

Lake Marcel Board Meeting Minutes-Virtual Meeting via MS Teams

May 13th, 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	Butch Varga	Dale Keltner	Peter Templin
Jake Curnutt				

This meeting of the board of Lake Marcel Community Club is called to order at **7:04 PM on May 13, 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. Laura motions to amend the agenda and add a review on a request for a 60-person beach reservation. Andy Simms seconds. 6 yays. Amended motion has no discussion. Amended agenda is approved. 6 yays. Motion passes unanimously and approved as amended.**
3. **[Brian Blomquist] motions to approve the date and previous board meeting minutes as presented (Apr 8, 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:

The report shows we had \$210,386.62 in our operating accounts as of April 30th, \$180,195.74 is readily available in our checking and savings account and \$30,190.88 is currently in a 7-month CD that will mature 9/24/2025.

There was a discrepancy brought up in the March financial "Profit and Loss" report where an adjustment of -\$49,288.36 in the "Unapplied Cash Payment Income" category. This category is meant to track cash that has not been applied to an invoice such as overpayments that have not been refunded or cash that has been deposited but not reconciled yet which is normally only a few hundred dollars at any given time. Our accountants, which are all new starting this year, used this account (mistakenly) to reconcile the cash carryover of 2025 dues paid in 2024. We received approximately \$48,339.76 in 2025 dues in late 2024. The actual "Unapplied Cash" that should be shown is -\$814.90 however the latest report is showing -\$939.22, I am still working with the accountants to track down the discrepancy, but is likely an amount that should have been applied in 2024, but got mistakenly carried over to 2025.

Capital Reserve Funds:

The capital reserve fund balance across all accounts is showing as \$148,776.81 as of April 30th, with \$18,327.62 available for immediate access in a savings account and the remainder split between 4 CDs that mature on a rolling basis each quarter: (Feb 7th, 4.00%), (May 7th, 3.50%), (Aug 7th, 4.75%), (Nov 7th, 4.15%)

2025 Dues:

We have about \$28,166.73 in outstanding dues payments all together.

\$16,978.39 is from 6 lots that have been habitually delinquent (more than 3 years)
lots/owners

\$6,460.73 is from 8 lots that have been delinquent the last two years

\$3,992.90 is from 10 lots that have not paid this year yet

\$431.82 is from 4 payment plan lots that have not paid their final payments yet from the beginning of May

\$302.89 is from 12 lots that have not paid the late fees or interest charges yet (but have paid main dues)

Audit: No update

Taxes: We have not heard back from the IRS on the status of our EIN categorization problem yet but given the state of the shakeups with the IRS staff this is not that surprising.

6. Committee reports:

- a. Architectural Control: Karen reported out. 1. The color change on a house was reviewed, there is no action to be taken. 2. Situation the committee has been working on with Community Relations regarding covenant 17 with a member who is occupying a camping trailer for visiting family. 3. A few tree cutting applications have been reviewed and processed; owners need King County permitting process as well.
- b. Community Events: Nicole reported out.
 - i. Family Fishing Day is Sunday, June 8th from 8am-4pm at Beach one. The events committee has not been included in the planning of this event but see that there have been signs hung at the entrances and details shared in the Spring Newsletter and Facebook.
 - ii. 4th of July Celebration, Friday, July 4th from 12-5PM at Beach one. Activities that have been discussed and reserved include: petting zoo, face painter, cotton candy machine, large inflatable water slide for adults and kids, bouncy house for kids, yard games for all ages such as tug of war, potato sack races, pie eating contest, cornhole, baseball and frisee games, and more. We are looking for volunteers who can help lead and manage the parade and the potluck. We are also looking at purchasing a hotdog and bun steamer that can be used for any community event and reduces the need for people to manage the grills. As always, fliers will go up around the lake, a Facebook event will be created as well as a Signup Genius and emails to share the details as the date gets closer. Some details were shared in the Spring Newsletter as a teaser! We will need volunteers to help make this annual tradition another success and fun for everyone. If you are interested in joining the committee meeting or have ideas for events, please email admin@lakemarcel.net.

Motions for reimbursement to committee members from approved budget for the Easter Egg Hunt. Receipts have been submitted to the Treasurer:

1. I (Nicole) motion to reimburse Adrienne Cole for up to \$170 for supplies and games related to the 2025 Easter Egg Hunt. Karen Giluck seconds. Discussion occurred. 6 yays. Motion passes.

2. I (Nicole) motion to reimburse Nicole Roehrig for \$50.60 for candy related to the 2025 Easter Egg Hunt. Brian Blomquist seconds. No discussion. 6 yays. Motion passes.

