

KLCC Approved Minutes Jan 2024

1/16/24

Via Zoom

- Call to Order 6:00 by Alicia Roberts Frank
- Virtual Meeting Rules read by Alicia Roberts Frank
- Additions or deletions to agenda
 - Proposal – , then committee reports if time (start with new business, then old
 - Discussion of removal of “We Believe” sign from West Side park removed from agenda since sign is no longer there
- Roll Call
 - Board Members Present: Alicia Roberts Frank, Leslie Turner, Dani Clark, Joel Rogers, Evan Clifthorne
 - Board Members Absent: Ann Larson
 - Community Members: Al Hatten, Alice Hart, Caleb Spring, Carol Gruen, Christina Morse, Cori Pembleton, Dan Andersen, Denise (2309 Lakemoor Dr. SW), Dirk Havlak, Hal Stockbridge, Jason Kinn, Jason Zinn, Jeff Wagnitz, John Ulmer, Karen Rogers, Linda Poanwitz, Maggie Marchand, Michele Rothman, Mike Gowrylow & Esther Baker, Sean Clowers, Stevi & Phillip Martin, Wendy Harris,
 - Other: Anastasiya Levchuk & Ralph Oliver
- Approval of Minutes from November –
 - A motion was made to amend a footnote to November’s minutes to add: for clarification these minutes are amended to reflect that this action (declaration of Donna Virgilio’s board position vacant) is out of order of our bylaws, no action has occurred to this action, and therefore no action is taken and there is no vacancy.
 - The movement was seconded, a vote was taken but not passed
 - A second motion was made to approve the minutes as written.

- The movement was seconded, a vote was taken and passed
- Community Comments & Questions
 - someone has dumped white rice around Christmas time and raw beans more recently, to right of kiosk; this will attract rats and cause problems
 - recourse for speeders in neighborhood – was forwarded to Ralph
- Committee Reports
 - Security – Ralph Oliver
 - Responded to speeding issue in the community - set up a radar unit – found a car going 36 MPH
 - In Dec, he followed lots of suspicious vehicles
 - Treasurer – Leslie Turner
 - Balances are good, operating & reserve funds - we need to vote on CDs tonight
 - Compliance Committee – no chair currently
 - Architectural Approvals – Dan Andersen
 - Fence 2095 Lakemoor
 - Shed 1615 Camden
 - Addition to 1708 Camelot
 - Fence at 1720 Lakemoor
 - Tree cutting dead tree 2179 Lakemoor
 - Common Areas – Caleb Spring
 - Water – city doing this week
 - Signs – being printed, VIS has invoice; on order
 - Larger gate at Main Rec put up today
 - New landscaper - did Sports Park & Entrance island - quotes for other parks
 - Events – Maggie Marchand
 - None this month
 - Lake – Al Hatten
 - Water quality - cold & 2” of ice
 - Stormwater – Al Hatten
 - Newly formed committee – recommends engaging a civil engineering firm to do a site review. & state

department of ecology for guidance – and an action plan the develops timelines & outcomes – plan needs to be amended

- Urban Forest – Marian Bailey/John Busscher (co-chairs)
 - None this month
- Gardens – Christina Morse (not every month)
 - None this month
- Goose Deterrent Committee – Sheila McCartan
 - None this month
- Long Range Park Planning – Alicia Roberts Frank
 - None this month

Alicia accepted the reports as submitted.

- New Business
 - Filling board vacancy (7th member) – Discussing board appointment process
 - A motion was made that the current board recognize that there is not a vacant board position, until such time as a formal resignation is received.
 - The movement was seconded, a vote was taken and passed
 - A motion was made to table the discussion of filling the 7th spot until a further meeting
 - The movement was seconded, a vote was taken and passed
 - Orientation of new board members – VIS (including what their role is) - accounting, payment plans, payments of invoices, post meeting minutes, put together financial statements, collection activity for delinquent accounts, liens, small claims, compliance enforcement – one drive through with compliance committee – work together to note violations, maintain history, sends appeals to the board, coordinates corrective actions. Keep records of the association. They can attend one meeting per/month that's 2 hours. Provide Basecamp, Strong Room, online portal for homeowners, zoom.
 - CC&Rs
 - Bylaws

- Enforcement Policy
- RCW 64.38 – overrides governing documents
- Committee charters
- Board members have a duty to act in the best interest of the community, protecting confidentiality
- Election of new officers
 - Nominations and votes were taken as follows
 - President – Dani Clark won the vote
 - Vice President – one nominee: Evan Clifthorne
 - Treasurer – two options were presented: Joel Rogers & Leslie Turner or Leslie solely. Joel declined the nomination.
 - Secretary – two options were presented: Joel Rogers and Alicia Roberts Frank. Joel declined the nomination.
- A motion was made to move to Executive session to address appeals, delinquencies and violations - tabling all other items for a future meeting.
 - The movement was seconded; no opposition

Moved to executive session at 7:35

- Board returned from executive session at 8:19
- A motion was made to approve an appeal and to ask VIS to contact the attorney regarding ongoing issues.
 - The movement was seconded, a vote was taken and passed
- A motion was made to adjourn
 - The movement was seconded; no opposition
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- Adjournment at 8:21

Upcoming Meetings

- To be decided by 2024 board