

LAKE MINTERWOOD BEACH CLUB
MINUTES FOR BOARD OF TRUSTEES MEETING
August 21, 2023 6:00 PM at PARK PAVILION

The meeting was called to order at 6:10pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Adam Lamecker, Don Thomson, Mark Wood and Katie Wilkinson. Roger Roth, and Gary Krancus were absent. Guests were Bambi Wood and Ashley Silva.

Guest Ashley, reported not enough community support for full garden, therefore she will draw up on paper a proposal to plant berry bushes and possible fruit trees after pursuing more research.

1. Adam *"moved to approve the July 24, 2023 Board Meeting Minutes."* Katie seconded. Passed.
2. Financial Reports: Treasurer Adam Lamecker reported:

a. Aug 1, 2023 – Aug 20, 2023 Financial Report

Balance Sheet

Total assets are \$203,706 which is 11.0% more than last year. Net income is \$29,657, 106% more than last year at this time.

Profit & Loss

Total income was \$57,676 which is \$29,657 more than last year. Dues were collected quicker this year than previous as the \$15 late fee was implemented this fy. There have not been any recorded expenses as of yet this fy.

Check Details

This report is for July 24, 2023 – August 20, 2023. All expenses are normal for this time of year.

A/R Aging Summary

Total currently owed is \$30,678.80 compared to \$15,111 from last month.

- b. Payment Plan contract letter utilized by four property owners.
- c. Adam will check with Felice on updating and the availability of 23-24 ID Cards
3. Correspondence/Secretary Report: Dept of Ecology Dam wildfire information letter
4. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell – reported (1) approval for a permit for construction and tree removal (2) several dead trees continue to be a concern (3) previous approval for two fines were resolved regarding a fence removal and dogs.
 - i. Alanna, requested 3 postcards be sent for ACC unsightly overgrown lawns from a community walk-around.
 - ii. Alanna reported an erosion control issue is to be corrected by October.
 - b. **Lake Management:** Don Thomson –
 - i. The fecal coliform reading split sample is less than 10 and he continues to monitor the wells.

- ii. Katie complimented on the lake looking the best it has been for years.
- c. **Property Management:**
 - i. Alanna recommended Mike Gofman be appointed as new Property Manager since he has already taken on this responsibility in the past.
 - ii. Mike and Alanna completed the installation of the new entrance sign.
 - iii. Clubhouse molding still needs to be completed.
- d. **Community Events/Security** – Alanna reported
 - i. Community picnic held on August 19th was a success with games, hamburgers, hot dogs, cake and games. Approximately 30 in attendance.
- e. **Welcoming Report** –Katie delivered packets to Bates. New resident owners is Cardenas who previously were renters for several years.
- 5. Old Business –
 - a. The committee for By-laws, CC&R's and Rules & Regulations worked on clarifying dogs running loose.
- 6. New Business
 - a. *Gail will work on a September Newsletter. Alanna will write up concerns about dead trees.* Suggestions are welcomed for inserts into the newsletter (yellow flag iris)
 - b. Adam moved to ***appoint Mike Gofman to fill the vacant 2026 board Position #1 slot.*** Don seconded. Passed.
 - c. Don will email his resignation from the board effective September 1st for 2026 board Position #3 slot. Don will continue to do the wells readings and the monthly samples and the trout planting. Adam will be responsible for the **pond weed monitoring** and contacting Doug Dorling on **lake treatments.**
 - d. *Alanna will contact a possible new board member for Don's replacement.*
- 7. Master Calendar on target.
- 8. The Board went into Executive session at 7:29 to discuss legal issues which ended at 7:39. Back in open session, Adam made the ***motion to hire an attorney to do collections on one account in arrears.*** Don seconded. Passed. The action to be done by Sept 14th.
- 9. Don moved we adjourn at 7:42. Katie seconded. Passed.

Next meeting will be Monday, September 18th at 6:00pm in the Park Pavilion.

Submitted by Gail Howe-Jennings

APPROVED 09/18/2023

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

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)