

**LAKE MINTERWOOD BEACH CLUB  
MINUTES FOR BOARD OF TRUSTEES MEETING  
JUNE 20, 2022 3:00 PM at Park Pavilion**

The meeting was called to order at 3:03pm by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Bambi Wood, Les Hall, Don Thomson, Katie Wilkinson, Gary Krancus and Adam Lamecker. Absent was Judy Scott.

1. Adam *moved to approve the May 16, 2022 Regular and Special Board Meeting Minutes.* Don seconded. Passed
2. Financial Reports: Treasurer Adam Lamecker reported:

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

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

Balance Sheet

Total assets are \$169,402 which is 6.84% or \$10,851 improvement over last year. Net income was \$2,041 or 6.84% less than last year at this time.

Profit & Loss

Total income was \$78,656 which is \$974 more than last year and dues collected to date are \$6,304 less. Expenses for the current fiscal year to date were \$3,015 or 5.7% higher than last fiscal year due to increases in administration expenses, property tax increases, and security patrol.

Check Details

This report is for May 16, 2022 – June 19 2022. Most checks written were for normal expenses.

A/R Aging Summary

Total currently owed is \$21,126 compared to \$21,430 from last month.

Alanna contacted an Attorney regarding consultation for foreclosure on three large past due accounts. The process would cost \$3,000 to \$4,000 charging the attorney fees to the property owner if foreclosure. The HOA would send a letter and then a letter would follow case by case from the attorney.

3. Correspondence/Secretary Report: Gail reported: DNR response letter on tree harvesting attached; Annual Report was filed with the State costing \$20; email inquiry regarding our HOA accepting all types of people into our community.
4. Committee Reports:
  - a. **Architectural Control:** Alanna Hartzell -- see report
    - i. 11208 Minterwood Dr new roof approved after fact
    - ii. 11126 Minterwood Dr tree removal
    - iii. 10906 Minterwood Dr tree removal
    - iv. 11408 148th new paint
    - v. 10702 Minterwood Dr partial tree removal and resident agreed to apply for the County permit required for a deck under construction
    - vi. Postcards sent concerning the condition of a front and side yard; sent regarding Real Estate ads misleading info for dues; previously installed non-approved septic tank; and that golf balls hit into the lake are pollution.
    - vii. Public Hearing with Pierce County August 10<sup>th</sup> on Lencioni Dock
  - b. **Lake Management:** Don Thomson -- see report

Fish Stocking Request to put more funding in the Budget for the future.

227 pounds of 11" to 14" trout stocked on June 7, 2022 for the fishing derby. The stocking included

some large fish. Total cost was \$1000. The calculated unit cost was \$4.41 per pound and includes all charges including excise tax. The invoice unit cost was \$3.75233 per pound.

Fish Stocking History

DATE	LBS	SIZE	COST	unit cost CALC	UNIT COST INVOICE
09/26/19	283	10-12 + few big	\$1,000.00	\$3.53	3.25675
04/24/20	228	12-14	\$1,000.00	\$4.39	3.4977
06/24/20	248	11-14	\$1,000.00	\$4.03	3.4977
08/27/20	248	11-14	\$1,000.00	\$4.03	3.4977
04/29/21	571	11-14	\$2,000.00	\$3.50	3.24618
08/30/21	250.5	11-14	\$1,000.00	\$3.99	3.5022
04/14/22	474	11-14	\$2,000.00	\$4.22	3.75226
06/07/22	227	11-14+some large	\$1,000.00	\$4.41	3.75233

Note: In 2005 the unit cost was \$1.95 per pound

- i. Lake Treatment done 5/31/2022 and more may be needed.
- ii. Yellow Flag Iris is prevalent. Don will contact Doug for spraying.
- iii. Discussed the reminder that no fishing is allowed in the swimming area.
- iv. Don talked to Robin Harvey regarding getting a new sample of soil dug up to test for compressing in a pipe as done in past years. Don will have Robin contact Adam.
- v. Gail presented GeoForm International small-scale sediment removal with a Dinoo6 machine. Starting cost \$127,000 plus adding transportation, training and worker estimated to be around \$200,000 for dredging the lake taking 8-10 months. Information also gathered from American Underwater Services, Inc for HOA Dredging Services.
- vi. Alanna talked to several Dam experts regarding the sluice opening at the Dam. She is to contact an industrial agricultural equipment repair expert.

**c. Property Management:**

- i. Thanks to the members that planted flowers at our park entrance sign.
- ii. Adam replaced the clubhouse missing cement blocks and repaired the shower handle and nozzle. He also posted winterization instructions by the sprinkler timer.
- iii. For the park driveway with concrete curbing, Don made the MOTION to award to Washington State Paving the bid for \$25,801.20 plus no more than 10%. Adam seconded. Passed.
- iv. For the clubhouse painting and deck, Gail made the MOTION to accept the Fenton Painting & Repair bid for \$2,500 plus tax. Adam seconded. Passed. Alanna and Les will choose the paint colors.

- d. **Security** – Mock and Ward monthly reports previously received. Deputies are still working with neighbor disputes
- e. **Social Media** – Alanna Hartzell – Fishing Derby advertised on community website and email reminders – sent to all those on file.
- f. **Welcoming Report** – new Resident Report viewed. 4 packets delivered. (Harper, Jones/Hall, Finley, and DonovanV.

5. Old Business –

- a. Fishing Derby was a great success. There were 20 kids and 7 adults (take home \$80). Free State fishing day will be promoted more for next year.
- b. October Agenda for follow-up on property owners in arrears and foreclosure steps.

6. New Business Dates.

- a. Confirmation/reminder for Beach House padlock nightly check (Monday-Mark/Bambi; Tuesday-Don; Wednesday-Gail; Thursday-Don; Friday-Katie; Saturday-Alanna; Sunday-Alanna)
  - b. Planning Community Yard sale with Alanna posting and Adam making new sandwich board signs for "lake closed for fishing" but can be covered for other usages.
  - c. Community Picnic August 20<sup>th</sup> plans briefly discussed. Will provide more kids games.
7. Reviewed Master Calendar Items. – on target!
  8. Gary *moved to adjourn meeting at 5:02*. Adam seconded. Passed

**Next meeting will be July 18, 2022 at 3:00 Park Pavilion**

Submitted by Gail Howe-Jennings

**APPROVED 07/18/2022**

#### 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  
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  
Apply for lake maintenance grants  
Recruit new Trustees-pending