Lake Minterwood Beach Club
Highlights of the Board of Trustees Meeting
January 16, 2019
6:00pm

Meeting: The regular meeting of the LMBC board of trustees was called to order by President Don Thomson at 6:05 pm at 11106 Minterwood Drive, home of Treasurer Gary Krancus. Others present were trustees Rita Cornella, Alanna Hartzell, Chris Hogeberg, John Baxter, Gary Krancus, and Barbara Temple-Thurston.

Guests present: Willow Grace and Jessie Tallent. Jessie was welcomed and introduced as a potential member for one of the open board positions. Discussion followed.

MOTION by Barbara Temple-Thurston: That Jessie Tallent be appointed to the LMBC Board of Trustees, and that her husband, Mike Gofman, attend and vote as her proxy when she cannot be present. Unanimously approved.

Jessie will, among other duties, chair the Neighborhood Watch committee. Congratulations to Jessie (and Mike!).

Meeting Adjourned at 7:46pm.

Minutes: Minutes of Lake Minterwood Beach Club's board meeting of November 19, 2018 were approved as amended.

Financial: Gary Krancus. See financial reports provided.
Financial status:
1. Board reviewed and accepted the Balance Sheet of January 15th. Treasurer Gary Krancus noted the numbers remain healthy.
2. The board reviewed expenditures since the November 16th, 2018.
3. Received the Profit and Loss statement of August 1, 2018-January 15, 2019.
4. Arrears summary and status of liens were noted.
5. Treasurer also noted that he had personally spoken to LMBC residents who had not yet paid their annual dues. All but two have now paid for 2018/19 or are current with an approved payment plan.
6. The Treasurer noted that most HOAs hire an attorney to foreclose on the property when members fail to comply. Board will discuss options at a future meeting.

Correspondence: Rita Cornella
a) Secretary reported that the Key Center Library has changed its rules which makes booking their meeting room harder. We will, nonetheless, be at the library for our February meeting.

Committee Reports:
Architectural Control: Gary Krancus.
Closed files:
Approval for two tree removals (149th Ave)
Approval for privacy fence on both sides and chain link on back boundary (149th Ave)
Approval for new home build (149th Ave)
Pending:
Certificate of Occupancy received (148th Ave).
Complaint received about commercial sign in front of house (Minterwood Drive).

New owners notified to remove carport frame (108th St. Ct.)
No action yet on carport and concrete slab on 148th street turned over to the County.
County determined both were to be removed (148th Ave).

B. Lake Management: Don Thomson.

President noted that the water level of the lake is way down compared to last year.

C. Property: Chris Hogeberg.

Chris will check for electrical green tag (electrical repairs may still need approval).
Chris will shut off the beach house water.
Rita will purchase basketball backboard.. John Baxter and Mike Gofman will install it.

D. Security: Chris Hogeberg (interim)

The Board has revised its security position to be more of a Neighborhood Watch position. The appointed board member will liaison with the sheriff and will work with a committee to report issues to the board and/or the sheriff for further action.
Board has successfully recruited and appointed LMBC member Jessie Tallent to this position. She will be assisted (as part of her committee) by Mike Gofman. *Other committee member/s to be recruited*.

E. Social Media and events: Alanna Hartzell.

Alanna noted that gifts for noted participants of the Christmas lights competition have not yet been awarded.. Alanna displayed the lovely Pierce County Wildlife and Wetlands signs she obtained. Thanks, Alanna!

F. Welcoming: Willow Grace..

No welcoming visits this month. Willow Grace, chair of the Welcoming Committee, requested we get 'door-hangers' so that welcomers can leave a note on the door to indicate their attempts to welcome the new — but not-at-home — residents.

Old Business:

Master Calendar items:

Annual meeting date clashes with Easter this year, so board has moved the 2019 date to Saturday, April 27th 2019.
Annual audit was completed in November. Treasurer Gary Krancus and bookkeeper Felice Capone met with auditor Chris Morgan. Results were within the range of generally accepted accounting principles (GAAP).
Doug Dorling will report 2018 lake treatments to WA Dept. of Ecology.

New Business:

a) Budget committee (President Thomson, Treasurer Krancus and Secretary Cornella) will meet to draft the budget for the coming fiscal year.

Items for follow-up:

Board is currently short one member. Still actively recruiting.

Next meeting is February 20th 2019 at 6:00pm at Key Center Library.

Respectfully submitted:
Barbara Temple-Thurston,
Recording Secretary