- c. Community Relations: Laura reported out. Working with ACC for the house color change and a separate violation of covenant 17. Brian received a complaint about a lake lot that may be in violation for tree cutting.
- d. Facility and Grounds Maintenance: Laura Davis reported.

Septic update – Kristine

Compiled 3 Quotes; The committee recommends: Rise Septic. This recommendation from the Facilities Committee for Rise Septic Design is due to

best pricing, quickest to respond to email and calls, and relatively low scheduling lead time (Feasibility/soil testing within 1-2 weeks of board approval/ signed proposal).

I (Kristine) motion to approve Rise Septic Design's Proposal for soil evaluation, septic system design, construction recording, King County Fees and applicable taxes for costs not to exceed \$8,000. Brian Blomquist seconds. Discussion occurred. 6 yays, motion passes.

Work completed:

Art and Butch rebuilt 1 pump house, working on the second now with reclaimed supplies and composite material.

Work Scheduled:

Picnic Tables

Need: Volunteers to help refinish the picnic tables – sanding and re-staining. Email the office if you would like to volunteer.

Supplies needed: sandpaper, 5 new belts for sander, sanding pads, rollers, roller pans, 2 brushes.

Replace 3 fence posts by the office at beach 1.

Supplied needed: We have the posts, but need help disassembling the fence, pulling out old posts, putting in new, and rebuilding fence.

When: Start in May, likely finish the first week in June

Need: Volunteers. If there are enough volunteers, this could be completed in 1 weekend. Scale and paint the 3 park gates

Need: Volunteers to help remove the paint to bare metal (scale) and repaint.

Supplied needed: We have the scaler and 2 sets of replacement pins, and some primer. But we will need an additional primer and spray paint for repainting the gates.

We will be posting for volunteers for these projects on Facebook, but please also feel free to email the office if you would like to volunteer for any of these projects. Next meeting is 5/27 on Teams at 5PM and is posted on the LMCC calendar.

MOTION: I (Laura) move that we approve \$150.00 for the Facilities and Maintenance Committee to purchase the supplies needed to complete the refinishing of the picnic tables. This includes sandpaper, 5 new belts for the sander, sanding pads, rollers, roller pans, and 2 brushes. Kristine Gilreath seconds. Discussion occurred. 6 yays, motion passes.

MOTION: I (Laura) move that we approve up to \$200 to purchase the necessary primer and spray paint to paint the 3 gates at beach 1 and beach 2. Karen Giluck seconds. Discussion occurred. 6 yays, motion passes.

- e. Finance Advisory: Brian reported out. We have not met but will work on setting up a meeting later this month. Start work on 2026 budget items and plans.

- f. Governing Documents: Kristine reported out.
 - i. Interviewed 3 different law firm candidates for WUCIOA amended and restated projects for existing governing documents and bringing them in alignment with the new law and statutes. The project is expected to take \$15-20 thousand dollars to complete and will need to be budgeted for. Continue to review and vet the information. The newsletter has more information about WUCIOA laws.
 - ii. Gov Docs committee meets the Monday after board meetings, and more information is on the LMCC website calendar.
 - g. Lake and Dam: Removing debris for swimmers during the summer.
 - h. Technical: Andy reported out. 5/26 upcoming meeting on Teams from 7-9PM, posted on the LMCC website. Will be reviewing draft for the social media policy. Meta business account set up. Working on the website, the process is ongoing. HOA management electronic tools to review with Brian.
 - i. Water Quality: working with Aquatech on the Latham treatment.
7. New Business:
- a. Reminder of General Membership Meeting June 1st at the Duvall Fire Dept, arrive at 2PM to check in, meeting starts at 2:30PM. Details on in the newsletter.
 - b. Voting process for chairs and open director seats; private, paper ballots. 3 seats are expiring (Nicole, Brian, and Chris) and 2 open seats. Gov Docs committee will review and solidify the board appointment process.
 - c. Review agenda as posted on the newsletter.
 - d. WSCAI conference recap; second year for attending the annual conference, great networking and classes on WUCIOA. The WSCAI is a great resource for the board and they have monthly meetings and webinars to access.
 - e. Beach one reservation: renters want to reserve the beach one for 50-60 people, but the cap is up to 25 people. Discussion occurred. Official number is listed on the website and the bylaws. Andy will review the online form to add the number of people in the party.

Brian moves that we decline the reservation on the grounds of their party is too large and exceeds the 25-person limit. Karen Giluck seconds. Discussion occurred that the owner has to make the request. 6 yays, motion is approved to deny the request.

- 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 [Karen Giluck] and a second by [Brian Blomquist] and the vote outcome was [unanimous], 6 yays. The meeting was adjourned at 9:18 PM.**
- 11. Next up: Monthly Board meeting is scheduled for **Tuesday June 10, 2025, at 7 pm**, via Teams.

