

Lake Minterwood Beach Club
Board Meeting Highlights August 15, 2018

Meeting : called to order by Don Thomson at 6:03 pm Wednesday August 15, 2018

Present: Rita Cornella, John Baxter, Chris Hogeberg, Gary Krancus and Robin McGilvrey. Barbara Temple-Thurston absent.

Guests: Robin Harvey, Helen Nupp, Willow Grace, and Melanie Berekis

Robin Harvey presented the board with extensive information on a proposal from Slabjack Geotechnical to protect the lake level with curtain walls. After discussion it was agreed to ask for a formal presentation from Slabjack at the Sept meeting. Robin will ask for their participation.

Motion: Don Thomson motioned to table the approval of the July meeting minutes until the receipt of a final.

Financial Reports: Treasurer Gary Krancus reported preliminary fiscal year results Total assets grew to \$115000.

Income was up 4.6%

Expenses were also up 13.1% due to Lake management and Lien fees

Net Income was \$12123, which was significantly better than budgeted.

Don would like to see separate amounts from Pen Light for well and lights billings.

Correspondence: Rita Cornella

The postcard mailing discussed at the July meeting concerning compliance with CC&Rs was mailed on 08/09/2018. Cards and newsletters returned due to no mailboxes were hand delivered and taped to front doors. Members of the ACC will cruise around the neighborhood after 09/09/18 to check for any positive changes. Formal letters on non-compliances will be mailed as per CCR requirements.

Dock quotes were received from Hedera and the merits of composite vs. pressure treated were discussed.

Chris Hogeberg made a motion “to accept the Hedera bid, using cedar, pending proof of insurance and bonds”. This was seconded by Rita and approved by all.

Architectural Control: Gary Krancus

1. Two ACC applications were submitted and approved.
2. There are two building applications waiting for county approval. There was also a request to remove 3 trees in the green belt.
3. In July a home owner had a concrete driveway and slab poured for an existing carport without ACC approval. Owner was told that an approved ACC permit was

required before any more work could be done. A complaint was filed with the county when work continued. Pierce County code enforcement posted a notice of violation stating a structure of this size and nature requires plans and building permits as well as meeting property setback requirements.

Helen Nupp read an opinion piece on the importance of the buffers (walk easements) on the plat map. Gary Krancus will look into Pierce County's role, if any, in preservation of easements.

Property Management: Chris Hogeberg/ Robyn McGilvrey

1. Chris will look into various repairs. There was some talk of replacing the beach house entirely at some point in the future, 2-3 years. Can the repairs wait?
2. Curtains and rods will be bought and installed in the beach house for privacy. They will be monitored for vandalism and effectiveness.

Welcoming Report : Willow Grace

Two new families have joined the Lake Minterwood neighborhood and were welcomed by Willow and Gary. Welcome! to the Deutsch and Bomar families. We wish former members well in their new adventures.

New/Old business:

1. The basketball net has been replaced but the backboard has not. Chris will look into.
2. There has been talk of all the papers associated with the Board; getting them into order so they can be accessed is important. The web site for the LMBC is difficult to navigate and needs attention. Alanna Hartzell will contact a resident computer guy for help/suggestions.
3. The annual picnic was a huge success. Only 2 families came, but there were lots of kids and games and hilarity for all.

Respectfully submitted,
Alanna Hartzell