

**LAKE MINTERWOOD BEACH CLUB  
MINUTES FOR BOARD OF TRUSTEES MEETING  
July 18, 2022 3:00 PM at Park Pavilion**

The meeting was called to order at 3:05pm by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Les Hall, Katie Wilkinson, and Adam Lamecker. Absent was Mark Wood, Don Thomson and Gary Krancus. Guest present: Dale McQueen.

1. Adam *moved to approve the June 20, 2022 Board Meeting Minutes.* Katie seconded. Passed
2. Financial Reports: Treasurer Adam Lamecker reported:

**August 1, 2021 – July 17, 2022 Financial Report**

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

Balance Sheet

Total assets are \$178,793 which is 0.18% or \$319.90 improvement over last year. Net income was \$12,687.11 or 28.36% less than last year at this time.

Profit & Loss

Total income was \$92,892 which is \$6,992 less than last year and dues collected to date are \$6,267 less. Expenses for the current fiscal year to date were \$5,695 or 10.3% higher than last fiscal year due to increases in administration expenses, property tax increases, and security patrol, and Utility increases.

Check Details

This report is for 20 June 2022– 17 July 2022. Most checks written were for normal expenses.

A/R Aging Summary

Total currently owed is \$19,642 compared to \$21,126 from last month. (no aging report received)

3. Correspondence/Secretary Report: Gail reported: about 30% of membership has paid dues.
4. Committee Reports:
  - a. **Architectural Control:** Alanna Hartzell -- see report
    - i. 10413 Minterwood Dr paint and new roof
    - ii. 14907 105th new shed
    - iii. 10906 Minterwood Dr permit to allow noise  
All permitted
    - iv. Post card to 10305 Minterwood Dr for complaint of tires piled up in drive  
Post card to 11115 149 Ave Ct complaint of derelict motor home, piles covered with tarps and popup tents.  
Reported that 11407 146th has cut down a tree from back of property; appears to be on LM property (Note: later verified that no tree cut, but tree rounds from a Minterwood Dr previously cut down tree)
    - v. Confirmed chicken violation relocated to Happy Rooster Farm and fine negotiated down to \$100.
    - vi. Approve Letter from the Board of Trustees regarding neglected boat and car under violation of Land Use Restrictions. Adam *moved to approve a letter to 13103 149th Avenue NW to invoke a \$100.00 fine effective September 1, 2022 to continue at the rate of \$100.00 per month until such time as the violation is corrected or removed per Article V Penalties Section 2.* Katie Seconded. Passed

- b. **Lake Management:** Don Thomson – no report
    - i. Lake Treatment done 6/28/2022 and Don wasn't sure about yellow flag iris. **Alanna** will contact Doug Dorling direct for verification.
    - ii. **Alanna** will email Don to have Robin Harvey contact Adam regarding soil testing.
    - iii. **Alanna** reported still working on finding a dam sluice opening expert
    - iv. **Alanna** will email Don to contact Nisqually Trout at least three weeks in advance for having fish stocking done before Labor Day weekend.
    - v. Guest Dale McQueen felt this is the second worst year of pondweed and other algae growth in the lake in 40 years. Permission was granted by consensus for him to use a motorboat to do some weed gather for lake maintenance.
  - c. **Property Management:**
    - i. Driveway to park asphalt poured 7/12/2022 and concrete curb still pending to do.
    - ii. Painting of clubhouse in progress (brown) and decking (lighter brown) pending
    - iii. Clubhouse flooded July 4<sup>th</sup>. Port Orchard Plumbing charge \$600 to clear toilet drains and Hemley Septic charged \$225 to clear root growth blocking entrance to tank baffles.
    - iv. **Adam** to follow-up on getting materials for new sandwich board signs
    - v. Consensus to still purchase large rocks/barrier at North end on dam. Alanna will contact a community member who recently purchased large rocks.
    - vi. Signage sample presented for replacing Clubhouse sign approx.\$105. Will be aluminum and 24"x48" with the same Attention information but adding a space for announcements and other notifications.
    - vii. Guest Dale McQueen encourages our front community entrance be enhanced as it needs some sprucing up. All Board Members agreed. **Alanna** will locate an existing water spigot and **Katie** will make a contact regarding an additional sign saying "Lake Minterwood". **Adam** will talk to Carlos, our maintenance guy, regarding adding weed wracking the main entrance for possibly \$100 a month increase for June, July, August.
  - d. **Security** – Mock and Ward monthly reports previously received. Deputies are still working with neighbor disputes
  - e. **Social Media** – Alanna Hartzell – Community Yard Sales was a success. Lots of activity and thanks to Alanna for all of the signage and advertising she did.
  - f. **Welcoming Report** – new Resident Report viewed. Katie reported two new packets delivered to Doran and Siva and three new ones pending for delivery.
5. Old Business –
- a. 4<sup>th</sup> of July fireworks were a fine show and members mostly cleaned up in the park. Next year Gail reported that Pierce County will allow fireworks to be lit on the 4<sup>th</sup> only.
  - b. Community Picnic is August 20<sup>th</sup>. Alanna will do advertisements and there will be games. Adam will cook. Next Board meeting will finalize the event.
6. New Business Dates.
- a. Board of Trustee Vacancy due to the passing of Judy Scott. The Board sent flowers as her memorial service is Saturday, July 23<sup>rd</sup>.
  - b. Board members to recommend a new person for the vacant position.

- c. Les recommended the Park Pavilion roof be cleaned and investigated for some bids for a new roof costing \$3500 to \$8000. **Alanna** will check on getting it cleaned and bid quotes from licensed and bonded professional.
7. Reviewed Master Calendar Items. – on target! **Gail** to print out for next packet
8. Adam *moved to adjourn meeting at 5:13.* Katie seconded. Passed

**Next meeting will be August 15, 2022 at 3:00 Park Pavilion**

Submitted by Gail Howe-Jennings

**APPROVED 08/15/2022**

#### PREVIOUS ITEMS FOR FOLLOW UP

August Agenda finalize community picnic plans  
August Agenda discuss the Capital Reserves Study  
August Agenda review suggested Foreclosure letter  
October Agenda for follow-up on property owners in arrears and foreclosure steps  
Recruit new Trustees-pending

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