

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

April 8th, 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 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	Doug Lapchis
Abram Jackson	Jake Curnutt	Butch Varga		

This meeting of the board of Lake Marcel Community Club is called to order at **7:02 PM on April 8, 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. **[Andy Simms] motions to approve the date and previous board meeting minutes as presented (Mar 11, 2025) and a second by [Kristine Gilreath]. 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: The report is showing \$214,319.63 in our operating accounts as of March 31st, \$184 thousand is readily available in our checking and savings account and \$30,000 is currently in a CD that will mature at the end of September. The CD account earned \$90.44 in March, but the automatic account link does not appear to be updating correctly in QuickBooks.

Capital Reserve Funds: The capital reserve fund balance across all accounts is showing as \$148,288.26 as of March 31st. The second CD to hit maturity has rolled over and the rate moved from 4.75% to 4.0%.

2025 Dues: The final payments for those on the 4-payment plans are coming in. There have been a few that have fallen off in their payments and the Office Manager is communicating with them to get the payments back on track.

We have about 30 lots that we have not received payment for or are behind in their payment plans. Office Manager have communicated via email and fines have also been mailed out.

We have had some push back from a few members on the late fees, but they have been advised that the fee will be applied to their account and will accumulate interest until it is paid.

Audit: We have engaged J.H. Vandel to do our 2024 audit and we have received a request for data this week.

The 2023 audit has still not been finalized due to an edit that needs to be made. I will make this edit and provide the 2024 audit information in one go by the end of the month hopefully.

Taxes: J.H. Vandel has been engaged to prepare our taxes again this year for 2024. He has filed an extension for us and will prepare them later this year. Waiting to hear back from the IRS on the status of our EIN categorization problem before we submit taxes for 2024, but given how slow things are moving with the IRS lately I am not that confident.

6. Committee reports:

- a. Architectural Control: Karen reported out. Chris stated that no new requests have come through but to check with the committee before any new renovations start. Karen looked at a residence that is not part of our community but adjacent. We can send a general letter to the owner and the condition of the property and ask if there are any plans to remedy the trash piles and fallen wood. Review King County rules as well. Maybe a member can complete a complaint on the [website](#).
- b. Community Events: Nicole reported out. The committee had our April meeting on Sunday to make it before this board meeting. We continued to plan for the next big event which will be the annual Easter Egg Hunt. Information has been posted on the LMCC website calendar for Saturday, April 19th, starting at 10am at Beach One. We also created a flier and Facebook calendar invite. An email also went out 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. Egg stuffing event on April 12th at 10am at beach one. 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. After Easter, we will start to plan for 4th of July. We will need lots of volunteers to divide all the work to plan for this event so please reach out if you are interested.
- c. Community Relations: Laura and Karen reported out. Month has been slow and no reports to share.
- d. Facility and Grounds Maintenance: Laura Davis reported.

- Septic system report by Kristine:
 - a. 3-bid still in progress. First bid from NW Design includes \$1250 for the feasibility visit, after which the range of the overall project design costs can be narrowed down. We can probably expect it to come in around \$6500, pending feasibility results. Once we have the remaining bids, an email will be sent to the Board requesting approval - we will need it sooner than the next Board meeting. If we have to replace the whole system, it will probably be around \$25,000.
 - b. As before, we know that the 'busy season' will represent a deadline for getting the septic issues solved. For awareness, if Public Health is concerned with the timeliness of our resolution, they will notify us before applying fees. We will maintain active communication with them. Worst case is we would need Honey Buckets to go up in the meantime of repairs.
- Handyman position update by Kristine:
 - a. **Motion: "Kristine motions to update the Bella Vista Landscape Maintenance Agreement to add site maintenance scope, which will increase the service contract by \$525.52 per month (annual increase of \$6,306.24). Brian Blomquist seconds. Motion passes unanimously.** Bella Vista is our current beach landscape company and would be open to adding to miscellaneous maintenance scope that previously had been part of the LMCC handyman position. Urgent need with Spring and the role is vacant and the bid would be comparable to the same budget for this scope. For context, the last offer to a handyman directly employed by LMCC was for \$23/hour, up to average 4 hours per week, for a top potential expense of \$4,784. This handyman role is currently vacant. Approving Bella Vista's proposal instead of hiring a handyman would cost \$1,522.24 per year but comes with consistent work and help. Kristine has the full list of their scope and will email to the board.
 - e. Lake and Dam: no update
 - f. Finance Advisory: Brian reported out, the group has not met since January. Kristine has information for merger of properties, merge parcels at Beach one to get a tax break with King County. We would need a real estate lawyer to help prepare documents, at least for one of the parcels of land. The beach plat is technically owned by everyone and would need approval/signatures from all members.
- 1. Governing Documents: Kristine reported out. WUCIOA Drafting so all our documents are current and in alignment with the new laws, deadline by the end of 2027 - Law Firm Selection
 - a. Rick DeBlock and I have initiated conversations with 3 law firms:
 - i. Community Association Law Group (Marlyn Hawkins) - starting at \$10k
 - ii. Peryea Silver Taylor (Terry Leahy, Lauren Olson) - similar projects ranged \$7k-15k
 - iii. Condominium Law Group - cost sheet forthcoming, \$5k - 13.5k
 - b. We are still formalizing scope requirements and comparing writing samples. There is a trade-off between 'level of service' and cost that we need to decide is the right fit for the organization before we get formal cost proposals our goal to have a recommendation for approval by next Board meeting.

