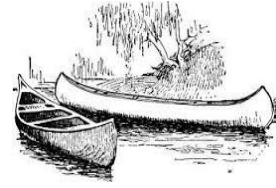


The Ken Laker



*The January/February 2025 Newsletter for the Lakemoor Community Club
Olympia, Washington www.kenlake.org*

If you are new to our amazing neighborhood, please reach out to the lovely Erin Murray at kenlakewelcome@yahoo.com to obtain your Ken Lake Welcome Packet!

Email to kenlakesecretary@gmail.com to obtain the password for the newsletters on our website

Please keep stormwater drains clear. This time of year, we get lots of leaves and rain to wash them down the drains and into the lake.

Check our our website!
Slides from Hererra Consulting regarding he lake are there (under Our Community, then Lake Information), a community calendar, ACC applications, old newsletters and so much more!

Please be considerate of street parking, and not blocking neighbors driveways or mailboxes This has been a on-going issue is some parts of the neighborhood.



The LCC board is seeking a new board member. See inside for details!

UPCOMING EVENTS

WEDNESDAY FEB 19TH – ZOOM MEETING (PLANNING SESSION) 6:00 PM

THURSDAY FEB 27TH – IN-PERSON BOARD MEETING 6:00 PM

APRIL 19TH – EASTER EGG HUNT

TBD- ANNUAL FISHING DERBY!





A note from the LCC President...

Dear Neighbors,

Welcome to midwinter! Hopefully the recent snow has been more of a delight than a headache for you and your families. Of course, if you ever need of a hand in the midst of inclement weather, I hope you'll feel free to reach out to the Board and perhaps we'd be able to connect you with a neighbor that could help.

On Thursday, January 30th the Board of Directors held its first meeting of 2025, in-person at Marshall Middle School. I'd like to extend **a personal thank you to the several dozen neighbors** who took time out of their lives to show up and engage in serious discussion about our Ken Lake village. Your participation made all the difference!

Together, we tackled critical issues around organizational governance and expenditures. And we took an important step forward on the management of storm water and infill that is affecting our lake. I'm especially proud to report that **we appointed twenty community volunteers that evening** to serve, along with directors, on the Architectural, Events, Technology, Urban Forest, and other committees. Thank you neighbors! ☺

For those who couldn't make it to the meeting, **you can find a brief meeting summary included in this newsletter**. I do apologize to those who wished there could have been a virtual option. Unfortunately, the neighborhood doesn't yet have the required technology to effectively offer a remote option for in-person meetings. I felt it was critical that we begin the year in a room together because building community and common understanding always works better face-to-face. But we're working quickly to develop a solution so **we can provide a remote option for future in-person meetings**.

We also **approved a new meeting schedule for 2025 with both virtual and in-person settings**. Every third Wednesday we'll meet via Zoom for a Town Hall on key community issues. Every fourth Thursday the Board will meet in-person for a business-focused agenda. We hope this will make it easier for even more neighbors to participate.

Coming up, **the theme for February is community involvement**. We'll host a Town Hall meeting on new and existing committees, volunteer opportunities, and neighborhood priorities. We'll vote on adopting a work plan for 2025, and potentially fill a vacancy on the board of directors. We hope you'll join us, and perhaps be inspired to volunteer! ☺

Respectfully in Service,

Evan Clifthorne
LCC President

Notes from the January 30th Board Meeting

approved official minutes will be available on website after approval

Lakemoor Community Club (LCC)

Meeting of the Board of Directors

January 30th, 2025 – 6:00pm @ **Marshall Middle School Library**, 3939 20th Ave NW, Olympia, WA 98502

The following is a brief summary. Official minutes are posted online, after being approved next meeting.

MEETING SUMMARY

- **Adoption of the Agenda**
 - The agenda was amended to move Common Areas ahead of Governance under “Old and New Business” and approved.
- **Announcement of Meeting Rules**
 - The meeting rules were read.
- **Roll Call**
 - The Board began introductions, followed by community introductions and community members describing what they loved best about Ken Lake.
- **Approval of Minutes from December 2024**
 - The minutes from December 2024 were approved.
- **Major Tasks and Opportunities in 2025 (*Discussion Only*)**
 - The Board President began by describing the four key areas of activity of the Lakemoor Community Club, including Governance, Common Areas, Member Services, and Events.
 - While community comments were encouraged throughout the meeting, these initial ones addressed a letter that had been recently distributed by community members, the reason for not electing for zoom options for this meeting, and the lack of recent financial information. Evan discussed the possibility of having two meeting options per month, similar to what had been done in past, where one

was a zoom and one in person.

- **LCC Committees & Members**

- Preview: In February, there will be a Town Hall on community involvement and committee structure, and also a board meeting
- New Committee appointments were made:
 - Architectural and Controls Committee
 - Jeff Schock (chair), Jeff Swotek, and board member Mike Gowrylow
 - Events Committee
 - Kelsey Wells and Andrea Jensen (co-chairs) and supported by members Corey Pembleton, Carol Gruen, Maggie Marchand, Becky Lee and Laura Avery.
 - Technology Committee
 - Caleb Spring, Colleen Keltz, Caleb Wells, and Board Secretary Quinn Haithcock
 - Urban Forest Committee
 - Marian Bailey (chair) and Ellen Wendt, Dixie Havlak, and John Busher
- Announcements
 - Graffiti on the back of a Ken Lake fence was discussed, including who owns the fence. This will be explored and addressed.

