

**Lake Minterwood Beach Club**  
Highlights of the Board of Trustees Meeting  
January 17, 2018  
7:00pm

**Meeting:** The regular meeting of the LMBC board of trustees was called to order by President Robin Harvey at 7:02 pm at Key Center Library. Others present were trustees John Baxter, Ellie Klauminzer, Don Thomson, Robyn McGilvrey, Chris Hogeberg, and Barbara Temple-Thurston.

Absent: Rita Cornella and Jamie Bennett

**Guests present:** None

**Meeting Adjournment at 8:46pm.**

**Minutes:** Minutes of the November 15, 2017 Minterwood Beach Club meeting were approved.

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

- a) Financial status: Received the Profit and Loss statement of August 1, 2017-January 17, 2018.
- b) Board received the final statements for the 2016-2017 fiscal year (ending July 31).
- c) The board reviewed expenditures since the November 15, 2017 board meeting.
- d) Board reviewed arrears summary and status of liens.

**Correspondence: Ellie Klauminzer for Rita Cornella**

- a) Ellie Klauminzer spoke to a resident about the dangerous trees on Tract B; Ellie will ascertain that trees are in the LMBC green belt and, if so, the board will pay for their removal.
- b. Board received letter from Morgan & Associates Accounting regarding LMBC's audit: Ms. Morgan states that both years audited are "...in conformity with standard accounting procedures. I found no evidence of missing, misappropriated or mishandling of funds" (see letter in full below).
- c. The board received word of board member Jamie Bennett's resignation effective immediately. Resignation accepted. Board will seek a replacement.
- d. Key Center Fire Hall meeting room has been reserved for LMBC Annual Meeting.
- e. Nomination committee's report for upcoming election of officers: Robyn McGilvrey, John Baxter and Ellie Klauminzer (Rita Cornella absent) met and ascertained that both Robyn McGilvrey and John Baxter were willing to stand for reelection to the board. LMBC member Gary Krancus agreed to stand for election, while President Robin Harvey has chosen to step off the board after his many years of dedicated

service. The board owes Robin a huge debt of thanks! The board seeks one more member to complete the slate of officers.

SLATE:

Run for election in April 2018:

John Baxter

Gary Krancus

Robyn McGilvrey

Continuing:

Rita Cornella

Chris Hogeberg

Ellie Klauminzer

Barbara Temple-Thurston

Don Thomson

### **Committee Reports:**

#### **A. Architectural Control: Ellie Klauminzer.** No report.

—No action this month.

—The board was informed that there are a few homes that appear to be renting (subletting) rooms to individual renters. Besides the obvious problem of extra automobile traffic and parking congestion, this practice violates LMBC Articles of Incorporation: Article II Building Restrictions # 1, categorically states: “no lot shall be used for any purpose other than single family residential purposes.”

#### **B. Lake Management: Don Thomson.** No report.

—New Totalizer has been installed and tested. Output is 153 gallons per minute.

— Don still has not heard from Doug Dorling whether lake treatment reports for 2017 required by the State have been sent. He will follow up.

— Application for Permit for fish must be submitted as first fish order is due in April.

#### **C. Property: Jamie Bennett (absent).** No report.

—Chris Hogeberg will take over property management, which opens the Baord position of security.

— The board is sorry to note that Gary Cornella has resigned as LMBC's groundskeeper. We extend a huge vote of thanks to Gary for his outstanding work on our club's behalf. The grounds have never looked so good. We will miss him.

---- Robyn McGilvrey will advertise the position on social media.

#### **D. Security: Chris Hogeberg** No report.

i) Chris will be moving to property and grounds, but will continue to seek a suitable candidate to replace him in security.

ii) Chris will also research the cost of private security for mostly the night hours.

House vacancy report:

Vacant house for sale on 105th street has been sold, as have three others. Two are on 105th street, one on 149th street, and one on 115th street.

**E. Welcoming, Social Media: Klauminzer and Thompson.** See report provided.

- i) Three new families have been welcomed:
- ii) Chris Hogeberg requested that —to avoid misunderstandings— postcard notifications that are usually sent to owners of rentals, but not the renters themselves, also be sent to the renters. In future, postcard notices will go to owners AND their renters.

**Old Business:**

A. Master Calendar items:

- i) It is time to prepare contracts for lake services and for grounds.
- ii) Solicit board members.
- iii) Don will check that copy of lake treatment report has been sent to the state from the Dorling's company, and will obtain a copy for LMBC.
- iv) Documenting board decisions for easy reference. Don will check scanning possibilities.

**New Business:**

**MOTION** by John Baxter: Board will adjust its monthly meeting time at Key Center Library to 6:00pm. The library closes at 8:00pm. Unanimously approved.

**MOTION** by Chris Hogeberg: Board members will prepare and consider budget items to be discussed at the next meeting. Unanimously approved.

**Items for follow-up:**

- A CAI membership and participation.
- B Emergency team —volunteers
- C Use of phosphates too close to lake — check with Clear Water Initiative
- D Business in the era of email

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

Respectfully submitted:  
Barbara Temple-Thurston  
Recording Secretary