

LCC Board of Directors Monthly Meeting Minutes DRAFT

Date: October 28, 2024

Time 7:00 p.m. – 8:00 p.m. via Zoom

General Business/Opening

- **Call to Order** at 7:01
- **Virtual/Live Meeting Rules** read
- **Roll Call**
 - **Board Members:** Leslie Turner, Alicia Roberts Frank, Wendy Harris, Mike Gowrylow, Evan Clifthorne, Ann Larson, John Ulmer
 - **Community Members:** Randy Lubert, Marian Bailey & Mark Mahaffey, Christina & Bob Morse, Chris Meserve, Karl Young, Al Hatten, Jeff Wagnitz, Hal Stockbridge, Esther Baker, Laura Avery, Dirk & Dixie Havlak, Fred Yancey, Quinn Haithcock, Joel Rogers, Alice Elizabeth Hart, Brian Nell & Margaret Fahy, Karen Rogers, Christopher Brooks, Barbara Brooks, Frederick Stence, Louise Becker, Danielle & Craig Burger, Seth Johnson, Spring family, Michael & Lucy Clifthorne, Barb Walker-Tindall, Jeff & Shelly Wagnitz, Jessica DeBoer, Steve Durant, Linda & Rob Panawitz, Michele Rothman, Cori Pembleton, Tara Andrus, Shawn Coombs, Bruce Treichler, Jeffrey Swotek
 - **Other:** Nicole Eby – VIS
- **Approval of Minutes** from September 24, 2024
 - Moved & seconded – carried
- **Additions or deletions to agenda**
 - From August Minutes Treasury – reserve funds
 - Urban Forest Request information for newsletter
 - Code of conduct
 - Moved, seconded, carried
 - Election Clarity
 - Moved, seconded, carried
 - Easement – 2151 Results
 - Moved, seconded, carried
- **Community Comments**
 - Listening session – recommends in person or hybrid
 - Community never agreed to be bound by vote – board did – this will go to an attorney
 - Regarding porch letter – inappropriate to have a board member complaining about board rules and practices and to invite community members to contact him directly rather than going through the channels (emailing Michele)
 - Fine system – would appreciate notification before fines – system needs review
 - Request for list of candidates

- Disappointed in bullying & misogyny & gossip – we all need to be kind and stop the neighborhood bullies & think for themselves
- **Board Member Announcements**
 - Please ask for clarification rather than spread rumors
 - Evan's letter he believed it to be true
 - We are not to represent ourselves as board members into the community without consultation with the rest of the board.

Code of Conduct

- Opened by Ann regarding a current letter that was sent to some members of the community but not all, though it claimed "all", with an explanation of why she ran for the board and how she is feeling emotionally attacked...it feels like bullying. It feels like there is confidential information being shared and misinformation is being spread.
- Ann would like us to adopt a code of conduct (acknowledges that it will not solve things, but it is a start) as a commitment to the community. She is drafting one and discussing it with our lawyer. She read her current draft.
- She wants to introduce a draft of the code at a town hall meeting, open, on 11/4.
- Motion – listening session Town Hall 11/4 to introduce a code of conduct – seconded;
 - Discussion
 - Call to question
 - Vote – carried

Election Clarity

- Individuals put their names forward last week to be added to the ballot, 4 weeks after the advertised deadline
- Anyone who wants to run for the board may do so as write-in candidate
- We could open this up to these individuals and the rest of the community for an additional 2 weeks, which would move back the annual meeting date (we can continue to have the budget ratification on 11/15)
- Discussion
- Motion to uphold the board established deadline of 9/30 and continue to hold annual meeting 11/15 (there is a write-in option on the ballot); seconded
- Discussion
- Call to Question
 - Vote – carries

2151 Lakemoor Dr. Lot

- 163 returned votes – the majority were yes
- Move to adopt a resolution sent to board members (with language below), seconded, rescinded
 - LCC accepts the offer and will acquire the easement across Lot 33 to provide access to the city park for the offered price provided:
 - The language of the final recorded easement shall be negotiated with the owners of Lot 33 upon consultation with the LCC's professional advisors.
 - The LCC Directors and professional advisors shall make every reasonable effort to conclude these negotiations by October 31, 2024.

