

Lake Minterwood Beach Club
Highlights of the Board of Trustees Meeting
February 21, 2018
7:00pm

Meeting: The regular meeting of the LMBC board of trustees was called to order by President Robin Harvey at 6:57 pm at Key Center Library. Others present were trustees John Baxter, Rita Cornella, Ellie Klauminzer, and Don Thomson.

Absent: Robyn McGilvrey, Chris Hogeberg, and Barbara Temple-Thurston.

Guests present: None

Meeting Adjourned at 9:30 pm.

Minutes: Minutes of the January 17, 2018 Lake Minterwood Beach Club meeting were approved as corrected.

Financial: John Baxter. See financial reports provided. Reports accepted.

- a) Financial status: Received the Profit and Loss statement of August 1, 2017-February 21, 2018.
- b) Board received the budget vs. actuals for the 2017-2018 fiscal year.
- c) The board reviewed expenditures since the January 17, 2018 board meeting.
- d) Board reviewed arrears summary and status of liens.

__Don Thompson expressed concern regarding his budget for well/pump maintenance. He suspects that our bookkeeper, Felice, assigned the Nicolson well drilling invoice in the amount of \$2,229.41 to Equip Repair/Lake Safety in error. He recommends that the expense be assigned to Pump/Well Maintenance.

Correspondence: Rita Cornella

Rita distributed information regarding property tax information, showing an increase of \$535.85 total (18%) on the seven tracts of LMBC property.

Committee Reports:

A. Architectural Control: Ellie Klauminzer

—Minor action this month: two requests to remove trees

B. Lake Management: Don Thomson..

—Someone turned on the well for a short period of time; Don put a lock on the interior gate to the discharge. He also checked the flow rate, which looks good so far.

C. Property: Chris Hogeberg

—Regarding the fallen telephone poles/lines, Robin H. called Pen Light and also called Washington Water to inform them that power line to their equipment is down.

D. Security:

_ Rita noted that a mailbox on 149th was hit.

E. Welcoming, Social Media: Klauminzer and Thompson.

_Ellie reported no newcomers visits, but Rita has provided information on recent property sales, and we will be making visits in the near future. We will also hand out LMBC stickers and cards.

Old Business:

- a). Master Calendar items: Due to time constraints, postponed to next meeting.
- b) Security Committee chair: our understanding is that Chris Hogeberg will contact one resident regarding serving on the Board. This needs to be cleared up by next meeting.
- d) Lien releases: John stated that banks have refused to pay off lien amounts levied before they took ownership of the property, and these are now bad debts.

MOTION (Don/John) to instruct our bookkeeper to move liens on Lots 12 & 13, Block 5; Lot 7 Block 7; and Lots 54 & 55 Block 2 from receivables to bad debts. Motion passed unanimously.

New Business:

- a) Nominations – No change from last meeting. Nominations for Board Trustees at the Annual Meeting are complete. We lack a Security Chair, however.
- b) Land Preservation offer of lot(s). See map attached. Vernon Young purchased two unbuildable lots in order to preserve them. His widow is now offering the lots to the LMBC by assignment or quit claim.

Sense of the Board: LMBC Board is very interested in Mrs. Young's offer and authorizes the Board president, Robin Harvey to inform her and her lawyers of our interest. Board also expressed preference for quit claim as the means for the transfer of title.

- c) 2018-19 budget:
The Board discussed the proposed budget and noted, after all adjustments had been made, that property taxes have increased as well as expenses, and that we should be replenishing our reserve account for future expenditures, such as a new well, repairs to the beach house, etc. At our present income, we cannot save for future expenditures. Dues have not been increased for at least 9 years.

MOTION: (Don/John) to increase dues by \$30 per year to the amount of \$270 per year, an increase of \$2.50 per month. The motion passed unanimously.

Rita will update the budget with the new numbers and send them to Board members ASAP. Final proposed budget will be adopted at March meeting.

- d) Contact updates for utilities – Rita Cornella, with Don Thompson as backup.

Items for follow-up: This agenda item was deferred to the March meeting due to lateness of the hour.

- a) Emergency team —volunteers
- b) Business in the era of email

Next Board Meeting: Regular board meeting scheduled for 7pm on March 21, 2018 at Key Center Library.

Respectfully submitted:

Ellie Klauminzer

Temporary Recording Secretary