Lakemoor Community Club Board of Trustees Minutes

Meeting type: Regular

Date: March 20, 2018

Place: Total Wine

Start time: 6:05 PM

**Board members in attendance:** J.P. Anderson, Jay Clark, Carol Gruen, Wendy Harris, Rick Stence.

**Board members absent:** Josh Camden

**Community members in attendance:** Marian Bailey, Marybeth Berney, Mary Clark, Gary Ferko, Michael Frank, Brian Frankowski, Lloyd Goodwin, Diane Joy, Judy Leland, Mark Mahaffey, Sheila McCartan, Todd Newlean, Deb Prusso, Hal Stockbridge, Jeff Swotek, Anjeanette Thompson, Karl Young

**Minutes:** Wendy requested two single word changes. Carol made a motion to accept, Wendy second, unanimous vote to accept

**Reports:**

**Security:** no report from Ralph but community discussion about the LCC Board sponsored

security meeting with Olympia Police Department generated opinions about security

cameras and a suggestion to form a new security committee. JP responded that he

would take the lead in forming a security committee and will ask for volunteers in the

next community newsletter.

**Treasurer:** This is mid-quarter so not much income. The Board President and Board Treasurer

must sign new bank documents authorizing them to move money between accounts.

Delinquencies are now reduced by about ½ what they were and a couple lots have had

liens filed against them.

**Architectural:** Karl reportedfour dead trees were cut down along Lakemoor Lane. He would like

a line inserted into the By-laws stating that if you cut down a tree, you must replace it.

The Board’s response was that would require a change to the existing Articles of

Incorporation and/or By-Laws. That would have to be passed by 60% of the lot owners

and would most likely not be approved. JP said he would write an article for the

newsletter about the removal of dead trees and encouraging replanting.

**Common Areas:** no report

**Dog Park:** Marian Bailey reported there were more users as the weather improved and she has

gotten good feedback from the users. The community at large has given her good

feedback on making the dog park permanent. Dog owners have been responsible

about cleaning up after their pets. She also asked for community members to submit

comments to her before she reports out at the May regular LCC Board meeting.

**Digital:** no report but Gary is available if anyone needs to contact him.

**Election Policy:** JP reported they did not meet and has gotten no one from the community to

join himself, Wendy and Carol on the committee. They will advertise in the next

newsletter for an introductory meeting to be held at Carol’s house. They will also send

out an email invitation.

**Events:** March 24 – Easter Egg hunt. Carrie Moore is the contact person. More volunteers are

needed and it will be posted on the reader board.

April 14 – Fishing Derby. Jay Johnson is the contact person

May 25 – Social Club

July 4 - usual Ken Lake activities. Wendy Harris is the contact person

**Gardens:** no report

**Lake:** no report

**LCC Board Documentation:** JP will check with Gary

**Outreach:** Anjeanette Thompson will put an article in the newsletter. Michelle (clerk) has the

packets

**Urban Forest: Signage;** Three no trespassing signs have been installed on the border at Kaiser

Road. The auxiliary sign that will be installed adjacent to the informational kiosk on

Lakemoor Drive is currently at the print shop. It will be installed by the end of the week.

**Homeless Debris Cleanup:** One bid has been received. Two more bids are outstanding.

Once three bids have been collected, the committee will forward the bids to the Board

for consideration. The committee hopes to have the bids ready for the April meeting.

Jeremy Fox has graciously agreed to remove and dispose of any drug paraphernalia

found in association with the debris areas. Christina Morse has contacted Jeremy to

arrange a time to view the debris area.

**Matching Grant:** The committee spoke with the city about applying for a matching grant

to provide funds for cleanup. If we accepted a matching grant, the city indicated we

would need to use a specialized contractor who “pays prevailing wages and carry

special high-risk insurance coverage”. The city contact suggested that debris removal of

the magnitude seen in our urban forest would likely cost $30,000 using the required

specialized contractor.

**Preliminary Cleanup Approval:** The current Open Space agreement prevents that

community from accessing the land even for the purposes of cleanup. A request has

been made to the County to allow cleanup of the debris. This request has been

pending for 90 days.

**Zoning Issues:** Bob Jorgenson has been forwarding information to the LCC Board members

concerning Missing Middle Housing zoning changes being proposed by the City of

Olympia. JP will send a letter on behalf of LCC to the City by noon Friday, which is the

close of the comment period. Group discussion noted there are homes within Ken Lake

that do not meet the current definition of “single family residence”. There are homes

that rent out rooms, have several heads of household or multiple families in one house.

It was felt that the Board does not have the authority to override the covenants. JP

called for volunteers for the committee. Lloyd Goodwin and Anjeanette Thompson

volunteered and will set up the first meeting.

JP moved to accept the submitted or given reports. Rick second; unanimous vote to accept.

JP would like the newsletter to seek more volunteers for these committees.

**Community Comment:**

Marian Bailey asked why the meeting was held at Total Wine as the Mall music was a distraction. Board response was that some of the audience preferred chairs with backs, the cost of renting other venues limited our choices and better parking was available. A straw poll of attendees felt the benefits outweighed the distractions. Total Wine is not available for the April or May meetings.

