**Lakemoor Community Club Board of Directors Minutes –**

**Meeting type**: Regular

**Date**: June 18, 2019

**Place**: Jefferson Middle School Library

**Start time**: 6:07 PM

**Board members in attendance**: President Wendy Harris, VP John Ulmer, Treasurer Rob Panowicz, Secretary Dirk Havlak, Mike Gowrylow, Susan Dumph, Randy Lubert

**Community members in attendance**: Dan Andersen, Marian Bailey, Gary Ferko, Alicia Roberts Frank, Brian Frankowski, Al Hatten, Christina Morse, Linda Panowicz, Hal Stockbridge, Rita Westling, (Michele Rothman – LCC Clerk, absent due to illness)

**Minutes**: May 21, 2019 LCC BOD minutes reviewed. Motion to approve by Rob P, seconded by Susan D, and unanimously approved.

**Community Comments**: None

**Reports**:

**Security** – Ralph not present. John Ulmer briefly discussed recent issues at both lake parks (see New Business).

**Treasurer** – Rob P presented current financial statements. Rob noted receipts are down $4200 (partly due to less fines assessed and paid than budgeted – a good thing), but expenses were down more, netting $2173.

Audit of financial statements for 2018 has been completed.

Income Tax Return for 2018 has been completed and Treasurer will sign and submit.

Aspect Consulting – last invoice slightly more than quoted, paid the quoted amount ($10,700 total).

Rob met with Heather Burgess, local respected land use attorney about help with land/lake issues as they come up. No cost “retainer”, proposed signing engagement letter with her firm. See new business.

Rob plans to prepare RFP (request for proposals) for management companies (LCC has used Vantage for 5 years), and for Reserve Companies (Cedcore will complete 3rd year and last review study in 2019) looking for respected companies that have experience performing Reserve Studies for lake maintenance/health/remediation.

**Covenants**

John Ulmer, with committee members Randy Lubert, Susan Dumph, and Maria Nardella have met many hours to create a draft of Rules and Regulations to clarify the 2008 Amended Covenants pursuant to RCW 64.38.020(1). The R&Rs categories are Community Appearance (home and yard, docks and floats, trees and vegetation, and motorized vehicles), Community Conduct (commercial use, noise, lighting, pets, signage, fireworks, firearms), and Common Areas (parks). R&Rs do not replace the covenants. The committee is working on a 3 step process: 1) Define rules consistent with the covenants; 2) Define a violation notification procedure;, and 3) Develop a schedule of fines/punitive actions. Once the board has edited and proofed the first draft (step 1), the committee will perform steps 2 and 3, also to be reviewed by board. After board review, the set of Rules and Regulations, notification process, and fines will be submitted to attorney Stephen Smith to ensure they conform with the Amended Covenants of 2008 and current state law..

**Architectural** – Dirk Havlak reported that there was one application to cut some trees, and request was within the covenant guidelines, so was approved.

Dan Andersen has volunteered to serve on the committee – he has chaired it in the past.

**Common Areas** – Brian Frankowski reporting

Entrance Island: The contractor for the project suffered injuries to himself and his equipment in an MVA, which will delay start of the project until at least early July. The project is planned to take 2 weeks to complete. Only traffic exiting Lakemoor should be affected Mon-Friday. Entering traffic is not to be affected.

**Ballfield** **Park:** Ballfield turf is growing in nicely, and should be open on July 4. However the horseback rides for kids will not be held there this year for July 4, they will be at the Tot Lot. The play structure is installed with the chips to be installed soon. The courts will be pressure washed soon. Tennis net has been replaced.

**Christopher Park**: Extra Dumpster and Porta Potty are ordered for July 4th. Work party to replace wood on 2 out of the 3 picnic tables will occur Saturday, June 22. Thanks Brian for sourcing the large (20’ x 4” x 12”) cedar planks.

All parks: Backflow preventers have been tested. Backflow preventers prevent back flow from irrigation systems into city water. Two are failing, one will be replaced this year, the other next year - at a cost of $500 each. This can be covered by budget allowances.

**Urban Forest:** New signs for rules are installed.

**Events** – Wendy discussed 4th of July planning. She is using Signup Genius online to fill the 60-65 volunteer slots to make the event a success. About half the slots are filled.

**Gardens** – Christina Morse reports veggie and fruit gardens have “wireless deer fencing” which seems to be working. Some gardens plots are still open for rental. Fencing is around the strawberries, which should be ripe for kids to pick on July 4. Christina requests that members replace the watering wand on the hose after use for drinking/filling water balloons, etc.

