Lakemoor Community Club Board of Trustees Minutes

Meeting type: Regular

Date: April 24, 2018

Place: McLane Middle School

Start time: 6:05 PM

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

**Board members absent:** none

**Community members in attendance:** Mary Clark, Brian Frankowski, Diane Joy, Mark Mahaffey, Cora Maningas, Joe Maningas, Linda Panowicz, Rob Panowicz, Debbie Prusso, Michelle Rothman, Anjeanette Thompson, Bruce Treichler, Rita Westling, Karl Young

**Minutes:** Only one copy of the March minutes was available for review. It was passed to each Board member for comment and the meeting progressed. The minutes were not approved before the meeting adjourned. They will have to be presented again at the May regular Board meeting.

**Reports:**

**Security:** An email from Ralph reported no major things to report. He is working to get the

Security Committee established. Reported gunshots turned out to be fireworks from the Black

Lake Apartment complex.

**Treasurer:** Carol motioned that Sound Legal willhold off additional action on 2080 Lakemoor Lane (Cook house) until after the house is sold on May 11th foreclosure. Second: Wendy; Vote: unanimous; motion approved.

Vantage transferred $30,000 into Reserves; will transfer dock payments for 2nd quarter by the end of June and 3rd quarter payments by the end of September.

**Architectural:** Karl reported approving the removal of some diseased trees and a request to

have a house repainted. The covenants state it must be an earth tone.

**Common Areas:** Brian reported mowing began in April and he has asked the city to turn on the

water to the common areas. He has scheduled volunteer cleanup activities for Christopher Park

and the Ballfield. Dan Meyer was contacted to determine pressure washing needs. The

basketball area has pollen on it but should wash away but Brian suggested putting pressure washing on an every other year schedule (odd years). Carol had a request to put planting of the entrance island on a schedule. The arborist and Brian agree that the beauty bark on the entry is not the issue as it has almost completely broken down, was put on 12 years ago with no ill effects to the trees as the root crown was ringed and protected from the smothering effect of beauty bark. Boat inventory has been done and Boat letters will be going out to boat owners. Moles are becoming numerous and are turning into a problem.

**Dog Park:** Marian Bailey reported it is being well used, owners are using the sign-in sheet, picking up after the dogs and it is very clean. A thorough check of the park before the Easter Egg hunt revealed no dog poop. She will be presenting the Dog Park Trial report to the Board at the May meeting.

**Digital:** no report

**Election Policy:** Will meet May 8th at 6:30 PM at Carol’s house. They will get a copy of their

Scope and procedures to Michelle.

**Events:** There was no formal report but community and Board participants said they had a wet

but good time. Jay Johnson was the host and it was believed they won the contest and will be

next year’s host.Michelle reported they took second place.

**Gardens:** no report

**Lake:** no report

**LCC Board Documentation:** no report

**Outreach:** Anjeanette reported they are looking for more people with good deeds. The Oakland

baby is home and gaining weight. The meal train was very helpful.

**Security:** The committee submitted a Mission Statement with goals. The Board suggested they

refine one of the goals “A committee of security- minded, resident volunteers in good standing

with the LCC-HOA, having not criminal record.” As the cost of obtaining a criminal background

check would entertain a cost and may not get back the results the committee intends. They

agreed to rework that goal and report back at the May Board meeting.

**Urban Forest:** A total of 5 contractors were contacted and 3 bids have been received. Bids

varied from $4000 to $4600 to haul out and carry away materials found on the LCC property.

This would not include the homeless camp material on the Hill property. LCC property has one

large camp, 3 to 4 medium sized sites and small piles throughout the property. Most of the

material to be hauled out is close to the Hill property. The existing trails to these sites come

from Kaiser Road and not from Lakemoor lots. There is debris that appears to have been

thrown over the fences from resident properties. There are piles of brush that could be a fire

hazard but the committee consulted fire experts who said the danger was low due to the ferns

growing there.

