

**LMCPC Annual Membership Meeting  
June 14, 2014  
Holy Innocents Catholic Church**

**Board Members Present:** Jack Beard, Randy Garl, Barbara Garnish, Joe Rogers -President, Dave Irion - Treasurer, Dave Schwartz, Jason Battles -Secretary, Jackson Beard -Vice President

**Employees Present:** Sue Beauvais, Carl Mueller, Meredith Mitchell

**See Sign-in sheet for Members Present**

Joe Rogers called the meeting to order at 10:15. 33 lots were present.

Introductions of board members and employees were made. Joe reminded everyone to state their lot numbers and names when making comments for the record.

Minutes from the 2013 meeting were reviewed. Jackson moved to accept, Barbara seconded. Passed unanimously.

**Finance Report:** Review of Fiscal year report for 2013. LMCPC was short \$12,000 due to water line breaks and expenses paid toward the project, which was covered from the operating capitol fund. Barbara moved and Randy seconded to accept the financial report. Passed unanimously.  
Review of current fiscal year budget. David stated that no increases are expected until September.

**Water Utility Report:** Randy passed out details re: the new gangway to the dam tower that will replace the existing structure. The creosote railroad ties will be removed and a draught port for the fire station to hook into for fire emergencies will be installed.

At last years meeting, the board started the process of moving forward with the pipeline replacement. USDA and engineers have come out and met with LMCPC last week. The loan documents have been received; we now enter a bidding period of 3-6 weeks. The Board is hopeful work on the project can begin in late August.

Cheryl Watts lot 147 asked about the duration of the work. 3 months with a \$1000 per day penalty for overruns.

Blodgett lot 38 asked if the new gangway will have a security gate. Yes.

Lot 64 asked about the building material for the gangway. Aluminum.

The Board has spent \$27,000 from the general fund "out of pocket" on legal fees and initial work with engineers on this project.

In March, the Board learned the USDA will not roll over the existing loan into the new amount. This portion is paid at 6% interest; the new loan amount should be locked in around 4%. Paying down the principal on the 6% loan will be a priority.

Shina Richardson lot 33: What is the current amount of the new loan? 1.2 million and an interim loan is being shopped for construction.

Shina: Which attorney is the Board using? Ken Davidson at Davidson Kilpatrick. Are they familiar with water system issues? Board is talking with attorney regarding someone who can handle the water system.

Healy lot 91/92: Will King County pave after the project? King County is not willing to pave since the road around the lake is the lowest priority.

Lot 89/90: Why? King Co website explains the economic downturn as the reason.

Barbara Garnish lot 64: Went to a community planning meeting in April and talked with the head of transportation department who said they are annexing properties but not roads. If residents want to see better road maintenance at the lake, we need to work together and make noise as a community.

Fire hydrants will be installed, but fire flow will not be available until water storage tank and pumps are upgraded.

Lot 169: Any idea where the hydrants will be? Final draft of the plan is expected in the next week or so. Sampling stations to monitor water will be installed as well.

Fire code states a hydrant every 500 feet.

The Mt View fire station may re-open as well.

Barbara Leischner lot 73: Where will the new line be? On the opposite (outer) side.

## **LMCPC Annual Meeting 6/14/14 cont.**

Lot 6: will the new line require a cut across the pavement to service lots? That depends on the contractor-a cut across or drill under the road.

Bill Kreutzberg lot 187/188: Some water meters are 90 feet away from the property, others are 20 feet away. Can meters be relocated closer to existing property lines? The Board can review that issue.

Lot 187/188: In the event of a line break as it stands right now, I must go onto my neighbors property if I am responsible for the repair.

Lot 191/192: What about mailboxes during construction? That should be worked out by the contractor.

Doug Eals lot 136: In the same boat as Bill K. re: property lines and water meters. Randy Garl stated he will discuss this issue with the engineer.

**Community Resources Report:** Jackson Beard reported the trespass rate is down at the community lots thanks to the hired deputy patrols. He asked residents to call 911 to report suspicious activity.

Garnish lot 64: Does community resources cover condemned properties? Code enforcement has been notified and has actually saved the community significant money.

Mitchell lot 146: Will we get new sand for the beach this year? That is being discussed.

Kreutzberg lot 187/188: What about the milfoil bloom in the lake? It is technically not milfoil--ad hoc groups have been trying to mitigate the situation. Cutting it makes it proliferate. A biologist has been consulted but has not reported back yet. Raking it off the surface will cause it to grow more. Some things that could be making worse is fertilizers (Nitrogen), leaking septic systems.

Healy lot 91/92: No hard freezes over the winter lately--that may knock it back.

Sue Beauvais reported she is still gathering info for the new directory--hopes to have it printed in the next few weeks. She clarified email addresses are for notifications only and will not be included in the directory.

The website is still under construction. Possibly be up and running in the next few weeks.

June 28 is the next work party to work on dam face and fishing lot.

**Elections** There are five open positions and four nom. Chuck Blodgett declined a nomination from the floor.

A recess was called for vote counting. Reconvened at 11:15--All four nominated parties were elected.

### **New Business:**

Kang lot 43: The lake level fluctuations are causing problems with floating docks--why is it varying so much? Carl Mueller stated the late spring/ summer levels are kept as high as possible to compensate for evaporation and low rainfall, this year the lake is dropping abnormally fast due to little rain fall and other unknown factors--may be a leak in the dam but there is not such evidence. One of the two floodgates does not appear to be seating property--more inspections are needed. This has also been an abnormal year for rainfall--the lake is now 12" below normal levels.

Leischner lot72: Will the lake be lowered further to work on the gangway? No.

Bill Kreutzberg lot 187/188: What about the pilings that currently support the gangway? They will be removed since the new gangway will not require supports since the bridge will be very lightweight and will extend an additional 4 inches to accommodate support

Randy Garl stated permits are needed to pour new cement footings for the support at the cost of approximately \$22,000 for the permits.

Jackson Beard reported he attended a wild land fire certification class recently--it is predicted to be a dry summer/fire season. He suggests looking at fire guidelines online for fire protection recommendations.

Fire departments won't usually respond to residential wildfires.

Paula Rogers lot 161: is there any interest in a community garage sale this August? She passed out a sheet for interested parties to sign up.

A motion to adjourn the meeting at 11:30 was made and passed.