KLCC Approved Minutes March 2024
3/11/24
Via Zoom

- Call to Order: 6:02
- (Virtual) Meeting Rules: Read by Dani Clark
- Roll Call
    - Board Members:
        - Dani Clark, President
        - Joel Rogers
        - Alicia Roberts Frank, Secretary
        - Evan Clifthorne, Vice President
        - Leslie Turner – absent but proxy given to Alicia
        - Ann Larson - absent but proxy given to Joel
    - Community Members:
        - Maggie Marchand
        - Christina Morse
        - Sean Clowers
        - Marian Bailey
        - Rick Stence
        - Mike Gowrylow & Esther Baker
        - Wendy Harris
        - Cori Pembleton
        - Jeff Wagnitz
        - Dirk & Dixie Havlak
        - Alice Elizabeth Hart
        - Michelle Rothman, Community Clerk
        - Karen Rogers
        - Tara Andrus
        - Randy Lubert
    - Other:

        - Nicole Eby from VIS
        - Ralph Oliver
- Approval of Minutes from January
    - Movement to approve, seconded; vote passed
- Approval of Agenda
    - Movement to approve, seconded; vote passed
- Community Comments & Questions (board members listen only)
    - Hal Stockbridge: Concern for decorum of previous board meeting
    - City of Oly Parks Planner – trail has been moved so that it is no longer on private land
    - Anon: Concern for decorum of previous board meeting
    - Sara Clifthorne: Concern for accidents at our entrance – remove neighborhood fence & greenery and install sidewalk
    - Rita Westling: Current RCW change that SB5796 that would require members share personal email addresses, unless it is requested to be redacted by a member; concern for walkers in dark clothes at night
    - Katie Taylor: Wants board to address muck on the north side of the lake
    - Wendy Harris: Question about instructions for appointment to board & explanation of experience
    - Christina Morse: Concern for decorum of previous board meeting
    - Marian Bailey – comment about city rerouting parks trail – clarified that it was Kaiser Woods
- Board Announcements
    - none
- Staff Announcements (VIS, Clerk, Security, Parks Manager)
    - Security – Ralph Oliver

        - Nothing to report, some traffic surveillance
    - Common Areas – Caleb Spring
        - Report sent 3/11
        - Gates that were not functioning are back on
    - Clerk - Michele Rothman
        - Reminder that spring is coming – party planning starting – Ralph will be enforcing wristbands
        - Last year's board approved new guest bands that will be distributed this spring (replacing the pink & yellow ones)
- Information Items
    - Committee Reports – brief summary of written report, not discussions (which will be added to new business)
        - Gardens - Christina Morse –
            - community gardens has 1 plot available to rent; we were approved for expansion for 6 adjacent plots, but interested gardeners would need to build raised beds
            - Funding proposal for shed
        - Urban Forest - Marian Bailey – no formal report this month, however, appreciation for residents helping to clear trails – looking for someone to cut branch over trail near entrance; put up signs about lichen
            - Incidents of residents throwing beans & rice on the trails – it is not good for wildlife – appreciation for those who helped clean
            - Installed a trail camera to find out who is putting it out, but it was stolen - any information, please contact Marian
            - Researching homeless encampments – would like to meet with the board to explain

- Events – Maggie
  - Events held
    - Urban Forest Walk
  - Upcoming events
    - Spring Egg Hunt 3/30 at 10:00 for kids 12 & under at Sports Park
  - New events proposed for 2024
- Architectural Approvals – Dan Andersen
  - Fence & shed 2206 Lakemoor
  - Fence 2139 Lakemoor
  - Shed 1604 Camelot
- Goose Patrol – Sheila McCartan – geese have been successfully scared away, except for one that was caught by an eagle
- Lake – Leslie – searching for new lake treatment provider – will be more costly
- & Stormwater – no reports
- Treasurer report – Leslie - finances are healthy – not included in 2024 budget were wristbands - larger cost than anticipated, but will be drawn from operating budget; have invested $75,000 into CEDARs

- Action Items
  - Appointment of Board Member
    - 3 full applications
    - Motion to appoint Sean Clowers – not seconded
    - Motion to appoint John Ulmer – seconded
    - Vote – passes
    - Motion to appoint Wendy if John does not accept – not seconded
    - Motion to appoint Sean Clowers if John does not accept – seconded
    - Vote – passes
  - Liaisons to contract staff & committees
    - Clerk - Michele Rothman

        - Dani
    - Security – Ralph Oliver
        - Ann
    - Common Areas – Caleb Spring
        - Dani
    - Treasurer – Leslie Turner
    - Architectural Approvals – Dan Andersen
        - Joel
    - Events – Maggie Marchand
        - Alicia
    - Lake – Al Hatten
        - Leslie
    - Stormwater – Al Hatten
        - Leslie
    - Urban Forest – Marian Bailey/John Busscher (co-chairs)
        - Evan
    - Gardens – Christina Morse
        - Alicia
    - Goose Deterrent Committee – Sheila McCartan
        - Alicia
    - Long Range Parks Planning – none at this time

