds. 5 yays. 1 nay. Motion passes. Brian Blomquist motions to approve the amended agenda. Kristine seconds. No discussion. 5 yays, no nay. Motion passes.**
- [Karen Giluck] motions to approve the date and previous board meeting minutes as presented (Nov 12, 2024) and a second by [Brian Blomquist]. No discussion. 6 yays, 1 abstaining. Motion passes unanimously. The minutes are approved.**
- 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.
- Treasurer’s report:
Operating Accounts:

The operating bank accounts balance is currently at \$125,659.95

Approximately \$4,235 of outstanding maintenance items have not been purchased or reimbursed yet, and about \$6,000 in utilities and payroll scheduled for the next month which will leave us with about \$112,000.00 at the end of 2024 if we spend it all. This new 2024 ending balance estimate reflects about \$5,000 of dues revenue from a delinquent owner that had outstanding dues from 2016.

We have received almost \$7500 in 2025 dues since invoices were mailed out on December 2nd, thank you Rick for helping us get them all stuffed and stamped. This revenue is not showing in the current treasurer's report as reconciliation has only been done through the end of November in this report.

If we don't wind taking these expenses this year (which does not look likely at this point), I would recommend getting them reapproved in a 2025 board meeting and not just assuming the money is still available, as there is a risk of double booking this money when it crosses year end boundaries.

\$235.00	Paint Beach Gates
\$700.00	Repair Broken Playground Uprights
\$600.00	Bathroom Auto Door Closers and Deadbolts
\$2,500.00	Redeck 2nd Swim Platform at Beach 1
\$200.00	Pump House Replacement Material

Capital Reserve Fund Accounts:

We currently have a total of \$146,838.60 in our capital reserve fund accounts with \$18,324.60 in the BofA savings account and \$128,029.08 split between four First Citizens CD accounts that mature in (Feb, May, Aug, and Nov). Still no automatic update hooked up so the December interest is not reflected in the treasurer's report (a difference of \$484.93), and we have had our first drop in interest earned when the November CD renewed. The rate dropped to 4.15% from the previous 4.75%.

Taxes:

Not too long after reporting on the acceptance of the 2021 penalty abatement, we received another somewhat ambiguous notice indicating that there were problems with our 2022 filing and request letters.

This prompted a long phone call with an IRS agent on Wednesday 11/27 who indicated that we could not just switch from a no-profit 501(c)7 to an HOA 528 with a letter as indicated by our Tax accountant and that we would have to get a new EIN number and

resubmit our 2022 and 2023 filings with this new EIN or go back to filing the non-profit 990-EZ forms.

I promptly sent a message summarizing what the IRS agent had conveyed to me and asked for Mr. Vandel's guidance. I got a response from the office manager that Mr. Vandel would look into it on Monday 12/2 (after the Thanksgiving Holiday weekend), but that they had not had this issue before. I have yet to hear from Mr. Vandel directly on what our next steps should be.

I advised him (in my email) that re-incorporating as a for-profit company would not be that straight forward for us as it would involve some significant changes that would need full membership approval, and that we would probably elect not to do this route if that is what it came down to.

2023 Audit:

Still no word on the last audit question we had, but when I am in contact with Mr. Vandel about our tax situation I will try and put this question to bed and get the signed paperwork back to him so that we can get the final audit.

2025 Budget GL and New Reporting for 2025:

I have been working with our accounting team to update our reporting GL to more closely match the new budgeting model that was developed this year, and I am working on some new reporting to try and expose the monthly transactions in an effort to be a little address questions more easily about how much and where the money was spent each given month. I also plan to have a 2024 year-end report that I hope to present at the January board meeting.

My hope is to get this all worked out with our accountants by December 20th and I may send out experimental report formats for review to the board and the finance committee members.

2025 Insurance review

Andy initiated a query to our insurance broker to get a better picture on our coverage for those of us who are not familiar with it. I believe that I have conveyed what we have learned to the board via email.

We received a notice at our office address that our D&O carrier will be raising our rates, but it did not indicate by how much. Our insurance broker indicated that they did not

know what the change would be, but that if it was too expensive, they would search for alternate coverage on our behalf to get us the best deal for the coverage we desire.

Two things of note that we may need to reconcile before the 2028 WUCIOA regulations come into effect:

It is possible that we may be compelled to try and replace insurance for the dam, unless we get the approval of our membership waive the insurance requirement.

We do not have "fidelity" coverage as such and it appears we may need to get coverage of this nature to meet WUCIOA regulations.

I hope to have a more complete summary of our coverage at the board meeting in January, but I wish to get permission to drop our equipment coverage insurance that covers loss of our lawn mower (that we do not currently use) and our employee's tools now.

I (Brian) move that the LMCC drop insurance coverage for loss of equipment that is insuring our riding lawnmower for \$3,000 and loss of an employee's personal equipment up to \$5,000. Andy Simms seconds. 6 yays. Passes unanimously.

6. New Business:

- a. none

7. Old Business:

- a. Director seat nominations and vote.
 - i. **Brian Blomquist nominates Rick DeBlock. Rick accepts. 3 yays, 4 nays, 1 abstaining. Appointment fails. Director seat remains open.**
 - ii. **Nicole Roehrig motions to delay the appointment of a director to fill the vacant chair until the next board meeting. Andy Simms seconds. Discussion occurred. 3 yays, 4 nays. Motion fails.**
- b. Update on septic tank work:
 - i. Email update sent out to the board from Kristine.
 - ii. Multi bid review for septic tank companies.
 - iii. The septic system is old and incumbered by tree roots. The system is considered deficient and doesn't work very well. Options are to completely redo it or move to where the parking lot is and drain field. Next steps to go to Facilities and Maintenance committee. Suggested to pump every 90 days until repaired.

8. 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.

9. **It was motioned to adjourn the meeting by [Brian Blomquist] and a second by [Kristine Gilreath] and the vote outcome was [unanimous]. The meeting was adjourned at 8:23 PM.**

10. Next up: Monthly Board meeting is scheduled for **Tuesday Jan 14, 2025 at 7 pm**, via Teams