

MINUTES
LAKE MINTERWOOD BEACH CLUB BOARD OF TRUSTEES MEETING
February 26, 2024 5:00 PM at Key Center Library

The meeting was called to order at 5:18pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Adam Lamecker, Katie Wilkinson, Gary Krancus, and Joe Feldman. Mike Gofman, Roger Roth and Mark Wood were absent. Guests: 0

1. Gary *"moved to approve the January 22, 2024 Board Meeting Minutes."* Katie seconded. Passed.
2. Financial Reports: Treasurer Adam Lamecker reported:

a. Aug 1, 2023 – Feb 25, 2024 Financial Report

Balance Sheet

Capital Reserves: \$77,360

Checking: \$73,139

Operating Reserves: \$5,065

Total assets are \$201,882 which is 17.0% more than last year. Net income is \$56,246, 212% more than last year at this time.

Profit & Loss

Total income is \$74,965 and Total expenses are \$18,718 so far this year.

Check Details

This report is for January 21, 2023 – February 25, 2024. All expenses are normal for this time of year.

A/R Aging Summary

Total currently owed is \$19,500 compared to \$20,634 from last month.

- b. Adam presented the draft proposed 2024-25 Budget and Disclosures for the Budget Ratification Notice scheduled for April 20th at 3:00. The proposal includes \$25 dues increase to \$325 per year.
 - c. Adam will confirm Audit before the Annual meeting.
 - d. Executive Session motion made at 5:40 by Adam, to discuss arrears property owners. Returned to open session at 6:00, motion made by Adam, no action taken.
3. Correspondence/Secretary Report: Thanks to Katie for printing Board Member notebooks. Liberty Mutual Insurance Policy renewal for \$7,622. Weebly Web Hosting renewal for two years. Reported The Corporate Transparency Act does not apply to us since 501(c)(7) Social Club is IRS Qualified Tax-Exempt.
 4. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell – reported:
(1) 149th - approval new roof (2) 149th abandoned home, letter sent to owner and reported to Pierce County 3) 107th – denied installed shed due to distance to house still to be removed
 - b. **Lake/Wells Management:** Joe Feldman **Treatment & Trout:** Adam Lamecker
 - i. Joe and Mike met with Don for Wells training and a video was taken of steps.
 - ii. Adam received the fish stocking permit.
 - iii. Adam moved to accept the bid *to hire NW Aquatic Management Company to treat the lake.* Gary seconded. Passed. *Permitting will be approximately \$17,200 for year 2024.*
 - c. **Property Management:** Mike Gofman
 - i. Adam moved *to hire T.E. Walrath Trucking Inc. for cedar playground chips and have a landscaping contractor spread for no more than \$1,500.*

- ii. sluice gate grate repaired
 - iii. Adam moved to accept the bid *to hire Erin Rockery Construction in Wauna to install rocks on the north dam*. Katie seconded. Passed.
- d. **Community Events** – Alanna reported –fishing derby is June 8th.
- e. **Welcoming Report** –Katie has one pending delivery for Cosand
- 5. Old Business
 - a. Several Board Job descriptions have been received. Some still pending.
 - b. Discussion to recruit suggested new board members to fill vacancies
- 6. New Business
 - a. Adam moved *to approve a wage increase for the Bookkeeper to [REDACTED] per hour*. Katie seconded. Passed. It would be *the start of the next fiscal year, August 1, 2024*.
- 7. Master Calendar – every January update new dates on calendar
- 8. Adam moved to adjourn at 6:59. Katie seconded. Passed.

Next meeting will be Monday, March 18, 2024 at 5:00pm, Library Key Center

Submitted by Gail Howe-Jennings

APPROVED 03/18/2024

PREVIOUS ITEMS FOR FOLLOW UP

Before June dues invoices mailed, Collection Policy clarifications per Condominium Law to be revamped.
In 2024 more discussion on revamping the beach parking lot.
Complete synopsis of lake management notebooks-pending
Apply for lake maintenance grants and fish stocking grants (due by February 1st) per Alanna