

LMPC Annual Membership Meeting

DRAFT

June 6, 2020

Via Zoom

Attendance

Board Members Present: Jason Battles, President; Jackson Beard, Vice-President, Ron Asmus, Treasurer; Joe Connell, Water Chair; Mike Prince, Watershed; Julie Heimbigner, Trustee; Bjorn Nerseth, Trustee; Barbara Garnish, Trustee.

Employees Present: Sue Beauvais, Carl Mueller, Janice Asmus

Members Present: Sue Beauvais and Tom Sinclair (194), Gary & Barbara Leischner (73), Julie Heimbigner (111), Jason Battles (62), Bjorn Nerseth (11), Barbara Garnish (64), John Knapp and Kate Endicott (83), Michael Prince (65), Joe Connell (98), Jackson Beard (118), Ron & Janice Asmus (45), Mike Prince (65), Andrea & Chris Lewicki (27), Betsy MacWhinney (193), Brooke & Brian Cheney (3), Deloa Dalby (69), Jeff Coult (89/90), Jessica & Kurt Watson (72), Amanda & Matt Casari (56/57), Barbara & Norm Yamasaki (63), Roy Zuniga (125), Adam Romero & Shannon Cram (143). Dawn Weatherman (123), Derek Baughman (184), Daniel Hurne (58), Deborah,

Call to order

Jason called the meeting to order at 10:11 AM

Approval of Previous Annual Meeting Minutes

- No quorum to approve 2019 annual meeting minutes.

Treasurer - Ron Reported.

1. Reviewed the Final statement for the 2019 – 2020 budget year.
2. Discussion:
 - a. **Jackson** – This is the first total year's financials using updated allocations of funds to specific uses.
 - b. **Jeff Coult (89/90)** - How long will homeowners be obligated to pay for the water filtration system?
 - i. **Jackson** – it is a 30-year loan so until ~2045.

Vice President & Community Resources – Jackson Reported.

1. Security budget down because of current world situation. Sent out a social distancing warning for the community lots.
2. Port-a-potty has been installed for the year
3. Fishing lot train has had tremendous work done by residents--thank you Kurt Watson & Dean Weatherman! Used chips from chipper event. Moved the trespassing signs.
4. Board plans to remove some risk trees from the fishing lot. There is also a small tree on the treatment plant roof. Board has authorized a Risk Assessment of all trees on the community owned lots.
5. Dam face clearing complete to allow for inspection of the dam.
6. Discussion:
 - a. **Kate Endicott (83)** – How do new people find out about Critical Areas Ordinances (CAO)? The lot next to them has been owned by 4 people and is unbuildable because of critical areas. How do we protect the land around out lake?
 - i. **Jackson** - Board does not have any authority over CAO. King County DDES enforces CAO. We try to educate if something is harmful to our water. Jackson provided number to King County and recommended residents contact DDES to report concerns.
 - ii. **Betsy MacWhinney (193)** offered to be a resource to residents about CAO. She recommended the board demonstrate understanding and adherence to the CAO by acquiring a hazard tree removal permit for the community lots.

Presentation:



Water System Highlights

Below are the key occurrences since 2019 annual meeting:

- Our water system has exited the lead water Treatment Technique Violation (TTV) in Q4 2019.
- In December 2019, LMCPD completed submission of replacement water tank technical documentation to King County for permitting.
- Washington DOH approved the design of the replacement water tank in February.
- Water service has not been impacted by the current Covid-19 pandemic situation.



Water TTV

- The low pH in Q3 2016 was the cause for our recent water Treatment Technique Violation (TTV) for Lead from the Washington DOH.
- The pH delivered to the residents has been consistently above 7.8 since June 2018, after the installation of the soda ash system. The copper & lead plumbing in the residents' homes has "passivated", or developed a protective layer to keep lead & copper from leaching out into the water.
- **We officially exited the TTV in Q4 2019.**
- Official DOH compliance lead & copper testing of Lake Margaret homes is currently underway, and will be completed in June 2020.
- Per DOH rules, we will need to repeat successful compliance testing in June 2021, and then we will be back on our DOH compliance testing "once every 3 years" schedule.



