DRAFT

LCC Board of Directors

AGENDA

June 21, 2022

Zoom: <https://esd113.zoom.us/j/82026916201>

* Call to Order – by Dirk Havlak at 6:02
* Virtual Meeting Rules – read by Dirk Havlak
* Additions or deletions to agenda – added below
* Roll call / sign in sheet:
  + Board members present: Dirk Havlak, Mike Gowrylow, Randy Lubert, Rob Panowicz, Alicia Roberts Frank, Wendy Harris, Dan Anderson
  + Board members absent:
  + Community members: Michelle Rothman, Marian Bailey, Alice Elizabeth Hart, Kaylin Clarke, Joel Rogers
  + VIS representative: Christina Rhoades
* Approval of minutes from May 17: Rob moved to approve, Mike seconded – all approved
* Community comments read by Michelle
  + From Michelle Rothman – entrance property maintenance; employment of kids to maintain parks – like raking of beach, cleaning, weed pulling etc.
  + From Mark Mahaffey – property owners should not be fined for maintenance needs
  + Jessie Oakland – wants to get a boat tagged, needs to know how
  + Tori Tjersland – sent an article and letter about tree-cutting
* Reports:

1. Security – Ralph Oliver – not in attendance; sent Dirk an incident report;
2. Treasurer: Financials – Rob Panowicz: [Link to full report](#Treasurer); liquidity looks good; expenses have been less than income; plans to move approximately $75,000 to a CD; audit will take place in December.
3. Covenants & Compliance Committee–Wendy Harris: no written report; looking to change charter – added to New Business; working on monthly drive-throughs; noting compliance, and things are looking good. CR added that community members can respond to letters.
4. Community Manager Update – Christina Rhoades –covenant enforcement report; a few home owners have had questions about letters and some have reached out about RV storage and garage sales.
5. Architectural Approvals – Dan Andersen:

* Tree cutting notification, Reinke, 1716 Camden
* Fence and tree cutting notification, Gibson, 1996 Canterbury
* Tree cutting notification and shed, Carpenter/Rodiger, 2305 Lakemoor
* Tree cutting, Jacobs, 2080 Lakemoor Ln  Cutting 8 or 9 of 18 trees as they are dead
* Correction regarding the fence height approved in the last ACC report for Banks, 1988 Canterbury.  The section that was going to be five feet high will now be six feet.

1. Common Areas – by Dirk Havlak: [Link to full report](#Parks); also upgraded Honey Bucket at Main Rec to ADA compliant toilet. Pump-Station update: review of process & need; neighborhood Zoom meeting took place last Wed with city planners attended by Dirk & resident Devin Johnson; [Link to full report](#Lift)
2. Events – Alicia Roberts Frank:

* April stepped down as chair – Alicia is back-up; call out/need for a chair
* Update on events since last meeting and between now & next
  1. May 27: Summer Social Hour last Friday of the month
  2. June 11th: Yard Sale – we need to adjust flier so that it no longer says that funds go toward play equipment
  3. June 23: Bike-safety class
  4. June 24: Summer Social
  5. July 4th -- Independence Day Festivities – potluck, with LCC providing hot dogs, hamburgers, & vege-burgers; BYO drinks
     1. 10:00 activities begin – parade horses & activities end at 1:30
     2. 2:00 boat race
     3. 3:30 concert
     4. Still need volunteers
  6. July 29 -- Summer Social Hour
  7. TBD: one or two additional concerts
* Need for coordinator & volunteer to do movie night
* Looking for bands for 2 other dates TBD
* Dog day of summer dates -- 7/10 and 8/28 Becca Busscher
* Camp out -- 8/13 (Becca & Alicia) in either Main Rec or Tot Lot
  1. Main Rec preference from board members
  2. From Becca Busscher (organizer): “ I'd like to propose a family campout at Ken Lake, August 13th.  My family and I would lead the event.  I'd like to open it up to families that may be new to camping or maybe have younger or older family members and want to be close to home.

I propose having the event at the main rec park (Christopher) on Aug 13 from 6pm to 9am the next morning.  I understand noise may be a concern and I propose that we limit swim/boating at 9pm followed by 10pm  quiet hours.  I will have extra garbage cans and will remove all trash from the event.  We will follow all park rules.  We'll have a sign up (to keep it more organized).  I imagine this more like "Ken Lake Camp" and so we will fill the evening with camping activities to keep families busy.  I appreciate the consideration!”

