**Board members in attendance**: President JP Anderson, VP Wendy Harris, acting Secretary Josh Camden, Rick Stence

**Community members in attendance**: Michele Rothman, Rita Westling, Bruce Triechler, Marybeth Burney, Christina Morse, Al Hatten, Leslie Turner, Jay Clark, Mary Clark, Diane Joy, Rob Panowicz, Hal Stockbridge, Chris Sogn, Brian Frankowski, Karl Young

**Entered Executive Session at 6:11:** Discussion regarding Jay Clark’s board position replacement

**Exited Executive Session at 6:16:** Immediately upon exiting Executive Session, Rick left board meeting.

Question was brought up by members in attendance regarding lack of quorum. JP said he had an absentee vote from Mike Gowrylow regarding the open position replacement. JP posed question to Al Hatten regarding rule of order and it was said under the circumstances the vote could take place.

Motion made by JP to appoint John Ulmer to open position on the Board to replace Jay Clark to his term. Wendy seconded.

Josh Camden, acting Secretary: Yes

Wendy Harris, Vice President: Yes

JP Anderson, President: Yes

Mike Gowrylow: Yes by absence in email to JP dated 11/19/18 - “JP, I herby (sic) vote by proxy to place John Ulmer on the Lakemoor LLC board to replace Jay Clark. Mike”

Motion passed. John took seat on board.

John then made comments to members in attendance about JP coming to him to serve on board and why we felt the need to serve, what he has seen over the last few years in the community, what the community can still be, and asked for the support of the community.

**Past Meeting Minutes**: Will be approved at next meeting to give John to review them

**New Business**

**Common Areas Report per Brian Frankowski:**

* Ballfield Park bid review and selection. Brian got 3 bids to do the park renovation. His recommendation was to take the middle bid from Rodda and Sons. He listed off the pros and cons of the 3 bids. Rodda and Sons was the only bid willing to install play equipment if we choose to have those new items installed.
* Motion made by JP to accept bid from Rodda and Sons for $41447.85 to complete Ballfield Park renovation project. Wendy seconded. Motion passed unanimously.
* Brian then spoke about the entry island project and what he asked companies to do in that project. The basic bids, ranging between $15k and $19k, would remove the topsoil and add new irrigation and some new plantings. For an extra $10k a hardscape (riverbed stone) addition can be done to update the look of the island. A discussion was had on what course of action to take: the basic or bigger project.
* Motion made by JP to approve spending $800 to Rodda and Sons to develop a landscape design for the island entry which would also be rolled into a down payment if approved in the future. John seconded. Motion passed unanimously

**Election Procedure/Ballots**

* A discussion was had regarding the ballot collection procedure and the distrust some members of the community have towards other members in holding said ballots. JP suggested the ballots be mailed to Vantage until we are ready to tally them. Bruce Triechler mentioned the idea of using an accounting or law firm. It was agreed we would get cost estimates from several 3rd parties and make a determination on action at the December board meeting.

**Lake Pollution**

* JP mentioned an increase in lake pollution, specifically styrofoam on the lake. He invited community members to come to the lake at 10:00 on Saturday 11/24 to help clean up with canoes and boats.

**Old Business**

**Employee/Contractor update**

Wendy reached out to Vantage to get clarification regarding the LCC being employers to our contractors due to changes in RCW last year. Vantage said the LCC is not subject to those RCW changes. JP then mentioned that Vantage’s business is serving HOAs so they research these issues to check how it may affect their clients.

**Community Concerns:**

Karl Young: Spoke about Covenant, Rules and Regulation needs and about sending out letters to houses that are breaking covenants.

Christina Morse: advertised Urban Forest Tree Planting Family event for Saturday December 8 from 1-3

**Committee Reports:** none heard at this meeting due to focusing on topics earlier in meeting such as board replacement and Ballfield Park renovation and shortened time of meeting

***Meeting Adjournment: 7:15 PM***

*2 Board members had to leave at 7:15, breaking quorum*

**Next Meeting is Tuesday, December 18th at Jefferson Middle School.**