

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

March 11th, 2025, 7:00 PM

Attendees:

Board members				
<input checked="" type="checkbox"/> <b>President:</b> Laura Davis	<input checked="" type="checkbox"/> <b>Vice President:</b> Andy Simms	<input checked="" type="checkbox"/> <b>Treasurer:</b> Brian Blomquist	<input checked="" type="checkbox"/> <b>Secretary:</b> Nicole Roehrig	<input checked="" type="checkbox"/> Karen Giluck
<input checked="" 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	Peter Templin	Dale Keltner	

This meeting of the board of Lake Marcel Community Club is called to order at **7:03 PM on Mar 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. **[Karen Giluck ] motions to approve the agenda as presented. [Andy Simms ] seconds. No discussion. 6 yays. Motion passes unanimously and approved as presented.**
3. **[Brian Blomquist ] motions to approve the date and previous board meeting minutes as presented (Feb 11, 2025) and a second by [Karen Giluck ]. No discussion. 6 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.
5. Treasurer's report:

- **Operating Funds:**

We had \$217,871.34 in our operating accounts as of February 28th, \$187 thousand is readily available in our checking and savings account and \$30,000 is currently in a CD account that should earn approximately \$100 a month in interest until the end of September when we will close the account and move the money back into our checking account.

- **Capital Reserve Funds:**

The capital reserve fund balance across all accounts was at \$147,848.49 as of February 28th. The first staggered CD rolled over in January is earning slightly less interest than the others, and the next CD

account rollover will happen in March, but the expectation is that the rates are still high enough to make it well worth keeping in the accounts.

- **Property Taxes:**

The first half of our property taxes (\$2,254.9) have been scheduled for payment at the end of March, we will owe the same amount before the end of October if we do not convince the county to combine our Beach1 lots by then.

- **2025 Dues:**

Late notices were mailed out and we have received some additional dues since last month. We are up to 88% complete in our dues collection (up from 80% last month).

We have a member who claims that they did not receive an invoice or any notice regarding the 2025 dues and objects to paying the late fee of \$50.55. They have since paid the original dues amount, and it has been explained to them that the late fee plus interest will continue to accrue to their account if they do not pay it, unless the board grants them an exception for any special circumstances. There were no special circumstances provided other than that they claimed that they had no instructions on how to pay. The first contact email came in after the board meeting in February and was a reply to the reminder that the dues deadline was coming up sent out at the end of January.

**Motion:**

*I (Brian Blomquist) move that we maintain the late fee and interest on these owners' accounts and advise them that interest will continue to accrue on the balance until it is paid. Andy Simms seconds. Discussion occurred. Both owners have lived in the community for more than 3 years and no mail was returned with initially mailed out. 6 yays. Motion passes unanimously.*

- **Audit:**

The 2023 audit is still outstanding to finalize. It is on my list to change some verbiage about the law suit we are a party to and get them signed and back to the auditor.

- **Taxes:**

I have filed a letter with the IRS to request that they re-classify our tax EIN number to a corporate id so that they will except our 1120-H forms as an HOA instead of a non-profit. This may take up to 45 days to receive a reply. If they don't accept re-classifying our EIN we may need to apply for a new EIN and go through the trouble of changing our tax forms and employer deposit information.

**Motion:**

*I (Brian Blomquist) move that we engage J.H. Vandel to do our 2024 federal taxes and Audit. Kristine Gilreath seconds. Discussion occurred. In the future, may want to look for a new tax account and auditor but currently, Mr. Vandel has historical knowledge for our information and is relatively cost effective. 5 yays. 1 nay. Motion passes.*

- No updates on filing out the form to combine the properties at Beach one.

