

**Lake Marcel Board Meeting**  
**Virtual Meeting via MS Team Chats Audio/Video**  
**May 14th, 2024, 7:00 PM**

**Attendees:**

**Board members**

President: Laura Davis    Vice President: Frankie Tipton    Treasurer: Brian Blomquist  
Secretary: Nicole Roehrig    Karen Giluck    Doug Lapchis    Travis Johnson    Chris Galeucia

Community members present

Rick DeBlock   Robb McColley   Cassie Johnson   Susie Roberts   Andrew Varga   Juan Morfin family

This meeting of the board of Lake Marcel Community Club is called to order at 7:05 PM on May 14th

**I. Approve Agenda**

Beach Reservation request for June 22nd is added to the Agenda.

Karen G. moves to approve the Agenda as amended.

Brian B. Seconds motion.

Unanimous approval as amended.

**II. Approve April 9, 2024 Board Meeting Minutes.**

Brian B. moves to approve the April Minutes.

Doug L. seconds.

Unanimous approval as presented.

**III. Community Member Comments (not recorded in the Minutes) THIS IS A PLACE HOLDER FOR MEMBER COMMENTS.**

We welcome your comments. No Minutes for these items will be recorded. LMCC Members who wish 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 to alert the speaker if time has lapsed.

**IV. Treasurer's Report**

Brian reported that there are now 24 outstanding dues accounts as of the 4/30/24 adjusted deadline. He will do an email contact. He will also be contacting some accidental overpayments caused by due date changes. 5 lien status accounts will result in lack of dues from them.

JH Handel will do our tax filing. They will then do an audit for us. Property tax has been paid on the 8 lots owned by LMCC. These lots could be sold if there is a purchaser.

Brian is currently working with CVS Accounting to solve a late tax file fine.

Some Reserve funds have been shifted. We now have 4 CD accounts. These are shown under Assets on the Budget Report.

The small Reserve Account has now been combined with the Main Reserve Account.

The Operating Funds Account is good. We may have left over funds from it because of less payroll expenses this year. Currently we have no Office Manager or Handy Man, as budgeted for.

The Budget Report is available on the website.

Laura D. thanked Brain for his work.

## V. Committee Reports

### Lake & Dam

Travis J. reported that this coming Friday 12:00 PM - 1:00 PM at Beach 2 will be an LMCC Water Sampling Training session for volunteers of the water sampling program.

There are no other updates from subcommittees.

### Community Events

Nicole is out, so Laura D. asked Doug L. for a report on Family Fishing events. Doug L. reported that at the recent Fish Planting event, there were about 30 people. The weather was great for it. Two boys stayed afterward and fished, one catching a 3-pound trout. Family Fishing event signs will go up tomorrow. We have 3 new volunteers who have offered to help place the nets for the fishing area of that event.

### Architectural Control Committee

Karen G. reported that there has been follow-up on a previous concern about a property with extra structures concerns. There was discussion about a house on NE 114th Street that is staying in an unfinished condition for an extended period of time. Karen G. said that she would look into the situation.

### Governing Documents

Travis J. reported that he had done some research on the previous motions around approving the existing Resolutions 1-7. He found some evidence of discussion around submitting them for legal review, but could not find any evidence of such review. To verify these resolutions are following all existing policies, current and future laws, and to help with transparency, we will be working to get this submitted for legal review. Our latest meeting will be rescheduled because of the conflict Mother's Day.

Travis J. encouraged any volunteers interested in the Governing Documents Committee, to please reach out to him at [travis.johnson@lakemarcel.net](mailto:travis.johnson@lakemarcel.net) or Nicole at [nicole.roehrig@lakemarcel.net](mailto:nicole.roehrig@lakemarcel.net). Laura D. added that there is an article in the latest newsletter about this Committee.

### Facilities & Ground Maintenance

Laura D. reported that work is being scheduled. Doug L. reported that the first phase of the work at the back of the dam has been completed.

### Finance Advisory

Brian B. reported that attending the most recent meeting, were Susan Roberts, Franklin Tipton, Doug Lapchis, Dale Keltner, and Paul Gibian. Peter Templin and Dan Giluck were absent. They met May 6<sup>th</sup> from 6:30 - 8:30 PM, and went over the association management search and selection information that took place last year. This process was a rather thorough vetting and selection process and the team that did this learned a great deal about what options were available and how a transition like this might happen during the process. That team selected a company named Agynbyte, LLC. The Committee plans to work on a proposal to present to the

Board. Their meetings are usually on Mondays. The next meeting is scheduled for May 20th.

#### VI. Old Business

Nothing to discuss.

#### VII. New Business

Brian reported that we have received two Beach Reservations requests.

The first request is from Brian and Sharon B., for Beach 1, June 1st, from 10:00 am to 1:00 pm. in the grass area.

The second request is from Kaitlin Jones, for Beach 1, on June 22nd. It does not say how many people, but the guidelines for reservations are for up to 25 people.

The Board agreed that both reservations could be approved.

#### General Membership Meeting

Laura D. reported that, pertaining to our Director nominations, our Legal counsel advised resetting Director position terms so that 1/3 of the Board changes at-a-time, as is stated in our Bylaws. Counsel advised having the membership vote, with the expirations of terms to normalize with our governing documents.

After a lengthy discussion of the details, it was suggested that a special meeting be held with 3 Board Members, on May 18th, to plan for this vote at the General Membership Meeting on June 2nd.

#### Discussion of surplus funds

A lengthy discussion covered choices and details of those choices. Brian B. reported that he has been researching previous discussions, decisions, etc. and will be preparing a report to be given. He hopes to confer with others before finalizing it.

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#### Motion to Adjourn

Travis J. moved to adjourn. Brian B. seconded.

Adjournment passed unanimously.

Meeting adjourned at 9:51 pm.

#### Next up:

General Membership Meeting - Sunday, June 2nd at 1:30 pm, Beach 1.

Monthly Board Meeting is scheduled for Tuesday, June 11, 2024, at 7:00 pm via TEAMS

