

**Lake Minterwood Beach Club**  
Highlights of the Board of Trustees Meeting  
July 18, 2018  
6:00pm

**Meeting:** The regular meeting of the LMBC board of trustees was called to order by President Don Thomson at 6:04 pm at Key Center Library. Others present were trustees Rita Cornella, John Baxter, Alanna Hartzell, Chris Hogeberg, Gary Krancus and Barbara Temple-Thurston.

Absent: Robyn McGilvrey

**Guests present:** John and Melanie Bereckis, Linda DeLoughery, Helen Nupp and Willow Grace.

**Meeting Adjourned at 7:57pm.**

**Minutes:** Minutes of Lake Minterwood Beach Club's board meeting of June 20, 2018 were approved.

**Financial: Gary Krancus.** See financial reports provided.

Financial status: Received the Profit and Loss statement of August 1, 2017- July 2018.

- a) The board reviewed expenditures since the June 20 board meeting.
- b) Board reviewed the Balance Sheet. Treasurer Gary Krancus noted the healthy numbers of the actual 2017-2018 budget, and discussed potential use of 'laddered investment' for LMBC savings.
- c) Arrears summary and status of liens were noted. The board received only one comment on its plan to list in meeting minutes amounts and names of members owing dues. That member has been ill and had difficulty paying dues. She did not want to be singled out by name. The board affirmed that any member who is active in a payment plan would not be included on the list in the meeting minutes.
- d) Treasurer Krancus noted that penalty charges of 5% should be added to unpaid fines for violation of CC&Rs. Chronic failure to pay should result in conversion of debt to a lien against the home.

**Correspondence: Rita Cornella**

- a) Response to newsletter: Only three updates of contact information were received, along with one letter from a member in arrears.
- b) Secretary Cornella contacted LMBC's insurance company to check they had corrected our Minterwood address on their records. They had not yet made the change from our notification in April, but promised to do so forthwith.
- c) Parking permits: The board voted to continue the use of parking stickers to identify legitimate member vehicles using LMBC's beach and park facilities.

**MOTION by Barbara Temple-Thurston:** LMBC will continue the use of parking stickers to identify vehicles using LMBC recreational property. Approved unanimously.

## **Committee Reports:**

**A. Architectural Control: Gary Krancus.** See report provided.

### Closed files:

1. Permit granted to remove one fir tree on north fence line. (Thomson)
2. Permit granted to replace house and garage roof damaged by falling tree. Will match boat/shed roofing. (McHugh)

### Pending:

3. Two new home builds are planned, one on Minterwood Drive and the other on 113th, pending county permits.
4. Violation: new concrete slab/ driveway poured without permit. Also, issues regarding a tarpaulin-type garage covering need to be resolved. Board will investigate complaint and take steps to remedy this situation.

### Other:

5. Complainant of neighbor kids starting a bonfire in their backyard was asked to call the fire department/police.
6. CC&R subcommittee plans to send out a reminder of compliance to members.

## **B. Lake Management: Don Thomson.**

1. Don attended a Toxic Algae workshop in May.
2. In June Don did the drawdown measurements for the lake, and collected a fecal coliform sample. Fecal Coliform bacteria sample reading has been received and has returned to 'normal' (in 300 ppm) compared to high of last month's numbers (in the 400 ppm). Overstressed and/or failing septic tanks are believed to be the main culprit contaminating lake water.
3. On June 11 the lake was treated for submerged plants.
4. On June 13 the lake had an algae bloom. A sample was collected and sent to aquatic toxology lab.

## **B. Property: Chris Hogeberg and Robyn McGilvrey.**

Basketball backboard needs replacing. Board will purchase the backboard but seeks a member volunteer to install it. Alanna will call for a volunteer on LMBC Facebook page.

7. Repairs to the Beach Clubhouse will be done this weekend by board member Chris Hogeberg.
8. Chris will also turn on the sprinklers this weekend, and will replace a gate lock at the beach.
9. Board noted the dock at the beach needs repair, and toilet doors need to be replaced. Board member John Baxter will talk to Capital Lumber staff about hiring someone professional to complete these services.

## **D. Security: Chris Hogeberg (interim)**

1. Board still seeks a security representative to join the board. To this end, Alanna Hartzell will post the open position on LMBC Facebook page.
2. President Thomson will invite the Sheriff to a Board meeting so the board can clarify its expectations, explain the new Sheriff's Report form, and seek his advice on certain neighborhood challenges. Disturbed neighbors should log incidents and share information with each other and the board.

3. LMBC member/s report seeing suspicious activity at the beach entrance and beach house area. Member John Bereckis has volunteered to help board select and set up security cameras linked to a wifi system, while Chris will install lights to assist identifying discouraging perpetrators.

**E. Social Media and events: Robyn McGilvrey.**

1. Board member Robyn McGilvrey informed the board that longtime member Billie Parker McCoy passed away on July 15, 2018. Billie and his family built their home in Minterwood in 1974; he was a founding member of our community. Our condolences to his family and friends, and our sincere gratitude for all his service and kindness to our Minterwood community. May he rest in peace.

**F. Welcoming: Willow Grace.**

1. Two households, the Roman family as well as Sandy Scott Cerna and Ryan Lum, were welcomed this month. Their contact information was passed on to the LMBC secretary, Rita Cornella.

**Old Business:**

Master Calendar items:

- a) Annual Picnic coming up.
- b) Yellow flag irises — provide information to those with irises along their waterfront

**New Business:**

- a) Annual Picnic will be August 5th. Judy will be doing the grocery shopping and food preparation, while Robyn will do kids games and prizes.
- b) The next fish stock will take place on August 4th. Community will be notified via FB.
- c) Dues payments are coming in. LMBC cards and vehicle stickers will be sent as dues are paid.
- d) Issues with neighbors. The board reviewed a draft of a letter it may choose to send to neighbors with complaints against them. The board will consider the letter and discuss at the next meeting.

**Items for follow-up:**

1. Emergency team —volunteers

**Next Regular Board Meeting: Scheduled 6pm, August 15th, 2018 at Key Center Library**

Respectfully submitted:  
Barbara Temple-Thurston,  
Recording Secretary