

LCC Board of Directors Monthly Meeting Agenda approved

Date: September 23, 2024

Time **6:00 p.m. – 8:00 p.m. via Zoom**

General Business/Opening

- **Call to Order:** 6:01
- **Virtual/Live Meeting Rules** – Read by Ann
- **Roll Call**
 - Board Members: Alicia Roberts Frank, Leslie Turner, Dani Clark, Wendy Harris, Ann Larson, John Ulmer
 - Community Members: Randy Lubert, Dirk & Dixie Havlak, Frederick Stence, Rob & Linda Panawicz, Mike Gowrylow, Louise Becker, Carol Gruen, Joe & Cora Maningas, Sheila McCartan, Bob Morse, Paige & Will Bissel, Cori Pembleton, Michele Rothman, Alice Elizabeth Hart, AJ & Nancy Botaitis, Esther Baker, Maggie Marachand
 - Other: Ana Levchuk & Nicole Eby (VIS)
- **Approval of Minutes** from August 26
 - Moved to approve, seconded & approved
- **Additions or deletions to agenda**
 - Move announcement about 2151 Plot before oral community comments
- **Community Comments**
 - Emailed in
 - Continued interest in easement purchase
 - Adamant support for easement & lot purchase
 - Claim that a substantial number of residents want the property

- Additional support for purchase of easement
- Opposition to purchase of easement
- Support for purchase of easement
- Against proposal
- Request for community vote to decide on lot; acquisition would be a waste
- Urge for board to share all information with homeowners
- Concern about process for acquisition of property or easement
- Concern that this is a 10 year deal – support for property selling the property to someone who wants to build a house
- Support for a vote from the homeowners and transparency and call from more clarity & concern for detrimental effect on adjacent homeowners
- Appreciation for support from adjacent homeowner
- Opposition to trail/purchase
- Reading of board clarifying statement regarding 2151 plot – from the some members of the committee and the president
 - The board is considered access only, with no time limit
 - Full fees would be \$19,000 to \$24,000
 - The current budget contains no increase to fees for this purpose, which would require a vote of the homeowners
 - Use of a trail is permitted by covenants
- In-person comments
 - The trail was established by community members
 - Prefer quiet neighborhood; as a commercial architect, understands technicalities; remember highest best use and consider capital funds
 - Support for easement

- Additive comment based on Board comment – there is still confusion regarding purchasing lot versus easement; request for it to be released to community
- Support for easement – would make more sense to have on other side, rather than next to Beckers

- **Board Member Announcements**

- Traffic at entrance to the front of the neighborhood – we need to work with the city on making the intersection safer - as you talk to neighbors, please collect stories for our discussions with the city
- Request that community members pick up dog waste, and if the waste bins are full to use the trash bins nearby

Board Priorities

Priority	Topic	Category <i>(Information, Discussion, Decision)</i> <i>Information items should be kept to 3 minutes</i>
Community Assets	Common Areas Manager Report (Randy & Mike) <ul style="list-style-type: none"> • Westside Dock Update 	Information & Discussion <ul style="list-style-type: none"> • Mike & Randy & Bill Hibbert reviewed dock and previous photos, and none of them think the doc is substantially lower (it is at the same level it was in 2019); some of the trex is starting to warp • Mike & Randy also reviewed all parks – they’re all in good shape, just need some fine tuning • Will start budget review for the annual meeting

	Lake Report (Al)	<p>Information</p> <ul style="list-style-type: none"> • See Below
	Stormwater Report (Al)	<p>Information & Discussion</p> <ul style="list-style-type: none"> • See Below
	Goose Committee Report (Sheila)	<p>Information:</p> <p>Currently monitoring 6 geese; we have regular nightly visitors; they're doing the best they can</p> <ul style="list-style-type: none"> • Can we add fixed owl statues or spinners on the floating docks? • There are no shots by the goose committee between midnight and 4 a.m.
	Urban Forest Report (Marian & John)	<p>Information</p> <ul style="list-style-type: none"> • A number of dead trees have been cut by a volunteer homeowner who is a professional forester • There are larger trees that need to be removed; committee is working with Leslie on budgetary needs • If you see anything please report it
	Long-Range Parks Planning	<p>Discussion & Decision</p> <ul style="list-style-type: none"> • Motion for parks managers to re-establish committee; seconded; passes

		<ul style="list-style-type: none"> • Concern about enough recruitment to get a good mix of board members and community members • Traditionally these meetings have been open to the community at all times to join; always was run by the common areas manager
	<p>Old Business</p> <ul style="list-style-type: none"> • 2151 Plot 	<p><i>Information, Discussion and decision</i></p> <ul style="list-style-type: none"> • Clarification (came in statement read by John earlier), Discussion & Decision <ul style="list-style-type: none"> ○ Does the committee have a motion or recommendation – no – purpose was to provide facts. ○ Motion to put a vote to the community to purchase the easement. The vote notice would include the statement that was read by John; voting time would be open for 30 days, to be decided by a simple majority of the members who have voted. <ul style="list-style-type: none"> ▪ Seconded ▪ Role call vote taken <ul style="list-style-type: none"> • Vote fails ○ Statement shared by John can be shared to the board by the end of the week

