

LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
June 28, 2023 6:00 PM at PARK PAVILION

The meeting was called to order at 6:06pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Gary Krancus, Adam Lamecker, and Katie Wilkinson. Roger Roth, Mark Wood and Don Thomson were absent. No guests.

1. Gary "*moved to approve the May 15, 2023 Board Meeting Minutes.*" Adam seconded. Passed.

2. Financial Reports: Treasurer Adam Lamecker reported:

- a. **Aug 1, 2022 – 27 June, 2023 Financial Report**

- Balance Sheet

- Total assets are \$159, 039 which is 5.0% less than last year. This is due to the reserve expenses that were made this year. Net income is \$17,455 less than last year at this time.

- Profit & Loss

- Total income was \$92,738 which is \$14,082 more than last year. Dues collected to date are \$3,716 less than last year. Expenses for the current fiscal year to date were \$31,537 higher than last fiscal year at this time due to the special projects that were completed.

- Check Details

- This report is for 15 May, 2023 – 27 June 27, 2023. Most checks written were for normal expenses.

- A/R Aging Summary

- Total currently owed is \$12,572 compared to \$18,571 from last month.

- b. The annual dues invoices were mailed out June 14th with copies of the Collection Policy and the Transfer Fee.
 - c. Alanna contacted RCI Collections and didn't approve accepting contract yet. Adam will research some attorney contacts thus postponing the collection agency route.
 - d. The Association Reserves Capital Reserve Study's final document dated June 20, 2023 completed and emailed to those Board members requesting plus a hardcopy printed for Gary and the permanent files.
 - e. Alanna will update the Payment Plan contract and send to Gary and Adam for review.
3. Correspondence/Secretary Report: Gail reported Annual Secretary of State Report was filed digitally and completed in plenty of time for the July 31st deadline.
4. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell -- reported approval on Minterwood were: (1) 8x20 shed (2) 24x30 garage (3) reroofing (4) replace shed roof (5) remove tree (6) 2 dead trees. Approved on 149th 6' fence perimeter 4.5 front. Approved on 113th

shrubbery removal. Denied on Minterwood a fence and fill & level excavation. Two postcards sent to 146th regarding dogs off leash and in swimming in the park.
Gail to print Master Block/Lot list for Alanna, Gary and Katie to inspect unsightly properties for possible Postcard mailings!

- b. **Lake Management:** Don Thomson –
 - i. Alanna reported the Fishing Derby was a success.
 - ii. Lake monthly testing report at 2.7
 - iii. Aquatic spraying was spot treated on June 26th.
 - c. **Property Management:** Mark Wood –
 - i. Mark is to follow up on getting inside molding to complete the clubhouse door installation.
 - ii. We gratefully appreciate Dale McQueen cleaning the swim float.
 - iii. The playground chips on the capital reserves report will be put on the Spring Cleanup 2024 agenda.
 - iv. It was reported the baby swing got repaired after broken clip discovered.
 - d. **Community Events/Security** – Alanna reported July 14-16 all-community yard sale is on target and will be promoted on community Facebook page.
 - e. **Welcoming Report** –Katie delivered packets to Martinez/Randall and Rominger. Still pending Karashin.
5. Old Business –
- a. The committee for By-laws, CC&R's and Rules & Regulations meets next on July 9th and are diligently moving forward. Rentals and Airbnb/Vrbo will be on the agenda. Gail will verify the Insurance requirements of no more than 20% rentals.
 - b. Alanna will have Brian H get aluminum entrance sign and lumber from Gail.
6. New Business –
- a. All-community Picnic is confirmed to be 12:00 to 4:00 August 19th.
7. Master Calendar on target.
8. Adam moved we adjourn at 7:37. Katie seconded. Passed.

Next meeting will be Monday, July 24th, 6:00pm at the Park Pavilion.

Submitted by Gail Howe-Jennings

APPROVED 07/24/2023

PREVIOUS ITEMS FOR FOLLOW UP

Current needs from the Capital Reserves Report are to replace the playground wood chips. Next year in 2024 more discussion on revamping the beach parking lot.

Don will investigate lake level, precipitation, and evaporation criteria for a recommended new weather station for us to purchase.

Recruit new Trustees

Don to update on a new method to create a data base to measure lake water level

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 and fish stocking grants (due by February 1st)