- c. Other Updates (Join our next Governing Documents meeting to learn more!). Meetings are posted on the LMCC website. Need to combine projects of updating the outdated documents and WUCIOA at the same time.
- a. Board Member Onboarding Packet - an informal resource to help new board members. Rick DeBlock has drafted a Glossary of Terms to kick off this effort! We are interested in compiling a written knowledge base (such as in SharePoint) so Board member handoffs can go more smoothly in the future. This will be a 'living document' - if current Board members have contributions to make to this knowledge base, please send them our way!
- b. Key Policy - we have direction from the Board to draft so this is on our 'up next' list, but some clarification is needed for key access to the beach one office and the key access to the beach gates is a separate project.
- c. Powers of the Board - at the March Board meeting, Gov Docs decided it would be valuable to clarify Powers of the Board. Rick DeBlock did some excellent research on this which we would like to share with the Board for feedback.
- d. Updating the Bylaws Amendment and keeping this verbiage simplified and per templates.

Kristine motions that the board approve this Draft of a proposed amendment to Bylaws Article V Section 2 for presenting to our attorney for review and to subsequently to the membership for voting to adopt. If approved by the attorney and approved by the membership, the Amendment would read: *'Directors shall generally be elected to serve for three (3) years or until their successors are elected and duly qualified. All terms shall expire at the Annual Membership meeting of their year of expiration. One-third (1/3) of the Board shall stand for election each year. Election of Directors shall take place at any meeting of the members called for that purpose.'*" Brian Blomquist seconds the motion. 1 yay. 2 nays. 3 abstaining. Motion fails.

The impact of the proposed re-wording is as follows:

- 1.1 Allows members to elect Directors at any meeting of the membership;
- 1.2 Continues our desire to generally give new Directors a 3-year term;
- 1.3 Expires all terms at the annual meeting of the year of expiration;
- 1.4 Maintains a balance of 1/3 of Director terms expiring each year;
- 1.5 Continues to allow Directors to retain their seat until a successor has been elected.

Brian motions to table the motion. No second. Motion fails.

- g. Technical: Andy reported out. Andy has done some work on the website. He hopes to have a tech committee meeting prior to the May board meeting. Probably will not have a vote to approve the updated website by the June General Membership meeting.
- h. Water Quality: Peter Templin reported out. The Water Quality committee held a meeting 3/30/2025.

Lake Treatment

AquaTechex is proceeding with the scheduling for lanthanum (Eutrosorb G) treatment. LMCC board has approved the specific costs for analysis, treatment and reporting. Expecting late May or early June.

2025 Sampling Program

General plans for upstream sampling were reviewed. The sampling will include both phosphorus and bacteria sampling and testing. The phosphorus testing will be done by AmTest Labs in Kirkland. They will supply the sample bottles and provide results in 7-10 business days for \$20/test. The bacteria (E.coli) tests are done by LMCC volunteers using R-cards for \$2.50/test.

Brian motions the board approve \$1240 for phosphorus testing upstream and \$460 for bacteria testing. Andy Simms seconds. Motion passes unanimously. Phosphorus testing will use a local laboratory to test batches of samples throughout the year. The bacteria testing amount is inclusive of the current request for 200 R-cards. This fits within the \$3,000 budget that was approved.

Tributary Mitigation

There will be a pilot program to test EutroSORB filter bags. The purpose of the program is to mitigate incoming phosphorus prior to combining with the water column in the lake. The bags will be placed in one of the tributaries (LMD-4) and changed out every 2 months. Along with this, phosphorus testing will be done both upstream and downstream of the bags to determine their effectiveness. Those tests are like the upstream testing.

Brian motions that the board approve \$1300 for filter bags and related testing.

Kristine Gilreath seconds. Motion passes unanimously. Water Quality is also requesting board assistance in publicizing volunteer opportunities. For the Tributary Mitigation project, we are looking for volunteers who will work with AquaTechex to obtain the filter bags, place them in the designated location, sample for phosphorus per a monthly schedule, deliver samples to the laboratory in Kirkland and publish results.

Motion: Brian Blomquist moves that the board approve the purchase of 3 geese chaser guns for \$39.50 a piece plus tax and shipping, not to exceed \$175. Nicole Roehrig seconds. Motion passes unanimously. Two of the current guns are not very safe and have been used many times.

7. New Business: none
8. Old Business: Spring newsletter submission deadline date. The general membership meeting is scheduled for June 1st. Articles for the newsletter to submit to Sharon Blomquist by April 20th.
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 [Chris Galuecia] and the vote outcome was *[unanimous]*, 6 yays. The meeting was adjourned at 8:58 PM.
11. Next up: Monthly Board meeting is scheduled for **Tuesday May 13, 2025, at 7 pm**, via Teams.