LCC April 2026 Minutes Approved

Date: 4/21/26
Time: 6:00
Location: Zoom

Call to Order – by Mike Gowrylow
Meeting Rules: – read by Alicia Roberts Frank
Roll Call

- **Board Members:** Mike Gowrylow, Leslie Turner, Louise Becker, Fred Yancey, Susan Lindquist, Alicia Roberts Frank, Helen Kuebel
- **Community Members:** Wendy Harris, Joel Rogers, Chris Meserve, Craig Burger, Barbara B, Rick Stence, Alice Hart, Cathy J, Elle Burger, Erin Murray, Jeff Wagnitz, Randy Lubert, Shivonne Byrne, John Smee, Kinn family, Andrus family
- **Other:** Ralph Oliver, Nicole Eby

Approval of Minutes: March 2026 & April 2 Special Meeting

⚖️ motion to approve March minutes; seconded; passed

⚖️ motion to approve April 2 Special Meeting minutes; seconded; passed

Community Comments & Questions

- Oral Summary
  - Chris Meserve: Board rejection of covenant regarding easement; concern that the board gave away an asset of the community without input from the community
  - Barbara B: hope for respectful listening, concern for video at Tot Lot; like for agenda template
  - Craig Burger – read written comment
  - Dan S – wants to hear more about the trail access
  - Elle Burger – read comment
  - Cathy J – 4th meeting attended since buying a home; echoing Elle's sentiments; wants to get involved but feels like her voice is not welcome
- Written
  - From Elle Burger: https://docs.google.com/document/d/1XOJsYdBA7Hx-eYEJP86tDvmGnGUjs6hd47S0lM0UsUU/edit?usp=sharing
  - From Mark Mahaffey: City Funding of Neighborhood Projects

Informational Items

- Board Announcements
  - Legislative Report – Fred
    - We're applying to be recognized as a neighborhood association to apply for grants – we should at some point discuss what to spend funds on
    - Legislation – 2 pieces were passed – one on information requests and the other is resale certificates

    - Website updates – Louise – (LCC Committees)
        - New committee section – each has its own page
- Contracted Staff Announcements/Reports
    - Security Officer– Ralph Oliver
        - Covered 173 miles; did security checks for 2 residents; no incidents; a few cars speeding, more residents are walking on the correct side of the road
    - Common Areas Manager (CAM) -- Mike Frank
        - Cleaned parks, replaced slide at West Side, doing inventory of tool shed; trimming of shrubbery at parks to prepare for mowers; fixed tractor; trouble-shooting leak in water line at Tot Lot – in process of being fixed; meeting with paving companies to get bids for repairing and resealing asphalt at Main Rec; will fill in divot at West Side to level off and get reseeded for mowing; was quoted $360 for 10 yards of soil; trimming laurel near dog park; concern for wooden benches in Dog Park – proposing putting in a more sturdy bench at some point - -maybe include in next year's budget; waiting for good weather to clean and restrain benches and tables at Main Rec as well as take care of graffiti on the back of the fence at Sports Park
            - English Ivy a problem? – yes, at Sports Park & Main Rec; CAM has been working on controlling it;
            - Can we do a memorial bench or have one donated? – yes, the one at Main Rec was donated – could be a memorial dog bench; CAM will look into pricing and Helen can work with him
            - Video camera at Tot Lot – a game/trail camera because of vandalism; still hasn't been purchased - CAM or Safety & Security? Would not have open access but would have a card
    - VIS – Nicole Eby – nothing at this time
- Committee Reports
    - Compliance Committee – Mike, Louise, & Fred
        - 3 month trial with VIS has lapsed; there was a suggested letter in the code enforcement report – committee can talk to VIS about it
        - Appeals process currently goes to the whole board – and process can go on the website and be advertised in the newsletter
    - Architectural Approvals – Jeff Swotek
        - 2131 Lakemoor Dr - Fence and deck roof/cover installation
        - 2075 Lakemoor Dr - Fence replacement
        - 2049 Lakemoor Dr - Tree removal acknowledgement (4 trees)
    - Events – Alicia Roberts Frank
        - Past Events
            - Spring Paddle
            - Fishing Derby
            - Egg Hunt

