

LMPC Annual Membership Meeting

June 11, 2022
BAB Room and Zoom Mtg.

Approved

Attendance (Lot No.)

Board Members:

Jason Battles, President (62)
Jackson Beard, Vice-President (118)
Joe Connel, Water Chair (98)
Ron Asmus, Treasurer (45)
Barbara Garnish, Trustee (64)
Sam Shipley, Secretary (172)
Bjorn Nerseth, Trustee (11)
Bethany Cook (119)
Roy Zuniga, Trustee (125)

Community Members:

Sue Beauvais and Tom Sinclair (194)
And many others who were signed in
attendance on paper (collect later)

Employees:

Carl Mueller

Call to order

- Jason called the meeting to order at 10:15 a.m.
- Board members introduced
- 47 lot representatives are present

Approval of Previous Annual Meeting Minutes

- 2019 – motion at 10:18. No changes. Motion carried unanimously at 10:24.
- 2020 – motion at 10:24. Corrected to 'Debora (192)' as attending. Motion carried unanimously at 10:28.
- 2021 – motion at 10:29. Minor spelling corrections made. Motion carried unanimously at 10:36.



2022 LMCP Annual Meeting Agenda

Reports:

Treasurer - Ron Asmus

- Financial Status
- Updated Delinquency Policy
- New Accounting Practices
- Etc.

Vice President/Community Resources - Jackson Beard

- Sand
- Ownership of the Dam
- Security/Neighborhood Watch
- Speed Signs for the County
- Pressure Valves
- Hydrants
- Etc.

Water System Chair - Joe Connell

- New Water Tank
- Manganese and roughing filters
- Updated Water System Emergency Plan
- Cummings NW backup power
- Plan for Replacing Sand in Sand Filtration System
- DOE Dam Work
- Etc.

Secretary - Sam Shipley

- Updating Insurance Policy
- Digitalizing and Organizing Documents
- Reconfiguring Water Master Office
- Internet Service to Treatment Plant
- Etc.

Treasurer - Ron

- Review of the budget (projected on screen). Various standard charges explained.
- 5,500 gals per cycle = \$285K operating budget.
- Expenditures for running the system, for the dam, community lots, administration, etc. = \$116K.
- Shortage on budget. Capital expenditures, loan payments, plus the buffer required (number of monthly payments in reserve and other categories are restricted).
- We are \$13K ahead and using some of this money to cover the deficit in the other category. This is okay now.
- But to be correct, we should raise the fees to cover the deficit. Something to consider for the future.
- Using extra money for operating costs is an issue. Will discuss as a board.
- Base rate would have to go up by \$6, to \$18 a month to cover. Or there are other ways to increase the charge.
- Expenses are normal, increases impacted by inflation, etc.
- Scott (176) comment: is it perpetual increase?
- Yes, increase is due.
- Brian Healey: those who use more water, will pay more. So it is
- Carolyn (162) - \$4K on budget for security. Is this still being used? No.
- Richie (116) – those who are being conservative do have a choice.
- Carolyn (162) – bill does not reflect water usage.
- Sam did see his water bill increase as he watered the lawn.
- Jackson: our water base rate is some of the cheapest in the area.
- (37) – how many years left on payments. Until 2045
- (145) – interest rate on the loans.
- John Nap (83) – large amounts on projects. How many can be accomplished by volunteers?
- Joe: We are dealing with an increase in manganese. Unmanageable. The priority was to replace the water tank. We will be closing out the building permit on the new water tank. Next project is to get rid of the manganese. This is a \$30K engineering cost, with another \$10-15K cost in hardware.
- The water master's office that Sam is doing will be volunteer based.

