

LAKE MINTERWOOD BEACH CLUB
Board of Trustees Meeting Highlights
February 19, 2020

The February meeting of the LMBC Board of Trustees was called to order by President Alanna Hartzell at 6:00pm at the Key Center Library. Trustees present were Rita Cornella, Gary Krancus, John Baxter and Judy Scott. Gail Howe-Jennings was available by phone if needed. Guests present were members Adam Lamecker and Jim and Linda Thrasher.

NOTE: (Out Of Order) Adam Lamecker and Jim Thrasher introduced themselves to the board and expressed interest in joining as Trustees. We currently have 3 vacant positions.

MOTION was made and seconded to appoint Lamecker and Thrasher as Trustees. Motion carried unanimously. Jim will take the #3 spot expiring April 2020 and Adam the #1 spot April 2022.

Minutes: Minutes for the Lake Minterwood Beach Club's board meeting of January 15, 2020, were approved unanimously.

Financial: Gary Krancus
Financial reports of Jan 15 – February 18, 2020.

Balance Sheet

Total assets are up \$15,561 better than last year but it is \$2884 less than last month.

Profit & Loss

Total income was \$74,548 which is 11% better than last year. This was due to better collection of funds for CC violations, delinquent dues (plus interest), and lien charges. Expenses for the first 5 months of the fiscal year were \$23,741 which is 33% better than last year. The expenses for last year that were not incurred this year included lake treatment, electrical repairs, pier repair and tax payments. Net Income was \$50,807 this year versus \$31,535 last year.

Actual vs. Budget

Income is \$2,728 better than budgeted. Bookkeeping expenses are slightly over budget due to increased collection activity and account transfer to Peninsula Credit Union. In the first 6 months or 50% of the fiscal year we have spent only 33% of the budget.

Check Details

Most checks written were for normal expenses. The exception was \$2,350 spent on Pump repairs and maintenance.

A/R Aging Summary

Total owed is now \$30,504 compared to \$31,007 last month. A review of the individuals who were on payment plans and were not making payments was conducted. There was only one person who has paid nothing since the beginning of the fiscal year. They were contacted and are supposed to pay the whole amount by the end of the week. There are 3 others who are making some progress and I will continue to monitor them. There was

discussion about late dues payments. The board is in agreement that payment plans must be completed during the fiscal year for which they are due. Under the new timeline dues billing would be sent in late June and are still payable August 1st. Liens should be filed by October 1st for current year dues which are either unpaid or have no active payment plan in place. It was agreed that payment plans should be paid in full before the next billing cycle. No motion was made on the issue and further discussion will ensue during the next meeting.

Correspondence: Rita Cornella

Rita reported that a note was received from Mrs. High indicating that the bus in their driveway will be removed by the end of February.

The meeting room at the Key Center Library has been secured for the March 18th and April 15th monthly board meetings and the Key Center Fire Station meeting room has been reserved for the April 18th LMBC Annual Meeting.

Pierce County has been notified about the large amount of refuse accumulated by occupants at the Maxwell house and they have contacted the residents, the realtor and the foreclosing bank. The county has been good about responding to us with their progress on this matter though the trash pile has not yet been removed. If the County has to remove it the owner (bank) will be charged.

Rita also reported that our groundskeeper has indicated his availability and interest for the coming season and will include cleaning the bathhouse weekly. Hopefully, we can get the community involved in a good cleanup day before the groundskeeper starts in May.

Committee Reports:

Architectural Control: Gary Krancus

Owner on Minterwood Drive wants to build a shed on the side of the house. Approved by Gary Krancus and Rita Cornella 02/08/20.

Remove 3 leaning trees/bushes from front of property on 115th Street. Approved by Gary Krancus and Rita Cornella on 02/12/20.

Lake Management: Don Thomson/John Baxter

John discussed the stocking of fish for the coming season. He will send in our annual application to stock the lake with up to 5000 trout throughout the year. John will call for our first fish to be delivered the April 1st, and then another stocking will be just prior to the fishing derby.

The well was back-flushed to remove mud, clay and iron bacteria and shows quite an improvement after the treatment. Don prepared a report outlining the procedure.

Property Management:

A leak was discovered in piping running along the road to the park and was determined to belong to Washington Water Company. They'll be working to repair it as soon as it can be scheduled.

Social, Welcoming, Social Media: Alanna Hartzell

The residents new to Lake Minterwood were visited in December and January and welcomed to the neighborhood and presented with a ‘Welcome’ and a copy of the LMBC Rules and CC&R’s. Two vacant lots were purchased and information was mailed to those new owners.

Old Business:

The Trustees reviewed the calendar items for upcoming events and duties. Don Thomson will assure that the Washington State Dept of Ecology report regarding lake treatments has been submitted by Doug Dorling. Don is to complete the Dam Ops and Maintenance and Emergency plans for Washington State.

Treasurer Gary Krancus and bookkeeper Felice Capone will meet with our accountant on Sunday the 23rd for the annual audit.

The unfinished garden shed on 146th Ave has now been completed.

New Business:

The Board of Trustees reviewed a preliminary budget for the 2020-2021 fiscal years which will need some fine tuning prior to being submitted to the membership for approval at the annual meeting. Further discussion will continue at the next meeting.

The board reviewed quotes on painting of the picnic tables, benches and the club house. After discussion it was decided that we would approach the membership for volunteers to perform the work. LMBC would supply paint and supplies. We will also investigate the cost of putting a new door with combination entry on the clubhouse using volunteer labor.

The Board discussed a quote we received for removal of some brush and trimming fir trees at the north dam area but will try to get these tasks completed during the annual clean up.

ADJOURNMENT: The next regular Board of Trustees meeting will be March 18, 2020 at 6:00pm at Key Center Library. There being no further business before the Board a **MOTION** was made and seconded to adjourn at 7:55pm. Motion carried unanimously.

Respectfully submitted Alanna Hartzell and Rita Cornella