

**MINUTES**  
**LAKE MINTERWOOD BEACH CLUB BOARD OF TRUSTEES MEETING**  
**September 18, 2023 6:00 PM at PARK PAVILION**

The meeting was called to order at 6:01pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Adam Lamecker, Mike Gofman, Roger Roth and Katie Wilkinson. Gary Krancus and Mark Wood were absent. Guests was Joe Feldman.

1. Adam *"moved to approve the August 21, 2023 Board Meeting Minutes."* Katie seconded. Passed.

2. Financial Reports: Treasurer Adam Lamecker reported:

- a. **Aug 1, 2023 – Sept 17, 2023 Financial Report**

- Balance Sheet

- Total assets are \$205,179 which is 10.0% more than last year. Net income is \$59,149, 89% more than last year at this time.

- Profit & Loss

- Total income was \$61,863 which is \$1,244 more than last year.

- Check Details

- This report is for August 21, 2023 – September 17, 2023. All expenses are normal for this time of year.

- A/R Aging Summary

- Total currently owed is \$27,745.25 compared to \$30,678.80 from last month.

- b. Reminder of Tax Return completion and Property Tax payments by Oct 15<sup>th</sup>
      - c. Payment Plan forms are now available on the website
      - d. 200 ID Cards mailed on Sept 6<sup>th</sup> for paid dues
      - e. Adam is further investigating one arrears account for attorney collections
3. Correspondence/Secretary Report: email from Don for resignation; Caution notice for Lake Treatment emailed on 18<sup>th</sup>; information only of 80 acres pending sale behind 149<sup>th</sup>
4. Committee Reports:
  - a. **Architectural Control:** Alanna Hartzell – reported
    - (1) one erosion mediation not completed before rains. (2) Three postcards sent out for unsightly conditions and only one property owner responded. Approval for the following: (3) Three new painting (4) One metal roof (5) Two fences (6) One tree removal with neighbor (7) A new shed permit not yet approved.
  - b. **Lake Management:** Don Thomson – Report attached
    - i. The fecal coliform reading collected August 24, 2023. Results pending.
    - ii. August 24<sup>th</sup> Well measured: Flow 177.3 gallons per minute; Drawdowns 38.65 feet; Specific Capacity 4.6 gallons per minute per foot drawdown.
    - iii. Adam called for Lake Treatment on Sept 13<sup>th</sup>

- iv. Next meeting to discuss the Lake responsibilities between treatment/trout planting/wells management.
- c. **Property Management:** Property Manager – Mike Gofman
  - i. Clubhouse molding will be completed by Mike.
  - ii. Mike will change gate and beach house locks October 1<sup>st</sup>.
  - iii. Trash dumpster will be removed
  - iv. Alanna suggests uncovering volleyball area concrete pads.
  - v. Gail to email out June 2023 Capital Reserves to Mike
- d. **Community Events** – Alanna reported
  - i. Community picnic picture included in the Newsletter
- e. **Welcoming Report** –Katie delivered packets to Turner and Cardenas.
- 5. Old Business –
  - a. Adam moved that **Joe Feldman be appointed on the board to replace Don Thomson for 2026 Position #3.** Katie seconded. Passed
  - b. All board members received the draft of the September Newsletter and approved as is for emailing and snail mail to those without emails.
- 6. New Business
  - a. Gail reported receiving Don's August 22<sup>nd</sup> email resignation effective September 1<sup>st</sup>.
  - b. If a Fall Clean-up, then suggested the need to blow off the driveway
  - c. Don will be requested to give a time for demonstrating how to do the Well Monitoring Procedures.
- 7. Master Calendar -- October Trash Containers updated to Remove Dumpster
- 8. Adam moved we adjourn at 7:16. Mike seconded. Passed.

**Next meeting will be Monday, October 16<sup>th</sup> at 5:00pm in the Key Center Library.**

Submitted by Gail Howe-Jennings

#### PREVIOUS ITEMS FOR FOLLOW UP

**APPROVED 10/16/2023**

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

**Don to set 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 1<sup>st</sup>)