        - Upcoming Events
            - Last Friday Socials
            - Dog Days
            - Events Committee Meeting – 5/25 at 9:00 am
- Lake – Al Hatten – absent, report from Leslie
    - Issue about tree cutting near Kaiser - permit was issued in 2017; Menke prefers to sell the property to the city or some other environmental group because of cost of logging;
    - Flier will come out on weeds and street sanitation from Sheila Mccartan & Jennifer Findley – wants approval by board after approved by committee tomorrow – wants approval by email so that it can go out more quickly
- Stormwater – Al Hatten
- Urban Forest – Marian Bailey – not in attendance, see minutes below
    - Meeting Minutes
- Gardens – Christina Morse – not present
- Goose Deterrent Committee – Sheila McCartan
    - Geese have been dropping into the lake and the patrol have been deterring them with shots (audible only)
    - Will be included in the newsletter and on website
- Long Range Park Planning – Mike Frank
    - Nothing to report – not yet met; will put a call out in the next newsletter
- Finance – Rick Stence - Advertising in Newsletter and Website
    - Primary focus is revenue – advertising in the newsletter
    - Template has rates and add sizes
    - Louise will post on the website
    - Concern about children's pictures in newsletter – and we have kids' information in classifieds – will this be a concern if we're opening up to advertising?
        - Committee can discuss further
- Governance/bylaws – Fred Yancey
    - Bylaws Subcommittee Minutes
    - Need to have review of bylaws from lawyer
- Code enforcement – Jeff Wagnitz
    - *The committee's final report has been updated to reflect community feedback received in March.*
    - Report
    - Received comments on draft and there is interest in more clarity on appeals process & thoughtful responses on CARES Committee
- Safety & Security – Carol Gruen – absent
    - Committee meeting 5/2 at 10:00 at West Side if good weather; Carol Gruen's house if not
    - Town Hall on
- Technology – Elle Burger

- Made recommendations for a data policy that waius previously presented to board, including timeline on when emails will be responded to
- Desire for newsletter guidelines

Additions or deletions to agenda

- Moved to New business

Old Business

Topic	Information or Action	Notes & Details
Meeting Rules Draft proposal (yellow is new, old versions below horizontal line)	Action	AI companion no longer issue with using our own Zoom account
⚖ Motion to adopt with the changes implemented; seconded; passed		
Independent Contractor Contracts Suggested changes to Clerk contract Security Contract Changes – he's not doing patrols at night; if he calls with a concern, he asks for names and addresses due to spam issues	Yes	Reports from liaisons with recommendations for possible revisions
⚖ Motion to move to May meeting – seconded & passed		
Completed & Approved ACC Forms	Informational	ACC chair will forward to VIS who will hold & attach to homeowner accounts
Guidelines for Committees Re Minutes, Zoom use, etc. ● Alicia's drafted an addition to the Committee Communication Procedures	Action	
⚖ Motion to move to May meeting – seconded & passed		
Motion for all committee meetings to be open to all community members, regardless if they need virtual accommodations (zoom or speaker phone) to attend (in other words, if everyone interested in attending	Action	Nuroum has arrived, which can facilitate hybrid meetings RCW 64.90 requires all meetings be open to all members

the meeting can attend in person, no need for virtual option, but if a community member wants to attend virtually, he or she should have that option) with the support of the clerk or board secretary as necessary		Clarification that this does not need to be the chair's responsibility – can be managed by any member
⚖ Motion made as written above; seconded; passed		
Governance Process Supporting Doc with appreciation from Elle	Information	Checklist for success that should be applied to all decisions To be disseminated to committees via liaisons
Management RFP Bids Spreadsheet of RFPs Folder of Materials	Action	Challenging to compare Preference for local Monthly charges challenging
⚖ Motion to discuss at the next planning meeting to make full decision at next board meeting in May; seconded; passed		
Grant process – Mike & Fred Ask residents if anyone has experience writing grants	Information	Addressed in board announcements Louise will add to Newsletter

New Business

Topic	Discussion or Action	Notes & Details
Ask VIS about process regarding home-owner records requests	Action – and information	Do requests go to VIS or board? What is the process?
Response from Nicole – board is notified of request and given the option to provide more information than is normally given with necessary redactions; if redactions are necessary, there is a charge. Charges are determined by the time it takes to do the redaction. They will provide an estimate of the time it will take and the charge. Boards can decide whether or not to be informed of what is being sent. Homeowners are given access to their portal for their own records when they purchase their homes; VIS is happy to help owners access it on their own. Desire by board members to get a copy of what is sent out.		

