**Lake Minterwood Beach Club**

Minutes of the Board of Trustees Meeting

November 15, 2017

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, Rita Cornella, Ellie Klauminzer, Don Thomson, and Barbara Temple-Thurston.

The LMBC Bookkeeper, Felice Capone was present at the request of the board.

Absent: Robyn McGilvrey, Chris Hogeberg, and Jamie Bennett

**Guests present:** LMBC members Willow Grace and Gary Krancus, Melanie Bereckis, and Ann Harvey.

**Meeting Adjourned at 8:40pm.**

**Minutes:** Minutes of the October 18, 2017 Minterwood Beach Club meeting were

approved as corrected.

A motion was made to approve the formation of a Nominating Committee to nominate a slate of candidates for the LMBC board of Trustees at the April 2018 annual meeting. The committee will be comprised of the three board members whose terms are expiring, as well as club officers vice-president, treasurer and secretary. Approved unanimously.

**Financial: John Baxter.**

1. Financial status: Received the Profit and Loss statement of August 1, 2017- November 15, 2017.
2. Robin requested Felice provide the final statements for the 2016-2017 fiscal year (ending July 31) which are still pending.

b) The board reviewed expenditures since the October board meeting.

c) Board reviewed arrears summary and status of liens. Felice will call to remind those members who have not yet responded to her letter for payment of 2017/18 dues. Lien letters will go out on Dec 1st, 2017.

MOTION by Don Thomson: LMBC members in arrears for 2017 dues are granted by the board an extension from the customary Nov 1 date for mailed lien letters to the date of Dec 1 in order to facilitate reminder phone calls. Approved unanimously.

d) Annual audit was completed by CPA Chris Morgan on 12th November 2017. (The board awaits her final report.)

**Correspondence: Rita Cornella.**

1. Rita Cornella scheduled the audit which is now complete.
2. The website has been updated with September Highlights
3. The ACC permit revision regarding alternative roofing materials is done

**Committee Reports:**

**A. Architectural Control: Ellie Klauminzer.**

 —The resolution to allow the ACC of LMBC to permit alternative roofing materials has been posted to the CC&R permit form

 — No new ACC permit requests

 —Temporary structure not approved by the board was removed by Nov 1

 —Two pending building ACC permits (Minterwood and 113th)

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

 —Well was turned off on November 1st.

 — Nicholson Drilling is waiting on parts needed to install the totalizer.

 — Don will check that lake treatment reports for 2017 required by the State have been sent by Doug Dorling.

**C. Property: Jamie Bennett (absent).**

 —President met with new board member Jamie Bennett to update him about property responsibilities such as clubhouse winterization.

 —Board members noted that the clubhouse is still not winterized. The outside shower has not yet been turned off.

 — Downed tree was removed by John Baxter. Thank you!!

 —John will speak with Gary Cornella about contract conditions and ways to cover costs for equipment.

**D. Security: Chris Hogeberg (absent). Emailed report.**

 i) The security email address was posted to LMBC Facebook page. No-one has yet used it.

 ii) Chris reported a junk car in the neighborhood that must be removed. .

 House vacancy report:

 Chris emailed about a vacant house for sale on 105th street. Apparently there are four vacant houses, all for sale (?). 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) Five ‘new’ households were visited and addresses and phone numbers proved for them. Two others were not home, so will be visited when available.

**Old Business:**

A. Master Calendar items:

 i) Property taxes paid and large trashcan pickup stopped.

 ii) November/ December audit completed

 iii Liens for late dues to go out on Dec 1st, 2017

 iv) 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.

**New Business:**

A. Documenting board decisions for easy reference. Don will check scanning possibilities.

**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**

**January 17th, 2018 at Key Center Library.**

Respectfully submitted:

Barbara Temple-Thurston

Recording Secretary