

MINUTES
LAKE MINTERWOOD BEACH CLUB BOARD OF TRUSTEES MEETING
June 17, 2024 5:00 PM – Library Key Center

The meeting was called to order at 5:04pm by Chairman Alanna Hartzell. Present were Gail Howe-Jennings, Katie Wilkinson, Joe Feldman, and Adam Lamecker. Mike Gofman and George Cardenas were both absent due to job conflicts. Guest none.

1. Joe "Moved to approve the May 20, 2024 Board Meeting Minutes." Katie seconded. Passed
2. Adam "Moved to approve the May 20, 2024 Special Board Meeting Minutes for election of officers." Joe seconded. Passed
3. Financial Reports: Treasurer Adam Lamecker

Aug 1, 2023 – June 16, 2024 Financial Report

- a. Balance Sheet
Capital Reserves: \$77,874
Checking: \$49,499
Operating Reserves: \$5,066
Total assets are \$179,321 which is 16.0% more than last year.
Profit & Loss
Total income is \$83,994 and Total expenses are \$48,605 so far this year.
Check Details
This report is for 19 May 2024 – 16 June 2024. All expenses are normal for this time of year.
A/R Aging Summary
Total currently owed is \$19,012 compared to \$19,638 from last month.
- b. Condo Law collected funds from one property owner in arrears.
- c. Annual dues invoices were mailed out June 15th.
- d. Adam will follow-up on SoundCU having correct address and designated people for online.
4. Correspondence/Secretary – Secretary of State Annual Report filed as due July 31, 2024
5. Committee Reports:
 - a. **Architectural Control:** Alanna Hartzell report
 - i. Postcard supported by Board to be sent regarding possible junk white car. ACC will investigate.
 - ii. Approval given for a tree removal, a play structure/shed and a firewood bin/shed.
 - b. **Lake/Wells Management:** Joe Feldman (Trout Planting: Adam Lamecker)
 - i. Trout planted May 31st and next one is planned for the beginning of July
 - ii. Lake Treatment was done on May 22nd. More treatment expected in July.
 - iii. The lake monthly fecal coliform testing continues to be safe at less than 10.
 - iv. NW Aquatic will be installing a concrete extension to the boat launch for the cost of the concrete.
 - c. **Property Management:** Mike Gofman
 - i. Mike is continuing to get estimates for repairs to septic tank root problem.
 - ii. Mike reported approximately \$1,670 estimate from Home Depot for decking replacement materials at beach house. Mike will research plastic material for picnic tables and benches for replacement of wood
 - iii. A thank you for the repairing of the letter "A" on the large entrance Sign.
 - iv. The park gate cable for the pad lock has broken and Mike has been notified.

- d. **Community Events** – Alanna Hartzell
 - i. Fishing Derby was a roaring success. 2.4 lb was the biggest fish caught with 32 total Kids and Adult fishermen participating.
 - ii. Community Yard Sale advertising will be done by Alanna for July 19, 20 and 21.
- e. **Welcoming Report** – Katie Wilkinson Packets delivered to Ritts and one pending for Finley.
- 6. Old Business
 - a. So far not a lot of enthusiasm for August 6th National Night Out participation.
- 7. New Business
 - a. The red street address sign for the Beach House has been received. It will be installed on Wilma Haines Memorial Dr.
 - b. Community to be reminded to mow their weeds with hotter weather and the risk of fires.
- 8. Review Master Calendar Items:
- 9. Katie "*moved to adjourned the meeting at 5:45pm.*" Joe seconded. Passed.

Next meeting will be July 15, 2024 at 5:00pm, Library Key Center

Submitted by Gail Howe-Jennings

APPROVED 07.15.2024

PREVIOUS ITEMS FOR FOLLOW UP

Reserve Study to be updated once a year – expires July 31, 2024

Has there been a check of the playground bolts to confirm all are secure?

Recruit new Board members

Next year in 2024 more discussion on revamping the beach parking lot.

Complete synopsis of lake management notebooks-pending

Review all governing documents to meet the January 1, 2028 common interest community new statutes

Reminder to have extra notice on August invoices regarding costs of liens

FYI "In October 2014, the trustees hired consulting arborist, Tom Brobst, to advise the board regarding trees on Lake MInterwood common property as well as the health of trees generally within the community. Trees have grown substantially since Lake MInterwood was platted some 50 years ago, and some have become hazardous to homes. The trustees learned to recognize some signs of disease in trees. Tom recommended that LMBC remove several trees in the common area and willows and alders by the east side of the lake by the dam. These trees were taken down the week prior to the annual meeting."