LCC June Minutes Approved

Date: 6/16/26
Time: 6:00
Location: Zoom

Call to Order: 6:00

Meeting Rules

Roll Call

- **Board Members:** Alicia Roberts Frank, Susan Lindquist, Mike Gowrylow, Fred Yancey, Helen Kuebel, Leslie Turner,
- **Community Members:** Alice Hart, Andrus family, Carol Gruen, Cathy Johnson, Chris Meserve, Craig Burger, Rick Stence, Jason Kinn, Linda Panowitz, Marian Bailey, Mike Frank, Michele Rothman
- **Other:** Nicole Eby, VIS, Ralph Oliver, Security

Approval of Minutes: **Motion to** approve minutes; seconded; passed

Community Comments

- From Board Meeting – oral (written comments on doc linked above)
    - Elle Burger – read written statement
- From Planning Session –
    - Elle Burger resubmitted minutes with corrections written form
        - Wants chat open
        - Email not perfect
    - Shivonne Byrne – kudos to clerk
    - Craig Burger - zoom snafu corrected

Informational Items

- Board Announcements
    - Not taking community comments during the meeting
    - The board receives and appreciates all written comments
    - City hearing Zoom Monday 6/22 @ 5 30 regarding mountain bike park A Kaiser WoodsContracted Staff Announcements/Reports/INFORMATION
        - Fred & Louise sending communication
        - There is a map on website
    - Electric bike on the Main Rec on Dock
    - Budget process – it will go out to the community by June 30; there will be a Q&A with the finance committee on July 9 at 6:00 at Main Rec - bring questions, a chair, and a sweater
    - Kudos to Mike Frank on parks – he works closely with the treasurer on all projects
- Security – Ralph Oliver

    - When he is not able to respond, please call 911
    - A couple of incident reports:
        - On 6/3 there was a report of a large group of teens at Main Rec; around 4:00, none had wrist bands, many arrived on paddle boards; was told they needed to leave since they didn't have wrist bands; they were gone an hour later
        - 6/15 – there was a resident whose house is being renovated was broken into by 3 teens, 2 of whom were photographed by the contractors; the board is working with the police to find them
        - 6/16 - guests of a member today seemed to resemble the kids in the photos; Ralph alerted the police
- Common Areas -- Mike Frank
    - Worked on gate closures at Main Rec & West Side – they may need adjustments
    - Life rings have arrived and need to be installed - hooks have been ordered and should be arriving shortly
    - Getting bids on fencing
    - Started painting the graffiti on Sports Park fence (exterior)
    - Increasing garbage capacity at lake parks for the summer months
    - Working on clearing fence line along Sports Park
    - Grass on West Side – one patch is coming slowly, the barrier around the other is done
    - Next project is fixing the doc at Main Rec - there is a part that is hanging off
    - JThere are 3 bids to the board about asphalt - a decision needs to be made
    - Mike Frank contacted the city about expansion of road into the park and is waiting on a reply regarding whether or not they'll contribute or do it as they had said they would
- VIS – Nicole Eby
    - Nothing to discuss
- Committee Reports (given at Planning Session)
    - Compliance Committee
        - Photos were sent today and reviewed
    - Architectural Approvals – Jeff Schock/Wagnitz
        - The ACC acknowledged 2 tree removal notifications and approved 4 applications since the May HOA Board meeting:
            - 1615 Camden Circle - Tree removal acknowledgement (1 tree)
            - 2014 Clairmont Circle - Fence installation
            - 1800 Camelot Park - Fence gate replacement
            - 2313 Lakemoor Dr - Tree removal

acknowledgement (3 trees)
- 1725 Camden Park Dr - shed construction
- 1608 Camelot Park - carport construction

- Events – Alicia Roberts Frank
  - Meeting held 5\25
  - Summer paddle scheduled for 6/20 at 4:00
  - Harvest Activities
    - Chili cookoff & pie contest
  - Last Friday socials about 15 people in May
  - Movie night being planned
  - Concerts planned for Aug & September – still looking for a band for July
  - Minutes
- Lake – Al Hatten/Leslie Turner
  - June 25th Town Hall Meeting @ 6:00, Main Rec, Bring a Chair
- Stormwater – Al Hatten/Leslie Turner
  - Town Hall on June 25 (see above)
- Urban Forest – Marian Bailey
  - Nothing new
- Gardens – Christina Morse (not every month)/Susan Lindquist
  - Donated hay moved up by trees
- Goose Deterrent Committee – Sheila McCartan
  - NA
- Long Range Park Planning – Mike Frank
  - Add shed topic to business meeting new business
    - There is follow up
    - Call out in newsletter for
- Finance – Rick Stence
  - Reviewing document, forms for potential buyers
  - New members Louise & Craig Burger
  - Meeting 6/11
  - New budget deadline by VIS
- Governance/bylaws – Fred Yancey
  - Meeting on 6/10 orientation contact Fred Yancy
  - Elle's work will be reviewed
- Code enforcement
  - New letter regarding compliance on the website
- Safety & Security – Carol Gruen
  - Life preservers are being installed at lake parks
  - Lights are up at the shed
  - Cameras are going up at Tot Lot to monitor gardens
  - Walkway safe at West Side - additional bark added to prevent tripping over roots
  - Agenda/"to do list" is done

