

**LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
MARCH 21, 2022 2:30 PM at PARK PAVILION**

The meeting was called to order at 2:32PM by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Katie Wilkinson, Gary Krancus, Judy Scott, Les Hall, Don Thomson, and Adam Lamecker. Absent was John Baxter. Guest present was Brian Hartzell.

1. Gary *moved to approve the February 21, 2022 Board Meeting Minutes.* Judy seconded. Passed
2. Gail *moved to approve the Annual Meeting of the Membership be held on April 23rd, 2022 as designated by the trustees, because the third Saturday of April falls on a holiday weekend per Bylaws Article I Section 5.* Gary seconded. Passed
3. Financial Reports: Treasurer Adam Lamecker reported:

August 1, 2021 – March 20, 2022 Financial Report

This report is a summary of our financial status for the 2021-2022 fiscal year through March 20, 2022. Overall, our financial results were good and our financial status is strong.

Balance Sheet

Total assets are \$183,926 which is 4.4% or \$7,792 improvement over last year. Net income was \$5,100 or 12.0% less than last year at this time.

Profit & Loss

Total income was \$73,917 which is \$795 less than last year and dues collected to date are \$8,202 less. Expenses for the current fiscal year to date were \$4,305 or 13.3% higher than last fiscal year due to a portion of insurance being paid in April last year. Also, there was a notable increase in bookkeeping, beach maintenance, and security patrol expenses.

Check Details

This report is for February 20, 2022 – March 20, 2022. Most checks written were for normal expenses. The largest checks were for insurance and power.

A/R Aging Summary

Total currently owed is \$24,805 compared to \$24,978 from last month.

On February 26, 2022 Alanna, Gail, Adam, met to put together the 2022-2023 Budget. The results of that meeting was a preliminary budget. All agreed to raise the annual dues to \$300. To justify this increase, there were 5 items that we think the Board should accomplish this coming fiscal year. They are: (1) Pave the road down to the beach (2) Paint the club house and deck (3) Put a second coat of paint on the picnic benches (4) Hire someone to treat the moles in the dam (5) Develop a long-term replacement plan for club assets.

Gary presented two Reserve Study proposals and plans to get a third. \$3280.00 (Association Reserves) and \$2400 another.

4. Correspondence/Secretary Report: Gail reported: Newsletter mailed out with 5 email returns (postcards sent requesting email corrections) and 5 snail mail returns. Weebly.com invoice for web hosting renewed for two years until 3/2024. Liability insurance policy renewal for \$6,864. Pierce County Land Use meeting regarding Lencioni Dock.
5. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell report
 - i. Storage Shed approved on 146th Ave Ct NW; Backyard Fence approved 113th at 149th; New roof approved 106th St Ct NW

- ii. Pierce County Land Use Advisory Commission Dock meeting for request on 14708 113th St NW Katie Lencioni (May 11, 2022 at 6:30PM) Written comments accepted until March 25, 2022. Letter will be sent with copy to Lencioni.
 - iii. Don *moved to invoke a fine of \$100 per month starting April 1, 2022 until chickens residing at 11112 149th Ave NW are removed from the Lake Minterwood Beach Club neighborhood*. Gary seconded. Passed. This is in accord with CC&Rs Article III Section 2 Land Use Restrictions and Bylaws Article 5 Section 5 Penalties.
 - iv. Don *moved to approve letter for chicken violations*. Katie seconded. Passed. Letter to be sent via certified mail.
- b. **Lake Management:** Don Thomson reported once the broadleaf growth appears, weed treatment will be done. He has the Water Management Annual Report completed from Doug last January and will forward it to Board members. Alanna will add mole costs to the State Dam Report.
 - c. **Property Management:** Adam Lamecker reported damaged car from 3/2 to 3/12 towed away by Town & Country and will be billing LMBC. The bookkeeper will be informed to pay immediately and then contact the owners for reimbursement. Gary will get prices for rocks suggesting placement at north end of lake to control grass/dam vandalism.
 - d. **Security** – Mock and Ward monthly reports previously received. Two stolen cars were reported to police left at 113th Cul da sac. Alanna reported emailing deputies on complaints regarding late night loud speeding cars.
 - e. **Social Media** – Alanna Hartzell will post on FaceBook the Spring Cleanup volunteer requests.
 - f. **Welcoming Report** – No new Resident Report. Katie reported placing a door hanger and mailing a postcard for two new Welcome Packets to Enstrom and Allison.
2. Old Business -- Alanna will contact the Fire Department or Nickel Drilling regarding information on repairing the sluice gate for the dam at the northend of the lake.
 3. New Business Dates
 - a. Re sanding of the swimming beach was discussed and agreed cost wasn't worth the short life of it and instead let the lawn grow and be maintained there.
 - b. Preliminary FY 2022-23 operating budget needs further review and updating before approval for proposal to membership. Gary will set date for online meeting as soon as possible.
 - c. Don *moved to approve the Annual Meeting agenda & invitation letter*. Adam seconded. Passed.
 - d. Don *moved to approve the Annual Meeting Proxy Form*. Katie seconded. Passed.
 - e. Board members are reminded to have committee reports ready for Annual meeting.
 4. Reviewed Master Calendar Items. Alanna will verify Fishing Derby date and time as Adult Fishing would like to convene after the Kid's Fishing.
 5. Don *moved to adjourn meeting at 4:30*. Judy seconded. Passed

Next meeting will be April 18, 2022 at 2:30 at the Park Pavilion

Submitted by Gail Howe-Jennings

APPROVED 04/18/2022

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
Date to be determined, Don to demonstrate how to do Well Monitoring Procedures
Apply for lake maintenance grants
Recruit new Trustees-pending