

LMCPC Monthly Board Meeting 09/25/2019

Board Members Present:

Jason Battles, President
Jackson Beard, Vice President
Kelly Russell, Treasurer
Joe Connell, Water Chair
Barbara Garnish, Trustee
Bjorn Nerseth, Trustee
Julie Heimbigner, Trustee
Mike Prince, Trustee

Employees:

Sue Beauvais

Residents & Guests Present:

Chuck Blodgett (37/38)

Board Members Not Present:

Ron Asmus, Trustee

Call to Order: Jason called the meeting to order at 7:09 PM.

Approval of previous minutes:

- Jackson moved to approve the August minutes; Kelly seconded. Correction to “Guests Present” noted. Approved

Reports:

Finance:

- Jackson moved to approve the June, July, and August Financials; Barbara seconded. Discussion bullets below. Approved.
 - Discussion about a payment to a Kelly Russell, not the board member. Kelly gave documentation to Barbara for the records.
 - A couple of significantly delinquent accounts were paid recently.
 - There was discussion about some credit card charges that need to be reallocated to the correct budget line item.
- What is the status of the plan to change banks? There was a suggestion of going to Chase, but the board now feels we need a bank with a local branch.
 - Jackson moved and Mike seconded having Kelly investigating moving to Bank of America. Approved.
- Our Accounting service used Kelly’s work phone number on the most recent delinquent letter. Kelly will address this with them.
- There was discussion about better managing our delinquencies. The board would like to see more information about average delinquencies and if there are any consistent problems that need to be addressed.

Water System:

- We acquired a spare booster pump.
- King County has accepted our permit package for the water tank for review. The Department of Health approval is still in progress as well.
 - King County has requested a [SEPA](#) process which will require a public comment period.
- WAVE broadband is looking at the treatment plant this week for internet installation. The estimate is \$40-60/month for internet at the plant.
- Security cameras at the treatment plant are still in the planning phase.
- TTV samples were submitted today but the tester is out of the office. Jason plans to ask the VP to run the tests before 9/30.

Secretary:

- Sam Shipley (172) is interested in being the recording secretary. Barbara will write up a new job description and send it to Jason for review.

Vice President/Community Resources:

- Jackson said: “Resolution 2019-1 was intended to mitigate impacts to our community caused by people renting their homes out to short term rentals. The homeowners in question chose to not comply with our resolution, although it was within our legal right to enforce. These residents either did not pay our fees and/or retained counsel to argue with them. Our counsel advised us that we were legally in the right. However, to avoid expensive litigation against our own homeowners, I move that we dissolve resolution 19-1.” Kelly seconded; approved.
- Jackson moved “that we adopt a policy that states that we will provide a two week notice to cease violations of our covenants. Following two weeks, the board can fine up to \$250 per day that the covenants are violated. This fine will be paid first, according to our finance policy, prior to water billing. Failure to pay the fine and or water bills will result in liens and water shut off according to existing policy. If court litigation is required, the Board will recover legal fees according to the RCW.” Kelly seconded; approved.
- Jackson moved “that we adopt, upon our attorney’s advice, to send the letters drafted by our attorney to the residents of the association, and to any resident that has retained counsel, that hereby demands cessation of short term rentals, as the State of Washington Legislature has now determined that short term rentals are businesses – and that business operations violates our existing covenants.” Kelly seconded; approved
 - There was discussion about tracking the 2 weeks from when the letters are received and the need to start assessing fees after 2 weeks.
 - Sue will remove Resolution 2019-1 from our website.
 - Jackson will call and inform a homeowner who has not retained counsel they are in violation of our covenants.
- There was discussion about the swim lot: security, porta-potty, and access to the lake between the swim lot and the dam tower.
- The board would like to plan for a Sheriff’s Deputy during the July 4th, 2020 weekend. We will need to include the cost in next year’s budget.

- Jackson will send Sue information about parking on the travel portion of the road for the newsletter.

President: No report

Watershed:

- Ben Peterson responded to Jason's email 3 years ago and offered to come out and talk to the community about [Slender Water Nymph](#) (the annual we have growing abundantly in the lake). Jason thought it would make sense to have a presentation close to the time of the year when it should be removed (about February).
- The resident who was doing voluntary water testing of the lake for a King County website is no longer able to do it. We would like to find someone to continue to test the lake.

Webmaster/Website: No Report

Employee Group:

- Carl's phone is still under Tom Sinclair's name at Verizon. He needs to know who to move it to.
- Sue and Jason had King Conservation District present as part of the planning for Chipper day which is scheduled 10/26. Sue and Jason will add pictures and diameter information to the website to assist homeowners in planning for the event.
- Jason suggested and Sue agreed it would be nice to move the Employee Group discussion to the beginning of the agenda.

Adjourn: Kelly moved to adjourn Julie seconded at 9:17.

Next Meeting Scheduled for: Wednesday October 23th at 7 PM.

Executive Session:

Discussed accounting procedures and final TTV testing.