Motion to adopt assignments; seconded; passes

- Committee appointments
    - See above
    - Compliance Committee – movement for the following, seconded: Joel Chair , Ann, John or Sean
        - Vote – passes
        - Motion for decision making policies & procedures; seconded

        - Chair does not see the need for a formal motion; believes that the committee can create a document illuminating policies & procedures
        - withdrawn
- Monthly meetings – day of week & week of month; separate agenda-planning meeting?
    - Motion - 4th Monday of the month April through October with the option to choose a different day of the month in May, November & December if necessary (scheduling as soon as possible)
    - Seconded
    - Vote – passed
- Garden Committee request
    - Motion to review and put on next meeting's agenda; seconded – passed
    - Suggestion to review shed and site and get more information
    - Appreciation for the donation
- Memorial Bench – Dani provided background - donation in memory of a former resident - Colonel Garth Holmes
    - Move to accept bench and appoint an ad-hoc committee to work with donor on location; seconded – passed
- New events – 3 new events – Ken Lake Summer Olympic Games, proposed budget of $500; Back to School Swim Party in August proposed budget of $100; Winter Home Decorating Contest proposed budget of $100. Not asking for additional funds - using the funds built in for additional uses. There was also an addition of a 5th Dog Day of summer – in May, alternating Saturdays & Sundays.

        - Motion to approve events; seconded – passes
    - Request for Lake committee to be renamed – changing name to Lake Quality Control with Al Hatten remaining as chair
        - Motion made & seconded - vote passed
- Discussion Items
    - Work Plan for 2024 – policies & procedures ad-hoc committee – for transitioning from one board to the next
        - Dani will draft what needs to be done with calendar and input from other board members
    - Directory
        - Recognition of interest
        - VIS portal can be turned on to access directory – and addresses can be posted, with member control
    - Legal Liaison – to be addressed later
- Additional Community Comments
    - none
- Executive session to address appeals, delinquencies and violations & contract employee matters –
    - Motion to move to executive session
    - Return from executive session
    - Motion to approve an appeal with an adjusted date; seconded; passes
    - Motion regarding pending appeals: seconded; vote – fails
        - WHEREAS, beginning on January 1st, 2024, a majority of the Lakemoor Community Club (LCC) Board of Directors began undergoing a thorough yet lengthy onboarding process, and
        - WHEREAS, as of January 25, 2024 the LCC Board of Directors was missing a director due to resignation,

thus increasing the workload for remaining directors, and
    - WHEREAS, as of March 10th, the LCC Board of Directors had not yet appointed members to serve on the board-designated Compliance Committee, and
    - WHEREAS, as of March 11th, 2024 numerous requests from LCC homeowners concerning notices, fines, and appeals remained pending and awaiting board action, therefore
    - BE IT RESOLVED, that with the exception of regularly scheduled quarterly dues, which shall remain due, and with the exception of late fees incurred from late payment of regular quarterly dues, all other liabilities existing on homeowner accounts are immediately waived, and
    - BE IT FURTHER RESOLVED, that all homeowners whose accounts are materially affected by this motion shall be sent timely notice by VIS GROUP, INC. of their new account balance, and
    - BE IT FURTHER RESOLVED, that the President and Vice President of the LCC Board of Directors shall request a meeting, to occur prior the April 2024 monthly meeting, with principals at VIS GROUP, INC. to discuss a possible adjustment to liabilities owed by LCC in the form of Administrative Fees that may be affected by this motion.
- Adjournment
    - Motion to adjourn at 9:00: seconded; vote passed

Upcoming Meeting: Tentatively Monday, April 22nd, 6-8pm

Addition to agenda – Garden Committee request

It is an 8 ft by 8 ft shed, maximum height 8 ft along roof crest, 6.5 foot on corners. 4 foot wide wide opening for double door. I've attached pictures - could use a good pressure washing.

I went online and found a company that builds sheds, and on the side they use their equipment to relocate sheds for people. They are called Genesis Buildings in Winlock - here's website for the shed moving operation.

https://genesisbuildings.com/shed-move/

It is minimum $500 for 10x20' sheds or smaller, plus $150/hour for move. They use smaller equipment to move shed into place, then pull it up onto a flatbed, reversing the process where it is moved to. So probably **$650-$800 to move our shed to the park.** A firmer estimate happens after pictures are sent in of the shed in old location and the proposed destination site.

Genesis sells an 8x8' shed with 6 foot door forabout $2900 which includes delivery. A 2 x 3' window would cost an additional $200 . Other wooden sheds on line cost about $1000-$4000 depending on how fancy you build it, and quality of materials.

https://genesisbuildings.shedpro.co/product/craftsman-sheds/?_gl=1%2Anyu7a0%2A_gcl_au%2AMTgzNzAyMDkzNS4xNzA5OTMyMzc5%2A_ga%2AMTIyMjI3NTU5My4xNzA5OTMyMzc5%2A_ga_5SE9K6R9QE%2AMTcwOTkzMjM3OS4xLjEuMTcwOTkzMzMyNy40Ny4wLjA.&_ga=2.243672579.726472021.1709932379-1222275593.1709932379