**Zoning Issues:** moved to next month

JP restated the motion to accept with the wording changes to the background check.

**Old Business**

1. **Employment/law changes:** Conversation centered around whether LCC has employees or contractors. Historically the Board has treated all work done at the behest of the Board as being done by independent contractors rather than by employees. Jay reported that Employment Security Department (ESD) and Labor and Industries (LNI) would only consider a person an independent contractor if they had a Unified Business Identifier (UBI) number and did the same or similar work for other clients too. Vantage was an independent contractor as they offer their services to other HOAs as well as to LCC. LCC routinely pays out money for Security (Ralph), Commons Area Management (Brian) and the LCC Clerk (Michelle). Each of them would have to have their own business with a UBI (registered by the state) and have other clients as well. The Board felt Vantage did not offer the level of service to cover LCC employees but Wendy offered to contact Vantage to find out if they were aware of how other HOAs handle this employment issue. In the meantime, the Board will continue on as it has in the past but Michell will track hours of work done by individuals until the process can be updated and resolved. Jay noted there have been past payments to LNI to cover our summer help. Brian will need to contact LNI to see what needs to be done this year. The Board will need to determine Board liability for volunteers and paid workers. Wendy volunteered to look into employment law changes with other HOA’s with her contacts at Vantage.

**NEW BUSINESS:**

1. **22 Acre Cleanup:** Wendy reported the group would need to make a path as the bids were just for cleanup and did not provide access to the cleanup sites. Wendy moved to authorize volunteers to create a temporary, less than 36 inches wide, non-impervious, county approved access path. Second; JP; Vote: approve with Carol abstain. Wendy moved to accept the bid of Danial Grimm Landscaping $4029.30 to remove and dispose of homeless camp debris. Second: Mike; Vote approve with Rick abstaining. Wendy restated the motion to include the funding source from General Infrastructure Improvement account. Second: Mike; Vote: unanimous to approve the addition of the funding source.
2. **Cascade Tree bill:** A total of $4602 was presented for entrance island remediation with $402 for permits, $500 for hardware and wall materials and about $3,000 for consulting fees. JP will ask for receipts before any action can be taken on this bill.
3. **Community concerns:**

a. What action can the HOA take if yards are not kept up? The Architectural committee would be the proper avenue to explore that question. Before there was a Home Owner’s Association, the Articles of Incorporation for Lakemoor Community Club, Inc. provided for an Architectural Control Committee to oversee the construction on each lot. JP, Mike and Tory will work with the current Architectural committee to develop language governing the Ken Lake properties and develop the next steps forward for the Board to consider.

b. Michelle asked for a current list of Committee chairpersons so that she could reach out to each committee for the purpose of obtaining a purpose statement for each committee and a short write up of what they do. Wendy will facilitate that request.

c. Can the elections procedure also include other election such as property purchase? The Board replied the scope of the Elections Committee was to develop and present to the Board a procedure for ballots, ballot retention and other requirements for election of Board members. This question may be resubmitted to the Board after the Elections Committee work has been completed.

d. One member did not feel Olympia would be successful with their proposed zoning changes.

e. Could the Board post a general no soliciting sign at the entrance to Ken Lake? The Board noted the concern but because the city owns the streets that would not be possible. The only solution appears to post your own doorway with the No Solicitor sign.

e. A request was reintroduced to add a “compare budget” column to the Vantage report. Since the budget is on-line anyone could add it to their own report. Rob asked if he could develop a model for the Board to use. The Board agreed to consider the final product.

**MEETING ADJOURNMENT:** 7:54 PM

**NEXT MEETING:** Regular LCC Board – May 15th, McLane School

**AGENDA:** For 5/15/18

* **Call to Order**
* **Additions or deletions**
* **Roll call / sign in sheet**
* **Approval of Minutes April and May**
* **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. Employment/ law changes
2. Review of 22-acre cleanup
3. Cascade bill
4. Zoning changes

* **New Business**

1. Housekeeping – The authority of committee volunteers

* **Community concerns**