**Lakemoor Community Club Board of Directors Minutes – JUNE 2021 Draft**

Meeting type: Regular

Date: June 15, 2021

Place: Remote over Zoom (due to COVID-19 restrictions for public gatherings)

Start time: 6:06 PM (Zoom host- Dirk Havlak)

Board members in attendance: President Wendy Harris, VP Mike Gowrylow, Secretary Dirk Havlak, Treasurer Rob Panowicz , Randy Lubert, Alicia Roberts-Frank, Christina Morse

Community members in attendance: Michele Rothman – Ken Lake Clerk, Marian Bailey, Al Hatten, Rita Westling, Alice Hart, Dan & Pat Andersen, Carol Gruen, Steve Durant, Joel Rogers

VIS Community Manager attendance: Christina Rhoades

Minutes: May 18, 2021 minutes moved by Mike Gowrylow, seconded by Rob Panowicz, and were unanimously approved.

Community Comments: via email to Corporate Clerk.

Dave Schaefer of 3355 Lakemoor Circle states that low lying tree branches at Entrance Island and on Ken Lake Roads make interfere with driving tall trucks in neighborhood, and would like that issue addressed.

Ruth Bravetti finds the “pop ups” on Signup Genius app for various community signups annoying and thinks LCC should use an ad-free app instead.

Brian LeTourneau thought the initial courtesy letters had threatening tone and resented that he got a warning for metal roof with lichen, and neighbor received one for weeds when they were doing a great job with ivy removal and other landscaping. He thought the board should talk to the lot owner first before sending out letters, and that the tone of the letters should be softened.

**REPORTS**

**Security** – Ralph Oliver was not present, and did not send a report.

**Treasurer** – Rob Panowicz stated that finances are tracking nicely against budget, and that community is in a positive position. Operations and Reserve accounts total $245,000 with $150,000 in CDs or other interest bearing instruments. See attached report for May.

**Covenants & Compliance**: Randy Lubert reports the Delinquent Fine and Enforcement Policy is ready for approval after review by VIS and our attorney Stephen Smith. See new business.

**VIS report**: Community Manager Christina (Chris) Rhoades – noted that with June drive-through 7 properties were cited for landscaping, 4 for exterior maintenance, 5 for vehicles (boat, trailer, RV, parking). (Update regarding docks: Dirk notes that in June 2020 there were 18 problem private docks; as of June 14, 2020, 6 have been replaced or repaired, 3 have approved ACC applications to replace, 1 was improperly cited. This leaves 8 problem docks with no submitted ACC application or approval to remedy.)

**Architectural** – Dirk reviewed Chair Dan Andersen’s report via email: ACC approvals for period of 5/17/21 through 6/12/21:

Dock replacement, Mock, 1708 Camelot Park

Dock replacement, Waugh, 1617 Camden Park Dr

Fence, Rogers/O’Connor, 2309 Lakemoor Dr

Fence, Kennedy, 2127 Lakemoor Dr

Tree cutting notification (<35%), Stockbridge, 2178 Lakemoor Dr

Tree cutting notification (<35%), Kennedy, 2127 Lakemoor Dr

Dan forwards approval documentation to VIS every month.

**Common Areas –** CAM Todd Bramble out of town fishing in Alaska with his son. Dirk reported that one quote for professional mowing was $1800 per month. Community parks mowing has always been done by volunteer community members in the past, most recently by Bill and Kathy Hibbert for several years. Todd had been mowing the parks for the last month but it is not in his contract to do so. It was decided to gather a crew of volunteers (AKA Ken Lake Mowing Posse) to cover the mowing. Jay Johnson, Dirk Havlak, Randy Lubert, Mike Gowrylow, and Mike Frank have received instructions on use of the community’s “zero-turn” Kubota mower, and have started mowing the parks every 5-7 days. So far it is working out well.

Dirk is spearheading the new playground planning for Main Rec park. See Old business below for update.

