July 2026 Minutes Approved

Date: 7/21/26
Time: 6:00
Location: Zoom

Call to Order

Meeting Rules

Roll Call

- Board Members: Mike Gowrylow, Louise Becker, Leslie Turner, Susan Lindquist, Fred Yancey, Helen Kubel
- Community Members: Mike Frank. Marion Bailey, Elle Burger, Craig Burger, Carol Gruen, Kinn family, Wendy Harris, Rob Panawicz, Alice Hart, Rick Stence, Marian Bailey & Mark Mahaffey, Dan Strear, Brandon Chapman
- Other: Nicole Eby, VIS; Ralph Oliver, Security

Approval of Minutes: June 2026

- Motion to approve; seconded; passed

Community Comments (board members listen only) 3 minute timer

Closure of Community Comment:
Thank you for your comments and input. We will take them into consideration in our discussions and decisions.
This concludes our comment time. If you have ideas or suggestions about things you hear tonight, please send them to the board via our clerk (kenlakewaclerk@gmail.com) or reach out to the appropriate committee chair. If time permits, there will be another opportunity for community comment at the end of the meeting.

Informational Items

- Board Announcements
    - Website updates from Louise & Wendy – please provide feedback/input to kenlakewaclerk@gmail.com
        - Changes are being made to make more accessible – if there is something you want to access and cannot, please ask
        - Suggestions from community members are welcome and appreciated
- Contracted Staff Announcements/Reports/Information
    - Security – Ralph Oliver
        - June 65 non members removed
        - 195 miles traveled
        - Kids don't want to wear wrist bands
        - Ebikes are becoming a problem – 4 bikes in park

        - Do we need cameras?
    - Common Areas Manager
        - Asphalt sealed at Main Rec, with footprints due to someone walking on it before it was dry (which took significantly longer than they said it would)
            - City is contributing with cost since the road is theirs
        - Courts were washed
        - Working with fencing contractors to repair the fence at Tot Lot and the gates at Main Rec
        - Trail cams are up at the community garden to deter vandalism
        - Working on aeration & looking into mole solutions
        - Swim rings were installed, but immediately broken, and not replaced since they're styrofoam - will ask the Safety & Security committee if they want to try again with a sturdier version
        - Considering more signage – to deter bikes on lawns and docks and kids jumping off the top of the newly repaired slide ladder
        - Graffiti covered
    - VIS – Nicole Eby – no report
- Other Announcements & News
    - Report on land use actions affecting our neighborhood – board members or community members with news to share
        - Development of Kaiser Park – there is no consideration of our lake; we are working to make them aware of our concern of its affect
        - Leslie gave Al some correspondence from the city regarding this
    - Leslie – Lake Committee conducted an outreach to lakefront owners; latest project is to remove debris; once it is mapped, there will be a call for volunteers

Committee Reports (given at Planning Session)

- Compliance Committee – will report at the board meeting
- Architectural Approvals – Jeff Schock/Wagnitz
    -
- Events – Alicia Roberts Frank
    - Past:
        - Dog Day & Social Hour
    - Upcoming:
        - Music in the park August 8 @ 4:00 (Generations) & September 13 @ 3:00 (Shady Day)
        - Campout 8/29 @ 7:00
- Lake – Al Hatten/Leslie Turner
    - Townhall July 16 at Main rec
- Stormwater – Al Hatten/Leslie Turner
    - Nothing this month
- Urban Forest – Marian Bailey
    - Meeting 7/8 at 6:00 at Kiosk (minutes)

- Gardens – Christina Morse (not every month)/Susan Lindquist
    - Still having problems with vandalism – gates are being removed and harvesting is happening from private gardens
    - There are trees that are shading some of the gardens – there is a desire to have them removed (an ash and another near overflow "canal")
        - If they are removed, Kincy can donate them to families that need wood for heat.
    - There will be a camera on the gardens after the asphalt is cured.
- Goose Deterrent Committee – Sheila McCartan
    - None – and there is little evidence that waterfowl are using our docks
- Long Range Park Planning – Mike Frank
    - Meeting set August for 8/8 at 2:00 pm
- Finance – Rick Stence
    - The last newsletter had an advertising template; 3 businesses have been approached (but without a business card…which Rick is looking into)
- Governance/bylaws – Fred Yancey
    - Meetings held Wednesday Evenings through 7/22 and starting again 8/5 – 6:30-9:00 at Fred's house & via zoom (see link in meeting table)
    - Comparison Chart
    - Meeting Minutes
    - Currennt Draft
- Code enforcement Committee
    - Completed report
- Safety & Security – Carol Gruen/Helen Kuebel
    - Meeting at West Side at 10:00 on Sat July 25
    - See Helen's article on e-bikes in the last newsletter
    - Safety rings were installed – but one is broken already
- Technology – Elle Burger
    - Continuing to ask about a data policy to protect data of neighbors
    - Desire to have clarity of what is wanted from a technology committee
    - Concerns about current website

Additions or deletions to agenda

- Added to new business below as discussion items

Old Business

Topic	**Discussion or Action**	**Notes & Details**
Security Concerns & Ideas	Discussion	From Helen Stonewall Security charges $36 an hour for a minimum 4 hour shift To bring someone in to supplement for summer, it would be 90-96 hours, it would

		be an additional $3,400-3,500 increase in the budget. The problem is episodic, and announcing times would be problematic (people could avoid those times). Please let Ralph know if you see bikes where they shouldn't be (like on the grass and docks). It would be helpful to have a sign at the entrance that indicates that this is a private lake for residents only. This is something for the Safety and Security to discuss.
Budget to address security	Discussion	Leslie – for 2026 = $3,682 Carol & Helen should get together to see what is left from this year and what requests there are for next year Carol requested $1000 for next year's budget.

