

**LAKE MINTERWOOD BEACH CLUB**  
**Board Meeting Highlights**  
**JANUARY 15, 2020**  
**6:00pm**

The meeting of the LMBC Board of Trustees was called to order by President Alanna Hartzell at 6:06pm at Key Center Library. Others present were Trustees Rita Cornella, Gail Howe-Jennings, Gary Krancus, and Don Thomson. **Guests:** Judy Scott

**ANNOUNCEMENT:** Kristi Ward, recording secretary, resigned immediately due to health issues from #3 position April 2022 expiration. Former Board Member Judy Scott is willing to take the vacancy.

**Trustee Appointment: Howe-Jennings moved to appoint Judy Scott as a Trustee. Seconded by Thomson.** Motion carried unanimously.

**MINUTES:** Minutes were approved for the meetings held in the months of September, October and November, 2019, seconded and the motions carried unanimously.

**FINANCIALS: Gary Krancus reported**

November 19, 2019 - January 14 Financial Report

**Profit & Loss**

Total income was \$73,635 which is 11.9% better than last year.

**Actual vs. Budget**

Income is \$1,815 better than budgeted. Book keeping expenses are slightly over budget due to increased collection activity and account transfer to Sound Credit Union.

**Balance Sheet**

Total assets are up \$15,058 or 10% over a year ago.

**Check Details**

Most checks written were for normal expenses. .

**A/R Aging Summary**

Total owed is now \$31,007 compared to \$33,263 last month. The treasurer called the 7 members listed as delinquent in November and let them know that we are going to file on lien on them unless we received payment. Four people paid their dues, 1 person was placed on a payment plan, and liens were filed on the other 2.

- Hartzell recommended other HOA's with lakes be contacted to find out what they individually pay for HOA dues. Further discussion will be needed as to the need to build up reserves for major and minor property maintenance in order to consider setting new dues amounts at the next Annual meeting.

**CORRESPONDENCE: Rita Cornella – none**

**COMMITTEE REPORTS:**

**A. Architectural Control: Gary Krancus**

- 113<sup>th</sup> St – repair and replace roof, windows, front and rear doors. Approved by Krancus and Cornella on 11/25/19

- Minterwood Dr – Remove 3 dead trees. Approved by Krancus and Howe-Jennings on 11/26/19
- 146<sup>th</sup> Ave – 3 month extension to complete prior approved garden shed. Gary will patrol and send a letter one month prior to expiration date. Approved by Krancus and Hartzell on 11/16/19
- It was reported that a lot may have an unauthorized new “Costco” style cover. Krancus will investigate.

**B. Lake Management: Don Thomson**

- **Thomson moved to approve we hire Nicholson Drilling to do the well rehabilitation back-flushing to not exceed \$2,500.00. Seconded by Cornella.** Motion carried unanimously.
- Thomson reported recent rainfall has brought the lake backup close to October levels as the lack of rain during the month of November lowered it considerably.
- Thomson will investigate getting daily lake levels recorded from Robin Harvey
- Thomson will check with Robin Harvey on options to take care of the moles which are active in Roland Dam (north end).
- Krancus reported Robin Harvey did a dye test at Roland Dam a couple weeks ago but the testing was non-conclusive.
- Krancus reported he cleaned up Styrofoam debris on the southern end of the lake and Howe-Jennings cleaned up Styrofoam debris on the northern end of the lake from a damaged privately owned dock. Further investigation needed on whether damaged dock has been completely repaired and more Styrofoam cleaned up.
- Hartzell and Howe-Jennings organized the Lake Management history notebooks into three major books and will complete the synopsis/timeline at a later date.
- Members of the Board agreed to come to the February meeting with maintenance priority lists in order to work on a small capital reserve fund such as benches and tables along with large capital reserve fund such as major lake management.

**C. Property: No report**

**D. Neighborhood Watch: No report**

**E. Social Media and events: Alanna Hartzell – none**

**F. Welcoming: Alanna Hartzell – none**

**OLD BUSINESS:**

**Review Calendar Items:** Annual Membership meeting April 18, 2020; Spring Community Cleanup May 2, 2020; Fish Stock #1 and bigger fish size to request for approx. June 1, 2020 before Derby; Community Fishing Derby June 2, 2020; Send out Annual Dues Statements June 20, 2020; Community Picnic TBD yet.

**NEW BUSINESS:**

**Recruiting new Board members**– Three Trustee terms expire this April 2020 with the option of continue service. One April 2022 term is vacant now. Trustees are encouraged to talk interested parties.

**ADJOURNMENT: The next regular Board of Trustees meeting will be February 19, 2020 at 6:00pm at Key Center Library. There being no further business before the Board, Krancus made a motion to adjourn at 7:58pm; seconded by Scott. Motion carried unanimously.**

Respectfully submitted,

Gail A Howe-Jennings, acting recording secretary