LCC Board of Directors

MINUTES

April 19, 2022 6:00

Zoom: <https://esd113.zoom.us/j/82026916201>

**Call to Order** – 6:02

**Roll call / sign in sheet:**

* Board members present: Dirk Havlak, Alicia Roberts Frank, Randy Lubert, Wendy Harris, Rob Panowicz, Mike Gowrylow, Dan Anderson
* Absent: none
* Community members: Al Hatten, Marian Bailey & Mark Mahaffey, Sean Clowers, JEANNE REINKE c/o Kim Kimberly Reinke, Alice Elizabeth Hart, Anne Banks, Lowell Wickman, Joel Rogers, Rebecca Sun-Mankovich, Terre or William Hegge
* VIS representative: Christina Rhoades
* Other: Ralph Oliver

**Virtual Meeting Rules** – read by Dirk

**Additions or deletions to agenda** -- none

**Approval of February 15, 2022 minutes** – approved by all

**Community comments**

* Dixie Havlak email on car washing
* Al Hatten on violations – asking for a handbill at time of observation
* Joel Rogers: violation notices should be sent with tracking...for proof of delivery.

**Reports:**

1. Security – Ralph Oliver – March: black SUV driving erratically and dangerously in neighborhood; nothing else of note (that has been reported to Ralph) – 1 house check request; phone gets lots of spam (but he has unlimited texts & talk); will send the log to Dirk & Michelle; remind in newsletter that Ralph can take texts & calls
2. Treasurer: Financials – Rob Panowicz – shared report with most recent information as of 3/31
3. Covenants & Compliance Committee– Wendy Harris (new chair) – participated in a drive through with VIS earlier this month; other committee members Randy & Mike
   * Main issues now – driveways & roofs covered in moss
   * Also garbage cans have been out longer than the 24 hour time-frame – would like a newsletter reminder
   * Next month’s drive-through will be focused on maintenance issues
     + Board recognizes that this can be a hardship – just submit a compliance appeal form to VIS
     + Extensions are usually given when requested
     + Please don’t use moss-kill – drains go to the lake
4. Community Manager Update – Christina Rhoades –covenant enforcement report – a number of homeowners have reached out to VIS with appeals; reminder that the work does not need to happen immediately – there’s time (like a please do) – asking for a plan to address – 60-90 days to address, depending on violation
   * The committee will review letters to make sure they’re clear that there’s time to resolve – from date received letter
5. Architectural – Dan Andersen – Feb 8 through 4/12 (other committee members Dirk & Mike). Approvals:
   * Shed construction 1712 Camden
   * 2167 tree notification
   * Fence 2033 Lakemoor
   * Fence 2034 Lakemoor
   * Fence 1661 Camelot Park – partial approval, then final this week
   * Patio cover – 1730 Camelot park
   * Tree cutting approval 1604 Camelot Park

1665 Camelot Park – discussion regarding remodel project, no ACC application received yet

1. Common Areas – Todd Bramble (not available tonight; Dirk presented report) – summary of work in March & April – Todd has assumed mowing duties; organized spring cleanup of Main Rec 4/3 with 12 volunteers, repaired boards on dock, asphalt seal delayed until after pump-house road in; we can paint 4-square lines now; Ballfield – battery replaced on RFID lock (now working); lock installed on back gate; West side – boat hauled to landfill; Tot Lot – pretty good shape; water will be turned in in parks soon.
   * Board would prefer that he utilize help of volunteers to help with mowing so that his talents could be used elsewhere
2. Events – Alicia – fishing derby & Easter Egg hunt held in April; Yard Sale date set for 6/11
   * Kudos to Andrea Jensen for all of her hard work
   * Upcoming – Last Friday of the Month Social at 6pm
   * Discussions still – Dog Day of summer in July & Aug with board permission; movies?
3. Lake/Stormwater – Al Hatten/Christina Morse – water quality report submitted; lake running about 3” above capacity, around 54 degrees; looks a little milky – natural vegetation growth, lots of water fowl, trout are evasive
   * Comprehensive lake management plan – 3 phases – see details below
     + 1 – collect & look at data – completed & identified 7 areas of concern to community & identifying resources
     + 2 -- formulating alternatives – in process; concern about material coming into the lake, especially at West Side Park;
     + 3 – see below
4. Urban Forest – Marian Bailey/John Busscher (co-chairs) – slow this time of year, but a couple of things coming up
   * 2 guided bird walks 4/30 & 5/14 at 10:00 am led by community members (Marian, Sheila & Christina)
   * May 22 – Christina Morse hosting a forest bathing experience – guided forest experience
   * Just had a cleanup in the children’s area
   * New map created/posted on website and kiosk
   * New plants in by donation
5. Gardens – Christina Morse – none this month; next month we can ask about status of new gardens; she has added bee homes with a volunteer

**Old business**

1. Town Hall March 15 follow up (Dirk) – rather than a board meeting…high points:
   * Erick Christensen from public works spoke & shared PPT
   * We had almost 5” of rain, but there was more in 2007
   * 8 sub-basins drain into the lake – city monitors hot-spots
   * They are working on a new flood map
   * Public comment period on fall of 2022
   * Issues with fats, oils & grease – they clean yearly; we’ve asked them to do 2/yearly
   * Send mailer about grease
   * Going to put new covers in
   * Talked about keeping water quality by not using chemicals on lawns
2. Wood sculpture at Ballfield (Dirk) – privately funded; flier produced for invitation to contribute; will cost 13-14K, a third has been raised – if interested, let Dirk, Marian or John Ulmer know.
3. Covenant revision survey regarding trees (Dan) – there will be a survey going out looking into interest restricting tree cutting with 2 questions
4. Tot Lot Equipment – (Wendy) – communicating with play equipment company; committee identified 3 sections where we could add 3 small pieces of equipment & chose items; Wendy met with the rep during spring break; he looked at the pieces and space; all the pieces will fit! Now we’re waiting on a quote (since prices have gone up); will quote with chip movement and will take off price if we get volunteers to do it; wondered if we need to do a utilities location ($200-300); log pieces that have been added are not in code – still need to fall within use space (too close to swings and edge); timeline – if we order right away, would be September or October before equipment gets installed. Last prices we knew:
   * $3500, $2890, $1300; Waiting for new quotes
   * We have $26,670 in the budget – we expect to be within that
5. Upcoming meetings – Zoom for May 17 & June 21, July no meeting; Aug live in the park; we’ll decide on fall meetings in August.
6. Other – none