A Few Notes on Covid-19

Per our April 2020 newsletter, we would like to reiterate some Covid-19 information related to your water system. The LMCPC Board would like to reassure you about three simple facts:

1. **Your water is safe to drink.** LMCPC follows strict drinking water regulations that have been established to prevent waterborne pathogens, such as a virus like COVID-19, from contaminating our drinking water. In fact, our fairly unique water treatment plant uses ozone as the primary disinfectant (many times more effective & faster than chlorine), then utilizes an ultraviolet sanitation step, and finally a chlorine residual is maintained at all times during water storage and distribution. This has not changed.
2. **We will continue to deliver safe water to you.** LMCPC has plans in place for handling emergencies of this type, and has conducted exercises to prepare itself for a variety of events. We have also implemented a Continuity of Operations plans to ensure our operations can continue in an emergency, as multiple board members can now run the basic day-to-day operations of the plant.
3. **We will assist you in this time of crisis.** We know the response to COVID-19 may lead to economic hardships. That's why LMCPC has suspended all water shut-offs due to delinquent payments to ensure all customers have access to this vital resource.

Residents who are concerned about being able to pay a bill, or may know of a neighbor who may be in this situation, should contact the LMCPC board. This information will be held in strict confidentiality.



Replacement Water Tank Status

- In December 2019, LMCPC completed submission of all required water tank replacement technical documentation to King County for permitting.
- The 3-week public commenting phase ended in late January, with no issues or comments.
- Washington DOH approved the design of the replacement water tank in February.
- In February, LMCPC provided additional information to King County, per their requests.
 - We have passed Engineering Review, Clearing & Grading Review, Plans Examination Review, Fire Flow/Access Review.
 - We just passed the Landscape Review in May.
 - The Zoning Review (structure placement, use, parking) is underway and should complete in mid-June.
 - Critical Areas Review, with site visit by an ecologist, should complete in mid-June.
 - The Building Plan Review is in process and is due to complete in June.
- There have been SIGNIFICANT delays in getting approvals from King County. This has been exacerbated by our “strange new world” of Covid-19 changes and restrictions to normal means of working.
- The only time that King County has provided an estimate to complete was on Friday 29-May, to which they said it should complete in June 2020.

Discussion:

Kurt Watson (72) - How far behind schedule are we? **Joe** - We are ~7 months behind schedule.

Kurt Watson (72) – Are there cost increases due to delay? **Joe** – Not yet. If the existing water tank were to fail, then there could be sizeable costs.

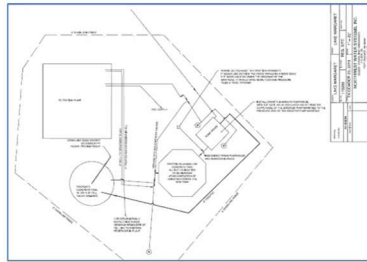
Kurt Watson (72) – Would any residents be in danger if the tank fails? **Joe** – worst case scenario is a collapse of a full water tank. 65,000 gallons of water would flood the area of the treatment plant. Suspect water would flow down the driveway and into the culverts, but it is hard to predict. Collapse of the tank is extremely unlikely. **Jackson** – more likely the top of the tank would fail because of freeze/thaw cycles damaging the flat lid. We are monitoring the lid.

Jeff Coult (89/90) - What percentage of lot owners are not able to pay their water bill? Is there a line item in the available capital to help those in financial need and unable to pay? **Jackson** – we typically run about 5% delinquency. No line item to cover delinquencies but we do have reserves. **Jason**, we have not seen any excessive increase in delinquencies as of last month.