Joining an HOA association (we are member of WSCAI)	Information	Mike will create list by next month
Planning Sessions – still necessary? Meeting Schedule for Summer?	Action	Could keep for homeowner input regarding agenda items
Discussion of just having committee reports at planning sessions Motion to have committee reports at planning sessions but keep contractor reports at board meetings; seconded; passed		
Request for Main Rec for Estimated 70 on the high end without RSVPs For June 13 from 4:30-7:30 pm		Form states: Requests for groups larger than that indicated require approval from the LCC Board of Directors. Groups of 50 or more may require the presence of a security officer during your entire event. There would be an additional fee for this service.
Motion change the language: The LCC may require groups of 50 or more the presence of a contracted security officer for the duration of the event at their own expense. And add an item asking for a description of the event – seconded; withdrawn Motion is to allow the reservation as it stands; fails (no second) Need additional information – follow-up question Tabled until Planning Session		
Access Trail/Declaration of Covenant	information	Covenant was declared without permission or knowledge of the board Provided access to property owned by a community member not the LCC
Recommendation was made by our lawyer to rescind the covenant to reduce liability; declaration was improperly done, without board approval, which sets a precedence for individual homeowners to bypass the board and a vote of 60% of the community		
Soil purchase	action	
Motion to approve; seconded; passes		
Compliance process – 3 month trial was for VIS to make decisions on violations and Board Committee handled appeals - motion to continue	action	Committee has been responding individually to VIS decisions on violations with appeals going to the board

Desire for clarity from VIS – first citation; when does the clock start ticking on interest on fines? (there isn't any) ⚖ Motion to extend the process for another 3 months with a request for VIS to be explicit regarding the type of notice/action proposed; seconded; passed		
Flier will come out on weeds and street sanitation	action	Lake maintenance for lakefront homeowners and Stormwater drain maintenance for everyone
Desire for this to be approved by email ⚖ Motion to empower the committee to create and distribute the flier. Seconded; passed		

Executive session to address appeals, delinquencies and violations

- 4/7 – to contact the attorney to proceed with rejection of declaration of covenant (passed) & architectural records request moved to 4/21
- 4/21 – none this month

Additional Community Comments if time allows- none allowed

Adjournment at 8:56

Upcoming Meetings (The community will be provided a minimum 14 day cancellation notice for any meeting date)

	Date	**Type**	**Location and/or Zoom link**
April	2, 9, 16, 23, 30 8:00	By-laws sub-committee meeting	Elle Burger's House (contact Elle for zoom activation) https://us06web.zoom.us/j/82655135027?pwd=fNLeQGa27zb9t33X77U374DqULf1pH.1 Meeting ID: 826 5513 5027 Passcode: 825396
	21 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
May	2 @ 10:00	Safety & Security Committee	Westside Park if nice weather, Carol Gruen's House if not (2205 Lakemoor Dr. SW) Zoom option: https://us06web.zoom.us/j/89673116359?pwd=TDprAwxfqjEJdWwfgHcE

			FbX0qefSbZ.1 Passcode: 256768
	5 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	14 6:00	Safety & Security Town Hall	McLane Elementary School school cafeteria Join Zoom Meeting https://us06web.zoom.us/j/84979843802 Meeting ID: 849 7984 3802
	19 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
	25 9:00	Events Committee Meeting	West Side Park or Alicia's house; Zoom option: https://us06web.zoom.us/j/88964332096
June	2 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	16 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
July	7 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	8 6:00 pm	Urban Forest Committee Meeting	TBD zoom link option: https://us06web.zoom.us/j/86431090969?pwd=1p7k5h61OoReQQ4MHcIIaYVgPBwqw1.1
	21 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
August	4 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	18	Board Meeting	https://us06web.zoom.us/j/83084222790

	6:00 pm		Meeting ID: 830 8422 2790
September	1 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	15 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
October	6 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	7 6:00 pm	Urban Forest Committee Meeting	TBD zoom link option: https://us06web.zoom.us/j/84772019806?pwd=HjxjTArAblbPZibQnHoI0d0sUINtrg.1
	20 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
November	3 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	17 6:00 pm	Annual Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790
December	1 6:00 pm	Board Planning Session	https://us06web.zoom.us/j/89940919854 Meeting ID: 899 4091 9854
	15 6:00 pm	Board Meeting	https://us06web.zoom.us/j/83084222790 Meeting ID: 830 8422 2790