- **Old and New Business**

- Common Areas
 - A motion on the acceptance of the 2023 lake management plan was discussed and approved. The discussion noted that our lake management efforts are going to take a lot of energy from the neighborhood over the coming months and years.
 - Evan noted that much of our lake infill is from property that we don't have control over, as opposed to storm water runoff from our neighborhood, and the Lake will need to work with the City, State, and other partners to resolve the issue.

- Al Hatten of the lake committee referenced a PowerPoint presentation that was shown last year after our lake committee town hall. It is available under the “Lake Information” tab on our website.
- Governance
 - A potential motion on legal guidance was tabled in lieu of a discussion about a letter from the neighborhood’s legal advisor withdrawing as legal counsel. The board weighed the release of the letter to homeowners in the interest of transparency, against the potential risks to the LCC of releasing a letter out of context in light of any potential future litigation. The board discussed holding an executive session at its next scheduled meeting to discuss the matter further.
 - Community questions were asked about legal expenditures in 2024 and a motion was made and approved to make 2024 legal invoices available to homeowners, provided that all private homeowner information be redacted prior to release.
 - Potential Motions on Procedural Guidelines, a Code of Ethics, and on researching the WSCAI were tabled due to time.
- Member Services
 - A motion establishing an ad hoc committee to review and support the LCC Security Program was established, to be composed of the following community volunteers:
 - Joel Rogers, Esther Baker, Michael Clifthorne and Carol Gruen.
 - Potential motions involving the code enforcement program and updated guidance for VIS were tabled due to time.
- **February Meetings Scheduling**
 - A motion was made and approved to Zoom virtual meetings on the third Wednesday of the month, and in-person business meetings on the fourth Thursday of the month.



LAKEMOOR COMMUNITY CLUB

ANNOUNCEMENT OF LCC BOARD VACANCY

Dear Lakemoor Community Club Homeowners,

On February 3rd, LCC Director and Treasurer Tory Tjersland resigned from his position on the board. The board humbly thanks Tory for his past and present service to our community, and welcomes his ongoing participation in the community as his time and interest may allow. In light of the newly created vacancy, the Board is requesting that all homeowners interested in being appointed to the LCC Board of Directors submit their interest to the board by February 25th, for consideration and possible vote at the next in-person Board meeting on Feb 27th.

Statements can be emailed to kenlakesecretary@gmail.com or dropped off in person at 2159 Lakemoor Dr. SW (you may leave in the milk box on the porch).

Please include the following:

Name: _____

LCC Address or Lot #: _____

Phone #: _____ **Email:** _____

Statement of Candidacy:

The board encourages applicants to keep their statements concise, and to include information relevant to their ability to serve the community on the board. This may include information such as educational background, employment background, past volunteer service either with the LCC or other organizations, or professional skill sets. It may also reference the reasons for their interest in joining the board, their priorities for the community, or any current conflicts of interest.

Thank you for considering this chance to join the board of directors, and to help shape the direction of our community! If needed, the board can connect homeowners with training and support, and we hope that all homeowners feel encouraged to submit their interest. If you have any questions as you consider this opportunity, please feel free to reach out to our longtime clerk Michele Rothman, who has worked with various boards for many years, or to any member of the current board.

Warm Regard,
LCC Board of Directors

Ken Lake Classifieds & Lost/Found

If you have lost something, email kenlakesecretary@gmail.com to see if someone has sent a message about it. All messages will be deleted for the next newsletter.

If you'd like to renew, please send a new one to kenlakesecretary@gmail.com. Understand that these are posted online and may be accessed by non-community members. Submitting an ad indicates acknowledgement of that.

Neighborhood Offerings

Eleanor Kinn (age 14) would love to babysit your children for \$10/hour. Also available for summer sitting! Text or call Julie Kinn (360-250-0309) for more info.

Nathan Rothman (14 yrs) Offering babysitting & yard work at your home. Ages 4 and up. Completed babysitting certification class. Loves kids and will play with them, experienced special needs peer mentor. \$7/hr. Lawn mowing, snow shoveling and basic yard work also, with great rates. Call/text 360-480-7742.

2025 Lakemoor Community Club Board of Directors

Evan Clifthorne, President

Vice President, Fred Yancey

Treasurer

Secretary, Quinn Haithcock

Members at Large: Mike Gowrylow, Wendy Harris, Ann Larson

Ken Lake Committees

Urban Forest: Marian Bailey @ mmbmwm@comcast.net

Events Committee: Andrea Jensen & Kelsey Wells @
andrelaynnjensen@icloud.com & kelsey.hellohoa@gmail.com

Architectural Committee: Jeff Schock @ jschock1506@gmail.com

Lake Quality Committee @ alhatten@comcast.net

Stormwater Committee @ alhatten@comcast.net

Community Gardens: Christina Morse @ fernfeeler2@gmail.com

Goose Committee: Sheila McCartan @ sheilamccartan@yahoo.com

Long-Range Parks Planning Committee:

Compliance Committee:

Technology Committee:

Security Committee:

[Lakemoor Community Club](#)

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kenlakeboard@gmail.com

info@vismanagement.com 800.537.9619

Michele Rothman, Clerk kenlakesecretary@gmail.com

Ralph Oliver, Ken Lake Security

kenlakepatrol@usa.com, 360-791-0129

Mike Frank & Randy Lubert, Ken Lake Parks/Common Areas Managers

kenlakeparks@gmail.com