**New Business** –

1. Delinquency policy revision – related to tying park access to delinquencies; right now, enforcement policy = possible legal action after 2 missed payments; considering deactivation RFID bracelets until accounts have been brought current;
2. Other new business –
   1. plan to have another Town Hall in fall – topic TBD
      1. Annual Meeting Nov
      2. Budget Oct
      3. Town Hall Sep?

**Adjournment –** 7:42

**Attachments:**

**Lake Monitoring Report**

Lake Level: 3 inches ABOVE max capacity (Max capacity is determined by the volume outflow in the West canal)  
  
Temp: Currently 54.5 degrees  This is slightly lower than normal for this time of year.  
  
Dissolved Oxygen/mgL: 11.8 - average  
  
Dissolved Oxygen %: 110% - indicates that single cell aquatic plants are in a growth phase. (Photosynthesis)  
  
Ph: 6.0 - average  
  
Conductivity: 29.8 uS - indicate that the lake is experiencing aquatic plant growth.  
  
Salinity: 15.1 ppm - normal  
  
ORP: 116 mv - normal  
  
TDS: 20.3 ppm - normal  
  
Generally, the lake is function normally for this time of year.  The clarity is diminished due to aquatic spring growth. Still a lot of water fowl making Ken Lake a feeding habitat and serval eagles and ospreys have taken a few dips at both the increased fish activity and unlucky water fowl.  
  
Respectively Submitted,  
Al Hatten

**Comprehensive Lake Management Plan**

Phase I

 Objectives:

1.   Maintain a healthy viable ecosystem for recreation, fishing and waterfowl.

2.  Ensure the LCC and its residents have an input in the process and their concerns are addressed.

3.  A planning document that is reviewed no less than triennially

Identify Concerns:

1.  Canal Sediment Buildup – both the East and West canals have been slowly occluded by detritus material that have been determined to consist of approximately 80+ percent inorganic and 20 percent organic material.

2.    Lake bottom “Muck” – numerous comments have raised concerns about the buildup of non-degraded plants and sediments on the lake bottom.

3.   Aquatic/Shoreline Plants – The Lake has two dominate aquatic plants.  Elodea and Sago Pondweed.  Both are very common and considered native/non-invasive. Both are important habitats for fish and waterfowl.  The threat to be concerned with are the invasive plants in and around the lake such as the Yellow Flag Iris, Reed Canary Grass, (fragrant, tuberous and white) water lilies and Purple loosestrife

4. Algae – Ken Lake has one or two blooms per year.  The blooms may be either blue-green or grey algae.  Both are dependent on late spring or early summer temperature and elevated phosphate levels.

5.   Lake Level:  the cyclic water changes between our rainy season and summer drought

6.  Recreational/Community Access – Ensure that the lake is open to all residents and is safe in their recreational activities of choice.

7.   Shoreline Management/Responsibilities: - Clarify the duties and responsibilities of all lake front properties owners and differentiate those that are the duties and responsibilities of the LCC.

Analyze Resource Data

1. Aquatic Plants including invasive species

2.  Storm Drain input and outflow contamination

3.  Field survey

4.  Fish and wildlife habitat

5.  East/West Canal review

6.  Recreational support

7.  Community Education/Support

8.  Historical Date and Studies

Phase II

 Formulate Alternatives

Canal Sediment Buildup:

1. Erosion control to reduce “sloughing” on both side with possible bulkheads or other appropriate shoreline controls

2. Check with City of Olympia on remediation requirements or permits

3.  Contact Resident property owners who will be impacted by any action taken.

4.   Identify issues to be addressed by HOA BoD.

Lake bottom “Muck”

1. City of Olympia Storm water division.

2. Clean up of major detritus contamination by storm water lines into lake

3. Clearly mark all storm water entry points and work with City of Olympia on remediation effort of reduce or eliminate further contamination.

Aquatic/Shoreline Plants

1. Audit all plants along the shorelines and identify all non-native/invasive plants

2. Educate Community for voluntary efforts to eliminate or manage shoreline plants

3. Ensure aquatic herbicides are correct and effective

Algae

1. Monitor lake Phosphate/Nitrogen levels

2. Test Algae for toxicity

Lake Level

1. Monitor West Canal for obstructions and debris during heavy rain periods

2. Ensure no unauthorized siphoning or pumping of lake for irrigation or other than approved recreation activities.

Recreational/Community Access.

1. Monitor lake to ensure environment safe for fish and waterfowl

2. Monitor lake to ensure its safe for recreational swimming and non-motorized activities

3. Ensure all public areas are safe.

Shoreline/Management/Responsibilities

1. Who is responsible to maintain shorelines?

2. Does the HOA BoD need to amend covenants

3. Cost for remediation?

4. Grants.

 Phase III

Application and evaluation

1. Implementation of the approved Plan

2. Evaluation of the Plan on a triennial basis.