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

**Meeting type**: Regular

**Date**: August 5, 2019

**Place**: Christopher Park, Ken Lake neighborhood

**Start time**: 6:15 PM

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

**Community members in attendance**: Michele Rothman – Ken Lake Clerk, Pat Ames, Marian Bailey, Jann Hoppler, Mark Mahaffey, Bob Morse, Christina Morse, Maria Nardella, Ralph Oliver, Bruce Treichler, Rita Westling,

**Minutes**: June 18, 2019 minutes amended, moved, seconded, and unanimously approved.

**Community Comments**: Bob Morse thanked the board for making the Entrance Island project happen and was impressed by the attractiveness of the landscaping. Rob P. stated that the board’s emphasis this year is to improve the appearance of our community in an effort to make it the premier community in Olympia like it used to be.

**Reports**:

**Security** – Ralph stated he was pretty sick in the spring but has recovered and is doing well. During the month of July, he ejected 30 nonresidents from the Lake Parks. He thanked Dirk Havlak for his help removing 2 nonresident fishermen in a boat with an electric motor on July 25 at about 10:15am. John U commented that on Reddit there are posts advertising Ken Lake as a place to fish. (see security measures discussion below).

**Treasurer** – Rob P stated he did not have final financials for July from Vantage as they usually come out on the 10th of month. Preliminary numbers show receipts are $4000 greater than expenses. $130,000 is in the bank, mostly in MM funds, which generated $600 in interest.

The **2018 audit** report was received and noted less that $1000 correction, no constructive recommendations, and that internal controls are ok.

LCC has received **an L&I notice** regarding a potential violation. A hearing is scheduled for 8/15/19. The board has engaged Ed Younglove & Coker, specialists in employee law, to put together an audit package to assist Rob when he goes to the hearing. Rob is not sure who filed the complaint with L&I, or what the complaint is. LCC has 3 contracted service providers who are not employees (security, common areas manager, and clerk) and all have signed contracts.

In September, Rob plans to compile a list of 3 management companies, and 3 firms that do reserve studies. He will request RFPs (request for proposals) from these entities to help the board make decisions whether to continue working with Vantage and Cedcore, or make a change. Cedcore is in the 3rd year of its 3-yr contract. Rob and the LCC BOD would like to find a firm experienced in working with HOAs with lake property issues.

**Covenants –** John U spoke for the committee of Randy L, Susan D, Maria Nardella, and himself

The committee has met several times to write Rules & Regulations that are consistent with the 2008 Covenants, to help clarify them, and to help guide community members.

They have been reviewed by the board, and a draft has been sent to attorney Steven Smith to verify they are legal and consistent with the covenants. Once he has made his suggestions and revisions, the R&Rs will be shared with the community for review and comments for a 60-day period. The committee and BOD will then revise the R&Rs and vote on them. These will not need to go to the general membership for a vote. The attorney will assist with helping determine a mechanism for notifying members of covenant/rules violations, and a fining process.

**Architectural** – Bruce Treichler reported there were 4 requests submitted to the ACC, 2 regarding tree removal, 2 regarding fences. No issues identified. He reminded board and membership that the committee has no authority to tell members to cut or not cut trees.

**Common Areas** – Brian Frankowski

**Entrance Island :** Project completed around August 1. No significant inconvenience to traffic flow during reconstruction. Brian said contractor, Rodda & Sons, was great to work with. Community is very pleased with resulting appearance – positive comments on Next Door and to board members. The final project cost was $6900 over budget, but after the $5000 grant from City of Olympia, the overage will be approximately $1900. See new business for board action on this.

**Lake parks – Westside, Christopher :** Discussion about increasing security at lake parks (also see June 2019 minutes). Consultants with RFID expertise have visited with John U, Randy L, and Brian. 3 new gates with RFID locks recommended – 1 at Westside, and 2 at Christopher. The fence at Westside needs to be raised from 4 foot to probably 8-foot height. Southgate Fence to consult regarding whether to put in new fencing or extend current fence up. John U learned from city that no permitting for fence required if fence is 10 feet or more from the street property boundary. RFID system (gates, wristbands, software) – not including fencing - probably $15,000 range. Advantages: 1) residents who move out can be removed from system. 2) Can track who ingresses and egresses parks. 3) Can lock gates electronically and automatically during closed hours (like 11 pm – 7 am). 4) Harder to counterfeit. 5) Security may be able to use handheld scanner to scan wristbands. Distribution of wristbands would probably be similar to previous method – 5 per family, with ability to purchase 5 more. Currently there are temporary signs at lake parks with additional rules – when fences replaced, new set of signs will be consolidated, produced, and installed.

At Christopher Park, 2 of the picnic tables had their wood timbers replaced during a work party before July 4. The wood for the 3rd table will arrive around Aug 24, and will be installed with another work party before Labor Day (date TBD). The wood needs to be treated, which can hopefully happen with the work party.

A new boat rack for Livingston type boats will be added at the Westside Park.

The swimming dock with diving board near Westside Park will need to be replaced soon. The swimming dock off of Christopher Park dock may need repair as Randy L notes it sinks below water level if more than 4 people are on it. This float is subject to frequent vandalism (ladder removal, etc) probably by nonresident teenagers.

