

Lake Minterwood Beach Club
Minutes of the Board of Trustees Meeting on March 16, 2015

Meeting: The regular meeting of the LMBC board of trustees was called to order by President Ellie Klauminzer at 7:15 pm at the home of Robyn McGilvrey as the Key Center Library room was not available. Others present were trustees Rick Anderson, Bob DeLaney, Robin Harvey, Chad Master, Robyn McGilvrey, Bob Sandquist, Judy Scott and Randy Vint. LMBC member Heather McGrady was present. The meeting adjourned at 9:16 pm.

Discussion / Remarks by LMBC Members & Guests Heather McGrady (see playground discussion).

Appointment of Randy Vint as Trustee It was M: DeLaney /S: McGilvrey / P: Unanimously to appoint Randy Vint as a LMBC trustee taking the position formerly held by trustee Joe LeRoy. Randy will have the primary role of LMBC's security interface.

Minutes: Minutes of the February 16, 2015 board meeting were **approved unanimously**.

Financial Report: Bob DeLaney See Felice Capone's reports provided.

Review of expenditures to date: The trustees reviewed expenditures from Feb. 16, 2015 to date. Bob D. said LMBC's liability insurance policy with Mutual of Enumclaw will renew at about \$125 more than now. The final bill from Attorney Dave Gordon was received and paid. **The trustees unanimously accepted the financial reports from Nov. 17, 2014.**

Correspondence: Bob DeLaney Nothing other than reported in financial above.

Committee Reports:

A. Architectural Control. Ellie Klauminzer, Judy Scott. See ACC for Feb. 16, 2015 to date.

1. **Properties to be reviewed:** The trustees saw a list of properties for the ACC to review for possible action. Jim Robbins, a builder who owns several properties in Lake Minterwood, has submitted preliminary information on house designs for these properties. No formal ACC documentation has been submitted yet.

B. Lake Management. Robin Harvey -- See Robin's in meeting materials.

1. **Lake Analysis:** Robin Harvey presented charts summarizing information to be presented at the annual meeting covering lake treatment, well and pump information, and status of work done to pinpoint lake seepage/leakage. Robin said time will tell this year if the well has deteriorated to the point that a new well will be needed. A new well could cost \$30 – \$40 thousand.

2. **Fish stocking:** Bob Sandquist reported that the first fish stocking would be about a few days prior to the kids' fishing derby the trustees set for Saturday, June 6th.

C. Property. Rick Anderson & Chad Master

1. **Contract for Landscaping Services:** Chad reported that Capp Landscaping will bid the same rate as last year for this season's grounds keeping.

2. **Cutting Trees:** Rick anticipated receiving in the immediate future a bid from a logger regarding removal of several diseased trees on LMBC property already identified.

D. Security. Robyn McGilvrey

1. **New Security Signs:** Robyn displayed the new security signs stating that areas are patrolled by Deputy Sheriffs. The trustees will settle on where to post these signs.

2. **Electronic Entrance Gate** LMBC member Tim O'Brien is gathering information. Rick Anderson noted that \$25,000 is budgeted each year for vandalism and/or repair of such gates installed at properties his company oversees. Still gathering information.

3. **Surveillance Cameras** No new information this month.

4. **Vacant house List:** This list was updated. Bob D. will send this list to Randy to forward to our contracted deputy sheriffs.

E. **Welcoming. Judy Scott.** Judy reported that two new owners will receive welcome info.

F. **Social Media. Robyn McGilvrey** Nothing in particular to report this month.

Old Business:

New Playground Equipment and Survey: The trustees heard a report from a committee led by Trustee Robyn McGilvrey regarding acquiring of new playground equipment to replace the aging (more than 25 years) playground equipment we now have. Many LMBC members responded to the committee's on-line survey of members' children's ages and members' preferences for playground equipment. The committee assembled this data and provided parameters to four major suppliers.

Robyn presented a preliminary concept from one of these suppliers to illustrate what was available that would appeal to 3 – 12 year olds. Detailed item pricing will permit the LMBC to choose a desired combination of features. The trustees expressed a desire to have the flexibility to decide what portions of the installation could be done by members' volunteer labor or by contracting out with the supplier or other local contractors. At the next board meeting, the trustees will have more information to review including a power point presentation on new playground equipment for presentation at the annual meeting. The projected cost of the new playground equipment installed is in the \$20 – 30 thousand dollar range funded from reserves. The new playground will be ADA compliant for access and meet current safety standards. The trustees expressed thanks to Robyn and her committee for moving this project forward.

New Business Preparations for LMBC Membership Annual Meeting on April 18, 2015 The trustees reviewed and approved the agenda, ballot / proxy, and ballot items for the annual meeting. Bob D. said LMBC needs to meet a 15% quorum requirement per the bylaw addition adopted at the Feb. 16, 2015 board meeting. The proposed ballot more clearly requires members to specifically designate the powers they delegate to any proxy. There are two ballot items: Election of three (3) trustees and voting on LMBC's operating budget for LMBC's 2015-2016 fiscal year (August 1, 2015 thru July 31, 2016).

Trustees Adopt Operating Budget for FY 2015-2016 The trustees reviewed a draft proposed budget. Beach house supplies will be renamed "Maintenance Supplies," Lake Management will be renamed "Lake Treatment," and the Equipment Repair" line item is deleted replaced by "Lake Safety Equipment" funded at \$300 to purchase life rings and replacement PFDs. The lake treatment line was reduced to \$3700 to accommodate this. Bob D. noted that he will need to consult with Felice Capone as to the amounts budgeted for depreciation of fixed assets. We will still keep the overall operating budget within the \$64,320 income (268 lots X \$240/lot. **It was M: Harvey /S: Scott /P: Unanimously to approved proposed FY 2-15-16 operating budget to recommend this budget to the membership for approval at the annual meeting.**

Annual Meeting Briefing Preparation and Review The trustees marked up a draft power point presentation for the annual meeting to be finalized at the next board meeting on April 13, 2015.

Next Board Meeting The trustees changed the next regular board meeting to April 13 from April 20, 2015 to finalize preparations for the annual meeting. Bob D will try to schedule the library room for that date.

Respectfully submitted:

Bob DeLaney
Secretary, LMBC