

**LAKE MINTERWOOD BEACH CLUB  
MINUTES FOR BOARD OF TRUSTEES MEETING  
MAY 24, 2021 1:00 PM PARK PAVILION**

The meeting was called to order at 1:02 by President Alanna Hartzell. Other Board members present were Gail Howe-Jennings, Gary Krancus, Adam Lamecker, Don Thomson, Katie Wilkinson, Judy Scott, and Les Hall. Absent was John Baxter. 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and suspensions, by the Washington State Legislature until the termination of the COVID-19 State of Emergency or until rescinded, whichever occurs first.*"

Gary **moved to approve the March 26, 2021 and April 26, 2021 Board Meeting Minutes.** Seconded by Gail. Passed.

Financial Reports: Treasurer Gary Krancus reported:

**August 1, 2020 - May 23, 2021 Financial Report**

This report is a summary of our financial status for the 2020-2021 fiscal year as of May 23, 2021. There are no significant issues to report

Balance Sheet

Total Assets are \$156,466 which is \$17,703 better than last year at this time. Our bank account balance is \$156,489 which is 13.0% more than last year at this time.

Profit & Loss

Total income was \$77,509 compared to \$76,791 last year. Total expenses for the fiscal year to date are \$47,888 or 16% 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 park pavilion, \$1,035 in lien fees, and \$4,950 for lake treatments on 6/22/20 but billed to FY 20-12

Actuals vs. Budget

We are 81.2% through the fiscal year. We have received 104.3% of our budgeted income for the year and our total expenses are only 65.6% of the total budgeted amount. Net operating income FY to date is \$29,622. It would be prudent to do the lake survey and initial treatments in this fiscal year, i.e. before July 15.

Check Details

This report includes all checks written during the April 18 - May 23, 2021 time period. Most checks written were for normal expenses. The two major expenditures were \$2,122 for property taxes and \$2,000 for the trout plant.

A/R Aging Summary

Total owed as of the date of the last report was \$22,385 which is \$6,755 less than last year due to more aggressive collection of delinquent dues and penalties.

Also discussed the Agreement for Property Tax reimbursement to be done for April and October Tax due dates. Secretary files has recorded Segregation Agreement for the land and formula for calculations.

Correspondence Report: Gail Howe-Jennings reported:

Several days of phone calls together with Rita regarding Website domain address correction. Received several transfer fees for new property ownership

Pierce County Health Septic System letter requiring inspection by June 30th.  
Master mailing to all property owners for Annual Meeting invitation.

Committee Reports:

- a. **Architectural Control:** Gary Krancus -- no report except investigation needed regarding some logging of trees behind 149<sup>th</sup> Ave CT. Gary will either call or send a letter.
  
- b. **Lake Management:** Don Thomson reported – Rainbow Trout stocked April 29<sup>th</sup>. The Lake water pump was turned on April 15<sup>th</sup> and continues to function well. Doug Dorling, Northwest Aquatic Eco-Systems, letter for distribution emailed to most waterfront property owners and the balance was distributed to Board members for personal distribution pertaining to Lake Treatment this summer. The first paragraph was posted on our website. On May 26<sup>th</sup> the new submerged species reported in the lake will be sprayed by Doug Dorling. It was reported we may have a sensitive species called chain fern that will require hiring an outside expert for \$3,000 to \$6,000 to survey the lake. Don is following up on the surveying of the lake. The HOBOLink data set up by Robin Harvey is fun to have but currently outdated and not reporting. Gary will investigate other weather stations as alternative systems for monitoring rainfall. Discussion on depth of lake. Don to check on "golf" course type methods of maintenance by removal of the "fluff stuff" on golf ponds.
  
- c. **Property Management:** Adam Lamecker will find the old bid for the painting of picnic tables, benches and deck of beach house to see if the person is still interested. Adam will check on dumpster options for the park to see if other alternatives would be more economically feasible.  
Two new "No Parking" signs were installed in the 113<sup>th</sup> Cul da Sac in order to discourage non-members from utilizing Lake Minterwood Private Property. In 2013-14 there was extensive work done on the septic system. Alanna will research what work was done regarding the septic.  
Adam will contact a Septic Tank company for inspection of beach house septic per letter received from Pierce County Health Department. He was given the letter request and a copy of the original plans of the septic tank and drain field.
  
- d. Security: Alanna Hartzell reported our deputy made 2 stops, 1 DWLS and 2 traffic arrests
- e. Social, Welcoming, Social Media – Alanna Hartzell will post on community Facebook page the deputy actions
- f. Welcoming Report – Alanna Hartzell has followed up on several new residents.

Old Business: Alanna Harzell reported the storage location in the beach house has been painted and is waiting now for shelving to be installed.

New Business:

Gail Howe-Jennings has posted the Annual Meeting unofficial Minutes on the website. She will post also on the website a reference to yellow flag iris being an invasive noxious weed to be removed by property owners.

Dues Invoices will be requested to be sent out June 15<sup>th</sup> by Felice. Gary Krancus will let Felice know the decision of the Board and will get from Gail what notes to be included in the body of the Invoices. Suggested notes include letting all property owners know the Annual meeting minutes are posted on the website, maintain your septic system, lake treatment info. etc.

The Fishing Derby is set for June 19<sup>th</sup> at 9:00 to 10:00 with sign-in at 8:00am. No new fish stocking will be needed since plenty of fish seen in the lake. Alanna will post on Facebook and Gail will post on the calendar website.

The Community Yard Sale is set for July 16, 17, 18<sup>th</sup>. No decision made yet on the Picnic.

In Reviewing the **Master Calendar Items**, it was decided to wait until September to produce a Newsletter to the community and to add in March of 2022 to plan a newsletter for the season of opening the Beach House.

Les **moved to adjourn at 3:00**. Seconded by Katie. Passed.

**Next meeting will be JUNE 21, 2021 at 1:00 in the Park Pavilion**

Submitted by Gail Howe-Jennings/Alanna Hartzell

PREVIOUS ITEMS FOR FOLLOW UP

Following up with County on potholes

Complete synopsis of lake management notebooks-pending

Investigate daily lake level records and mole maintenance

Recruit new Trustees-pending

Date to be determined, Don to demonstrate how do Well Monitoring Procedures

Arborist for LMBC properties. Asbra as well.

**APPROVED 06/21/2021**