New Business

Topic	**Discussion or Action**	**Notes & Details**
Approval of Memorial Bench by request from a community member	Action	Mike – daughter of a community member would like to dedicate a bench in her father's memory Location ideas Westside Park, Spectator bench at tennis courts
⚖ Motion to approve request and with details to be worked out with CAM; seconded; approved		
Lake Herbicide request – decision whether or not to direct treatment company to avoid a home by request	Action	Alicia – request to refrain from spraying a certain property - Al referred to board "they are limited to only spraying 60% of the lake annually"
Postpone decision until the next meeting when the homeowner can share; Leslie will research with the company to see if it's a possibility.		
Insurance deductible reduction (current deductible = $500) Current price tag is	Discussion & Decision	Leslie – If we removed the slide and increased deductible to $1000 premium change -449 removed the slide and increased

$7,885 for premium – she checked to see what we could save We could ask about the popularity of the slide in the newsletter.		deductible to $2000 premium change -511 removed the slide and increased deductible to $5000 premium change -669 With slide and increased deductible $1K - 156.75 $2K - 235.13 $5K - 421.34
Motion to increase the deductible to $2000; seconded; fails Motion to increase the deductible to $1000; seconded; passed		
Code Enforcement Committee	Action	Board - sunset or remove from standing committee reports
Motion to deactivate the committee; seconded; passed		
Creation of Calendar of Systematic Review of operations We could have a draft of this for the next meeting, considering what we ask our contractors to do each month.	Discussion /Action	Helen - includes contracts, duties, website, parks, etc….creating a system of evaluating what we have. Helen has started one for 2027: with specific tasks for the board in each month, like black-out dates for park reservations in January, reviewing contracts in February, a CC&R draft review for March, a vote on them in April, budget input in June, finalize the budget in August, vote on the new CC&Rs in September & board votes on the budget; November = annual meeting
In progress		
Black out dates for park reservations	Discussion /Action	Fred – allowing or not allowing for major holidays? On event days? We could add a disclaimer on the park reservation form that there are dates that cannot be reserved.
Alicia will make sure that the form for park reservations indicates that a reservation does not mean sole use of the park, that other residents are still allowed use		
Data privacy policy	Discussion /Action	Fred – based on input from Technology committee

Fred & Louise talked with VIS and they have a policy that they do not share data; there is a law that we maintain confidentiality of homeowner information from VIS		Alicia – alternate option: add sentence to clerk duties: Maintain and protect personal and residential privacy of LCC members and residents by not sharing information with others and and only using contact information for community affairs.
⚖ Motion: to add sentence to clerk duties: Maintain and protect personal and residential privacy of LCC members and residents by not sharing information with others and and only using contact information for community affairs. Seconded; passed		
Gift policy	Discussion /Action	Fred – how to handle gifts/donations like memorial benches
⚖ Motion to adopt the policy as attached; seconded; passed, with substituting LCC for HOA		
Liability Insurance for board members	Discussion	We have $2 million for covering the HOA and $2 million for directors and officers, which is the max
Information only		
Proposal to move planning sessions to Monday nights rather than Tuesday nights	Action – decision	Provides an extra day of wiggle room for announcements
⚖ Motion to move planning sessions to Monday nights starting in September; seconded; passed		
Annual Meeting – in person or virtual	discussion	Board would like to have in person; Alicia requests help from board members to organize, possibly with talk from an expert
Election timeline proposal August decision: add to annual meeting agenda a community comment time & approve timeline	discussion	Annual Meeting – 11/17 – votes accepted between social time and commencement of meeting Ballot Email deadline: **November 13th** Ballot Mail in deadline: **November 10th** Ballots & budget sent to community: **Mailed no later than October 15th**

		Candidate Statements Due to VIS (after being complied by clerk): **October 8th** Candidate Statements Due to Clerk **October 5th** Budget vote by board **September 15** Candidate statement form sent to community with **August** Newsletter (openings announced during August meeting) Include notice to committees of reports for Annual Meeting
rules that restrict the frequency and manner of responding to inquiries. (recommendation of SS – perhaps require a first request through the board before through legal avenues since legal fees to respond will have to be a common expense according to the new law.)	discussion	Louise shared HB 1501 section 1b & c Timeline to respond = 30 days, seems that it would need to come out of our general fund Here is more from King County Bar Our attorney will likely weigh in at some point
Tech committee possible suspension We could explore website differences/changes for the future (after CC&Rs re-written) – please send Clerk our suggestions	discussion	Consider suspending the committee until it's needed; Elle spoke to other needs she sees regarding the website, data policies, etc. Current tech committee members: Elle, Brandon Chapman, Evan, Quinn, Regis

Motion to move to **Executive session to address appeals, delinquencies and violations & pending litigations for one hour with a motion likely upon return; second; passed**

- Changes to Independent Contractor Contracts
    - Safety duties description suggestions (not discussed)
    - Common Areas Manager contract suggestions (not discussed)
- Pending litigation
- VIS Drive through recommendations

⚖️ Motion to approve a response to inquiries that will be forwarded to our attorney for consultation and response. Seconded; passed.

⚖️ Motion to approve VIS responses to drive through, with one exception, and they will be notified. Seconded.

Additional Community Comments

- Added to doc

Adjournment

⚖ Motion to adjourn at 9:14; seconded; passed