Water Tank Plans

- LMCPD has started logistical conversations with our engineer at Northwest Water Systems, and the tank contractor Baker Silo.
- We are working on lining up the contractor to install the underground piping, to be ready to go as soon as the Building Permit is completed.
- The tank will take about 4 weeks to construct once it is started, and will look much like the one pictured here.
- Of note, this 25' tall tank will not be visible from the roadways.



Joe – our preferred underground construction company is Road Construction Northwest who did our water distribution line replacement project.



Sketched view of New Water Tank from Treatment Plant parking lot



The new water tank is sketched in blue here, in its approximate location and to scale.

NOTE: This is the only view from outside of the plant fence line where the new water tank can be seen, excepting from the backyards of some directly neighboring homes.

Discussion:

Jackson - Can we paint the tank to make it blend in. **Joe** - Could also protect the tank from the elements. **Jeff** agreed--Great Idea!



Water Systems Overview

- Water system has been running well overall.
- We have already seen our first 2020 algae bloom.
- For the budget year ending April 1, only \$1,389 out of a \$35,500 (3.9%) water system capital improvement budget was spent.
 - Driven by need to delay treatment plant roof replacement until completion of water tank.
 - Money has been shifted to 2020-21 budget, and new roof planned for completion in the fall.
- Additional funding allocated to the replacement of the sliding roof doors for the sand filter chambers, during roof replacement. Significant deterioration of the wood is driving this need. Will be replaced with rot-resistant materials.
- Next year's focus will be on the manganese issues and further treatment plant updates.





New Floating Dock at Swim Lot



Old Dock



New Dock



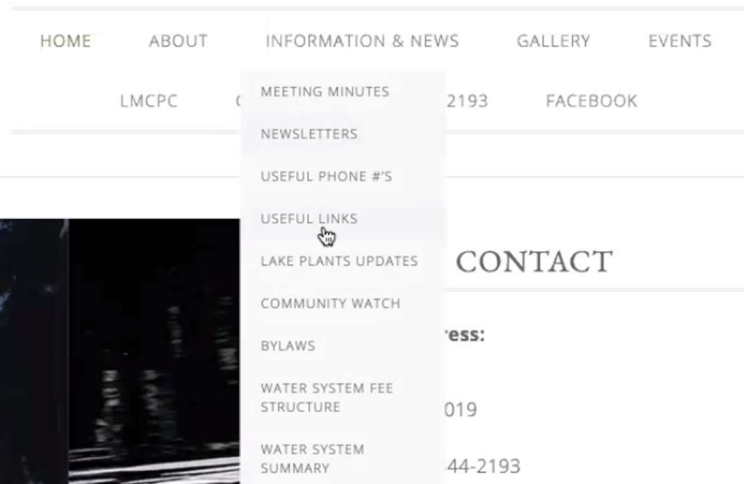
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- The ancient floating dock at the swim lot has been decimated by critters and age.
- It has been replaced with a completely new construction by a new resident, Daniel Huerne, who donated his time to do the work.
- A donation drive being run by Sue Beauvais is well on it's way to covering the ~\$1,500 cost of materials.

Watershed – Mike Reported



Lake Margaret
Community
Purposes Club



- On the Lake Margaret Community Purposes Club website there is a new page under Information & News called Lake Plants Updates.
- There is information about Slender Water Nymph, and how to get a county pamphlet on removal and mitigation.
- Now is the time to mitigate the reproduction of a Class C Noxious Weed – Yellow Flag Iris.