- (27-28) expect to spend that money in the next twelve months? Yes, it will be spent in that period.
- Ron (12) is there any monetary value to the manganese, or is it a liability. It would be nice, but no.
- There is still some cost in maintaining the system. This will save us money over time because the frequency of having to clear/replace the sand will be reduced.
- Discussed balances in various accounts. Total of about \$295K.
- We have built up reserves, some in payment and asset reserves. \$133K in reserves.
- \$161K is available.
- Loan was to improve the water system. The need to improve will happen again. We have had ten years to build the reserve up.
- Numbers are as of 3/31.
- Reviewed the results for last year
- Operating fund reviewed. \$100K in, and expenditures \$105K, so \$5K short.
- (192) clarify the projection for security. It is being cut in half; deputies are not interested in the work. We are making some security improvements to the infrastructure that will still come out of that budget.
- Capital Fund - \$183K in (loan servicing), \$411K out.
- The well pump had to be replaced. Used \$75K from the fund.
- At the end, \$220K in capital fund available.
- Less usage than expected? Budget is based on average usage. If people don't pay, we don't record that as income. From the bill, the first part goes to fees, the rest goes into water usage. If someone does not pay, others are covering. Bills are based on usage, but budget is based on averages.
- Aging – total outstanding bills = \$47K, \$40K is current.
- We are now down to 4 delinquents (from 12 before).
- Some people never got a handoff from the previous owner, and some thought that if the water meter doesn't spin, there's nothing to pay.
- Through COVID we were not collecting. We asked that people contact us, but no one did.
- We didn't shut off any water until one person refused to pay because he was selling his house and didn't care.
- What is the annual insurance for the water system? We do have insurance, and we're working to get it updated.
- Report completed at 11:07

Vice President & Community Resources – Jackson

- Community resources, operations, infrastructure security.
- We feel obligated to install cameras on the infrastructure. This is becoming standard. Some components are here.
- Sand will be delivered when it dries out more.
- Ownership – documentation found that makes clear that we do own it.
- This plays into insurance, as well as maintenance budget.
- (161) Where is the dam? Between the State lot and swim lot. It is a King County Road. We are not obligated to maintain the road. The county has a road right of way. It goes across the dam.
- Road maintenance – county plan is ranked from 1 to 'we're not touching it'. We occasionally get people patching the road, but it has not been paved.
- Sam (172) – are the arterial streets going to be allowed to deteriorate to gravel? We are at the bottom of the list.
- Security/neighborhood watch – to repeat, we can't find deputies who want to work.
- Question about the sign for no access to Cherry Hills Falls. We put the sign up to avoid traffic.
- Speed signs. We asked for a solar speed sign – but we have not heard back.
- Pressure valves – Joe will discuss.
- Hydrant reviews for testing. Jackson can hand that over.

- PortaPotty is up for the summer.
- Landscaping is being maintained well at the community lot.
- Light pollution – Jackson worked with PSD to get LED low impact streetlights for the dam tower and the swim lot. Those have the capability to be adjusted up, down or off by remote control.
- If there is an astrological event, and photographers want it, we can call and have them turned off.
- (119) what is the rough cost? They provided them. We can call them up for a streetlight.
- Remote control is a newer thing. More and more power infrastructure can be controlled remotely.
- We don't have deputies, but if someone is hanging out who shouldn't be at a community lot, ask them to leave or call the Sheriffs off.
- Last topic, amending the bylaws. We don't have the quorum to do that right now. We have language on bylaws from 1951. There are things we don't need to address.
- County does not allow people to live in an RV. We can just say to comply with county code.
- Prohibiting poultry can be removed. It doesn't affect the water system.
- Things like these should be removed because if we don't enforce some things in the rules, it makes it harder to enforce other rules.
- Another example – restriction on commercial use. But modern-day practices, a home-based business, we don't really care if there isn't a community impact. Home based businesses that don't generate traffic.
- Removed redundant wording about the length of the doc.
- Removing language about how long it should take to be done. Just finish it.
- Removing clause about exhaust
- Karen (162) boats with gas powered motors are not allowed.
- We don't control the lake surface. The county code prohibits the gas motor even on the lake. Even a motor with a bag on it is not allowed.
- The only exception is if we put in a fire boat to rescue something.
- This is limited to 'no owner of lot shall'.
- Designed to prevent an owner from having someone who has
- (138) at least one friend on Lake Washington who has a loud electric motor. Concern is about noise, not just gas. We can add a line to follow county guidelines.
- (inaudible) remote controlled boats?
- Paula (161) Keeping the setbacks on the lots? That is still there. Livestock setbacks is still there.
- Background: we had a homeowner who was raising fancy pigeons. We had to tell him that he can't have them. But there's no reason to do this. Cows and pigs are different. But poultry doesn't matter.
- It can be awful to live next to neighbors that didn't honor setbacks. We want setbacks to be there.
- We don't want a chicken farm on the lake – that would be a business.
- County has regulations on how many chickens you can have.
- We are not removing any restrictions.
- Bylaws changes will be emailed to lot owners for review.
- (75) question on animal restriction on waterfront lot. The back lots have setbacks, 50 ft from the road, 10 feet from the neighbors.
- Consi
- (162) is there consideration of having a setback next to the lake? Concerned with water quality. Is this going to be a problem? We can address it.
- We are an HOA, and we have rules that we don't enforce, and if they are not, they need to come out
- (42) birds – Lake Joy, etc. That was a commercial enterprise, which
- (27) can this be solved with nitrogen tests? That's hard to measure. We have a large family of geese, and they are starting to take over a wing of the lake. That introduces stuff into the water. If we test for nitrogen, and it is positive, are we going to shoot geese? Nitrogen comes from many sources, not just geese.
- Sam: introduce some setbacks from the lake.
- Jackson: Next year, prior to this meeting, you'll have a proposal, and if you're going to be here, you need to vote on it. These changes have been