	<ul style="list-style-type: none"> • Memorial bench <p>New Business</p> <ul style="list-style-type: none"> • Garbage pick up 	<ul style="list-style-type: none"> ○ Discussion ○ Motion to empower the ad hoc committee to craft ballot language of a vote to the community to request an up or down vote that includes an option to purchase the lot (as a survey check box). The voting pamphlet would include the statement that was read tonight. The board sends it no later than Monday 9/30 with ballots to be submitted prior to 10/22, our special meeting for the budget. It would be a binding vote. <ul style="list-style-type: none"> ▪ Seconded • Move to table that motion <ul style="list-style-type: none"> ○ Seconded & passed • Motion: the board of directors submit to the community a proposal to purchase an easement at 2151 Lakemoor Dr. This vote shall occur between 10/1 & 10/21/2024; and the board will respect the outcome of the vote. (old language: This vote shall be binding by the board. Amendment – changing the language from being binding to that the board will respect the outcome.) <ul style="list-style-type: none"> ○ Seconded
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		<ul style="list-style-type: none">○ Discussion - we would want all of the information to be included with the vote<ul style="list-style-type: none">▪ Traffic mitigation would cost \$5,000▪ Lake mitigation would cost hundreds of thousands of dollars○ Roll call vote: it passes● Motion: to include the option of purchasing the lot in the advisory vote to the community with the costs associated<ul style="list-style-type: none">○ Seconded○ Discussed○ Vote: opposition carries● Motion that the board purchase the lot<ul style="list-style-type: none">○ Seconded○ Vote: opposition carries● Update (tabled)● Discussion & decision<ul style="list-style-type: none">○ Motion for all 5 kids be chosen to share the job of garbage
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		<p>pick up, coordinated by the Common Areas Manager</p> <ul style="list-style-type: none"> ▪ Seconded ▪ Discussion <ul style="list-style-type: none"> • Ask CAMS to ask the kids how they would like to share it ▪ Vote: passes
Stewardship	Treasurer Report (Leslie)	See budget discussion below
	ACC Report (Dan Chair)	tree-cutting notification (one tree) 2019 Clairmont Cir. SW, Andersen
	(ad hoc) Contracts Committee Report (Dani Chair) <ul style="list-style-type: none"> • a preliminary report by the September board meeting (9/23) and completes its work by the October board meeting (10/28) 	Information/Discussion <ul style="list-style-type: none"> • No update (committee has not met)
	Compliance Committee (no chair, consensus)	No update
	New Business	Information/Discussion

	<ul style="list-style-type: none"> Sharing Budget Draft (board vote at beginning of planning session 10/22) Board candidate update 	<ul style="list-style-type: none"> Special meeting for board members to vote on the budget draft will be held 10/22 via zoom; Income is \$218,000. Assessments will NOT incur. Reminder: Board member candidate statements due September 30, 11 pm
Community Engagement	Events Committee Report (Maggie)	Report submitted; last dog days of summer last week – last social hour next Friday; movie had great turn-out; fall festival coming up on 10/6 – please spread the word
	Garden Report (Christina)	<i>None</i>
	New Business <ul style="list-style-type: none"> Volunteer Recognition Directory 	<i>Discussion & Decision</i> <ul style="list-style-type: none"> Tabling Tabling
Safety	Security Report (Ralph)	No report/not in attendance
	New Business <ul style="list-style-type: none"> Neighborhood traffic safety 	<i>Discussion</i> <ul style="list-style-type: none"> Ann is working on reducing the speed limit in our community to 20 MPH and put up signs that say “slow down”, which would cost about \$5K each; also look at overgrowth & blind spots & speed bumps

	<ul style="list-style-type: none"> • Lake park security • Trail monitoring 	<ul style="list-style-type: none"> • Tabling
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- **Additional Community Comments – none**
- **Executive Session** – entered into at 9:15 to discuss compliance, returned at 9:21
- **Adjournment** – 9:21

For next agenda:

- Trash not being removed from parties – possibility of adding a security deposit
- Dec - vote to carry over unspent funds
- owl statues or spinners on the floating docks?
- Swimmers’ itch

Upcoming Meetings (all at 6:00 pm)

- October 28 – [Zoom](#): Sharing of Budget Draft for 2025
 - Planning session Oct 22 ([zoom option](#))
- November 19 – [Zoom](#)
 - Planning session 11/12 ([zoom option](#))

Annual Meeting November 15, Olympia Unitarian Universalist Congregation, with [zoom option](#)?

Additional Reports

STORMWATER:

Our consultant, James Packman of Herrera Environmental, has collected data in phase two of the agreement and conducted a site visit on July 10th. Preparations are currently underway for the October 28th Town Hall meeting to discuss their findings, options, recommendations and fiscal impact.

LAKE QUALITY

Our lake is doing very well! The second aquatic herbicide was applied several weeks ago to address the Fragrant Water Lily concerns, Broad leaf pondweeds, Elodea and sago pondweed.

The current temperature of the lake is 73 **degrees** and the lake level is about **16.5” BELOW** maximum capacity and normal for this time of year. Interesting is that the lake level is actually up about 4 inches from prior years as this time.

The O2 is steady at 93%

The clarity is over 5 feet

The fish population of bluegill and Bass are great! It has been reported that a few Painted Trout were still viable.

The samples taken at the Main and Westside Parks have been taken to the lab with the following results: None Detected (ND)

Nitrates ND

Phosphate ND

Nitrites ND

Suspended solids ND

Heavy Metals ND

Fecal Coliform **22.4 E 100/ml/30 day average** (Recreational waters should NOT contain more than **200 E. Per 100/ml** of water for a 30-day average)

Note.... Samples only taken at the Main and Westside parks.

As stated in the last report, concerns continue on the issues of “swimmer’s Itch”. The primary carrier of the parasite are the fresh water snails. The best remedy is to disrupt their habitat. This would essentially require the accumulation of detritus material usually near stormwater drainage point to be removed.

This will probably require more review and board discussions.

Please let me know if you have any questions.

Respectfully submitted,

Al Hatten