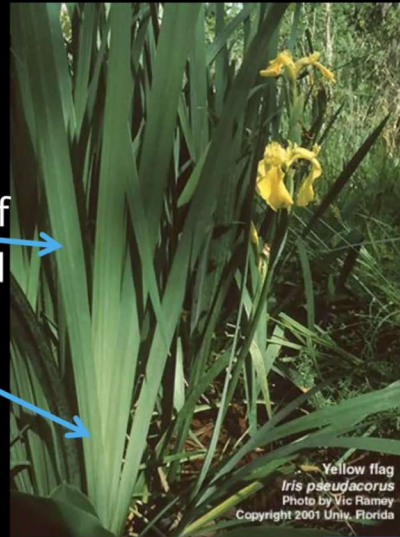
Yellow Flag Iris (*Iris pseudacorus*)

Class C Noxious Weed – Control recommended

Native cattail
(for comparison)



- Large yellow iris – blooms April – June
- Prominent midrib in leaf
- Grows to 1.5 meters tall
- Broad, flat, pointed leaves folded at base
- Found on lakes, streams, wetlands
- (cattails are rounded at base, no midrib)



Yellowflag iris -1. identification

Seed
pod and
seeds

Native cattail =

- **Joe** mentioned there are commercial companies that will remove slender water nymph. Its expensive. **Joe** will get the information to **Mike** to post on the website. **Jackson** mentioned a commercial service is careful to remove all fragments which can reproduce. **Mike** said, allowing fragments to float away is most damaging because the cuttings can reproduce. Once slender water nymph is on land is can be good for composting without concern for uncontrolled propagation. **Mike** recommends cut slender water nymph low and remove all pieces. Pulling it out causes turbidity which is not good for the lake. There are other options on the website.

Elections

- Received ballots and Barbara Garnish, Bjorn Nerserth, Joe Connell are re-elected to the board. We have 2 open positions on the board.
- We have a 1-year recess appointments. 3 residents are interested in a 1-year board appointment: Daniel Hurne, Roy Zuniga and third resident.

New Business

Jeff Coult (89/90) - Different topic, is there any mechanism in place for our community to become aware of anyone in serious financial need due to covid? We are part of a food gleaner organization in Duvall and could provide free food for those in need. **Jackson** – Please send info to Sue Beauvais for posting on social media.

Kurt Watson (72) - is trying to get a live edge bench top donated for the fishing lot.

Deloa Dalby (69) - the chipper days were a great success and helped move our community closer towards being fire wise. Thanks to Sue for obtaining the grant, but will we be able to continue those annually? **Jackson** – Tremendously successful and ended up having to pay out of pocket for extra chipping. Do intend to try to continue. We need a funding model and set of rules on how to participate.

Matt Casari (56/57) – Is there some way he can use sensors in the lake? He is a NOAA engineer and needs data. **Mike** will connect with Matt about it after the meeting. **Jackson** - more data is helpful.

Dawn W - The older youth would like to have the community consider allowing another community dock in the lake

closer to the fishing dock end. How could they proceed? **Jackson** - Reach out to him and approach through community resources. **Mike** liked the idea. Great way to empower teens to help build as well. **Jackson**, I'm happy to support.

Sue, how much more money is needed to pay for the new dock? – Facebook page Floating dock fundraiser (\$858 of \$1500 raised) <https://www.facebook.com/donate/317546899214577/3784499458288545/> May need to reopen to donations.

Announcements

Volunteer work:

- Many thanks to volunteers for their time and dedication at work parties and on special projects including:
 - Floating Dock rebuild – **Daniel Hurne**
 - Green Latrine platform – **Daniel Hurne**
 - Improving Meter access, mowing at the treatment plant. - **Tom Sinclair**
- **Julie Heimbigner** is leaving the board. She has been a huge asset through her thoughtful insights and questions. The board and the community thank you for your service!
- Board has voted to rename lot 71 (fishing lot) to the “Jackson Beard II Memorial Fishing Lot.” Jack and family moved here over 40 years ago. He was President of the board for some time. Jack was instrumental in developing the community and the water system. There will be a dedication ceremony later this summer.

Adjourn

Motion to adjourn **Jackson, Dawn W** seconded. Approved. Meeting Adjourned at 11:23

Respectfully submitted by Barbara Garnish (64), Trustee.