

**LAKE MINTERWOOD BEACH CLUB**  
**MINUTES FOR BOARD OF TRUSTEES MEETING**  
**February 21, 2022 1:00 PM VIA SKYPE**

The meeting was called to order at 1:02PM by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Katie Wilkinson, Gary Krancus, and Adam Lamecker. Judy Scott arrived at 1:50, Katie left at 2:01, Absent was Les Hall and John Baxter. No guests present.

1. Gary "Moved to approve the January 17, 2022 Board Meeting Minutes." Adam seconded. Passed
2. Gail "Moved to accept the resignation of Gary Krancus as Treasurer and to moved to elect Adam Lamecker as the new Treasurer. Katie Seconded. Passed. Letter will be signed by Alanna and given to Sound CU to change Board member responsibilities. The two keys to the Safety Deposit Box will be held by Adam and Alanna.
3. Financial Reports: Treasurer Adam Lamecker reported:

**August 1, 2021 – February 19, 2022 Financial Report**

This report is a summary of our financial status for the 2021-2022 fiscal year through February 19, 2022. Overall, our financial results were good and our financial status is strong.

Balance Sheet

Total assets are \$185,616 which is 2.9% or \$5,246 improvement over last year. Net income was \$6,328 or 13.6% less than last year at this time.

Profit & Loss

Total income was \$73,123 which is \$1,168 less than last year and dues collected to date are \$8,494 less. Expenses for the current fiscal year to date were \$5,161 or 19.0% higher than last fiscal year due primarily to \$4,340 for lake treatment that were performed last fiscal but billed and paid this fiscal year. Also, there was a notable increase in bookkeeping, beach maintenance, and security patrol expenses.

Check Details

This report is for January 16, 2022 – February 19, 2022. Most checks written were for normal expenses. The largest checks were for insurance and power.

A/R Aging Summary

Total currently owed is \$24,978 compared to \$24,716 as of February 2021.

Presently two properties are for sale that have liens on so will watch for funds to be paid. Alanna reported that after ten years liens expire and must be either extended or new ones recorded. Gary will verify the timelines of pending liens with Felice.

Finance Committee will meet with Gary the end of February to assist updating the new budget proposal. (Gary, Gail, Alanna, and Adam) more costs on Dam regarding mole handling \$300. In addition, the Board is looking into information and an avenue for doing a Capital Investment Study. (estimated at \$2,000)

4. Correspondence/Secretary Report: Gail reported one neighbor is not interested in being on the board at this timer, however, Alanna will talk to another one that recently purchased their home after renting it for several years. Directors liability insurance has been renewed. DNR Survey letter received regarding them surveying the plat next to our ownership at the Park. Pierce County Property Taxes reported for 2022 year at \$5,055.54.
  - a. February 2022 Newsletter will be emailed out this week and 82 snail mail newsletters. Alanna and Katie will help stuff envelopes. Gail to include in next newsletter information from the website on Walkers in the neighborhood.
  - b. The following dates were set for coming events:

April 9, 2022 Annual Spring Cleanup in the Park  
April 23, 2022 Annual Membership Meeting at the Park Pavilion,  
June 11, 2022 LMBC Fishing Derby  
July 15-17, 2022 Community Yard Sale  
August 20, 2022 Annual Community Picnic

Committee Reports:

- a. **Architectural Control:** Gary Krancus update
    - i. Tents removed on Minterwood; 3<sup>rd</sup> notice sent to littered front yard on 115<sup>th</sup> and additional letter to be posted on front door; approved one dead tree on Minterwood; approved new siding and painting on 105<sup>th</sup> for new owner.  
(Judy joined meeting)
  - b. **Lake Management:** Don Thomson no report  
March is still set for lake treatment; Alanna has the paperwork for the State Dam Report and is pending completion; \$94 has been sent in for the yearly Fish Permit.  
Board discussed weather stations and felt we should continue to track the lake height as Don does with the well monitoring. Alanna will confirm with Don on the data he measurers. Other rainfall and evaporation measurements didn't seem to be a priority as equipment would need to be updated. At this point HOBOLink probably doesn't need to be linked on the website.
  - c. **Property Management:** Adam Lamecker reported  
Mole holes treated with poison on the runs, mole repellent, mounds pushed down. We should consider more maintenance on the Dam regarding the moles (\$300). There is a new lock installed at the Dam for the spillway. New steps have been built for the Park shed but not attached unless Adam is notified of the need.  
(Katie left meeting)
  - d. **Security** – Mock and Ward monthly reports previously received.  
The empty rental house on 113<sup>th</sup> is paid through the end of February and animal control has posted a sign regarding the concern for dogs left inside.
  - e. **Social Media** – Alanna Hartzell has been receive spam mail possibly coming through the contact information on the website. She will investigate having a “president” email since we already have a “secretary” email. Gary’s phone number will be removed.
  - f. **Welcoming Report** – New Resident Report included. Packets delivered to Kang, Unota and Kehl/Gorman. Katie will be given a couple more Welcome packets for delivery.
4. Old Business None
  5. New Business Dates set for coming events to be posted on the website calendar
  6. Reviewed Master Calendar Items. Gail will watch for the automatic renewal of Weebly for our website by march 16<sup>th</sup>.
  7. Gail *Moved to adjourn meeting at 2:31.* Judy Seconded. Passed

**Next meeting will be March 21, 2022 at 2:30 location TBD**

Submitted by Gail Howe-Jennings

**APPROVED 03/21/2022**

PREVIOUS ITEMS FOR FOLLOW UP

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  
Continue to 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  
Apply for lake maintenance grants  
Recruit new Trustees-pending