6. Committee reports:

- a. Architectural Control: Karen reported out. Tree cutting permit completed for 5 trees on 110<sup>th</sup>. Chris reports that selling the lawn mower/tractor should wait until its peak season.
- b. Community Events: Nicole reported out. The committee had our March meeting on Sunday, and we continued to plan for the next big event which will be the annual Easter Egg Hunt. One question that came up was if we can use lawn spray to zone off the age ranges or if flour is the preferred method. Information has been posted on the LMCC website calendar for Saturday, April 19<sup>th</sup>, starting at 10am at Beach One. We also created a flier and Facebook calendar invite. More communication will go out later this month to include an email and fliers and signage around the neighborhood. 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 has been posted. There is a bin down at the office for donated candy to stuff into the eggs. Thank you to David Nordgren who has offered to loan us his sound system for the event! We will need volunteers to help make this annual tradition another success and fun for the kids and families. If you are interested in joining or have ideas, please email [nicole.roehrig@lakemarcel.net](mailto:nicole.roehrig@lakemarcel.net).
- c. Community Relations: Laura and Karen reported out. Trash pile in a community adjacent lot reported by a community member.
- d. Facility and Grounds Maintenance: Laura Davis reported.
  - Committee met 3/11/25. Monthly 2 weeks prior to board meeting – Monday, 6 pm. Next meeting: 3/24/25 at 6 pm, will post on website calendar
  - Handyman position:  
Sent out a quote from Bella Vista to directors, quote is higher than what we have budget for but may be more stable than a single person. We have a relationship with Bella Vista currently.  
Need to get 2 more quotes after updating requirements – Office Manager found additional documents committee will review
  - Septic Research – Kristine to update. Delayed because the septic design company contact had a medical issue. Received an email from King County health department and noted that they did not have the filings of inspection report.
  - Upcoming jobs:
    1. Replacing Locks on gates
    2. Painting the Gates
    3. Remove the Stay off the Ice sign
- e. Lake and Dam: no update
  - **Laura motions to approve the spending of \$94 for permit and \$2,250 for both the April and June fish drops. Brian Blomquist seconds. Discussion occurred. This money was approved on the budget. One of the fish drops was thought to be bigger than the other. Brian moves to amend the motions to approve the spending of \$94 for permit and to approve both the April and June fish drops for up to \$4500. Andy Simms seconds. No discussion. Amendment passes unanimously, 6 yays. Amended main motion is to approve the spend of \$94**

**for permit and to approve both the April and June fish drops for up to \$4500. 6 yays. Motion passes unanimously.**

- f. Finance Advisory: Brian reported. No meeting over the last month.
  - g. Technical: Andy reported out. Met on the 23<sup>rd</sup> of Feb. Social media policy review for the board to approve communication to a person to share on their behalf. Updating the website to reorganize the flow and content. Evaluation of current content and usage.
  - h. Water Quality: Peter Templin reported out. Hope to have a meeting with plans prior to the April board meeting.
  - i. Governing Documents: Kristine reported out.
    - Reestablishing the work and experimenting with the SharePoint site tool called Planner to help organize the work and tasks. Researching law firms for WACAOI work and RFP. Reviewing the Committee form project to centralize the roles and responsibilities for each of them and post on the website. Consideration for bylaw amendment will be emailed to the board.
  - j. **Kristine motions that resolutions should not include the signatures of Directors that voted on the Resolution or how each Director voted. Existing resolutions should be presented on the website without the Resolution Action Record page. Brian Blomquist seconds. Discussion occurred. Motion passes unanimously, 6 yays.**
  - k. **Kristine motions that any Committee of the Board must function as an Advisory Committee at any time less than 2 Directors are assigned to it. Brian Blomquist seconds. Discussion occurred. Kristine would like to resend the motion and do some more research on the distinctions of the different titles of committees. Motion to resend the motion was approved unanimously, 6 yays.**
7. New Business: none
  8. Old Business: Spring newsletter submission deadline date. The general membership meeting is scheduled for June 1<sup>st</sup>. Articles for the newsletter to submit to Sharon Blomquist by April 20<sup>th</sup>. Will have a placeholder of what was learned after the WSCAI conference that is April 24-26. Laura and Nicole are registered.
  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], 6 yays. The meeting was adjourned at 8:36 PM.**
  11. Next up: Monthly Board meeting is scheduled for **Tuesday Apr 8, 2025 at 7 pm**, via Teams.