

June 7th, 2007 LJE Minutes

Members Present: Jeff Brain, Melissa Gubbe, Jill Lauch, Lenore Faulk, Yvonne Snell, Gus Lauch, ReJena Kilmurray

Guests: Keith Arionus, Mandi Farmer, Ron Undsderfer, Bob Garrison

Good of the Order: Introduction: Board introduces themselves to our guests.

PFM: Bob: I have experience in HOA with Gem Heights. They are a 25 year development. I also flips houses, have pool experience and have a military background. Gem Heights had a larger Association and a bigger facility. I was a maintenance officer in the Army. Currently, I am teaching computer classes and am looking for something to fill my time since the classes have slowed down drastically. I have 5 extra hours a day that I can devote to the Association.

Gus: We'd like to have someone pop in once in a while and make sure that things are going well with the pool. Making sure we have snacks and someone to do repairs when they need to be made.

Yvonne: When can you start? The pool opens on the 21st.

Bob: I'd like to meet with the life guards if possible. I can start on Tuesday the 12th.

Yvonne: We will be meeting with the life guards. This would be a good time to meet with the life guards and introduce yourself.

Keith: Pool heater is apart.

Gus: Mike was suppose to contact us about this. He shut it off and said he'd contact us a couple of weeks before the pool opens. He says it's just a valve that need to be replaced.

Jeff: I'd like to walk Bob around and show him the park, lake and facilities. Jill, I'd like you to join us.

Gus: Motions to hire Bob as PFM. Lenore: 2nds
All approved.

Ron: Undsderfer: I am building a 4 car garage addition. Here are the plans and I already have permits and have started the foundation.

Keith and Jeff will review for approval.

Keith: We do not need to approve this per the bylaws.

Jeff: We do need to approve this.

Resolution of Budget: Hourly basis for PFM would be \$15-18 an hour.

Jeff: Let's pay him \$16.50 an hour.

Melissa: Where are we going to put the salary under?

Jeff: Let's put it in admin.

Jill: Can we split it 3 ways?

Jeff: Let's put it under admin.

Lake Jane Phone #: Jeff suggests that Melissa is to get a separate home line with fax for the Lake Jane business part, so that it doesn't intrude on her family. She gets a lot of calls and at all hours of the day and night. Everyone agrees that this is a definite need for her to have to conduct Lake Jane Business more efficiently.

The annual increase of dues and the assessment will cover the PFM and the anticipated expenses for Jensen lawsuit. This will be an \$81 increase in dues for 2008/2009.

Contract for cutting the islands and Park: In May of 2006 it was \$877.20 and it increased to \$954. Before we sign the new contract Melissa will call and discuss this with the person that handles the billing and have them credit our account.

Jill: We have 2 options. The 1st option is to stay the same costing us \$29710. The 2nd option is to add pressure washing to the contract with would then cost us \$32960 for 12 mos. If we called to have pressure washing done it would cost us more money. This will save us since we need to pressure wash the surfaces at least once a year anyway.

Jeff: What is the status of \$ in savings?

Melissa: I don't know the exact \$'s yet. It's about \$13000.

Gus: It seems like 5 hours a day for the PFM is an awful lot.

Jeff: We figured about 820 hours a year.

Gus: How much of the budge will he save us?

Melissa: None.

Jeff: We really need the PFM. So, we need to let him know up front that we can only afford to pay him for so many hours. We need to be very organized with this.

Melissa: Mande..what do you think of what we are doing?

Mandee: I like what you're doing and can see that you're trying to fix it and not let everything fall apart.

Keith: When you interviewed Bob did you mention a salary?

Jeff: I told him the price range.

Melissa: I will line up a drug testing and back ground check. We won't do the finger printing.

Secretary's report: Gus motions to accept minutes. Yvonne 2nd's and everyone approves.

Treasurers Report: Melissa: We received some past dues. Jeff motions to accept treasures report. Lenore 1st, Jill 2nds and all approved.

Pool Report:

Michael says pool is the best it's been for a long time. The new hut is done and looks great. There is extra paint to go into the shed. We need to pick up C-Folds and shower rods for the bathrooms.

Jill: We have figured out what all the keys go to and will not need to re-key since one key works for most everything.

Keith: Do you want #'s on the keys or do not duplicate on them?

Melissa: We can take them to McClendons Hardware store. We will be getting a key box which we will give to ReJena and she will keep the keys in that.

Jeff: I can re-key pool doors if they need to be done.

Park Report:

We called the police department about the garbage dumped in the dumpster. They told us it is a civil matter and that there isn't anything they can do about it. A residence at the address of: 6518 187th St filled the garbage so full that the garbage was overflowing and we had to pay extra to have them come out and pick up the extra garbage. We will charge him for the extra garbage. ReJena will send a letter to this affect.

We need to cement the pole in for the NO Parking sign and Park Hours.

The lights are out at the lower park. We need to fix the lights at the lower and upper park. Jill and Gus will check the breakers to see what they work for.

Keith: The fence at the lower park, has it been repaired?

Jeff: No we need to repair this.

Lake Report

The float line has been broke. Lake level has dropped to 1 ½ inches in the last week. 2 inspections have been done. May 26th ½ dozen brazinnian growth and no submerged weeds. 1 week later still the same amount of brazinnians but more weeds this time.

Doug Dorling from Northwest Aquatic Echo did an inspection on 6/6 and we have not received a response yet on the results of this.

The lake is cloudier and cooler this year for a longer amount of time. Perhaps

this is because of the regular water treatments and the change of weather.

Lenore: The lake needs to be raked. I picked up garbage on the beach. Isabel brought us replacement sampler since the rope tie broke and the sampler is at the bottom of the lake. We have tried to find it, but without any success. Maybe if we have someone who dives go down and find it.

Old Business

Heller short plat: Jeff motions to approve. Yvonne 1st, Gus 2nds. All approve. ReJena will send out a letter to the Hellers in regards to approval.

Old Fire House: City gave Vanunu approval to make it an adult family home. Attorney says we cannot disallow this. Vanunu will not live there and will be running it like a business. ReJena will send a letter telling him that he will need to get board approval on running this business in the Association.

Jensen Lawsuit: Attorney filing a motion for a 3 week extension. June 11th to July 2nd. Jensen attorney approved this extension.

Melissa: I'd like to purchase the Web domain for the next 10 years so that we don't have to worry about this again. It will cost \$100. I'd also like to put a NSF fee in the newsletter. \$25 for all checks that bounce. Everyone agrees that both of these things would be beneficial.

ReJena: We need to have the newsletter done by the next meeting which is on the 21st. I need the information for the newsletter by the 15th to put it together.

Melissa: Don't forget the revised ballot needs to go into this letter.

New Business:

Jeff: Wendy has resigned her position to the board.

Mandee: (expresses interest in Secretary position) I work for Wizards of the Coast. They make games. I've been there for 12 years. I was the Director of ECommerce and am working part time now so that I can have more time with my son.

Melissa: Would you be interested in a board position if this position wasn't available?

Mandee: I would.

Melissa: We will let you know if this position is available.

Jeff motions to adjourn meeting. Gus 1st and Yvonne 2nds all agree to adjourn.

Adjourned 9:32

Respectfully submitted: ReJena Kilmurray