

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

Meeting: The regular meeting of the LMBC board of trustees was called to order by President Alanna Hartzell at 6:05 pm at Key Center Library. Others present were trustees: Mike Gofman, Gail Howe-Jennings, Gary Krancus, Don Thomson, and Kristi Ward.

Absent: Rita Cornella, John Baxter

Guests: Willow Grace

Motion made by Don: To add Kristi Ward to the board as Recording Secretary. Motion was seconded and approved unanimously.

Minutes:

Motion made by Gail: To postpone the approval of the Minutes of Lake Minterwood Beach Club's board meeting from September 18, 2019 until the November 20th Board of Trustee's Meeting. The motion was seconded and unanimously approved.

Financials: Gary Krancus

October 14, 2019 Balance Sheet: Total assets as of October 14th are up \$18,022. This is up 13% over a year ago. Total equity is also up 13%.

September 18-October 14, 2019 Profit & Loss: Compared to the same period last year, total income was up 13.9% while expenses were down \$12,668. The expenses for last year that were not incurred this year included lake treatment, electrical repairs, and tax payments.

September 18-October 14, 2019 Actual vs. Budget: Nothing to report as the budget amounts have not yet been entered.

September 18-October 14, 2019 Check Details: Most checks written were for normal expenses.

A/R Aging Summary: Total owed is now \$32,179 compared to \$34,627 last month. The question as to who is on a payment plan has not been resolved.

Note: Treasurer still working on wording for payment plans.

Gary reported that the Lake Minterwood Beach Club banking accounts have all been transferred to Sound Credit Union including the safe deposit box. Signatures have been established, credit cards have yet to be issued to authorized board members.

Balances Transferred: \$75,000 to money market account; \$45,000 savings account; \$15,000 checking account. \$12,000 will be transferred after closure of US Bank account once all checks clear.

Correspondence: None.

Committee Reports:

A. Architectural Control: Gary Krancus

1. There were no architectural control permit applications submitted or approved from September 16th to October 16, 2019.
2. The owner of B6L24 maybe fined per LMBC Bylaws (Article5/Section 2) for improper storage of a trailer and materials on the easement on the north side of the house.
3. Consideration of sending second letters of notice via certified mail.

B. Lake Management: Don Thomson/John Baxter (Abs.)(seereportprovided)

1. Fecal Coliform level acceptable from September 9, 2019 sample (2 per 100mls) Sampling discontinued until next season (May 2020)
2. The current draw-down, as measured on October 2, 2019, is 63.38ft; Specific capacity 2.4 gals per minute per foot of draw-down, and flow is 150.5 gallons per minute.
3. Don mentioned there has been a 15 gal per minute loss in well production since The starting of the well in March 2019.
4. Don discussed the operation of the well, which is currently shut off.

MOTION by Gary: Don will get a bid from Nicholson Drilling to refurbish the well to increase flow. The motion was seconded and approved.

C. Property: Mike Gofman

1. Mike will begin to winterize the park and close up the shed (bathrooms/changing rooms). It was suggested that a check list be made for winterizing the facilities.

D. Security/Neighborhood Watch: Mike Gofman/Jessie Tallent

1. Security chair is working on collecting data for the newsletter from Sgt Brian Ward (Pierce County Sheriff Department).
2. It was mentioned again the importance of encouraging community members to make reports to law enforcement regarding suspicious activity.
3. There was discussion about exploring the possibility of installing a surveillance camera near the entrance to Lake Minterwood.

Motion by Gail: To research the feasibility of installing a surveillance camera near the entrance to Lake Minterwood, for the purpose of identifying suspicious vehicles. The motion was seconded and approved.

4. It was mentioned that an entry gate is not an option, as Lake Minterwood Drive NW and all improved roadways in the community are public roadways (maintained by Pierce County).

E. Social Media and events: Alanna Hartzell:

See New Business for topics brought forward on Facebook by community members.

F. Welcoming: Alanna Hartzell:

1. There are three new residents; Rita will notify Alanna and Willow regarding names and addresses.

Old Business:

1. LMBC Board is still recruiting for one new board member and for volunteers to assist with community events.
2. Restocking of the lake with fish occurred September 25, 2019.

Review Calendar Items

1. The LMBC Planning/Budget meeting will be held in early 2020.
2. The Christmas decoration award will continue this year, with the possible addition of a people's favorite.

New Business

1. Consideration of storage methods for documentation and records related to official meetings and actions taken by Lake Minterwood Beach Club.
2. Asking an expert in lake management business to educate LMBC on how to maintain Lake Minterwood.
3. Alanna requested that volunteers meet to clean garbage from the woods at the end of 113th St NW by cul-de-sac (at the 420 park property)
4. Gail suggested an article in the newsletter related to the proper maintenance of septic systems and owner's responsibility to meet County Code. A pamphlet could be added to the welcome packet for new residents.

Meeting Adjourned at 7:57 pm.

Next regular Board meeting is November 20, 2019 at 6:00pm at Key Center Library.

Respectfully submitted,
Kristi Ward,
Recording Secretary