1. Lake/Stormwater – Al Hatten/Christina Morse: [link to full report](#Lake)
2. Urban Forest – Marian Bailey (co-chairs): no report; no meeting last month
3. Gardens – Christina Morse, not present; [Link to full report](#Gardens)

* Old business

1. Tot-Lot Equipment Plan – Wendy: 3 pieces of equipment total = $10,128.25, includes equipment & installation; committee is requesting those funds to order; they will meet again to determine how to spend the remainder of the funds – it would come out of our reserve fund account. There might be a utility location – perhaps we can add some non-traditional equipment at the park…possibly the pump track, other equipment…like benches?
   1. Dan moved to approve – Dirk seconded – all in favor; passed
2. Tree survey follow up – recap of results shared last month;
   1. proposes
      1. Delete current covenant
      2. Replace with allowance to remove 35% with prior approval
   2. Proposes moving process discussion to next meeting so we have more time to research options
   3. Randy proposes looking through whole covenant doc to update
3. Pump-Station update – addressed above in Common Areas
4. Other -- none

* New Business –

1. Consents -- none
2. Renaming Tot Lot – discussion; no decision – moving to next meeting
3. ADA toilet – addressed above in Common Areas
4. Other new business
   1. Updating covenants committee charter – can compliance committee create a proposal?
      1. Committee can bring back a proposal to next meeting in Aug
   2. Events
      1. dog days 7/10 and 8/28 9:00-11:00 – Rob motioned, Dan seconded; none opposed
      2. camp out 8/13 6pm-9am, 10:00 quiet hour – concern about sound; Rob motioned, Mike seconded, none opposed
   3. Items for next meeting – August 16 at Main Rec.
      1. Managing boat registrations/fees – possibly through VIS
   4. Wildlife Carving at Ballfield – installation in mid-July expected

Meeting adjourned to Executive Session at 8:17 PM

In Executive Session, VIS manager Christina Rhoades and the board discussed delinquent accounts and appeals. The board acted on those accounts. It was also agreed that Ms Rhoades will do inspections in July and August without a board member.

Meeting resumed out of Executive Session at 9:19 PM

Meeting adjourned at 9:20 PM

Reports

LAKEMOOR COMMUNITY CLUB

Balance Sheets

As at May 31, 2022

ASSETS Operating Reserve Total

Cash in Banks Fund Fund

Checking $ 53,925 $102,875 $156,800

Petty Cash Checking $ 5,576 $ 5,576

Certificates of Deposit $ 100,502 $ 50,251 $150,753

TOTAL CASH $ 160,003 $153,126 $313,129

Accounts Receivable $ 23,986 $ 23,986

TOTAL ASSETS $ 183,989 $153,126 $ 337,115

LIABILITIES AND FUND BALANCE

Prepaid Assessments & Accounts Payable $ 13,207 $ 13,207

TOTAL LIABLITIES $ 13,207 $ 13,207

Beginning Fund Balance $ 139,095 $ 127,999 $ 267,094

Current Period Increase (Decrease) $ 31,687 25,127 $ 56,814

Ending Fund Balance $ 170,782 $ 153,126 $ 323,908

TOTAL LIABLITIES & FUND BALANCE $ 183,989 $ 153,126 $ 337,115

LAKEMOOR COMMUNITY CLUB

Combined Funds Statement of Revenues and Expenses

For the Five Months Ended May 31, 2022

REVENUES Actual Budget Variance

Assessments $ 104,040 $ 104,040 $ 0

Other $ 4,763 $ 9,893 $ (5,130)

TOTAL REVENUES $ 108,803 $ 113,933 $ (5,130)

EXPENSES

Corporate Costs $ 17,633 $ 22,418 $ (4,785)

Community Activities $ 3,238 $ 2,900 $ 338

Maintenance $ 17,049 $ 23,292 $ (6,244)

Security $ 6,286 $ 7,946 $ (1,660)

Common Area Improvements $ - $ 1,354 $ (1,354)

Utilities $ 1,584 $ 5,958 $ (4,374)

Reserve Fund Expenditures $ 6,199 $ 19,880 $ (13,681)

TOTAL EXPENSES $ 51,989 $ 83,748 $ (31,759)

NET INCREASE (DECREASE) IN FUND $ 56,814 $ 30,185 $ (26,629)

TREASURER’S NOTE:

1. These financial statements are subject to year-end audit adjustments.
2. Due in part to the impact of the COVID-19 pandemic and not having a Common Areas Manager for most of 2020, scheduled projects have been delayed. Projects costing approximately $44,000 were carried over to 2021. Operating Fund expenditures totaling $18,582 and Reserve Fund projects totaling approximately $42,500 are being carried over to 2022.
3. A substantial portion of our accounts receivable is comprised of one account which is in litigation and five (5) other member accounts over 90 days past due. We are pursuing collection actions to the extent authorized under the Governor’s COVID-19 proclamations.

