

LMPC Annual Membership Meeting

June 8, 2019

Cherry Gardens Community Club

DRAFT

Attendance

Board Members Present: Jason Battles, President; Jackson Beard, Vice-President, Kelly Russell, Treasurer; Joe Connell, Water Chair; Mike Prince, Watershed; Julie Heimbigner; Bjorn Nerseith; Barbara Garnish.

Employees Present: Sue Beauvais, Carl Mueller

Members Present: Sue Beauvais and Tom Sinclair (194), Paula Rogers Pugh (161), Carl Mueller, Barbara Leischner (73), Ron Johnston-Rodriguez (112), Martha Koniski (21), Brian Healy (91/92), Doug Eals (136), Douglas Johnston (75), Bill & Kathy Kreutzberg (187/188), Fawn Dunbar (197), Kelly Russell (155), Julie Heimbigner (111), Jason Battles (62), Bjorn Nerseith (11), Barbara Garnish (64), John Knapp and Kate Endicott (83), Dan Langdon (6), Barb and Chuck Blodgett (37/38), Kelly Gombiski (50), Michael Prince (65), Joe Connell (98), Larry & Linda Huseby (13), Zoe & Joe Bolton (14), Richie Booth (162), Paul & Michelle Vanderwulp, Jackson Beard (118), Jeff & Karen Coult (89/90), Randy & Candy Garl (105), Dave Schwartz (88), Rob Mathis (8), Melissa Spangler (43), Shannon Cram (143), Ian Hobson (109).

Call to order

Jason called the meeting to order at 10:11 AM

Approval of Previous Annual Meeting Minutes

- Jackson moved to approve 2017 annual meeting minutes, Joe Bolton (14) seconded. Motion carried.
- Jackson moved to approve 2018 annual meeting minutes, Joe Bolton (14) seconded. Discussion: Bjorn Nerseith needed to be added as a board member present. Motion carried.

Treasurer - Kelly Reported.

1. \$200,000 loan from residents for Water Tank Replacement. First payment to lenders was made recently.
 - a. Loan terms are 5% interest per annum payable in April and October.
 - b. Multiple members of the community contributed increments of \$25,000-\$50,000.
2. Rolling 18-19 budget to 19-20 to include:
 - a. Water Tank Replacement
 - b. Port-A-Potty
 - c. Security Cameras at the treatment plant.
3. Kelly discussed plans to create distinct accounts for lot dues, water rates, and capital improvements.
4. She also discussed capital needs planning for next 5-10 years.
5. She is looking into requests for electronic payments for residents.

Vice President & Community Resources – Jackson Reported.

1. Community Lots
 - a. Volunteer work parties help keep the community lots maintained and save money for residents.
 - b. Dam face is maintained by a landscaping company due to the slope and danger to residents.
 - c. If you use your own equipment for volunteer work parties, we can reimburse you for gas, weed string, chain saw sharpening. Jackson gave the example of repairing a hole in the dock on the fishing lot.
 - d. Port-A-Potty will arrive on the swim lot on Monday June 10th.
2. Trespassing and security on the community lots
 - a. Deputy John Holmes from the K9 unit will be patrolling.
 - i. Duties:

