

**Lake Jane Estates
Annual Meeting
July 31, 2005**

Meeting was begun without a quorum:

Board Members Present: President: Duane Shabo, Treasurer: Melissa Gubbe, Park Committee: Dennis Fite, Allison Fite, Suzy King , Lake Committee: Jeff Brain, Lenore Faulk, Evelyn Raymond, Pool Committee: Bonnie Geske, Gus Lauch, Lorine Hegel, Secretary: Sue Shabo,

Suggested more efforts put into reminding people of need to attend. The newsletter was sent out as required in the bylaws, phone calls were made, signs were posted at the pool, the web site had an announcement.

Park Report:

Parks are doing well, not too much vandalism. Insurance has required more improvements, and that has taken a lot of our budget for this year. New Demensions has renewed the contract for yard care, and it is a little lower than last year because of the decrease in fertilizers they will be using.

Keith Arionus:

Island care: Are the yard care providers required to leave a certain amount round the edge:?

Jeff Brain: They will leave a border of approximately 2 ft. thereof the four times they mow each year.

Debra Ewing: Will the yard care providers leave a space around the fence? They on't seem to be mowing close to the fence?

Allison Fite: They are supposed to mow the entire area to the fence.

Pool Report:

See sheet inserted.

Gus Lauch: We've had no major repair needs this year. There has been a lot of minor plumbing repair, and painting to maintain the facility. More major repairs will be in the near future. We only have one heater working on the pool. It has worked well. The committee is setting goals to complete the needed repairs in a way, which will provide the best results for the least money.

Gordon Bowman: The life guards are a real asset to the pool. They have been polite, courteous, and pleasant to be around.

Lake Committee:

Rain has helped maintain the water level of the lake. On July 12 the contractor treated for weeds. He will come again and retreat as needed. We hope the water level will keep the toxicity down. We cannot use copper, and the more expensive replacement for it is not something we want to use if we don't have to. The pump which maintains the

level of the lake has a problem, which will be examined Aug. 1, and a decision made for repairs if needed. We have had two fish plants, and will continue to do it that way.

Mary Zukoski: I understand the lake committee used to help with goose count/control. Did this happen before, and, if so, why isn't it happening now?

Jeff Brain: I don't know of any time when that happened. Homeowners may have done that unofficially, however the Dept. of Nat. Resources suggests hazing the geese before they set up nests. That is legal. Once they set up a nest, you have to leave them alone.

Mary Z.: The lake is checked of the fecal chloroform and it has not increased measurably, is that correct?

Jeff: Yes, that is correct, as of the latest report. We have had another test, which we have not received the report for. When the report is received, it will be posted on the web site, and, should it be a poor report, signs will be posted to protect members on the lake.

Mary Z.: There should be more done by the association.

Mark Snell lot 59: Why was the decision made to prevent motors on the lake?

Jeff: It was done for noise protection, and because of the small size of the lake, which could cause wakes, weeds, etc., which could be brought from one lake to another by propellers. The issue has been reviewed as recently as the 90's, and held to the original decision.

Mark Snell: There are remote control boats which are louder than a lot of regular boats.

Allison: Haven't seen any remote control boats recently. They do chase geese and haze geese well!

Jeff: Fertilizers used on yards, cars washed, dogs walked, all leave residue which is drained into the lake. We need to be careful what we use. We've had a pair of eagles near the lake recently, which means it's in good health.

Melissa: This year's budget challenge was the attorney fees, which are returned when the fees are recovered at the end of the process. We have fewer bad debts than we have had in the past.

There is a real desire to have a quorum at meetings, and a change to the bylaws that will allow that. Several people volunteered to work with a door to door process to get the votes to have this changed.

President's report:

Dave King is our City Councilman who has been helping us with the fire house situation.

Dave King: Two lawsuits have upheld the association's bylaws which prohibit short platting with out permission of the association. These lawsuits were to preserve the nature of the community of Lake Jane Estates. The Fire station request has been presented, but not completely. The board is awaiting more information before an action can be taken. The mayor of Bonney Lake has given an order to the planning committee to notify LJE of any request to short plat. The covenants of LJE can be upheld legally, however, the city/state is not required to uphold our decision.

Randy Jensen: What are the requirements for short platting?

Duane: We have a check list, (which was read) The members have stated their request to maintain the environment of the community.

Dave King: Associations can require more than the state, according to the state law.

Keith Arionus: There was a member survey during the lawsuit. Of the returned surveys, about 117 responded. 85 wanted to maintain the lot size.

Bridal paths: These are in existence, however, have not been maintained, therefore they are abandoned, and the property owners are responsible for maintaining them. We hope neighbors can agree and keep the areas in good condition.

Fire House: We are waiting for final plans to be submitted. We have sent him a letter, but nothing has come to us.

Dave King: We have code about abandoned vehicles, buildings, etc. The fire house is in the abandoned building area. The city is also waiting for more from him. The owner needs to do something before the association or the city can progress.

Duane: There will be one more letter notifying the firehouse owner of his need to do something by a date before the city is allowed to go the next step.

New Board members are needed, since some members' terms are up, and they are choosing not to return.

Dave King: Dave is running again for city council

Keith Arionus: Budget for next year should be voted by the board

Duane : This is your opportunity to speak about the increase in the dues if you wish to. The next board meeting will probably vote that increase.

End of meeting