

Draft Lake Marcel Board Meeting Minutes-Virtual Meeting via MS Team Chats Audio/Video
Feb 11th, 2025, 7:00 PM

Attendees:

Board members				
<input checked="" type="checkbox"/> President: Laura Davis	<input checked="" type="checkbox"/> Vice President: Andy Simms	<input checked="" type="checkbox"/> Treasurer: Brian Blomquist	<input checked="" type="checkbox"/> Secretary: Nicole Roehrig	<input checked="" type="checkbox"/> Karen Giluck
<input type="checkbox"/> Christopher Galeucia	<input checked="" type="checkbox"/> Kristine Gilreath		<input type="checkbox"/>	
Community members present (please sign into Teams with full name for recording of attendance)				
Sharon Blomquist	Rick DeBlock	Dale Keltner	Shelly Adams	Jake Curnutt
Peter Templin				

This meeting of the board of Lake Marcel Community Club is called to order at **7:02 PM on Feb 11, 2025**, 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 approve the agenda as presented. [Karen Giluck] seconds. No discussion. 5 yays. Motion passes unanimously and approved as presented.**
3. **[Andy Simms] motions to approve the date and previous board meeting minutes as presented (Jan 14, 2025) and a second by [Brian Blomquist]. No discussion. 5 yays. Motion passes unanimously. The minutes are approved as presented.**
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.
 - a. Please see the addenda below that Rick DeBlock has requested are shared with the meeting minutes.
5. Treasurer’s report:
 - a. **Operating Account:**
We had \$212,670.77 in our combined checking and savings operating accounts at the end of January. In 2024 we had \$115,392.60 at this time, but because dues collected was not started until March of last year.
Added spending report at the end to account for actual spending and consumption.

b. Operating Account Investment:

Motion:

I (Brian) move that we open a CD account with Bank of America with \$30,000 that expires in October of 2025 and does not renew. Kristine Gilreath seconds. Discussion occurred. This money could earn up to 4% vs sitting in the savings account. We shouldn't need that money until the time it expires. **5 yays, motion passes unanimously.**

c. Capital Reserve Accounts:

The total reserve account balances come to \$147,342.91 at the end of January. The planned ending balance with the extra contribution needed to make up for the 2023-2024 dam maintenance was scheduled to be \$147,097, we are over plan by about \$254. To maintain 100% funding, we will need to have \$155,753 in the account by the end of 2025, a difference of \$8,411. We have budgeted a contribution of \$10,000 for 2025 and that does not take into account the approximately \$6,000 in interest we will likely earn in 2025. We are planning to have a level 2 onsite review of our capital reserve plan in late June of this year and with the unplanned potential Septic system work that may happen in 2025 we will likely revisit the amount needed to maintain 100% funding.

d. 2025 Dues:

We received roughly 80% of the 2025 dues by the end of January. \$106,076 of an expected \$133,115 leaving approximately \$27K outstanding.

There were fifty-nine lots that have not set up a payment plan and have not paid their 2025 dues; forty-six of these lots are only behind in their 2025 dues and 13 of them (not in a payment plan) are behind by more than one year's dues. We have one account that was behind \$3,500 in dues that has started a payment plan and ten other lots that are on a payment plan for their 2025 dues.

The late fee, if applied, will be \$50.55 per lot.

Since the January 31st deadline we have received checks for 4 lots and Zelle payments for 3 lots. If we enforce the normal deadline, it will be necessary to go after these accounts for the late fees.

Motion:

I (Brian) move that we forgive lates fees for all dues payments received up to February 11th, 2025. Kristine Gilreath seconds. Discussion occurred. Andy Simms suggests that the motion is amended to state: **I move that we**

forgive lates fees for the 2025 LMCC dues for payments that have already been received from February 1st to February 11th, 2025. Brian Blomquist seconds the amendment. 5 yays. All those in favor that we forgive lates fees for the 2025 LMCC dues for payments that have already been received from February 1st to February 11th, 2025. 5 yays. Amended motion passes unanimously.

e. 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.

f. Audit:

The 2023 audit is still outstanding as we still need one more question answered from the accountant to close and finalize the paperwork.

6. Committee reports:

- a. Architectural Control: Karen reported out. The committee has been reviewing a request to check if a residence was out of compliance, and they are not so will be responding soon. **Brian Blomquist motions to approve Neil Burgheimer as a member of the architectural control committee. Kristine Gilreath seconds. Discussion occurred. Neil has been part of the committee since fall of 2024. 5 yays. Motion passes unanimously.**
- b. Governing Documents: Nicole reported out. Thank you to Travis Johnson, Rick DeBlock, and Abram Jackson for serving with me on this committee. I have decided to step down as chair and continue to focus my time and efforts as Secretary and chair of Community Events. Attendance has been slow the last few months so there are no updates on the outstanding agenda items.
Kristine Gilreath offers to be a co-chair if there is another board member to join her. **Brian moves that we reestablish the governing documents committee as an advisory committee with initial members being Kristine Gilreath and Rick DeBlock with Kristine acting as the initial chair. Kristine Gilreath seconds.** The amended motion states: **Kristine moves that we reclassify the Governing Documents committee as an advisory committee with initial members being Kristine Gilreath and Rick DeBlock with Kristine acting as the initial chair. Brian Blomquist seconds. Updating the amendment vote: 5 yays. Amendment passes. Motion passes, 5 yays. Amended motion passes.**
- c. Community Events: Nicole reported out. The committee had our February meeting on Sunday and started to plan for the next big event which will be the annual Easter Egg Hunt. The save the date is posted on the LMCC website calendar for Saturday, April 19th, starting at 10am at Beach One. More communication will go out starting in March to include an email, Facebook calendar invite, and fliers and signage around the neighborhood. We are working on creating a SignUp Genius for the event for community members to volunteer for candy and decoration donations, egg stuffing, set

up and egg hiding, announcer of the event for age groups, Easter Bunny, prize table, and clean up. Keep an eye out for that in March as well! We will need volunteers to help make this annual tradition another success and fun for the kids and families. Our monthly meetings are the second Sunday of every month except for April and May which was moved to the first Sunday and they are posted on the LMCC website calendar. If you are interested in joining or have ideas, please email nicole.roehrig@lakemarcel.net.