**Events** – Chair Michele Rothman stated her active 9-member committee met 2 weeks ago.

Upcoming events:

* “Reverse Graduation” event cancelled but April Potts will gather a graduation gift for the 7 Ken Lake grads this year, covered by donations.
* Ken Lake Community Driveway/Yard Sale (as Garage Sale less COVID safe) – 9 am to 3 pm on June 19. Coordinated by Paula Baumgarten and Terra Hegge.
* Free Bike Clinic with Oly PD – due to rain, postponed to June 18, 3:30-5:30 pm at Clairmont Circle.
* Friday evening summer socials -Last Friday of month, started May 28 at 5:30 pm at Main Rec. Alicia Roberts Frank coordinating. Next one June 25 with new start time of 6 pm.
* MUSIC IN THE PARK –

July 4 at 3 PM with Pinehearts

July 18 at 5 PM with Tracy Hooker’s band

August 28 at time TBD with John Gipson’s band

* July 4 celebration – see discussion in New Business; will have a modified version.
* The committee brainstormed for activity ideas and circulated a survey to gauge community interest. Outdoor movie night > family kickball > dog days at the beach were top 3 popular items. Survey will be repeated in newsletter.

Park Reservations: with recent relaxation of COVID restrictions due to increasing vaccination rates, the board has agreed to open up park reservations for parties over 10, effective July 1. See new business for revised reservation form discussion.

**Lake/Stormwater** – Chair Al Hatten has submitted lake water samples to Dragon Labs for testing as per routine. Water temperature is now 70 degrees, level is only 3” down with the recent rain, visibility is 2.5 meters. Lake health is good. Blue gills are nesting in graveled areas of the lake.

The Lake Management planning committee will meet June 18 at 3 pm at Al’s house. Al, Christina Morse, Jeff Swotek, and Bruce Treicher are current members. Alicia brought up survey conducted earlier, noting canal sediment and lake muck the greatest concern of respondents. Al estimates an 18-24 month process to formulate a plan with a better estimate of what dredging lake might cost, including extensive permitting. One issue Al sees is how cost of canal cleanup is apportioned, i.e., how much is lot owner’s responsibility and how much is the HOA’s.

**Urban Forest** – Co-chair Marian Bailey reported:

A “Children’s Garden” was created about 1/8 mile into the Urban Forest for children and their family to sit and play and create scenes using natural materials, just off the trail and out of the way of traffic. See UF kiosk for suggestions on play.

The restoration area on left side of trail near entrance, where ivy was removed and native vegetation was planted, now has a watering plan with a covered water tank which is kept full by the immediate neighbor. A Signup Genius is being used for that.

A trail map has been created with copies attached to the kiosk that trail users can use and return.

An informational table about the UF will be at the July 4th activities.

**Gardens** – Chair Christina Morse reported:

A plant exchange will now happen on Saturday, July 24 (not July 4) 11am-1pm, at the Community Garden plots at the Tot Lot. A drawing for 5 bath teas will happen. The event will be an opportunity for community members to exchange plants, tools, and conversation.

A pollinator garden was created to attract bees and butterflies.

The tomato garden has 5 varieties that community members can sample this summer.

Two Hugelkultur demonstration beds have been established to show how excess woody material can be used to create a garden bed.

President Wendy Harris accepted the committee reports.

**Old Business**

1. Park Security System/RFID locks, implementation plan – Michele continues to distribute RFID bands on a case by case basis. More than 80% of the bands have been distributed. She has mastered the computer to help program the locks at the parks with the help of Joel Brincken. The locks appear to be working well, however the Sports Park court gate closure spring is broken and attempts to get fence vendor to repair it have been unsuccessful. Randy will ask Joel for other fence/gate vendors. Delinquent assessment payers have had their park access restricted.
2. City offer to put in paved road to Main Rec pump station – Dirk states the city is hoping to have the road installed this year, and is in permitting process. The current swingset and obstructing madrone tree will stay until closer to project initiation.
3. Play equipment at Main Rec – The new swings apparatus and climbing structure is on backorder according to Cascade Recreation, so delivery is pushed back weeks to months from original target of late July. In the meantime, Dirk has lined up a vendor to remove large asphalt area plus some sod to accommodate the required 34’ x 48’ play space. The new location will help preserve as much grass as possible, and the asphalt is not important to keep. Enough space will remain for the city’s pumper truck to access the future paved road to pumphouse. An 8 foot wide asphalt path will be preserved around the play space for walkers to enter one entrance and go out the other. Rather than use engineered wood play chips and plastic border as suggested by Cascade, the playground committee has recommended pea gravel and treated wood border. Dirk has identified several possible vendors for both. The playing surface and border will be installed with volunteer labor. Pea gravel was chosen for the playing surface because it is easier on bare feet, since many users come up to swing after swimming in the lake. It is recognized that the gravel can be a slipping hazard on the asphalt and can interfere with mowing. Once Cascade gives a firm date of delivery, the project will commence.
4. Lawn care services – As mentioned above, a volunteer group of mowers has been assembled to mow the parks, saving the community hundreds of dollars a month.