- Technology – Elle Burger
  - Wants to revisit website discussion

Additions or deletions to agenda

Old Business

Topic	Discussion or Action	Notes & Details
Asphalt bids Looking into any City assistance	Action	There are 3 bids – we need an answer from Mike regarding the city collaboration part; we could go ahead with the rest;
⚖ **Motion** to accept Mike Frank's recommendation (K & K Asphalt. The bid was for $11,740.) and to proceed on the widening of the entrance to Main Rec depending on the city response. Seconded: passed Contract bids will be put on the website for all to review.		
Management Company Bids	Action	2-3 companies worth considering Fred and Mike will ask for more information and bring it to the board. VIS is responsive. Formulate our reasons for looking for a change.
Discussion: VIS is giving us a good bargain; we do have a 30 day notice to cancel We would like a monthly bank statement from VIS – which we're not currently getting, so that we could be more proactive in our CEDAR selections and engagement. **Motion** to continue with VIS as our management company; seconded; passed		
Bylaws & Covenants Status report	discussion	
Minutes will be ready for the next planning session – first meeting was last week with 9 participants; next meeting tomorrow to begin review process		
Finance Committee Ads in Newsletter	Action	Plans for Ads in Newsletters. Placement in Newsletter (interspersed or in back) Options for Classifieds (Removal for Business Copies) Rick- Vis has stated there is no additional cost print newsletter Rates $600 for half page ad/year

⚖ **Motion** to solicit ads for the newsletter accepting the proposal of the finance committee, and see what revenue it brings and get feedback from the community, on a one-year trial basis, starting August 2026 (with one free digital version in July). Seconded; passes Plan is to continue with plan – 4 printed newsletters per year and the rest digital Suggestion to do for one year and re-evaluate.		
Website	Discussion	New, Old, Questions, Comments
Discussion – desire for it to be more user-friendly, updated & intuitive ⚖ **Motion** to maintain and work with our current website. Seconded; passed		

New Business

Topic	**Discussion or Action**	**Notes & Details**
Shed expansion	discussion	Discuss report generated by Marion. Long range planning, volunteers.
To be included in the Long Range Planning committee work; Mike Frank will put out a call for members for the committee in an upcoming newsletter.		
Credit and/or Debit Card for Clerk for Autopay	Action	The website is on autopay. The current card is expiring. Payment is due. Also, is it possible to put Ralph's cell phone on autopay?
The website can be paid with CAM credit card. Ralph's mileage is being done through petty cash – ⚖ **Motion** to have the clerk pay Ralph's phone charge through petty cash; Seconded; passes ⚖ **Motion** to use the CAM credit card to pay for the website; Seconded; passed		
Update Welcome Packet	Action	Erin is running out of welcome packets and some information is outdated
⚖ **Motion** for Louise and Susan to update the welcome packet with input from the rest of the board; Seconded; passed		

Executive session to address appeals, delinquencies and violations

- Changes to Independent Contractor Contracts
    - Safety duties description suggestions
    - Common Areas Manager contract suggestions

⚖️ **Motion** to enter executive session to discuss contracts, account adjustments, and compliance issues for no more than 30 minutes; Seconded; passed

⚖️ **Motion** to accept the compliance findings ov VIS with the recommendations of the compliance committee; Seconded; passed

⚖️ **Motion** to waive the fees from the account adjustment form that was discussed except for the final demand fee; Seconded; passed

No decision yet on contracts.

Additional Community Comments (if time permits)

- Elle Burger regarding security and website and issues with communication with the board
- Craig Burger regarding website concerns

Adjournment

⚖️ **Motion to** adjourn; Seconded; passed 8:30

Upcoming Meetings (The community will be provided a minimum 14 day cancellation notice for any meeting date)

	Date	**Type**	**Location and/or Zoom link**
June	10, 17, 24 @ 6:00 pm	By-Laws Workgroup Meeting	Fred Yancey's House & Zoom: Join Zoom Meeting https://us06web.zoom.us/j/89115262123?pwd=1uWGOhvwMdREvB6pUgMg5fw4rKf3Kj.1 Meeting ID: 891 1526 2123 Passcode: 789985
	25 @ 6:00	Lake Town Hall	Main Rec – bring a chair and a sweater & Zoom: https://us06web.zoom.us/j/81832409073?pwd=RCXCt9zU8ltapLIzsLvHEhLNGJ4f4k.1 Meeting ID: 818 3240 9073 Passcode: 451799

July	7 @ 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	8 @ 6:00 pm	Urban Forest Committee Meeting	TBD zoom link option: https://us06web.zoom.us/j/86431090969?pwd=1p7k5h61OoReQQ4MHcIIaYVgPBwqw1.1
	14 @ 6:00	2027 Budget Community Forum	TBD Zoom link option: https://us06web.zoom.us/j/84736430027?pwd=nqNNTvyU7b1k5qHhVg6QBv1HzUGGRg.1
	21 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
August	4 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	18 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
September	1 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	15 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
October	6 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	7 6:00 pm	Urban Forest Committee Meeting	TBD zoom link option: https://us06web.zoom.us/j/84772019806?pwd=HjxjTArAblbPZibQnHoI0d0sUINtrg.1
	20 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790

November	3 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	17 6:00 pm	Annual Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
December	1 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854; Passcode: 650205
	15 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790