

Final Lake Marcel Board Meeting Minutes-Virtual Meeting via MS Team Chats Audio/Video
 Jan 14th, 2025, 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 type="checkbox"/> Secretary: Nicole Roehrig | <input checked="" type="checkbox"/> Karen Giluck |
| <input checked="" type="checkbox"/> Kristine Gilreath | <input checked="" type="checkbox"/> Andy Simms | <input checked="" type="checkbox"/> Chris Galeucia | <input type="checkbox"/> vacant | |
| Community members present (please sign into Teams with full name for recording of attendance) | | | | |
| Sharon Blomquist | Dale Keltner | Peter Templin | Mary Harenda | Laurell Ramirez |
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This meeting of the board of Lake Marcel Community Club is called to order at **7:02 PM on Jan 14, 2025**, by Laura Davis, President and a quorum **IS** present, confirmed by Sharon Blomquist, standing in for the 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. Karen Giluck motions to approve the agenda. Brian Blomquist seconds. No discussion. Motion: Yays, 6 opposed-0 abstained-0.** The agenda is approved.
- 3. Brian Blomquist motions to approve previous board meeting minutes from Dec 10, 2024, and seconded by Andy Simms.**
 Discussion: Spelling mistakes need to be corrected before the notes are posted. **(Andy Simms) I motion we will update the meeting minutes after the spelling error is corrected. Karen Giluck seconded. Yays-6 opposed-0 abstained-0 Motion passes**
 Discussion none. **Motion on the floor. Yays, 6 opposed-0 abstained-0,** The minutes are approved as corrected.
- 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.

I have posted a 2024 year-end treasures report in the January 14th meeting minutes area where the normal monthly report is posted. I will not have a monthly report for this meeting as we are only halfway through the month of January. Going forward I will have monthly reports that include a single month, and I will have the January monthly finance report at the February board meeting.

Budget Performance:

We budgeted \$167K to be spent in 2024 but only spent \$120.7 leaving \$46.3K of unspent planned expenses. We have ended 2024 with an operating budget balance of approximately \$116.8K of excess funds. The 2025 budget planning estimated that we would have \$103.7K to start 2025 with which means we will be starting 2025 with an extra \$13.1K.

Biggest Overspends (Over budget):

\$9.7K Facilities Maintenance

\$7.9K Attorney Fees

\$2.4K Insurance

\$1K Postage and Delivery

Biggest Underspensing (Under budget):

\$32.4K Payroll

\$24.9K Aquatics

\$4K Governing Docs

\$4K Recording Fees

Operating Account:

The yearend report shows an ending operating account balance of about **\$165K**, approximately \$31K of this is accounts receivable for 2025 dues received via Zelle in December and about \$17.2K are 2025 dues check payments deposited and recognized in 2024.

Capital Reserve Accounts:

The reserve account balance at the end of 2024 was a little over **\$146.8 thousand dollars** and even though the staggered CD rates are beginning to drop we are still making a significant amount of money having most of the money sitting in the CD accounts. Only about \$18K of this is readily available without closing one of our 3-month staggered CD accounts.

Outstanding Maintenance Projects:

We have about \$5K in outstanding maintenance tasks that did not get accomplished in 2024. We have sufficient funds to bring these projects into 2025, but I recommend we get board approval before beginning any of them if that is the intention.

2025 Dues:

We have received a little more than half of our 2025 dues payments with 5 lots taking advantage of the 4-part payment plan so far. I plan to have a reminder notice sent out via mailchimp this week to remind everyone to get their payments in by the end of January to avoid the 15% late fee of \$50.55.

Taxes:

Our 2022 and 2023 tax filings have still not been resolved, and I have not had an update from our Tax accountant about our next steps since our December board meeting.

Motion: (Brian Blomquist) I move that the LMCC board approve an additional \$235 dollars to be used to reimburse expenses related to the 12/15/2024 Christmas Event. Karen Giluck seconded.

Discussion occurred. Yays-4 opposed-0 abstained-1 Motion passes.

2025 Insurance review

Our insurance rates went up about 10% even with removing the insurance on the lawn mower. If we keep our policy pretty much the same as is, without the insurance on the lawn mower or employee tools, it's will be \$14, 685.95

There's an option of getting fidelity or criminal insurance, an additional amount of \$557 dollars would be added to that amount there in order to get that. This may be needed as there is a requirement in the WUCIOA regulations in 2028 that we may be required to have fidelity insurance. It's a little unclear and how much it needs to be, but we picked \$100,000 as the impact.

Motion: (Brian Blomquist) I move that we approval the 2025-2026 Alliance Insurance brokerage proposed coverage for \$14,684.95 that does not include the additional Crime/Fidelity coverage.

Seconded by Karen Giluck. No discussion. Motion: Yays 6 oosed-0 abstained-0

motion passed unanimous

A suggestion was made to create a report on the items that were the overspend/overrun items listing out the invoices or itemize them. Brian Blomquist to make an action item to do so.

6. Committee reports:

- a. **Lake and Dam:** Peter Templin gave a summary of the 2024 cyanobacteria study results. This report shows large source of phosphorus is coming from the incoming tributaries. Recommendations include:

Lanthanum treatment that's planned for this year.