- Barbara – you must be here to vote on it, requires a vote of a majority.
- Sam – wants to get more community engagement, great way to meet neighbors.
- (91, 92) If there are issues with the road? All of us need to hammer King County. They took the elected sheriff away. County roads will let these roads deteriorate. The more voices they hear, or letters they get, the better.
- New council person. Will he or she be more open?
- (89-90) publish information. Yes, check websites, newsletter, etc.
- (192) Facebook page – global vs. private. There is a private page. The issue is how you start the account. The private one only has a few members. The public one has everyone. Migrate to private.
- We should have other venues for publishing and community.
- Report completed at 11:40
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Water System – Joe



Water System Updates

SUMMARY OF SIGNIFICANT EVENTS THIS PAST YEAR:

- New water tank has been online for 1 full year. Performing as expected.
- All new tank level sensors and controls functionally identical to old tank setup.
- Jason Battles completed the required plantings around treatment plant fencing in early Spring 2022.
- Old water tank finally demolished in April, per the board's decision and to remain compliant to King County Building Permit.
- Hydroseeding over the treatment plant construction grounds was completed in May.
- The closeout of the Water Tank building permit will occur as soon as KingCo comes out for final inspection.

(191-192) old asbestos? Disposed of.

(118) Jackson – did we hear from anyone about art.

Severina did go out to inspect the tank. The tank is large, 25' tall. There have been discussions. But not a lot of people see it. Do we have to do anything? It was a popular thought that came up organically in the neighborhood. Would sealing it add longevity to its life? The tank vendor will be out over the next few months to deal with an issue – rebar that sticks out on the roof. But we don't need to paint the sides of the tank but do what we can to make the roof robust.



Old Tank Demolition, March-April 2022



12 truckloads of concrete and steel rebar later – the new grass is growing!



What's Next...

- Your LMCP board plans to continue to modernize and upgrade plant to be more reliable and automated. Some things will include:
 1. Manganese removal system – our engineer is planning a pilot study, which had originally been planned for fall 2021, but needed to be pushed back to fall 2022. This is a significant item.
 2. Our engineer is examining the removal of our roughing filter system in conjunction with item 1 above.
 3. The board has approved pressure increase in the distribution system, to bring our system up to full fire flow and pressure. Will provide pressure reducers to anyone who needs one.
 4. Security camera systems due to be online in fall 2022.
- Jason recognized Joe to thank him for his hard work – gift certificate to restaurant.
- What's next? Modern ozone generators, etc., helping lighten Carl's work load.
- We may be able to remove the roughing filter system, which takes up 60% of the floor space. These are tanks that take large particles. Manganese removal system can mitigate that. Modernize the water system. This may become part of that. Would take out both channels.
- Our water system is two channels, and we operate only one at a time. Built to accommodate increase. We can triple output.
- Manganese is a fine particulate, and if we have a system, the large filter system is not required.
- These look like swimming pool filters, i.e. a lot smaller.
- We have manganese in solution in the water as well.

