

DRAFT

LMCPC Annual Membership Meeting
June 15, 2013
Foursquare Church, Kelly Road

The meeting was called to order by the Vice-President, Jackson Beard at 10:15am, and he announced that the meeting would be recorded. 32 lots (owners) were present. (and interested people from the general public)

Introductions of all board members, staff and lot owners. Jackson reminded everyone to be sure to sign in with their lot number and complete their ballots & hand them in to Sue. Rules - when making comments please state your name and lot number first. Jackson asked if anyone wished to be a write-in candidate. Jeanie Reed was nominated but declined. Barbara Garnish Lot 64 asked to be nominated and accepted the nomination and will attend the board meeting immediately following the annual meeting.

Randy Garl reported the water system. *Refer to flyer.* There were major repair bills in the past year. The board is contemplating replacing (remove) is preparing to replace as talked about in previous meetings over the past 2 years the concrete asbestos water line that is was installed over 50 years ago. There were three major breaks in the past fiscal year. Do we keep repairing the line or replace the line and roll the existing USDA loan to take advantage of low interest rates. *Refer to flyer.* Details about what would be included in the engineering proposals including replacing the dam trestle which is in very bad shape and has needed replacement for several years. Recommendation is to replace rather than to keep replacing piece-meal the way we have been doing. Volunteers can reduce some of the costs. USDA \$600,000 debt currently. Currently our monthly payment is \$3800.00 per month. If we roll that loan into a new loan we would have about \$8000 per month payment to renew the entire water line and trestle. That would increase our monthly base fee by about \$24 per month. The lines would be made of ductal iron. High grade PVC is cheaper so if we go that route it would be less money. They both have pluses and minuses. So the choice is to keep repairing or replace? A vote was taken of the LMCPC members to replace or not, it was unanimous vote to replace the lines and move forward this year. (Discussions and question period was very long and detailed)

Paula Rogers asked what the exact amount would be per month. Houston pointed out that the total amount of billing lots is 176. Question about whether the line could accommodate fire hydrants but we would not qualify for it. Jackson explained that currently we do not have fireflow standards, which is 55,000 gallons in 30 minutes. However, if we ever rebuilt our storage tank the lines would be large enough.

Lot 91/92 asked about the length of the USDA loan – 20 years.

Lot 63 – asked about water meters. New lines would be laid on the outside of the street.

Barbara Rumpf asked if we can just refinance the old loan; no, only we add additional debt which would be at a lower interest rate. If we add at least an additional 25% we can refinance, and the new loan would be wrapped into a new loan at a lower rate. Jackson input about the fire flow question that with the new lines and hydrants the 55,000 gallons could put out a fire in an average 2300 square foot house.

Brian Healy lot 92/91 asked if the tender engine could pump water from the lake. Jackson answered that the first responders would probably not be able to do that. Second question about line breaks, are the PVC better or worse than ductal iron? Jackson answered that the reason ours have been breaking is they were installed without proper cushioning to begin with. Many of the breaks were caused by the big trucks putting their stabilizers down.

Barbara Garnish, Lot 64 – asked about possible damage to the roads being repaired and water pressure being changed. Randy said water pressure will most likely go up, but the roads will only be patched when all is done. Currently it is at about 45 lbs. Psi, most districts are 72 psi.

Duration of project is about three months total for construction stage, and the fact that the loop road allows a way out. If we go ahead now the project would be done by the end of next summer. The problem with waiting you run the risk of higher interest rates and prices of construction going up. The question is do we keep throwing money at it a few thousand dollars at a time or just bite the bullet and do the whole thing.

Brian questioned the delinquent rate – the increase may certainly increase the amount of people who are delinquent. Dave Irion said in the two years he has been the treasurer they have yet to actually turn anyone's water off; it's been close but they have been able to work with them and help them get back in line. We have never written any balances off. If a house gets foreclosed on the lot is the one who has to pay the bill, not the owner. Randy asked a show of hands for increasing the dues just a little bit to stockpile repair money and face this down the road... no hands came up. 2nd option to bite the bullet and just do it. Majority (almost unanimous) show of hands.

Jeannie Reed lot 197 asked about joining forces with water district 119, and Randy said he has asked them if that would be a possibility. The house down the road that signed up with district 119 had to pay over \$22,000 to hook up. One option to offset our bill is to offer to hook up water to some of the spur roads who are currently not in the plat and charge a hook up fee, plus the monthly water fees. Houston Barclay (our CPA) said that technically we are not a water district; we are a water association. We would have to change the bylaws to accept homes not on the plat. It would take a membership vote to decide who to offer water to.

Lot 37 Jeff Blodgett said district wouldn't want to come in and take over our 50 year old water lines, and Randy pointed out that we would still have our USDA loan debt to pay off; they wouldn't take that over. Houston Barclay said we would be tied to Seattle City Water if hook up with district 119.