Phosphorus filter bags to be used in the incoming tributaries.

Looking into purchasing phosphorus detection equipment that can be done through handheld devices without requiring laboratory testing.

The septic systems around the lake are not a significant contributor of phosphorus at the present time. Maintaining all the septic systems around the lake is still important.

- b. **Community events:** No official report given however, Sharon Blomquist reported the Christmas Celebration and boat float was a big success. The event was very well attended. Beach 1 was decorated for the occasion. We had a few boats (kayaks), letters to Santa, cookie/gingerbread houses to decorate, as well as a hot chocolate/hot cider station. A few community members had booths to sell items. There was a dog costume contest and of course Santa and Mrs. Claus were there to hand out candy canes and take pictures. Interested in being on the committee or volunteering, please check the LMCC website and events calendar, or email Nicole.Roehrig@lakemarcel.net
- c. **Community relations:** Karen Giluck and Laura Davis reported that they are up to date on emails and communications. There was a discussion on the need to do another drive-thru (last done 2 years ago) making sure all members are abiding by the Covenants and Bylaws. We will announce it at the general membership meeting, MailChimp, Facebook and maybe add it to the newsletter to give more information.

- d. **Architectural Control**: Karen Giluck and Chris Galeucia reported working with a community member who bought an undeveloped piece of property with questions and other questions regarding downed trees from recent storms. Discussion with regards to holding committee meetings.
 - e. **Governing Documents**: No updates. No January meeting.
 - f. **Facility and grounds maintenance**: Laura Davis reported out with Kristine Gilreath on the septic system at Beach 1. We held a meeting on January 11, 2025 to discuss the septic inspection and talk about how we were going to move forward with which of three main options, (replace repair or abandoned). We asked who was interested from the community to help research. Kristine has offered to lead that research. Preliminary research has been done with one of the handful of septic design professionals. Also, it looks like the King County, overseer of septic systems is willing to work with us as a non-conformant design build process. This allows us to grandfather in the existing position of the septic system if we decide to go the full replacement process.
 - g. **Finance Advisory**: Brian Blomquist reported they did not meet in December.
 - h. **Technical Committee**: Andy Simms reported they did not meet. However, reported the main topics to be discussed will be this year's collection of dues and how that process went. Also, trying to make documents more accessible to the membership. The committee has met with the finance committee about looking into using an online HOA self-management tool. A staging environment was set-up for the website. It's a duplicate of the existing website to be used for prototyping.
7. **New Business**:
- a. Getting rid of riding lawn mower: Chris Galeucia to look for comparisons for ease of selling it at a later date.
Motion: (Brian Blomquist) I move that we authorize the board to sell the lawn mower and its carry behind, either on Craigslist or in the community. Seconded by Kristine Gilreath. Discussion: none Yays-6 opposed-0 abstained-0 Motion passes unanimously.
 - b. Vice President position nomination and vote:
Brian Blomquist nominates Andy Simms who accepts. No other nominations were presented.
Motions: All those in favor of electing Andy Simms as Vice President, Yays-4 opposed-0 abstained-2, . Welcome Andy Simms as Vice President

- c. Director resignation:
Doug Lapchis resigned effective December 18, 2024
 - d. Committee chair review Currently no chair for the Lake and Dam Committee
Motion: (Brian Blomquist) I move that we reestablish the Lake Marcel Water Quality Committee as a standing advisory committee of the LMCC board of directors that is empowered to engage, represent and coordinate with professional and governmental organizations in matters of water quality for Lake Marcel. The committee is authorized to use LMCC equipment and property to take water samples, perform lake inspections, and conduct studies approved by the LMCC Board. It is also authorized to mail water samples requested by King County and receive reimbursement for said costs from the LMCC, as well as post county recommended or required notifications on LMCC property. The committee and its members may not enter into any contracts, authorize any payments, or spend any money (other than the previously mentioned water sample mailings) without the express approval of the LMCC board. The members of this committee are: Shelly Adams, Peter Templin, Andrew (Butch) Varga, Andrew Wones, and Brian Blomquist with Shelly Adams serving as the chairman. Members of the committee will be appointed and serve at the discretion of the LMCC board of directors until they either resign or are dismissed by the board and the chairman of the committee or a member of the committee appointed by the chairman shall present any requests or reports of the committee to the LMCC board at scheduled board meetings as necessary. **Seconded by Karen Giluck. Discussion: none Motion: Yays-6 opposed-0 abstained-0, Motion passes** (We now have 9 committees.)
8. Old Business:
- a. Update on septic tank work - Previously covered under Facilities and Maintenance
 - b. CTA update: The last of the information has been received and we can now submit the information. Andy Simms will have the Technology Committee research having new members register themselves when filing of PII (Personal Identification Information).
9. 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.
10. **It was motioned to adjourn the meeting by Karen Giluck and a second by Andy Simms Yays-5 opposed-0 abstained-0, Motion passes unanimously The meeting was adjourned at 9:00PM.**
11. Next up: Monthly Board meeting is scheduled for **Tuesday February 11, 2025 at 7 pm**, via Teams