

**LAKE MINTERWOOD BEACH CLUB  
BOARD OF TRUSTEES MEETING MINUTES  
JAN 22, 2021 1:00 PM Via ZOOM**

The meeting of the LMBC Board of Trustees was called to order by President Alanna Hartzell at 1:13pm. The meeting was held electronically via Zoom.

Trustees via Zoom in attendance: Alanna Hartzell, Gail Howe-Jennings, Gary Krancus, and Adam Lamecker. Whitney Reidy had technical issues and was able to hear Alanna Hartzell via speaker phone.

There were no guests in attendance.

**ANNOUNCEMENT:** Alanna Hartzell reported that there is no definite end date to Governor Inslee's Proclamation 20.51.11 issued on 01.19.2021.

*"Proclamations 20-51 [Community Associations Meetings and Late Fees], et seq., are amended to recognize the extension of statutory waivers and suspensions, by the Washington State Legislature until the termination of the COVID-19 State of Emergency or until rescinded, whichever occurs first."*

MINUTES: Gail Howe-Jennings moved to approve the November 18, 2020 Board Meeting Minutes. *Seconded by Gary Krancus*

**1. Financial Reports:** Treasurer Gary Krancus Lake Minterwood Beach Club

August 1, 2020 - January 19, 2021 Financial Report

This report is a summary of our financial status for the 2020-2021 fiscal year as of January 19, 2021. There are no significant issues to report

Balance Sheet

Total Assets are \$181,832 which is \$16,244 or 9.8% better than last year at this time. Our bank account balance is \$174,967 which is 10.7% more than last year at this time.

Profit & Loss

Dues collected this year are up 5.4% over last year and total income was \$74,183 compared to \$73,779 last year. Total expenses for the fiscal year to date are \$5,966 or 29.8% higher than last fiscal year. The main reason was that an additional lake treatment was done late in the season or at the beginning of the current fiscal year plus we paid \$1,400 to renew our permits which is a 5 year expense. Property taxes were also 27.5% higher than last year.

Actuals vs. Budget

A new version of Actual vs. Budget report is attached. It compares actual expenses incurred to date to the total amount budgeted for the year. At the top of the report, note that we are 45.8% through the fiscal year. We have received 99.8% of our budgeted income for the year and our total expenses are only 35.6% of the total budgeted amount.

### Check Details

This report includes all checks written during the November 17, 2020 - January 19, 2021 time period. Most checks written were for normal expenses.

### A/R Aging Summary

Total owed as of the date of this report was \$25,393 which is \$2,243 better than last month and \$5,614 better than last year at this time.

#### **1. Correspondence Report:**

- a. None

#### **2. Committee Reports:**

- a. Architectural Control: Gary Krancus reported no activity.
- b. Lake Management: There was no report at the meeting.
- c. Property Management: Adam Lamecker updated the Board on his recent repairs to the dock. The painting will be completed when the weather improves. Gail Howe-Jennings motioned, and Adam Lamecker seconded for him to get the word out to the community and then get quotes for refurbishing the benches and picnic tables at both ends of the lake, and the Clubhouse decking. The entire group APPROVED.
- d. Security: Gary Krancus suggested offering \$50/hr. for a new deputy and keep the same number of hours. Previous rate was \$45/hr. and 14 hours a month. This rate may be low. This would raise the allotted amount by \$840.00.
- e. Alanna Hartzell has Neighborhood Watch signs that she would like to post.
- f. Gail Howe-Jennings suggested an "expectations list" for our hired security patrol.
- g. Social, Welcoming, Social Media
  - i. Social Media Happenings – Alanna Hartzell reported that the website has been updated and looks great. Gail Howe-Jennings let the Board know that she will be able to maintain and keep the site updated.
- h. Welcoming Report – There are five new homeowners within the community. Alanna Hartzell will pick up the Welcome Packets from Gail Howe-Jennings and distribute them. The names and addresses of the new homeowners will be included in the next meeting's agenda.

#### **3. Old Business**

- a. The Board once again discussed the issue of Security Cameras. Gail Howe-Jennings feels the expense is prohibitive and the issue with County Roads is

another encumbrance. Alanna Hartzell suggested that perhaps neighbors with security cameras could come together and share their information with a private electronic format instead of Facebook. Whitney Reidy believes all neighbors with security cameras are more than willing to share their captured video footage and the video should be available for all to see.

- b. Pavilion corner repair: Alanna Hartzell has a bid from a company to repair but they have not set a date to complete the repair.
- c. Storage location for HOA documents: Alanna Hartzell would like to store the HOA documents in a file cabinet located in an area of the beach house. The area would need to be updated with 5/8" drywall and paint. Whitney Reidy asked if Gary Krancus' neighbor did drywall work. Gary Krancus will ask him. Alanna Hartzell said she will do the painting once the drywall is installed.
- d. Website update – Site has been refreshed by Lena Anderson for \$200. Last done in 2015.
- e. Review Calendar: Alanna Hartzell will ask Don Thomson about contracting with Lake Management services and she will ask John Baxter about the State Permit for stocking fish. Discussion regarding the budget was postponed until the next meeting. The Weebly web host has been paid through 2022. Gary Krancus will reach out to Felice Capone regarding 1099 Forms. Alanna Hartzell will post a notice on the Lake Minterwood Facebook page asking for new Board members.

#### **4. New Business**

Food Truck – Alanna Hartzell started the discussion on whether the Board should allow a homeowner to open her food truck within the neighborhood. This is a dead issue until we hear from the homeowner again.

Annual Meeting: Alanna Hartzell said she hopes to have a meeting in April. There was not a formal vote, but the group agreed this is not the year to increase dues.

HOBOLink: The neighbor on the lake that hosts a weather station needs a technology update for his equipment that could cost \$600.00 - \$1000.00. The HOA originally paid for installation of the Weather Station. Alanna Hartzell asked if anyone utilized the information provided by his reports. Gail Howe-Jennings said she did look at the reports.

Gail Howe-Jennings motioned that "Gary Krancus ask Robin Harvey to make a proposal for the Weather Station updates and confirm if all the reporting is needed". Adam Lamecker seconded. Passed

New Pierce County Deputy: As decided during the Security Committee Report, The Board will put together a "list of expectations" for our neighborhood security and Alanna Hartzell will ask Brian Ward to post on a bulletin board.

Christmas lighting awards: Alanna Hartzell has very nice Award Certificates for the homeowners who excelled with Holiday Lights. She will be delivering them after Board members sign them.

**5. Adjourn:** Gary Krancus moved the meeting be adjourned at 2:28pm. Whitney Reidy seconded his motion. Passed

**Next meeting will be February 17, 2021 time and place TBD**

#### PREVIOUS ITEMS FOR FOLLOW UP

Complete synopsis of lake management notebooks-pending

Investigate daily lake level records and mole maintenance

Recruit new Trustees-pending

Storage location for HOA documents further discussion

At a date to be determined, Don will demonstrate how to do the Well Monitoring Procedures

Annual Meeting date still TBD

Proclamation 20-05 – 20-51.10 Community Associations Meetings and Late Fees for review.

Arborist for LMBC properties. Asbra as well.

Meeting minutes submitted by Whitney Reidy

**APPROVED 02.17.2021**