1. Focus on trespassing on community lots. He will give them a warning the first time and a criminal trespass citation the second time.
 2. Guests must have an owner/renter with them on the community lots
- b. There has been some swimming at the swim lot without clothes
- c. Fence and sign at the swim lot have reduce trespass and damage.
- d. If you believe there is a security incident, call 911. Let the dispatcher decide what is/is not and emergency. They prioritize calls. Facebook reporting of potential security incidents does not work.
- e. New fire station near the intersection of Cherry Valley and Mountain View is coming in 2020. It will be a staffed station. There may be a positive impact to homeowner's insurance rates. Our hydrants are now certified.
- f. Questions from residents:
- i. Bill Kreutzberg (187/188) – can kids under 18 be at the swim lot without a parent present?
 1. Current policy does not have an age restriction, just requires they be residents.
 - ii. Jeff Coult (89) – what are the hours of deputy coverage?
 1. Varies. We work around the deputy's schedule. He is aware of the times most likely to have trespassing, early evening, and days during the summer. He predicts when we will need him here the most for trespassing.
 - iii. Dan Langdon (6) – when were hydrants certified?
 1. 2 years ago. Impact on homeowner's insurance costs is dependent on your Insurer. If resident need a copy of the WSRV certification, contact Jackson. WSRV measures distance to a station and hydrant. Capacity increase in the water tank may help with insurance costs too.
 - iv. Rob Mathis (8) – Deputy's hours and cost?
 1. Deputies work as much as we can afford. We have 2 deputies on duty here the evening before fishing season starts.
- g. Airbnb
- i. We have 2 Airbnbs on the lake now. One is an issue, one is not. In the last 2.5 years we have heard of over 100 complaints from neighbors and other residents. The board has sent a letter and called the homeowner. Events have included sports car club meetings, weddings, and other events with enough people present to cause the septic system to fail. Work with the owner has not been fruitful.
 - ii. The board has done research and it would be difficult to restrict in our bylaws. The change to the bylaws would require an almost unanimous vote of the residents. Board is considering a resolution to charge the homeowners a fee to mitigate impacts of rentals. Considering charging the cost of a deputy for a 4-hour minimum ~\$280/night. Summer nightly costs are \$550.
 - iii. Discussion:
 1. Kelly Gombinski (50) – how do we collect the fees and make sure the money goes to the right place? Airbnb owners must keep track of the rentals and pay us.
 - a. We could assess it on the utility bill and designate the order of payment: fees, capital, water use, and then address water shut off after 60 days of non-payment.
 2. Brian Healy (91/92) – how do we know when to have a deputy here?
 - a. As much as possible.
 3. Candy Garl (105) – are we a homeowner's association?
 - a. We sought clarity on this 5 years ago from an attorney who confirmed we are.
 4. Ron Johnston-Rodriguez (112) – When the septic failed, was Department of Health (DoH) notified?
 - a. They were notified by the board and residents. Photo and video evidence were sent to DoH.
 5. Randy Garl (105) – We can tie the impact fee to the rentals, but we may not have a deputy present every time. We can use the Airbnb site to see occupancy of the property.
 6. Rob Mathis (8) – Airbnb renters were out intoxicated in the middle of the night swimming and boating. A tragedy is likely to happen. Do we have the authority to regulate the number of people in the house?
 7. Joe Bolton (14) – has concerns about the number of people. The disruption is not

- ongoing but intermittent.
8. Brian Healy (91/92) – Septic output rating is based on bedrooms. Need to double check if it is based on occupants.
 9. Mike Prince (65) – Septic flows and bedroom—the board does not want to be in the business of regulating those items. We must have a uniform rule to apply.
 10. Shannon Cram (143) – Wouldn't Airbnb be intermittent guests? How do we determine? Can we use language from the court case?
 11. Randy Garl (105) – Never heard of a septic rating based on people. Recommends starting with a 2-hour minimum instead of 4 hours and then increment to the desired effect to mitigate impacts?
 12. Jeff Coult (89) – what is being impacted in bylaws today?
 - a. Commercial use.
 13. Dan Langdon (6) – Septic should be the issue. It is homeowner's responsibility to maintain your septic. Do we have noise in the bylaws?
 - a. No, King County has a noise ordinance but King County Sheriff unlikely to address up unless they are already here working for us.
 14. Richie Booth (162) – Thank you to the board for the time and effort. We have an all-volunteer board. They show real consideration for our community and the impacts to our community. It's got to be hard for those living close to the disruptive Airbnb. Have concerns about the resident occupancy connection to the proposed resolution. The community here has lots of different people. Some are doing their best to find ways to afford to live in King County. Restrictions on occupancy might mean some residents—contributing members of the community—would have to move away.
 15. Barb Leischner (73) – 2nds what Richie said. Hate to see those who value wilderness priced out. The Airbnb owners doesn't live here. He's not really a resident. Impacts of the resolution could be on any resident.
 - a. There was discussion of the court case findings. Jackson said the board does not want to price anyone out but does have a fiduciary responsibility to the peace and morale of the community and the safety of the water. Most owners do care about the environment and have a desire to protect it.
 16. Brian Healy (192) – can't we focus on the septic issues and work with the Department of Health to address them?
 17. Richie Booth (162) – Noise, Septic failure, traffic, reckless driving, public intoxication, illegal burning, underaged drinking are the acute problems that need to be the target of any resolution.
 18. Melissa Spangler (43) – Our resolution must be universal to all short-term rentals. We cannot pick who is impacted. Renting a home is not a commercial purpose but renting for less than 30 days is. It is a tough situation. The sheriff was up here 3 times one weekend.
 19. Bill Kreutzberg (187/188) – we need to think long term about the impact of our actions and read the commercial purposes clause in the bylaws.
 20. Jeff Coult (89) – the board is prepared to act today.
 21. There was discussion of how to reach out to the board and report problems to 911. Recommend signs about children at play in front of houses.
 22. Jackson said the board is planning to act at the meeting after the annual meeting with a tiered approach. He reminded residents if they see something say something. Call 911 and send an email to vicepresident@lakemargaret.com

