

**LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
August 15, 2022 3:00 PM at Park Pavilion**

The meeting was called to order at 3:07pm by Chairman Alanna Hartzell. Those present were Gail Howe-Jennings, Les Hall, Katie Wilkinson (left at 4:30), Gary Krancus, and Adam Lamecker. Absent was Mark/Bambi Wood, and Don Thomson. Guest present: at 4:16 Diana Nole.

Diana Nole inquired about any interest in installing a dog park/fence. Membership input requested.

1. Adam *moved to approve the July 18, 2022 Board Meeting Minutes.* Katie seconded. Passed
2. Financial Reports: Treasurer Adam Lamecker reported:

August 1, 2022 – August 14, 2022 Financial Report

This report is a summary of our financial status for the 2022 fiscal year through Aug 14, 2022. Overall, our financial results were good and our financial status is strong.

Balance Sheet

Total assets are \$173,904 which is 7.14% or \$13,265 decrease over last year. Net income was \$43,550 or 8.77% increase over last year at this time.

Profit & Loss

Total income was \$43,550 which is \$3,510 more than last year and dues collected to date are \$8,3954 less. Expenses for the current fiscal year to date were \$3,510 or 8.77% higher than last fiscal year at this time.

Check Details

This report is for 18 July 2022– 14 August 2022. Most checks written were for normal expenses except the check for painting of the club house and paving the driveway to the clubhouse.

A/R Aging Summary

Total currently owed is \$55,480 compared to \$19,642 from last month. (no aging report received)

3. Correspondence/Secretary Report: Gail reported: ID Cards from the bookkeeper will be mailed as soon as Secretary receives this week. Around 100 property owners still owe dues. Lencioni new dock public meeting Sept 21. State Annual Report check payment cleared June 28th but State is very far behind in recording non-profits due to new laws requiring them to be updating their digital records.
4. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell -- see report
 - i. 10305 Minterwood Dr post card sent and in person contact made regarding tires and other misc objects, riding mower with flat tire, garbage cans of debris, etc.
 - ii. 14902 113th approval for new metal garage roof
 - iii. 15008 113th resurfaced his driveway with asphalt and the extra gravel he donated for spreading down the access drive to the back gate. Thank you, Carl Moritz,
 - iv. 14907 105th contacted President regarding starting a home business which requires a state license. Traffic and Safety were main issue to considered as no signage allowed by unincorporated Pierce County residential area. An ACC application to be presented for approval stating intention of business.
 - v. Diane Nole wants to remove trees along park driveway. She was informed she could limb up at her own expense but not remove the trees.

vi. Approve Letter from the Board of Trustees regarding tires and other debris in the front yard under violation of Land Use Restrictions. Adam *moved to approve a letter to 10305 Minterwood Dr NW to have debris removed by September 1st and to invoke a \$100.00 fine effective October 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. Nisqually Trout requests a three-week advance notice fo fish stocking. Due to the warmer weather the planting scheduled for later this month was cancelled. New date TBD later. Don is suggesting we consider warm water fish in the future.
- ii. Yellow Flag Iris was sprayed but then it rained so it didn't take everywhere.
- iii. Harvey has contacted Adam regarding digging a hole for soil testing. Date to be set.
- iv. Doing maintenance on the Sluice opening at the dam is at a stand still due to inability to locate any professional willing to come and inspect.

c. **Property Management:**

- i. New asphalt driveway to the park has been completed with the installation of a new curb.
- ii. Painting of clubhouse and deck completed.
- iii. Moles at the north end dam were treated for moles again in order to maintain the integrity of the dirt dam.
- iv. New sandwich board signs completed. Thank you, Adam.
- v. Large rocks/barrier at North end on dam postponed due to no consensus on how to put them into place and whether they would actually keep vehicles off of the dam. Alanna learned Purdy would deliver large rocks in a dump truck for \$78 a ton but we would be responsible for the location.
- vi. Existing water spigot was located at the front entrance. Our maintenance person will be contacted come springtime to incorporate this additional maintenance cost
- vii. Les will investigate cost of a new clubhouse spring loaded door and coded door lock
- viii. Gail will donate a bag of bark/mulch for the park entrance flower bed.

d. **Security** – Mock and Ward monthly reports previously received.

e. **Social Media** – Alanna Hartzell – Community Annual picnic scheduled this Saturday at noon with children's games at 2:00.

f. **Welcoming Report** – new Resident Report viewed. Katie reported three new packets delivered to Jebb, Steinkamp (mailed), and Collins II.

5. Old Business –

- a. For community picnic, Alanna will be getting the hot dogs, hamburgers, buns cheese, etc and a decorated cake. Gail will be supplying tables and BBQ experts will be Adam and Gary. Tracy Bogle will be organizing the children's games. Thank you, Tracy.
- b. Board vacancy pending!
- c. Les will pursue getting pavilion roof bids.

6. New Business -

- a. Gary will check on the previously received Capital Reserves Plan bids and consider forming a committee for further action to be taken.

- b. The No Soliciting sign currently at the beginning of the entrance will be encouraged by contacting any business covering the neighborhood as several complaints were received.
7. Reviewed Master Calendar Items. – on target! Input for October Newsletter to include Financial status info; fishing derby; yard sale; picnic; driveway and curb; clubhouse painting and deck etc.
8. Gary *moved to adjourn meeting at 4:51*. Adam seconded. Passed

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

Submitted by Gail Howe-Jennings

APPROVED 09/19/2022

PREVIOUS ITEMS FOR FOLLOW UP

September Agenda review suggested Foreclosure letter

September Agenda discuss planting fish

October Agenda for follow-up on property owners in arrears and foreclosure steps

Recruit new Trustees-pending

March Agenda to review additional maintenance at front entrance from highway

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