

**LAKE MINTERWOOD BEACH CLUB
BOARD OF TRUSTEES MEETING MINUTES
MARCH 17, 2021 1:00 PM Via ZOOM**

The meeting of the LMBC Board of Trustees was called to order by President Alanna Hartzell at 1:01pm via Zoom. Others in attendance: Gail Howe-Jennings, Adam Lamecker, Gary Krancus, and Katie Wilkinson. Absent were Don Thomson, John Baxter and Judy Scott. There were no guests.

Announcement re: On 01.19.2021 Governor Inslee issued Proclamation 20.51.11 to have no termination date. "*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and suspensions, by the Washington State Legislature until the termination of the COVID-19 State of Emergency or until rescinded, whichever occurs first.*"

1. Gail Howe-Jennings **moved to approve the February 17, 2021 Board Meeting Minutes.** Gary Krancus seconded. Passed
2. Financial Reports: Treasurer Gary Krancus –

August 1, 2020 - March 14, 2021 Financial Report

This report is a summary of our financial status for the 2020-2021 fiscal year as of March 14, 2021. There are no significant issues to report

Balance Sheet

Total Assets are \$176,134 which is \$15,320 or 9.5% better than last year at this time. Our bank account balance is \$169,169 which is 10.3% more than last year at this time.

Profit & Loss

Total income was \$74,712 compared to \$75,315 last year. Total expenses for the fiscal year to date are \$6,999 or 27.6% higher than last fiscal year. This increase is due to expenditures were curtailed last year at this time due to Covid plus \$1,942 was spent this year for a major repair to the cabana. This is also reflected in our net Income which is down 15.2%.

Actuals vs. Budget

We are 62.5% through the fiscal year. We have received 100% of our budgeted income for the year and our total expenses are only 44.3% of the total budgeted amount.

Check Details

This report includes all checks written during the February 16 - March 14, 2021 time period. Most checks written were for normal expenses. The two major expenditures were \$1,942 for repair of the cabana and \$1,870 for Officer & Volunteer insurance.

A/R Aging Summary

Total owed as of the date of the last report was \$24,316.

3. Correspondence Report:
 - a. Gail Howe-Jennings received invoice for Directors Liability insurance.
 - b. 2021 Fish Stocking Permit received for 5,000 Rainbow Trout.
4. Committee Reports:
 - a. Architectural Control: Gary Krancus report
 - i. Minterwood Dr Remove 7 diseased Hemlock trees. Approved by Gary Krancus

and Gail Howe-Jennings on 3/8/2021.

- ii. Minterwood Dr Re-roofing Approved by Gail Howe-Jennings and Gary Krancus on 3/9/2021.
- iii. Minterwood Dr Re-roofing Approved by Gail Howe-Jennings and Adam Lamecker on 2/17//2021.
- iv. 113th completed an ACC application to remove dead trees, signed by Alanna Hartzell and Gary Krancus"

Pending ACC Applications Minterwood Dr Received a request dated 2/9/2021 to build a 24' X 36' metal garage/workshop on a concrete slab. It will be 15' to 16' tall with a 10' tall door.

b. Lake Management:

- i. John Baxter handled and received Fish Stocking Annual Permit
- ii. Doug Dorling Lake Treatment contract is roughly \$8,260.00 for a five-acre treatment along each shoreline.
- iii. Update on HOBOLINK regarding Robin Harvey is pending

c. Property Management: Adam Lamecker

- i. The Board will re-hire Carlos Alonzo for grounds maintenance as is same as last season starting May 1st and already in the budget. Adam has confirmed the paying of \$50 per month for clubhouse lock checking effective May 1st.
- ii. Adam Lamecker will get bids for painting picnic tables, benches, and the clubhouse deck since we don't appear to have the volunteers available.
- iii. One mole so far has been trapped at the North end of the lake.

d. Security

- i. Alanna Hartzell has confirmed with Scott Mock for security. Gail Howe-Jennings made the **motion to approve Pierce County Deputy contract at \$55/hour for 12 hours per month.** Seconded by Gary Krancus. Passed.

e. Social, Welcoming, Social Media – Alanna Hartzell

- i. Alanna will ask the admins of our LM FB page to lift post approval to facilitate comments concerning annual meeting.

f. Welcoming Report – Allana Hartzell dropped off a couple new owner packets.

5. Old Business

- a. Katie Wilkinson received two bids on sheetrock for the clubhouse storage closet. Gail Howe-Jennings made the **motion to accept the \$550 bid from John Miller for sheetrock in the closet and if not bonded to have him sign a waiver.** Seconded by Gary Krancus. Passed. The other bid was for \$1,586.13. Adam volunteered to clean out the closet, Katie will get the waiver, and Gary will check on other insurance coverage.
- b. Alanna has been working hard at soliciting new board members. We have two vacancies pending. Other board members need to recruit also!

6. New Business

- a. Gary Krancus made the **motion to set the Annual Membership Meeting on April 17, 2021 at 3:00pm in the LMBC Park Pavilion**. Adam Lamecker seconded. Passed.
 - b. Adam Lamecker made the **motion to purchase a white ballot box for proxy votes to be made available on the park entrance Community Event Board**. Gary seconded. Passed. The one recommended by Gail Howe-Jennings is approximately \$26.00. It would only be up the 10 days before the meeting.
 - c. A Preliminary Budget for 2021-22 was presented by Gary Krancus for the Board members to review at the next meeting.
 - d. A draft of the Annual meeting Agenda and Proxy form will be available for review at the next meeting.
 - e. Due to preparations for Annual Meeting the Board will meet Friday March 26 via Zoom at 2 pm and 3pm to complete approval for the Annual meeting agenda, Proxy form, and the master calendar.
7. Reviewing Master Calendar Items pending for next meeting.
 8. Gary Krancus moved to adjourn the meeting at 2:28. Adam Lamecker seconded. Passed.

Next meeting set for March 26, 2021 at 2:00pm and 3:00pm via Zoom.

Submitted by Gail Howe-Jennings/Alanna Hartzell

PREVIOUS ITEMS FOR FOLLOW UP

Complete synopsis of lake management notebooks-pending
Investigate daily lake level records and mole maintenance
Recruit new Trustees-pending

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

Proclamation 20-05 – 20-51.11 Community Associations Meetings and Late Fees for review following Governors timelines.

Arborist for LMBC properties. Asbra as well.

Get bids for painting picnic tables, benches, and the clubhouse deck

Preliminary Budget for 2021-22 to be reviewed by Board

APPROVED 03/26/2021