**Ballfield** **Park:** renovation complete, play structure in place. Ballfield open for use – no bicycles, cleats allowed on grass.

**Tot Lot:** A new library box has been installed by Shaun Coombs. It was donated – plaque reads, “Dedicated to The Spirit and Memory of Duane L. King, Reader Extraordinaire, Nov 2, 1936 – March 3, 2014”

**Events** – Wendy reported: July 4 picnic at Christopher Park was a great success and came in under budget. Wendy used Signup Genius and Facebook friends to garner the 60+ volunteers necessary to pull it off.

Bike race and run, coordinated by Maria Nardella, was fun for the kids who were happy with the donated prizes Maria provided for winners and participants.

The Sogn family funded a jazz concert by Tracy Hooker and his Hook Me Up band that played 3 hours in Christopher Park on July 21, which was a beautiful sunny day. Attendees could listen from their lawn chairs in the park, from their boats, and from their lakeshore homes. Board consensus was to encourage similar events in the future, which could be budgeted or perhaps funded privately again.

Michelle Rothman is planning another Fall Festival in late October. Last year included pumpkin painting, apple bobbing, and donkey rides.

**Gardens** – Christina M reported gardens are producing cherry tomatoes, squash, peppers, and herbs. The Dahlia gardens are blossoming. The strawberry plot is up for grabs, come and dig out as much as you want. CM proposed and board approved reducing price of plots to $15 for the rest of season- which could be used for fall crops of herbs, kale, lettuces, etc.

**Lake/Stormwater -**

**Lake** – Dirk H reported a worker at a lakeside residence using a power washer on a dock which fragmented small pieces of its underlying Styrofoam into the lake. Dirk brought this to the attention of the worker, who said he would have used a boom to contain the Styrofoam if he’d known about it. He said he’d inform the homeowner. It looked like some but not all of the debris was removed when checked later.

This comment led to a discussion about John Ulmer and crew lake cleanup last Dec 16, which “netted” 250# of Styrofoam bits and other debris. They made note of the problem docks. Lakeside homeowners with deteriorating Styrofoam floating docks need to make plans to repair or replace them. In the meantime they should consider putting a boom around their dock to prevent contamination of the lake and its beaches.

Some lakefront owners have been drawing water from lake for irrigation – this practice is prohibited at any time. It is particularly detrimental during the summer months.

**Stormwater –** no report

**Outreach** – No report

**Urban Forest** – Christina Morse reported UF members have been researching contractors for removing and treating invasive plants (such as yellow archangel) , as well as forest management contractors for long range planning for the UF. Next meeting of committee: Aug 20, 6:30p at Christina Morse’s house.

Weeding party scheduled for Aug 24, 10 am – noon , on the Kaiser side of UF. Bring gloves and sunglasses.

The property tax for the UF only went up $156.89 between 2018 and 2019, after its reclassification, less than $1 per household. Rob P said UF committee has used $300 of $4000 budgeted.

Many positive comments about the walking/biking trail have been made by members and their visitors as they walk the trail. LCC BOD appreciates work of Shaun Coombs & others.

**Old Business**

1. **Park Security update –** see above under Common Areas
2. **Entry Island Update -** see above under Common Areas. **Rob P motioned, John U seconded, and it was unanimously approved to pay the overage amount of $6900 for the work by Rodda & Sons.** LCC will be reimbursed $5000 by the City grant.

**New Business**

1. **Dead tree survey -**  John U, Dan Andersen, Randy L surveyed the community with an arborist (at no cost to LCC) to identify dead trees in the neighborhood on park and private property. John has sent a letter to residents via email about this. 116 dead trees were identified, with an estimate of 500 total dead or compromised trees seen from the streets or lake. Private property was not entered to do the survey. JU has had 14 requests from homeowners asking about dead trees on their lots. Some homeowners have proceeded to address the issues.

**-**Causes of tree death range from laminated root rot for hemlocks and firs, bark beetle for cedars, overcrowding, underwatering. Owners are reminded that landscape fabric with fine mulch essentially prevents any water from reaching tree roots.

-JU would like the tree survey to happen annually in July.

1. **Signage regarding dog droppings –** Karl Young proposed that LCC purchase and post signs indicating fines for leaving dog droppings. Board discussed – those who walk their dogs around neighborhood rarely see evidence of dog droppings, and dog walkers in general seem conscientious about picking up after their dog. Marian Bailey said the Hibberts who mow our parks have rarely, if ever, encountered problems. Rob P volunteered to look for droppings. No action taken.
2. **Next Town Hall/State of the Community meeting -**  the first Town Hall in June was felt to be successful and well received. Officer Clark from OPD was speaker.

Next Town Hall will be week of Oct 7 at Jefferson MS Library. Exact date TBD. A representative from Olympia Emergency Mgmt will be asked to speak.

1. **Next board meeting – Monday Sept 9, 6pm at Jefferson MS** (due to board member absences Sept 17)

Meeting adjourned at 7:44 pm. Submitted by Dirk Havlak, LCC BOD Secretary