**Lake/Stormwater -**

**Lake:** Al Hatten has been vacationing, but reports the lake is in excellent recreational condition. There has been no algae bloom yet, and clarity is good. Biologics are healthy including dissolved oxygen. Temp is about 74 degrees, pH tends to be a little acidic (6.2-6.4) due to Douglas fir and cedar trees he thinks. Lake level is 7” lower than normal at this time of year, due to lake of rain. The oily film in west canal is felt to be due to natural decay of organic material.

Lake treatment has been performed, which is non-toxic and inhibits but does not kill aquatic plants.

**Stormwater -** Al has been hoping to do testing on the numerous storm drains, but there have not been any big rains this year. Al comments that he’s more concerned about runoff from Gruen Swale, than the Kaiser Woods area, and notes the City will be doing an ecological assessment of Kaiser Woods in the future.

**Outreach** – No report

**Urban Forest:** Christina Morse stated members have been coordinating management of non-native plant/tree species in the UF. This includes: 1) Removal of Scotch broom, bull thistle, tansy ragwort from the Kaiser Rd section of the UF, which will be on-going for a number of years. 2) Yellow archangel (YA) management plan is under consideration. 3) Holly tree management has a bid and will be implemented in the next 30 days. 4) Ivy removal from the entrance to the UF trail is under consideration for a bid. Members are performing trail maintenance as needed. The Doug fir saplings planted on the Kaiser Road end are doing well with 80% survival. Vine maple seeds have sprouted and are doing well.

The first Saturday “Walk in the Woods” at 10 am will be continued if interested community members contact Christina Morse by email or phone on the Wednesday before.

Reports were accepted.

**Old Business**

1. **Security at Lake Parks:**  Belligerent activity, vandalism of docks, and intimidation of residents by non resident kids and adults has been a problem at the lake parks over the last couple of summers, to the point that several residents with families have limited their use of lake parks. Now there are reports of HS students counterfeiting the LCC bracelets, complete with numbers, in order to circumvent park rules. Common areas manager and the board have been discussing various options to beef up security at the lake parks and enforce the restriction of lake use to community members only, including various locking and code systems, as well as RFID locks, cards and bracelets. The most expensive system with RFID locks and wristbands plus raising height of Westside Park fencing could run over $25,000. Treasurer Rob noted LCC has funds in the budget, and savings, to allocate such funds, if needed. John Ulmer stated the LCC Board has a fiduciary duty to protect our most important asset, the lake. The summer has started and the next board meeting isn’t until August. **John then moved to allocate/set-aside up to $30,000 for security improvements to common areas, especially lake parks. Randy Lubert seconded. The board unanimously approved.** Rob stated he plans to contact the athletic departments of both Olympia and Capital HS warning them that non resident athletes violating our lake rules may encounter police questioning. John Ulmer had previously learned from Officer Clarke at OPD that our lake park signage needed additional wording for OPD to act on a behavior complaint, such as “NO TRESPASSING” and “Guest must be accompanied by a resident”. **John moved that LCC post such additional signage at LCC parks, Rob seconded, and board unanimously approved.**

**New Business**

1. **Architectural Control Committee (ACC)-** Dan Andersen has applied to be on the ACC. He has previously chaired the committee. Mike G moved, Rob P seconded, and the board unanimously approved that Dan Andersen join the ACC as a 2-year term member. Bruce Triechler has a 3 year term, Mike Gowrylow a 2-year term, and Dirk Havlak a 1-year term.
2. **Engagement Letter** - **Rob P moved, Susan D seconded that LCC sign an Engagement Letter with Heather Burgess with Phillips Burgess.** She will help advise the Board of land/lake use issues. There is no cost to signing an engagement letter. The board unanimously approved.
3. **Town Hall Meeting Planning** - Wednesday, June 17, 7-8:30 pm at Jefferson MS. Wendy will be absent, so John Ulmer will run the meeting. Format discussed including having John Peters from OPD speak 20-30 minutes with residents about security issues. Strategic priorities of the board this year will be restated and briefly updated, then floor will be open to community feedback.
4. **Covenants Committee Rules and Regulations Draft Review**. Draft prepared by committee was reviewed and revised. Next step is for committee to define a violation notification system procedure, and fine structure, and then obtain lawyer opinion from Stephen Smith. After board approval, the R&R’s will be circulated to community for 60 day review and comments.
5. **Next Board meeting is Monday, August 5 at 6 pm due to vacation conflicts, and will be at Christopher Park. There is no scheduled board meeting in July.**

Meeting adjourned at 8:54 pm

Submitted by Dirk Havlak, LCC BOD Secretary