Jeff Swotek asked permission to remove ivy from community trees. His request will be relayed to the Common Areas manager.

Karl Young presented the security camera costs. This response reflects item #6 – Old Business. Comcast offers two different packages with the costs ranging from $1728 to 2306.64 per year. Video Podcast would require the purchase of camera and a $29.70 monthly fee. The cameras would have to be mounted on private land. The WIFI requirement would have to be hosted by someone. Community input indicated there needed to be more community input before a decision could be made. Karl also asked for the Board meetings to be recorded and rebroadcast for those who could not attend. It was felt that video recording or recording in general would keep some community members from participating at the Board meetings.

**Old Business**

1. The No Trespassing sign was approved for $500 but was delivered as a kiosk for $536.88. A community member donated the $36.88 that was over the amount approved.
2. Pre-approval of Minutes was discussed to see if the review done with the February minutes was effective. It was suggested that Jay work with Michelle to ensure the minutes and the notes covered all topics and see if Michelle could work without a formal draft from the Board. The newsletter, not Board minutes, worked better for obtaining volunteers and signing up for events.
3. Treasurer items from Vantage is still a work in progress.
4. Follow-up changes to Kenlake.org: the map was updated per Board request.
5. Lake Muck report follow-up: Al was not available to make the report.
6. Karl Young letter was discussed and reported under Community Comment.
7. Security Meeting March 13,2018: The LCC Board of Trustees hosted the meeting presented by Olympia Police Department (OPD). The activities at 2080 Lakemoor significantly changed the southwest Olympia statistics as that address accounted for over half the police responses. OPD stated it was hard to get good images that law enforcement can use but community involvement worked well in diminishing crime from this house. The meeting was well attended by Ken Lake residents who were given handouts to help them make their properties more secure. There was group discussion around why it took so long to get out the information and what the Board could do. JP noted it was not the corporation’s business on what goes on in individual houses but it was worthwhile for the Board to host safety events such as this. Comment was also received that house numbers were not visible from the street and could hamper a quick response.

**NEW BUSINESS:**

1. Employment/law changes: There have been new law changes that went into effect January 1, 2018 that will have impact on Lakemoor Community Club. The Board felt they did not have enough information on the classification of employee vs. independent contractor. JP requested the Board Secretary get additional clarifying information from Labor and Industries as well as from Employment Security Department to determine the impact to LCC. Community input wanted to know if the state offered classes and was it possible for LCC to hire outside contractors for all work.

JP moved and Wendy seconded that the regular meeting should be suspended while the Board went into Executive session to discuss: 1.) filling the vacant Board position; 2.) filling the vacant Commons Area Manager position; 3.) request to increase employee pay; and 4.) Cascade Tree Service remuneration. The motion passed by a unanimous vote.

Discussion during the Executive session revealed employee pay should be held in abeyance until the Commons Area Manger could be hired and employee needs discussed. Filling the vacant Board position quickly fell into two camps. Pick someone from the community at random or fill from the list of candidates from the January election by taking the next highest vote getter. Ten community members ran for the four vacant positions, were vetted by the community with the highest four candidates being selected. The camps were divided 3 and 3. The item of remuneration to Cascade Tree service was deferred until a bill was received by the Treasurer.

1. Replace Board Member: JP motioned to appoint Mike Gowrylow. This was seconded by Wendy. Josh Camden was not in attendance but submitted his proxy votes as follows “Since I will not be there tonight I will offer up my proxy vote on the issue: I vote for Mike Gowrylow to complete the term of John Payne.” A question from the floor on the motion was why were the current Board members not considering how prior Boards filled vacancies and why was what the community voters already desired not being taken into consideration. JP responded based on discussion during the Executive session that the replacement’s views should be in line with the Board member being replaced and since Mike was ranked 6 in the vote and his views are closely aligned with John Payne, he should be nominated. Carol said she did not agree with that rational but in order to have a full Board of 7 members she would also vote for Mike. Rick and Jay wanted the next person with the highest vote and each voted no. The final vote: Yes, for Mike Gowrylow -JP Anderson, Wendy Harris, Josh Camden, Carol Gruen; No – Jay Clark, Rick Stence. Mike Gowrylow was chosen to fill the unfinished term of John Payne.

**MEETING ADJOURNMENT:** 8:28 PM

**NEXT MEETING:** Regular LCC Board – April 24th, McLane School

**AGENDA:** For 4/24/18

* **Call to Order**
* **Additions or deletions**
* **Roll call / sign in sheet**
* **Approval of Minutes**
* **Reports**

Security

Treasurer

Architectural

Common Areas

Digital

Dog Park

Election Policy

Events

Gardens

Lake

LCC Board Documentation

Outreach

Urban Forest

Zoning Issues

* **Old business**

1. Pre-approval of minutes
2. Treasurer items from Vantage
3. Follow-up: changes to Kenlake.org
4. Lake Muck Report follow-up
5. Commons Area Manger/employment of youth

* **New Business**

1. Employment / law changes

* **Community concerns**