

LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
November 15, 2021 1:00 PM VIA ZOOM

The meeting was called to order at 1:05PM by former Chairman Don Thomson. Those present were Gail Howe-Jennings, Katie Wilkinson, Gary Krancus and Adam Lamecker. Absent was Alanna Hartzell, Judy Scott, Les Hall and John Baxer. No guests present.

Gail appointed former Chairman Don Thomson to run the meeting.

1. Adam *Moved to approve the October 18, 2021 Board Meeting Minutes. Gary seconded. Passed*
2. Financial Reports: Treasurer Gary Krancus reported:

August 1, 2021 - November 13, 2021 Financial Report

This report is a summary of our financial status for the 2021-2022 fiscal year through October 17, 2021. Overall, our financial results were good and our financial status is strong.

Balance Sheet

Total assets are \$200,157 which is 10.0% or \$18,379 improvement over last year. The primary reason is that we underspent last year's budget by \$13,029.

Profit & Loss

Total income was \$68,731 which is \$379 more than last year at this time. Note that dues collected to date are \$8,132 less than last year. This is due to receiving more back dues last year than this year. Expenses for the current fiscal year to date 31.8% higher than last fiscal year due to deferred maintenance from last year.

Actuals vs. Budget

We are only 29.1% into the current fiscal year. We have collected 102% of the budgeted dues amount. So far we have spent only 19.7% of our budgeted expenses

Check Details

This report is for October 18 - November 13, 2021. Most checks written were for normal expenses. \$88.93 was spent for LMBC pens which are given to our new neighbors.

A/R Aging Summary

Total currently owed is \$26,605 compared to \$27,636 the previous fiscal year. Efforts were made to contact the 20 members who had not paid their dues. We will file liens against 3 of them and will contact one who said they were going to send us a check.

Gary proposes for the January agenda to include discussion on contract Bookkeeper pay rate for fiscal year and early discussion on Budget proposal under Old Business.

3. Correspondence Report: None
4. Committee Reports
 - a. **Architectural Control:** Gary Krancus no new activity.
 - i. Jennifer, assistant for the California owner of four rental homes that are being maintenance neglected, emailed on October 20th that she would have her maintenance person take care of concerns.
 - ii. The owners at 11112 149th Ave NW were sent a letter and emailed on October 21st to remove their chickens by November 20, 2021.
 - iii. Gary will follow up on temporary structures regarding pop-up tents not being allowed in front yards as carport covers. Bylaws/CC&R's state no tents as temporary structures except during building and several previous Newsletters have referred to not allowing tents. Postcards to be considered mailing out first of December as needed.

- b. **Lake Management:** Don Thomson reported he realizes he still needs to follow up with Doug again on yellow flag iris concerns plus inquire about the new plant/algae growth as to whether to wait until spring or do treatment sooner.
Don reported repaving of park asphalt driveway bid was about \$10,000 for the road and \$28,000 for the parking lot. Another bid is to be requested so come Spring we'll be ready to proceed with approval of the Board. Further discussion for January agenda.
 - c. **Property Management:** Adam Lamecker reported the beach house has been winterized, life preserves have been put away and he has made a check off list/procedure to be posted and sent to Gail for files.
 - d. **Security** – Mock and Ward monthly reports previously received.
 - e. **Social, Welcoming, Social Media** – Alanna Hartzell no report
 - f. **Welcoming Report** – New Resident Report included only one sale which was to previous renters (Bruey) purchasing home from family estate.
5. Old Business - none
 6. New Business
Gail "**Moved to vote Don Thomson as new Vice-President**". Adam seconded. Passed
Gail reminded Board members to read and review documents when requested and to respond back in order to confirm were actually received.
Discussion on some recent trees falling due to wind storms and maybe an arborist should look at several trees at risk!
Discussion on costs of Online meeting choices for future meetings this winter!
 7. Reviewed Master Calendar Items and we are on target. Don knows he has a water management Annual report due soon.
 8. Don *Moved to adjourn meeting at 1:42.* Gary Seconded. Passed

Next meeting will be January 17, 2021 at 1:00 Online

Submitted by Gail Howe-Jennings

APPROVED 01/17/2022

PREVIOUS ITEMS FOR FOLLOW UP

Gary investigating other weather stations as alternative systems for monitoring rainfall
Don to update on a new method to create a data base to measure lake water level
Don Thomson observed when well shut down, the capacity is starting to drop off so when start again next spring it may clear itself out by the initial starting.
Complete synopsis of lake management notebooks-pending
Investigate daily lake level records and mole maintenance
Date to be determined, Don to demonstrate how to do Well Monitoring Procedures

Board members to learn winterizing the beach house procedures
Next spring stairs to be installed instead of ramp to beach house shed
Apply for lake maintenance grants
Recruit new Trustees-pending