

LAKE MINTERWOOD BEACH CLUB

P.O. Box 311, Vaughn, WA 98394

2019 Annual Meeting Minutes

Key Center Fire Station Saturday, April 27, 2019 7:00 p.m.

1. **Call to order:** President Don Thomson called the annual meeting of the Lake Minterwood Beach Club membership to order at 7:02 pm. He welcomed members present to the meeting.

Trustees present: Rita Cornella, Gary Krancus, Gail Howe-Jennings and Barbara Temple-Thurston, to introduce themselves and state their current roles on the Board of Trustees.

Trustees absent: John Baxter, Chris Hogeberg and Jessie Tallent

A quorum was met by members present in person and by proxies. The annual meeting adjourned at 8:15pm.

2. **Reading and approval of Minutes of the last LMBC Annual Meeting held April 21, 2018:**

These were mailed to members in June 2019 and posted on-line at 4LMBC.org. Member Whitney Reidy (seconded by Judy Scott) moved that minutes of the 2018 Annual Meeting previously approved by the board of trustees be accepted as published and not read at this meeting. Passed unanimously.

3. Introduction of members running for election to the Board of Trustees.

LMBC members Gail Howe-Jennings expressed her interest in serving the Lake Minterwood community as trustee. Her years of experience as mayor of a small town in Washington state will be a great contribution to our community; Barbara Temple-Thurston indicated her interest in continuing as a trustee, serving primarily as recording secretary. Mike Gofman, husband of trustee candidate Jessie Tallent (she could not be present at the meeting), spoke of her ability to foster strong community values and seek sound solutions in serving as a member of the LMBC board of trustees. Jessie temporarily replaced the resignation of a trustee earlier this year, but now stands for a full three year term. Information about these candidates were mailed to members in early April, 2019.

4. Financial presentation and discussion:

Treasurer Gary Krancus presented his report via Powerpoint presentation. Note: Fiscal year runs Aug 1 to July 31.

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| i) Budgeted and actual expenditures for completed FY 2016- | 2018 |
| ii) Budgeted and actual expenditures for current fiscal year | through Feb |
| 28, 2019. | |
| iii) Budget proposed for FY 2019-2020 that starts on Aug.1, 2019 | |

This budget information was mailed to members in early April, 2019 prior to the meeting. Treasurer Krancus reviewed the budget breakdown as well as the reasons for the dues increase and answered questions related to the financials.

CURRENT FISCAL YEAR:

Balance Sheet:

- Total Assets \$10,820 better than last year.
- Total Liabilities same as last year.

Profit and Loss:

- Income \$3,750 better than last year.
- Expenses \$2,575 greater than last year due to deferred maintenance.

2019-2020 BUDGET PROJECTION

Income:

- Income is projected to be \$74,320.
- No dues increase.

Expenses:

- Total expenses are expected to be \$73,017, a rise of \$3557 over the current fiscal year.
- Administrative expenses increase \$1130.
- Utility expenses decrease \$560.
- Legal expenses increase \$500.
- Maintenance expenses increase \$2050.
 - Lake management expenses increase for weed control by \$2050.
 - Increases in ground maintenance and garbage service are offset by decreases in equipment repair and trout plants.
- Other expense \$437 increases due primarily to insurance cost increase.

Net Income:

- Net income increase projected to be a slim \$1303.
- Major repairs and improvements will be taken out of capital reserves.

Other Financial Matters:

• Responding to questions posed by members present regarding mounting unpaid dues, Treasurer Krancus explained that the board has been actively pursuing ways to recoup owed dues. Individual phone calls to members have been and are continuing to be made by the treasurer, and Small Claims court has been investigated as a way to put pressure on recalcitrant members in arrears. Payment plan options continue to be available to members, and they can avoid liens by setting up payment plans to spread out dues payments.

5. Call for Ballots and Vote Results:

President Thomson called for ballots. The certified results were:

- Proposed LMBC budget was approved (46 yes, 3 no)
- Gail Howe Jennings (49), Barbara Temple-Thurston (49) and Jessie Tallent (49) were elected trustees to serve 3-year terms ending in April 2022.

LMBC members Judy Scott and ??? counted the ballots.

6. Committee reviews:

a) Architectural Control Committee:

- Chair Gary Krancus reviewed the responsibilities of the committee — tree removals for trees greater than 3”,
- painting,
- sheds size and boundary setbacks (3’ side and rear, 25’ front)
- fences taller than 4’
- new roof
- decks
- new home construction

Infractions handled by the full board.

A member asked how the board was handling an issue of squatters in a Minterwood home. Gary explained that the board has contacted the relevant parties (attorneys, bank-owned property, foreclosure imminent) and will work with the members to ensure security monitoring while the case proceeds.

b) Security— Neighborhood Watch Committee:

LMBC hires a sheriff to assist with security matters. The sheriff has the same powers as a on-duty police officer while working for Minterwood. Major complaint is about speeding on our roads, so the board is pursuing more speeding signs, and more electronic monitoring of speeders.

c) Welcoming Committee:

New owners and renters are welcomed with a small gift and are given all LMBC information, documents and rules. Also get their ID and parking stickers. Committee members collect contact information and email addresses.

d) Property Management Committee:

- Clean and service Beach House bathrooms
- Lock up Beach House each evening
- Winterization and seasonal usage
- Weekly garbage pickup at same year round
- Identify and repair major and minor problems that arise. Board has made the following improvements this year:
 - new dock planking
 - replace electrical for the patio cover
 - new signage to replace old
 - privacy curtains in bathrooms
 - replace basketball backboard and hoop

e) Social Media and Event Planning Committee:

- Tracks and maintains FaceBook
- Plans and organizes events such as:
 - Fishing Derby
 - Community Picnic
 - 4th July
 - Annual cleanup

f) Lake Management Committee:

- Well monitoring for efficiency and scheduled use
- Lake treatment for algae and weeds
- Monitors water quality and toxic algae
- Organizes permits and schedule for fish stocking (early May, early July and around Labor day).

6. No requests to make remarks were received from members.

7. No formal remarks from board members.

8. President Thomson expressed his thanks and appreciation to the members present and encouraged all members to get involved by volunteering. Some of the volunteer opportunities he highlighted were:

- Join a committee
- Walk the neighborhood (welcome new neighbors)
- Report lake and clubhouse issues (toxic algae, lake weeds, vandalism, loose boats, etc.)
- Plan and/or joins communal social events (derby, clean-up days, etc.)
- Envision future LMBC facilities
- Organize a youth group or an emergency group

A special thanks went to Gary Cornella, the Reidys and Mike Gofman for their volunteer hours in maintaining LMBC properties!

The board of trustees expressed thanks to all LMBC members who have served the Lake Minterwood community by participating in keeping our community clean, attractive and safe

Next Events: These dates are posted on the LMBC calendar.

- a) April — Community clean-up month
- b) May 16 at 6pm — Next Board of Trustees meeting (KP Library)
- c) June 8 from 9-11am — Fishing Derby for Children 14 and under.
- d) July 12,13, 14 — Lake Minterwood Community Garage Sales
- e) August 10 from 4-7pm — Lake Minterwood Community picnic.

Regular meetings of the board of trustees are held on the third Wednesday of the month at Key Center library. All members are welcome to attend.

Respectfully submitted,
Barbara Temple-Thurston
Recording Secretary
Lake Minterwood Beach Club

NOTE: Members are encouraged to visit LMBC's web site www.4LMBC.org to view the power point presentation given at the annual meeting. It has all charts, slides, and photos that accompanied the above discussion.

APPROVED 4/17/2021