Parks report June 21, 2022, by Dirk Havlak

Todd Bramble’s last day was May 31

Dirk has been liaison to Common Areas Manager

2 community members interested in position –

Backflow check on irrigation at 4 parks plus Entrance Island passed on 6/13

Possible irrigation leak noted at Christopher Park by mower Jay Johnson week of June 6.

Dirk turned off water & notified Tim’s Irrigation who diagnosed leak and repaired it on

June 9 & 10- several hours, 2 men, $1000 repair. Not related to mowing or playground build – PVC failed at an elbow about 16” below grade

Tim’s has tested and programmed all parks irrigation, ready to go once rain stops and warm weather hits

Derelict boat that spent winter on private beach, then westside park was removed and taken to dump by Jay and Dirk

Todd has continued to track and collect boat rentals, states about 8 left to pay up

Mowing of parks by volunteers has continued on schedule

Tennis and basketball courts to be power washed by Meyer Prof Svcs this Thurs/Friday 6/23 &24

Tot Lot playground committee has details regarding new equipment

Ken Lake Lift Station Access – Neighborhood meeting by Zoom

June 15, 2022 5:30 – 6:05pm via zoom meeting with city planners:

Jackson Ewing – Lead Planner

Eric Christensen – Water resource engineer

Nicole Floyd – planner

Attended by Dirk Havlak, President LCC HOA

Devin Johnson, resident 3362 Ken Lake Dr

Community Comment period closes 5 pm, July 6

Send to [jewing@ci.olympia.wa.us](mailto:jewing@ci.olympia.wa.us) 360-570-3776

Still in permitting process, this is one of the steps

Problem is large 38 ton vacuum/jetter truck (size of city bus) needs at least quarterly access to pump station to clean out wet well, which accumulates grease. 38 ton vehicle – makes big ruts in turf during wet season. As risk of getting stuck.

City Had to reduce asphalt footprint to get shoreline exemption

>30 feet from OHWM (ordinary high water mark) end is 43 ‘ from OHWM

Pump station is about 45’ from lake

Madrone to come out – other trees stay. Tree study done, report available.

City will take tree down, take limbs, was asked to leave 10 foot logs for community use

Tree root protection zone will be fenced off with tree protection fencing (4’ chain link?)

City will remove pea gravel and swingset – pea gravel can be saved for community use

Work can be done in a few days – probably in August or Sept 2022, will only work M-F 8-5

City will work with LCC regarding timing – city aware we have community events we need to schedule, and park often reserved for parties.

Dirk needs to assess whether our temporary stage needs to be taken down. Future stage could possibly be on pavement??

Lake/Stormwater

Date: June 21, 2022  
To: LCC Board of Directors  
From: Al Hatten, Chair - Lake Quality Committee  
  
This report to to give the LCC Board and the community a brief review of the current lake status.  
  
Lake Level: 1 inches BELOW max capacity (Max capacity is determined by the volume outflow in the West canal)  By comparison to prior   
years, it’s almost 4 inches ABOVE normal for this time of year.

Temp: Currently 67 degrees  This is slightly lower than normal for this time of year. (Normal is 71)  
  
Dissolved Oxygen/mgL: 11.8 - average ( 7-11 mg/L) is excellent for fish  
  
Dissolved Oxygen %: 93.8% - indicates that single cell aquatic plants are still in a somewhat growth phase. (Photosynthesis)  
  
Ph: 6.0 - average-This indicates the lake is slightly acidic due likely because of the cedar and Doug firs.  
  
Conductivity: 35.8 uS - normal - Indicates that conductive ions such as dissolved salts, alkalis, chlorides, sulfides and carbonate compounds are very low.  
  
  
Generally, the lake is function normally for this time of year given the increased level and lower ambient temperatures.  The clarity is slightly diminished due to late aquatic spring growth. Still a lot of water fowl making Ken Lake a feeding habitat and serval eagles and ospreys have taken a few dips at  the increased fish activity. The trout populations appears to be thriving given the cooler temps and abundance of small Bluegills that have recently hatched.

Samples will be taken in the next week or so  We will test for the following:

1. Fecal Coliform  
2. Total Coliform  
3. Nitrogen, Nitrates  
4. Nitrogen, Nitrite  
5. Nitrogen, Total Kjeldahl  
6. Phosphorus, Total  
7. Total Nitrogen  
8. HPC  
9.  Metals  (As, Cu, Hg,Pd and Zn)

Garden ReportText, letter

Description automatically generated