Water System – Joe Reported

Reviewed presentation of the Water Tank replacement project.

Discussion:

1. Candy Garl (105) – What is wrong with the roof on the existing tank?

- a. It has a flat roof so water pools and then creates cracks in the concrete through the freeze/thaw cycle. The new tank will have a rounded edge and a slightly sloped roof so water will run off.
2. Brian Healy (91/92) – There is an old buried pile of concrete asbestos piping under black plastic at the treatment plant.
3. Randy Garl (105) – Who will be doing the plumbing for the new tank?
 - a. Planning to use Evergreen plumbing.
4. Joe said Treatment Plant roof is 22 years old. It will need to be replaced after the tank project is done. Plan is to replace it with a metal roof.
5. Joe is looking into a manganese removal system. Manganese is fouling up the sand and UV systems creating increased maintenance.
6. Joe is planning to install cameras with lights at the treatment plant.
7. Dan Langdon (6) – can we renovate and use the old tank?
 - a. Cost to renovate is 180k. Could consider a plastic liner in the tank and use it as a backup tank for fire flow. The existing tank is 69,000 gallons. The new tank will be 132,000 gallons. Fire flow requires 1,000 gallons/minute for 120 minutes.
8. Ron Johnston-Rodriguez (112) – we will probably have to remove the existing tank.
9. Mike Prince (65) – Glad we have you, Joe!
10. Brian Healy (91/92) – recognized Carl for all his work.

Elections

All residents on the ballot received at least one vote so they are re-elected to the board.

New Business

- Barb Blodgett (37/38) – Road around the lake is scheduled for repair in September. Recommend everyone call KC Roads and complain about the state of our roads.
- Someone asked about a black pickup with a canopy seen around the lake. It is the Deputy Sheriff's truck.
- Brian Healy (91/92) mentioned the water nymph in the lake. If you break it up it grows from the cuttings. Best time to pull it out is February.
- Volunteer Work Parties – Sue said there is a lot of work to be done. A work party is scheduled for next Saturday at the swim lot at 9AM. If you plan to volunteer, please RSVP so we can order the right amount of pizza.
- Extra Directories are on the table.
- Sue received a Firewise grant for chipping around the lake. Residents need to sign up for a date.
- There are some chalk designs around the lake to help remind drivers there are kids out and about on the road.
 - Randy Garl (105) suggested we investigate speed bumps. There was discussion about the future maintenance of our roads.
- Joe offered a tour of the water treatment plant after the meeting.
- Ron Johnston-Rodriguez (112) asked about an annual picnic. Sue needs help to set it up and a date has not been set.

Respectfully submitted by Barbara Garnish (64), Trustee.