- Pressure increases approved. Have not firmed up how we are going to do this. To address fire flow and pressure.
- You might need a pressure reducer in some homes with piping that can't handle the pressure. So, the reducer can keep pressure at what you're used to.
- (91-92) is there any information that would help us determine if we would need one?
- Time for plumbing in some homes, grey stuff, hardens and cracks under pressure.
- Some older houses have galvanized water pipes and can be prone to failure.
- The new distribution system (2015) allowed us to bump up the pressure, but we started receiving calls from homeowners around the lake. Reduced pressure.
- Copper, PEX is okay. But the 3/8" grey form of PVC is a good candidate for the valve.
- We are running 55-57 psi now. The jump would be to 70 psi. But this will be rolled out later.
- Security camera – have been on the list with Astound for high-speed internet. Installation cost paid, but it hasn't happened yet.
- Tom Sinclair donated DVR that would work.
- Wires for cameras were installed, but we don't have a way to connect.
- Joe is being charged, but the service has not been installed yet.
- A few years ago, a stranger showed up saying there was work to be done, but there wasn't. Concern about systems being hacked.
- Review done at 12:01

Secretary's Report – Sam (172)

- Sam is a control systems designer and engineer.
- Insurance – we are renewing policies and coverage.
- Currently we have \$130K – blanket coverage is \$3 million. Will need to increase that.
- Annual fees will go up a little.
- Will it cover all the infrastructure? Yes. We're not sure about what happens when homeowners do things like dig up pipes.
- Digitalizing and organizing documents. Call for volunteers to help. Sue has the sign-up list.
- Reconfiguring the water master's office. A volunteer effort. Will dry it in, prevent rodents, protect documents, etc.
- The goal is to have fail safe processes.
- Will provide infrastructure for security.
- Internet service is coming.
- Cyber security – Sam has equipment from Macdonald Miller to monitor. Maintenance, fault detection, etc.
- There will be no auxiliary control of the plant. Monitoring only. If someone hacks in, they can only view trend data. They can't start or stop, add chemicals, etc.
- (113) – cyber security professional. Any connection to the internet is extremely risky. There is a concern.
- Review ended at 12:09

Elections

- No nominations from the floor.
- Reminder to have ballots submitted early.
- New nominations elected.
- Discussion about number of lots required to make bylaws.
- Motion to modernize by laws in 2023. Carried at 12:13.
- To address low voter turnout is to have digital voting. Must change the bylaws.

New Business

- Tom: Garage sale for July 23rd . Need participants to make the trip worthwhile.
- (45): question, one spot, or at lots?
- Ron (112) – interest in solar installation on the roof of the water system?
- This has not been discussed. But four years ago, someone came out, but we don't know the outcome.
- Micro-grid – a portion can be part of the backup system.
- Jackson: interested in reducing expenditure on power. Also introduce redundancy.
- Now that the roof has been redone, we are open to putting something up there. They assessor said there was a lot of shading on the tank, but the roof of the plan could work, facing South, etc.
- There is room up there.
- (192) Can we have a community club house? No, we must control access to that infrastructure.
- It would have to open onto its own gate, otherwise we can't control access.
- It would be nice to have a club house.
- Who has an interest in the solar option? Hands were raised. Discussions will follow the mtg.
- Brandon: project to run fiber through yards. We need to get 20 or more houses. Contact him if interested.
- Communities have decided to make their own infrastructure. Seamless wifi presence. It's not free.
- Sue: sign up sheet for the garage sale, and for future work parties.
- Check the directories for spelling, etc.
- How did the BAB facility work out?
- Sue to add a sign up for solar sheet.
- Jason acknowledged Sue and Tom, staff Janice (meter reader) – be sure to keep the meter clear. Also, Carl, water master. Also, the Board, outstanding, not just meeting, but also physical work. Make a difference by showing up.

Motion to adjourn was made and carried at 12:29 p.m.