Meredith Mitchell lot 146 asked about the trestle. Randy said it has to be rebuilt no matter what because it is decrepit (and a safety issue). Tom Sinclair Lot 194 asked if fees for engineering would be included in the loan; Randy said yes. NW Water Systems has more detailed proposal and is a smaller company, and he recommends using them.

Carl Mueller reported the water system is failing because of its age. Upgrades to the control system over the past year have been made in the past year. The system is running well now and he is now familiarized with the ozone generator enough that he can perform repairs and/or maintenance to it. The booster pumps have been replaced and are significantly more energy efficient; we have saved about \$4000 per year in electric bills and PSE also paid us a grant for the upgrade. Randy pointed out that Carl has spent many hours of his own time trying to figure out the workings of the water system. Carl will be sending out his annual water efficiency report in the coming months. Also he will be doing some lead and copper water testing from the residential pipes, not the water lines.

Lot 151 Barbara Rumpt asked what the permit process . Randy said the state issues permits to us a lot faster than normal six month periods because we are not big business.

Jackson asked everyone to read over last year's annual meeting minutes so they can be approved or amended.

Doug Eals, lot 136 moved we approve the minutes as written. Candy Garl seconded, motion carried. No nays.

New business: Meredith Mitchell, Lot 146. She is a bee keeper, has been keeping bees for about 5 years, wants to talk about the challenges bees are facing. She talked about colony collapse disorder, a phenomenon in which worker bees from a colony abruptly disappear. Pesticides are the leading cause, and there are lots of other products that are safe for bees. She listed a whole list of insect control products that are bad for bees, but bees are integral to the food chain and provide pollination for a myriad of berries, etc. She asked that we plant flowers for the bees, and named a huge list of flowers and has a list. Also if you see swarms of bees please call her; they are not aggressive when they are swarming.

Allan Rumpf Lot 50 announced he still has a rowboat that floated into his yard. 12' long, blue and white.

David Irion encouraged people to use the Facebook page – you don't need to use Facebook a lot, just create your membership and "like" the page, and you will receive notifications when they are listed. Nadine wants to post on the page about a Lake Margaret Garden Club.

Paula Rogers noted that when you have packing peanuts, please bag them, don't just put them all of them loose in the trash. Or recycle them at Valley Mailbox in Duvall. Jack mentioned to be careful when you are picking up trash around the lake to watch for needles. Jackson noted we have a new sheriff, Peter Horvath, who works for Sammamish Police. If you see something like illegal trash dumping, kids with beer kegs, etc. just call 911 for any kind of response. Burglaries, car prowls, etc are skyrocketing. Heroin use now is worse than it was in the 1970's and more people are using it. Reminder to lock your doors, your cars, and watch out for your neighbors. There have been some burglaries but they are not prevalent. Anna Teemer suggested telling your neighbors when you are going out of town.

Deborah Lawrence asked about Block Watch program. If someone wants to take that lead Jackson said he is willing to show up. It's a phone tree, tips and evaluation and education. Jackson said he would help whomever wants to get it started and we can put it in the newsletter.

Finances – Dave Irion reported that water usage is up, probably because of a few major breaks. We used 6.3 million gallons this past year, which was up by about a million gallons from the previous year. Unfortunately the revenue did not increase because the usage was a result of the water line breaks. The financials for the past year and the budget for the next year is on the other financial page which is 2013-2014 year to date. (see financials) We are estimating \$12.50 per month increase and would begin with August billing to stockpile additional money to get ready for the USDA loan. Randy said there is a possibility for a grant; there is no penalty for early pay-off if we are able to do so. USDA has never denied a loan.

Other new business: Sue Beauvais lot 194 announced there will be a work party on June 29th to clean up the swim lot, the well lot again, and the out-flow. Thanks to the volunteers who have come before, and there is a sign up sheet. Jackson said he wanted to thank everyone on behalf of the board for coming out and working and volunteering. Dave thanked Sue & Tom for opening up their place for board meetings, and for the entrance reader board.

Stan Bunker lot 99 stated he has a lot of slender water nymph, water lillies, irises and cat tails in the out-flow. Jason Battles said the best way to get rid of the water nymph is to cut the seed heads off, or cut them down to the ground. Phosphorous from fertilizer makes it grow more. Brian Healy asked what to do if you rake it out – it makes good compost.

Stan said he has seen a koi in the lake. Hopefully it is a lone one because they are voracious eaters and can get really huge. Also he said a beaver came and took out a bunch of trees. Fish & Game will trap the beavers if reported. They just came out recently and removed a 150 lb. cougar out by Lake Joy. Jackson reminded us we have wildlife here such as bear, coyotes and such. Don't put garbage cans out until the morning. Fish & Game has a website with tips on how to deal with wildlife. The rabbit population is exploding right now, which will probably increase the predators. Share your information on the Facebook page.

Paula Rogers moved we adjourn, Jack Beard seconded.

Adjourned 11:55 am

Respectfully submitted by Sue Beauvais
Recording Secretary