

**LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
AUGUST 16, 2021 1:00 PM PARK PAVILION**

**The board is reminded that whenever guests (non board members) are present we must maintain privacy regarding names or dollar amounts of members in arrears or in violation. **

The meeting was called to order at 1:06PM by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Adam Lamecker, Katie Wilkinson, Judy Scott, and Les Hall. Absent were Don Thomason, Gary Krancus and John Baxer.

Guest present was property owner, Jeromy Corum, who was following up on an ACC July 19, 2021 Postcard he received. It was recognized that he has improved his property in several aspects but not all. After discussion it was recommended, he request an ACC Permit application and the ACC Committee Members of the Board would consider accepting or denying his application.

Announcement re: On 07.24.2021 Governor Inslee issued Proclamation 20.51.12 to rescind "Proclamations 20-51 [Community Associations Meetings and Late Fees], et seq., effective 07.30.2021.

Gail Howe-Jennings reported Governor Inslee has rescinded the Community Association Meetings and Late Fees Proclamation. Therefore, future interest can be added again to property owners in arrears.

1. Adam *Moved to approve the July 19, 2021 Board Meeting Minutes. Judy seconded. Passed*

2. Financial Reports: Treasurer Gary Krancus documents reported:

a. Financial Status: LMBC **August 1, 2020 - July 31, 2021 Financial Report**

This report is a summary of our financial status for the 2020-2021 fiscal year ended July 31, 2021. Overall, our financial results were good and our financial status is strong going into the new fiscal year.

Balance Sheet

Total assets are \$186,802 which is 8.0% or \$13,339 improvement over last year. The primary reason is that we underspent the budget by \$13,029. The other contributor was increase collection of dues and fines.

Profit & Loss

Total income was \$76,663 which is \$2,690 less than last year. Expenses for the fiscal year were \$63,635 which is 12.8% higher than last fiscal year. This increase in expense was due to result of catching up with deferred maintenance last year due to the Covid virus.

Actuals vs. Budget

Total income was \$76,663 which 3.2% better than budgeted. Total expenses were \$63,635 or \$9,382 less than budgeted. Net income then was \$13,028 which will be carried over as Capital Reserves.

Check Details

This report is for July 18 - August 14, not the 2020-2021 fiscal year. Most checks written were for normal expenses.

A/R Aging Summary

Total owed at the end of the fiscal year was \$21,594.70 compared to \$27,348.60 at the end of the previous fiscal year.

b. Alanna reported she has presented to our independent contractor a pay increase and is waiting for a response.

c. Gail to ask our Treasurer, Gary, to communicate to our Bookkeeper that the September 1st Statements will be expected to begin adding interest to those in arrears. An explanation to be included in the Statements. It is the Boards understanding that all were previously contacted regarding the Governor in the near future rescinding the Late Fees Proclamation.

3. Correspondence Report: Gail reported 40% unpaid dues to date. After October 1st interest will be charged. She also reported pending property sales currently are about 5.

4. Committee Reports

a. Architectural Control: Gary Krancus report

ACC Applications:

Minterwood Dr

Remove tree with encroaching roots. Approved by John Baxter and Gary Krancus
7/10/21

Minterwood Dr

Build and 8'x8'x8' aviary. Approved by Howe-Jennings & Krancus (by phone) 7/9/21

149th Ave

Remove dead tree in front yard. Approved by Krancus & Lamecker 7/17/21

149th Ave

Remove dying pine tree. Approved by Hartzell & Lamecker 7/22/21

Minterwood Dr

Delay painting until Spring 2022. Approved by Howe-Jennings & Hall 7/28/21

Minterwood Dr

Extend roof line to make a 9'wx25'l carport. Approved by Hartzell & Howe-Jennings
8/8/2021

Minterwood Dr

Extend existing deck to 9'wx32'l deck on front of house. Approved by Howe-Jennings & Hall 8/4/21

113th St

Remove trees on water front edge. Denied (trees within wetland buffer zone) by Hartzell & Howe-Jennings 8/8/2021

ACC Postcard violations response have been very positive. A number of property owners have reported they have corrected their properties of concern. A few have not made any effort to correct or contacted a Board member. A second notice will be sent out.

Lake Management: Don Thomson's last water test was on 7/13/21 *Fecal Coliform 6 per 100ml. split same 8 Limit is 400*

Lake was treated August 2nd for aquatic growth by Doug Dorling. Alanna will contact John Baxter to do a double Fish Stocking order before Labor Day weekend.

The Board would still like Don to check into "golf" course type methods of maintenance by removal of the "fluff stuff" on golf ponds

Alanna to contact Don to contact Robin Harvey if needed regarding researching and investigating other weather stations as alternative systems for monitoring rainfall. HoboLink has not worked for almost a year and some sort of replacement is still requested.

- b. Property Management: Adam Lamecker reported:
Washington Water fixed a leak in their pipe along the parks gravel roadway.
Adam has sanded 4 picnic table and benches so far. More to be done. He and Less will meet to get paint for them.
Adam recommends we have the painting of the Beach House and the decking be done professionally. Adam will get the most recent bids for consideration at the next meeting.
 - c. Security – Alanna Hartzell reported good patrolling by Mock and will investigate whether he would like to have more hours.
 - d. Social, Welcoming, Social Media – Alanna Hartzell announcing Picnic on community FaceBook
 - e. Welcoming Report – Alanna Hartzell: New Resident Report was reviewed.
5. Old Business
Community Picnic August 21st is scheduled from 1:00 to 5:00 even though there is a RED FLAG EVENT, it is expected to be lifted by Saturday. Therefore, the consensus was to continue with the Picnic plans and Alanna will purchase hamburgers, hotdogs, buns, and a Cake.
6. New Business
Committees Chairmen's are all to write descriptions/responsibilities of their jobs for articles to be put into the planned September newsletter. Give to Gail.
7. Reviewed Master Calendar Items and we are on target.
8. Adam *Moved to adjourn at 3:35.* Seconded by Les. Passed

Next meeting will be SEPTEMBER 20, 2021 at 1:00 Park Pavilion

Submitted by Gail Howe-Jennings/Alanna Hartzell

APPROVED 09/20/2021

PREVIOUS ITEMS FOR FOLLOW UP

Gary/Don investigating other weather stations as alternative systems for monitoring rainfall
Complete synopsis of lake management notebooks-pending
Investigate daily lake level records and mole maintenance
Recruit new Trustees-pending
Storage shelving for HOA documents progress
Date to be determined, Don to demonstrate how do Well Monitoring Procedures
Arborist for LMBC properties. Asbra as well.