

Lake Minterwood Beach Club
Minutes of the Board of Trustees Meeting on July 15, 2015

Meeting: The regular meeting of the LMBC board of trustees was called to order by President Robyn McGilvrey at 7:00 pm at the Key Center Library. Others present were trustees, Bob DeLaney, David Dowling, Bob Sandquist, Judy Scott and Randy Vint. Trustee Rick Anderson (out of town) and trustees Robin Harvey and Ellie Klauminzer (family business) were absent. Member Rita Cornella was present. Adjournment was at 8:39 pm.

Minutes: Minutes of the June 17, 2015 regular meeting of the LMBC board of trustees meeting were approved unanimously.

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

Review of expenditures to date: The trustees reviewed expenditures from June 17, 2015 to date. Bob D. said the expenditure for nearly \$15,000 as half payment for the new playground equipment will be charged to the reserves account rather than "beach/park/tract maintenance."

Arrears: The trustees reviewed the list of those in arrears. Bob D said he'd write letters to former LMBC members Bosch, Miller, and Sage whose properties were foreclosed upon still owe the LMBC money for unpaid dues prior to foreclosure since the banks refused to pay these prior obligations.

Signature Authority: Bob D said that all trustees who were designated signature authority for LMBC funds have completed the paperwork with Key Bank. Robyn and David should receive their credit cards soon.

New Playground Equipment Payments: Bob D re-affirmed this would be charged to reserves, not beach/tract maintenance. He'll have Felice make this correction.

New 2016 Property Assessments: See chart provided with meeting package. Bob D reported that although some properties had substantial changes, the net increase in LMBC's property assessment was under 1%.

Acceptance: The trustees unanimously accepted the financial reports as commented upon.

Correspondence: Bob DeLaney Bob D. said Billy McCoy had inquired about the cost of the new playground equipment via a comment on the LMBC website. Bob D responded via the site and verbally: \$30,000.

Committee Reports:

A. Architectural Control. Judy Scott & Ellie Klauminzer See ACC provided.

1) Karpelles: Per June board meeting, a letter was sent regarding his rental house at 11702 Minterwood Drive which was repainted without ACC authorization. He was fined \$100.00.

2) Reidy: Bob D & Ellie approved removal of a dead tree at 10822 Minterwood Drive.

B. Lake Management. Robin Harvey See report provided.

1) Lake Stocked: Bob S. reported the lake was stocked today.

2) Lake Dredging? David Dowling suggested the trustees consider the need to dredge the lake at some point, particularly the north end which is now very shallow, perhaps using that occasion to fix the lake seepage/leakage at the same time. The trustees noted several issues regarding this: disposing of dredged materials, cost, permitting, etc. and that this is probably a long term project. Randy noted that there are dredges that extract the material and recycle the water back.

C. Property. Rick Anderson, David Dowling Demolition of the old playground apparatus and grading clean is set for this coming Saturday. Breck Wilbur will operate Jim Reidy's Caboda. Footings are to be poured next Saturday. The main build is August 1, 2015. Robyn said sufficient volunteers have signed up. As we plan to reuse the old playground's wood perimeter, it was suggested we could top the old wooden surface with trex for a better finish. Robyn noted at our existing swing set is probably not up to ADA current specifications though we do have a very suitable infant swing seat. The trustees will take up this matter at a later time.

D. Security. Randy Vint The young men in Ralph Brown's house at 14909 105th St. CT. are likely burning trash in the fireplace instead of using garbage service. Bob D noted that LMBC's covenants don't explicitly forbid this, but this matter could be referred to the Pierce County Health Dept.

E. Welcoming. Judy Scott. Judy said a new owner at 14913 – 113th St. (fixing up house to re-sell) and a new renter in Tai Chung's house were welcomed.

F. Social Media. Robyn McGilvrey

1) Lake Minterwood Facebook: Robyn and Joe LeRoy continue to monitor the site. There was a bit of drama on FB, with a post being deleted. We continue to refer folks on the LMBC's FB to LMBC's website for "official information" and how to contact board members. People have to apply to the LMBC FB monitors to be approved for inclusion. Bob D will send Robyn the latest listings of members and renters so she could delete those on LMBC's FB site who are no longer associated with Lake Minterwood. The other "Minterwood Community FB" site controlled by Mickey Tenney continues to be a forum for complaining and venting.

2) Lake Minterwood Website: Bob D. has posted new material to the site. He has yet to figure out how to work the calendar feature that uses Google's calendar facilities.

Old Business:

- A. Calendar items:** We are up to date.
- B. New Playground Equipment Installation Schedule:** See "property" above.
- C. Community Garage Sale:** Set for weekend of July 17-19. We will post signs and notices.
- D. Community Picnic:** Set for Sunday, August 9th. Planning was re-affirmed. We'll have a bouncy house again. LMBC will provide games, drinks, hot dogs, and pulled pork again (Luau theme). We'll assemble paddleboats again (request on FB). New playground equipment will be dedicated and celebrated with a sheet cake and ice cream with various toppings. Judy will do the shopping.

New Business

A. Membership Cards: See notes provided with meeting package. After discussion, the trustees re-affirmed prior policy: two membership cards per lot upon payment of dues. If a member rents to others, no additional cards will be issued. If the owner wishes to keep the cards for his own use, the renters don't get to use LMBC facilities and vice versa. Admittedly this is difficult to enforce without someone checking cards regularly and knowing who is and who isn't a LMBC member or authorized renter given cards by the owner of property in the LMBC.

B. Deterring Unauthorized Use of LMBC Facilities: In the past, the LMBV issued decals for placement on members' cars indicating the car belonged to a LMBC member. This hasn't been done for years as members didn't like more decals on their cars. It was suggested that the LMBC could issue a tag that could be placed in a car's windshield when parked on LMBC property or at the dam, a tag like WA State issues for state parks. Then members would be able to challenge someone whose car isn't displaying the LMBC windshield decal. At minimum, the license could be reported to our sheriff's deputies as a possible trespasser. Robyn said she'd look into the cost of such decals. Randy noted that in the past we have had notices that could be posted on cars parked outside the LMBC main gate, at the dam, or on the 113th Street cul-de-sac giving that car owner warning that his license has been recorded and reported to the sheriffs. We can continue this as a deterrent to unauthorized use.

C. Next Newsletter: Bob D. said the next newsletter would probably be in mid-August. A "recent news" may be posted sooner to the website. It would include fishing derby results and photos; safety (school's out); garage sale reminder; signing up to help with installing the new playground equipment; etc.

D. Next Board Meeting: August 19, 2015, 7:00 pm at the library.

Respectfully submitted:

Bob DeLaney
Secretary, LMBC