- d. Community Relations: Laura and Karen. Fielded an email from ACC to insure they were not going against HOA guidelines and determined that they were not. No other updates.
- e. Facility and Grounds Maintenance: Laura Davis reported that they did not have a scheduled meeting. Laura will need to schedule those. No updates on Septic.
- f. Lake and Dam: not currently meeting. No chair.
- g. Finance Advisory: Brian reported that they need to meet. Merger request for beach one does not have an update. No update on the HOA management company review.
- h. Technical: Have not met since the last meeting but just sent out a meeting invite for next week. Andy did research for FinCEN ID, only update is that it is not a process we should pursue. There is no way to revoke ID and have an obligation to update information within 30 days and can be fined up to \$500 per day until it is updated.
- i. Water Quality: Peter Templin reported out. Formalize plans for 2025 and projects that will require more volunteers. The estimated scope of work is Aquatechnex will charge over \$15,750. The approved budget is \$15K. **Brian motions that we approve of the \$15,750 AquaTechnex treatment plan. Andy Simms seconds. Discussion occurred. Brian Blomquist moves to amend the motion to read: Motion to approve \$15,750 for lake treatment of Lanthanum in the spring of 2025 by Aquatechnex that will include \$500 pre-treatment sampling, \$15,000 treatment of the lake with Eutrosorb G, and \$250 for DOE annual reporting. LMCC will be responsible for the delivery of NPDES notice 10 business days and residential notification for delivery to all lakeshore residents and will provide Aquatechnex with the list of addresses. Andy Simms seconds. Amended motion passes. 5 yays. Approving the motion as amended. 5 yays.**

Brian moves that we add Dale Keltner as a member to the Water Quality Committee. Andy Simms seconds. Discussion occurred. Motion passes unanimously. 5 yays.

7. New Business:

- a. Discussion of terminating current assistant treasurer position: Brian reports. When George left as Treasurer and Brian took over, George helped the transition as assistant treasurer. Brian has been able to function independently, and this will save money on the MS 365 account. **Brian moves that we no longer need George as assistant treasurer and terminate his position. Andy Simms seconds. No discussion. 5 yays and motion passes unanimously.**
- b. Discussion of Possibly Consultation with Attorney regarding lien and foreclosure processing: Brian reports out. There is a lawsuit for foreclosure lien processing and how

much more money this will require. Brian would like to change some of our processes for liens to reduce spending from the HOA.

I (Brian Blomquist) move to authorize the Treasurer and President to spend up to \$500 to consult with our attorney on the outcome and final cost of the IRS foreclosure action and advise us on updating our lien /foreclosure processing procedures. Kristine Gilreath seconds. No discussion occurred. 5 yays, motion passes unanimously.

- c. General membership meeting date and location and spring newsletter submission start and deadline. Sunday, June 1st has been proposed. **Brian moves that we set the general membership meeting for Sunday June 1, 2025. Karen Giluck seconds. No discussion. 5 yays, motion passes unanimously.**

Newsletter deadline will be worked on offline based on the June 1st date and in compliance with the notification date. Board members who are chairing and participating in a committee, please submit a report out to the LMCC office manager. Tentatively by the April monthly board meeting.

- d. [WSCAI annual conference April 24-26 in Sea-Tac](#): Nicole shared that the annual conference is coming up and registration is open. Sharon is working with the association to renew our annual membership and should be active again by next week. Brian states that there is \$150 in the budget for board member training. Let Laura know if you are willing and available to attend.

8. Old Business: none

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 [Brian Blomquist] and a second by [Karen Giluck] and the vote outcome was [unanimous], 5 yays. The meeting was adjourned at 9:07 PM.**

11. Next up: Monthly Board meeting is scheduled for **Tuesday Mar 11, 2025 at 7 pm**, via Teams

Addenda from Community Member's Comments:

Rick DeBlock: For a year or more, the LMCC website has shown that Resolutions 3 and 6 were not approved by the Board and the links to those documents removed. This despite the fact that Resolution 3 was approved by the Board during the April 2022 Board meeting and Resolution 6 was approved by the Board during the May 2022 Board meeting. Both are recorded in the meeting minutes for those meetings.

I was told by Travis Johnson that the Board's understanding that Resolutions 3 and 6 were never approved was based on the fact that the copies on the website were not signed by the Directors that approved them. However, I note that none of the copies of Resolutions on the website have signatures and yet all were approved according to meeting minutes.

According to Resolution 7, which defines the process to be used for Resolutions and which was approved by the Board during the June 2022 Board meeting, the posted copies should show signatures (although this is not required by statute). Signed copies of these and all Resolutions should be filed with the LMCC Meeting Minutes.

As long as Resolution 3 is in force, I encourage the Board to recognize the need for the Governing Documents Committee to proceed with the creation of Resolution documents authorizing and defining the rest of our committees in compliance with Resolution 3 followed by presentation of those documents to the Board for its approval.