- Discussion
- Simpler motion proposed, seconded –
 - Subject to approval of a final legal agreement by our attorney, LCC will allocate the sum of \$12,000 to purchase an easement on the undeveloped residential lot located at 2151 Lakemoor Dr. by October 31, 2024, for the purpose of securing exclusive, private, access to and from Kaiser Woods Park for Ken Lake residents.
 - Voted – carried

Board Priorities

Priority	Topic	Category (Information, Discussion, Decision) Information items should be kept to 3 minutes
Safety	Security Report (Ralph Oliver)	<i>Information</i> Not present nor received
	Old Business <ul style="list-style-type: none"> • Neighborhood traffic safety • Lake park security 	<i>Information & Discussion</i> Pursuing solutions to speeding (in collaboration with city) Community will be getting letter Park security a priority – desire to raise fences at Main rec; RFID bands has reduced the trespassers, but there are still fence climbers
Stewardship	Treasurer Report (Leslie Turner)	<i>Information & Discussion</i> Budget update, summary, process <ul style="list-style-type: none"> • Budget approved by the board last Thursday • Some amounts were increased – particularly lake treatment • New funds added for an additional port-a-potty, safety, measures, clean up crew • Reduced attorney fees • Budget is balanced & will be sent out in the information packet from VIS for ratification at the annual meeting August minutes states that the reserve budget needs to be used within two years; it needs to be changed to “replaced within 2 years”
	ACC Report (Dan Andersen)	Information – none this month
	(ad hoc) Contracts Committee Report (Evan, Wendy)	<i>Information & Discussion</i> No progress to date; Committee met once in July Committee was in process of reviewing VIS, Clerk, CAM & Security Informed by VIS that Ralph is not licensed Recommendation to remove topic from the list & dissolving committee

	Compliance (Wendy, John, Ann)	<i>Information & Discussion</i> History of compliance procedures overview & data (how many homes are cited) – process has been in place since 2017; VIS photos approximately 30-40 violations/month that are reviewed by the committee, with about 6-10% moving forward with a violation letter, which becomes a fine if not resolved. The letters are VIS form letters (they have many HOAs) not us. Appeals can always be made, and community members can alert VIS of needs for flexibility before violations are issued. The committee appreciates everyone's cooperation in the beautification of the neighborhood and we understand the concerns, which we hope to meet and continually improve. In the past 7 months, 7 fines were issued.
	Old Business New Business <ul style="list-style-type: none"> ● Governance & Code of Ethics Inquiries 	<i>Information & Discussion</i> Addressed above
Community Assets	Common Areas Manager Report (Mike Frank/Randy Lubert)	<i>Information & Discussion</i> Lengthy report shared by their liaison, Wendy. Overall parks look good; storm drains cleared, entry light repaired, damaged dog park sign replaced, mole removal, gate locks fixed, filled pothole at Cedarberry entrance to Main Rec; prepared a short-term list to do. Items of discussion – Main Rec resurfacing & dog park ground; pea gravel at Main Rec; weathering of sprinkler systems. Please run volunteer efforts through them so that they can arrange for green waste removal (they do appreciate the help).
	Lake Report (AI Hatten)	<i>Information</i> Town Hall
	Stormwater Report (AI Hatten)	<i>Information</i> Town Hall
	Goose Committee Report (Sheila McCartan)	<i>Information</i> None
	Urban Forest Report (Marian Bailey/John Busscher)	<i>Information</i> Desire for information on dying trees in newsletter:

	Long-Range Parks Planning (Mike Frank/Randy Lubert)	<i>Information</i> None
	Old Business	<i>Information, Discussion or Decision</i>
	New Business	None
Community Engagement	Events Committee Report (Maggie Marchand)	<i>Information</i> None
	Garden Report (Christina Morse)	<i>Information</i> None
	Old Business <ul style="list-style-type: none"> • Directory New Business <ul style="list-style-type: none"> • Volunteer Recognition/ Kudos Corner 	<i>Information & Discussion</i> Postponed

- Additional Community Comments – none
- Executive Session – none
- Adjournment – 9:02

Upcoming Meetings (all at 6:00 pm)

- Town Hall 11/4, location TBD
- Annual Meeting November 15, Olympia Unitarian Universalist Congregation
- November 19 – [Zoom](#)
 - Planning session November 12 ([zoom option](#))
- No December meeting scheduled