**Board members in attendance**: President Shaun Coombs, VP Wendy Harris, Treasurer Leslie

Smith, acting Secretary Josh Camden, JP Anderson, Mike Rothman, Rick Stence

**Community members in attendance**: Michele Rothman, Rita Westling, Bruce Triechler, Marian Bailey, Mark Mahaffey, Jann Hoppler, Chris Sogn, Gale Dahm

**October Minutes**: Will be approved at next meeting

**Security Report:** No report from Ralph

**Community Concerns:**

Rita Westling: Another Police Activity on Lakemoor Ln on Nov 6th. See police report. Two arrests made. Call 911 if you see anything concerning.

Gail: Expressed concerned about dogs running from park through the forest and a fence onto Rt 101, causing an accident and the community being liable, JP mentioned that we checked with our insurance agent and that the LCC would not be liable.

Bruce: Expressed his support for the dog park, but feels it sets a bad precedent to collect donations for a community project. Despite the fact that all community amenities are used by different sectors of our membership, we should all contribute as members of a community.

**Common Areas Report per John Payne:**

* Entrance Island is the main focus during November and December – bark removal and irrigation repair. John is resigning at the end of December. New applicant will be discussed in executive session.

**Committee Reports:**

* **Architectural**: no report.
* **Outreach:** no report.
* **Lake:** no report.
* **Digital:** no report
* **Gardens:** no report.
* **Events:** no report.
* **Treasurer:** 
  + Lien placed on one property
  + Working on Payment plan with another resident.
  + Four 2nd notices go out (intent to lien notices)
  + Eighteen 1st notices
  + Leslie moved to renew contract with Vantage for next year. Wendy seconded
    - I move to renew our contract with Vantage Property Management for the 2018 calendar year at the price of $9576.00.
    - All voted in favor
  + 2018 Budget - Leslie moved to adopt the 2018 budge, Rick seconded
    - I move to adopt the 2018 budget as proposed
    - All voted in favor
  + 2018 Budget - 4% dues increase to offset inflation, comes out to $1.33 per month, Leslie moved to increase assessment, JP seconded
    - I move to increase LCC assessments by $4 per quarter per lot effective 1/1/2018.
    - All voted in favor

**Old Business:**

**Dog Park**:

* Marian showed a map of the dog park and specifics to help prevent dogs running off. JP urged the Board to fully pay for the park, a cost of $1300 for the trial of the park. JP made motion to do that once it was mention we have the money in the budget. Shaun seconded.
  + I move we refund all contributions made to the Ken Lake dog park and fully fund the dog park trial expenses
  + All voted in favor

22 acre committee report by the Ken Lake Urban Forest Committee

* The Committee suggested calling the 22 acres the Ken Lake Urban Forest. Right now the KLUF is open to transient activity, and has had clear evidence of these undesirable activities. There was demonstrated interest to usin the land for recreation, specifically a nature trail. The KLUF is an community asset that will benefit from stewardship. The Board previously submitted an application to revise the Open Space designation and it will take until May to work through the review process. The Committee suggested inviting Evergreen students to do research there and maybe high school students also. A study proposal will be forthcoming. Performing a study would in compliance with the current Open Space agreement. The Committee will be walking the property to examine the land.

**Entered Executive Session at 7:00:**

**Renew Michele Rothman Temporary contract** - Board is happy with her work, especially website work. Michelle requested a change of title to Corporate Clerk and is satisfied with the $450 in the contract.

**New Common Area Manager -** Jamie Oakland submitted bid for Common Area Manager position. His excellent qualifications were discussed.

**Exited Executive Session at 7:05:**

Wendy moved to accept Michele’s contract renewal, JP seconded.

* I move to accept Michele Rothman’s contract renewal for $450/month as Corporate Clerk
* All voted in favor, Michael Rothman abstained

Wendy moved to accept the bid for Jamie Oakland, JP seconded.

* I move to accept Jamie Oakland’s contract as Common Area Manager for $600/month.
* All voted in favor

***Meeting Adjournment: 7:07 PM***

**Next Meeting is Tuesday, December 12th at McLane Elementary School.**