**New Business**

1. July 4 celebration discussion. With COVID rules softening and vaccination rates increasing, LCC is proceeding with a modified Independence Day event. Instead of a potluck, hamburgers and hot dogs will be grilled and provided, along with individual bags of chips. Volunteers will help with condiment dispensing. Food sides, and beverages will be provided by attendees. Spacing of family groups will be promoted. A morning bike race and run will happen, followed by a parade led by horses at 11:15 am, then from 11:30-1:30 activities at or near the Main Rec will include the picnic, horseback riding, bike race and run, bubbles, egg toss, badminton, volleyball, and music. No face painting or tug of war due to inability to socially distance. Wendy Harris has set up a Signup Genius for volunteers to help with set up, grilling, condiment dispensing, activity supervision, and most importantly, cleanup. 70 volunteers usually required. A city dumpster will be rented. Christina Morse suggested we hire some teenagers to help with cleanup. Wendy said there could be some money for that from not paying for face painters. From 3 to 5 pm there will be a “Music in the Park” performance by the Pinehearts. A temporary stage will be constructed using repurposed lumber soon by Dirk and John Gipson (it can be used by later bands on July 18, and Aug 28).
2. 2021 LCC Park Reservation Application – A subcommittee of Alicia, Wendy, and Randy worked out some revisions of the form for park reservations. See attached. There will be a 4 hour time limit for reservation, party size limits depending on the park, and rules about cleanup. Larger parties may be allowed with board permission.
3. LCC Delinquent Fine and Enforcement Policy – Randy, VIS, and our attorney Stephen Smith have been fine-tuning the fine enforcement policy and a draft is ready to approve. The fine structure has been in place for months, but enforcement policy is now ready. See attached. VOTE: Mike Gowrylow moved, Rob Panowicz seconded, and the board unanimously approved the LCC Delinquent Fine and Enforcement Policy. It will take effect in 1 month, July 15, 2021. It will be emailed to the membership and posted to the kenlake.org website.
4. Unauthorized use of community garbage cans – the garbage cans at Sports Park and Tot Lot have been filled in recent weeks by non-park users. They are emptied every 2 weeks, not weekly as noted on the side of the cans. Wendy and Christina M suggest that a wooden screen be built for both in the hopes of reducing such use and abuse. The cans at Main Rec and Westside parks are behind by the RFID locked gates, so are ok for now. Dirk will check out lumber behind community shed to see if that would work for the screens, which could possibly be built with repurposed lumber and pavers. An announcement in the newsletter will be crafted by Christina M and Mike G.
5. Next board meeting: The LCC board now meets on the **3rd Tuesday** of the month, with no planned meeting in July. The next board meeting will be Tuesday, August 17, 2021 at 6 pm live/in person at the Main Rec, without Zoom backup, weather permitting. Live meetings may be able to resume at Jefferson MS in the fall. The board will explore feasibility of hybrid combining Zoom and live meeting in the future, which could improve attendance. May be technically difficult without significant expense.
6. Other new business – consider moving community comments by Zoom at beginning of meeting, if not meeting live.
7. Community comments by Zoom - Marian Bailey would like the board to consider designated times that owners and their dogs could use the lake parks. There would be 1-2 resident dog owner supervising this, and could happen on a trial basis before adopting, if successful. Marian has worked through some guidelines and restrictions she discussed. Rita Westling notes several lots have low hanging tree branches that interfere with walkers, forcing them toward middle of road, which is a hazard. This could be also announced in the newsletter that lot owners need to address their low branches that encroach on street. Christina M states that the city has asked one of her neighbors to trim back their branches in the past. They do also interfere with garbage collection.

Meeting adjourned to Executive Session at 8:09 PM

In Executive Session, the VIS manager Christina Rhoades and the board discussed delinquent accounts. The board acted on 2 additional accounts.

Meeting resumed out of Executive Session at 8:15 PM

Meeting adjourned at 8:16 PM Submitted by Dirk Havlak, LCC BOD Secretary

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