



7/31/2022 Annual Meeting Notes

Trustees Present: Anna Loudenback, Debbie Epperson, Michelle Chalcraft, Fred Wells, Jeff Gubbe, Shawnta Mulligan, Laurie Albrecht & Ruth Rabdau

President: Tony Gliane, Facilities Manager: Jay Sutton and
Executive Secretary/ Assistant Treasurer: Melissa Gubbe

Call to Order: President Tony Gliane called the meeting to order at 2:10 pm. Membership count was 26 members with 4 proxies. Total count is 30. A quorum was not reached. 2023-2024 Budget is automatically approved.

Tony Gliane welcomed all the members whom turned out for the Annual Meeting.

Please remember the Board are all volunteers, please polite and civil during the meeting.

We have not had a quorum since 2015, the board members elected at that time to 4-year positions are all now done, and so every board position, including president and vice-president, are open. While everyone has indicated that they will return, you are also welcome to come and present yourself and be considered for the position. If anyone is interested in any of these positions, please stay after the meeting.

Since there is no quorum, so we'll hear from each of the committees and take questions.

Thank you, board members, for your service and I would like to recognize each committee:

- Anna, Michelle & Debbie = Pool Committee
- Shawnta, Jeff & Fred = Lake Committee
- Ruth, Gloria & Laurie = Park Committee
- Facilities Manager = Jay Sutton
- Executive Secretary / Assistant Treasurer = Melissa Gubbe

Financial Report: Melissa Gubbe:

Please look at the top page of your handout. This is the Financial Report of the fiscal year ending June 30, 2022. I am happy to report that we came in under budget over all. Budget was 213,853, spent 193,060 – 20,793 under spent. Minus 8,000 given to pool = 12,793

We have been working on our oldest past due accounts. Started with 17, down to 2. With the new Collection RCW's, I am working on reaching out sooner to try and avoid large accounts and collect before the past due amount becomes more that 2 years past due.

Professional external audit is starting next month.

Budget for fiscal year 2023-24: Dues stay at \$425.00.

Park Report: Laurie Albrecht/Jay Sutton:

Facility manager Jay Sutton started last year around this time and is doing a good job.

The new (2021 summer) landscaping crew has been doing a great job on keeping the parks looking good in preparation for summer.

Dog park gate was having issues or being too tight, springs back and hit someone, fixed & is now working

There were some issues last summer with the lower park gate, now resolved and working well

A number of problem trees have been cut down around the upper park perimeter

This summer the Upper Park has had many reservations. Everyone is doing a great job cleaning up!

Had an issue with stolen signs – Found - Yay to our Facebook security guards!

Paving has been done at the lower park entrance

In addition to getting new garbage cans, Jay made new trash can covers so things look pretty!

A new security system has been put in the upper park and is operational

Because of normal wear and tear (and some people doing donuts) gravel has been raked and redistributed in parking lots. Replacing when necessary. (Upper & Lower Park). Ongoing!

Wood chips in upper park are getting low - replace/add. (Upper Park)

Jay is working on getting bids to limb the trees that need it

A LJE Yard Sale will be at the upper park off of 188th on 8/27/22, 10-5pm.

There were 2 tasks completed with volunteers saving the association money. Clearing the undergrowth/brush from bank at lower park and spreading the wood chips in the upper park big toy area.

Pool Report: Anna Loudenback:

The pool opened on June 18 and will close on Sept. 5th.

We had nearly 30 applicants for the pool this year. We hired 10 lifeguards and 8 hut workers and we have 9 lifeguards and 7 hut workers currently.

We have had a successful return to group swim lessons this year and welcomed back Cara Johnson as our swim lesson coordinator. We are in our 3rd session and have around 50 kids participating. Session 1 had 40? Kids and session 2 had 42 kids? We have one more session starting next Monday and at last check, there were 45? Signed up. We have 4-5 regular instructors and have had a few helpers who volunteer their time to be an extra set of hands and gain experience. Private lessons are also available and have been fairly popular considering group lessons are back.

Michelle, Debbie, and I have put a lot of work into creating more structure this year with the staff and within the pool committee.

For the pool committee, we have organized all the documents and instructions into one google folder and standardized procedures for the position to help with more seamless transitions when the pool committee changes members. We began using an app called ConnectTeam for scheduling which has a convenient free version. Although next year, we may consider asking to budget the \$59 monthly fee for the season or even the first month to save hours of volunteer time. We have also completed a lifeguard management training course through the American Red Cross to help us organize in-services for lifeguard skills and better serve our staff and community throughout the season. We had our first in-service this week where lifeguards practiced their skills. We've implemented checklists and set consistent standards for more clear expectations of our staff. We purchased a new cash register this year and it's made a world of difference when selling thousands of drumsticks.

The health department made their annual visit this week and we are working with the facility manager to make the changes needed, which included updating our rules signs.

We've had 2 teen nights that were great fun and we have 2 more coming up in August (the 12th and 25th). On teen nights, we've been doing a raffle for the employees for perfect forms (checklists and cash counts) and going above and beyond. If you see someone on the staff going above and beyond, please let us know so we can give them an entry for the raffle. We have been donating items ourselves for these raffles, but would love additional items from community members. Additionally, we have a staff snack bin and would also happily accept donations for that.

Overall, the season is going quite well and we are very proud of our staff.

Debbie and I would like to thank Michelle for being a part of our team this year and for all the incredible work she has done. Michelle will be stepping down after this season though to enjoy the retired life with her husband and spend more time travelling during the summer.

Lake Report: Jeff Gubbe:

Results from lake testing this year have shown consistently good water quality. Final testing of the lake quality will take place at the end of October. This will be the last year of testing due to Pierce County Conservation District refocusing their emphasis to streamside restoration.

In the previous two years the lake had areas of milfoil and was treated. There have been no signs of its return this year (as of yet). To help in reducing future additional introductions of milfoil, please wash off all boats and floatation devices that were used at other lakes prior to their use in Lake Jane.

The fishing rules have been changed to limit bass fishing to catch and release only. We want to preserve the larger bass in the lake as they feed on the bluegill and perch which naturally reproduce at a high rate. The bass also naturally reproduce in the lake. The only species planted in the lake is trout. The daily limit on trout retained is 5 per day.

The pump has been turned on to provide fresh water to the lake. The amount of water introduced helps offset the evaporation but cannot maintain the lake level.

Tony Gliane thanked all members for coming to the annual meeting.

President Tony Gliane adjourned the meeting at 3:20 pm.

Special Meeting of the Board, directly after the Annual meeting of the Association.

President Tony Gliane started the meeting at 3:40 pm.

Agenda: Election of Officers, 9 Trustee positions and Architectural Committee.

President: Tony Gliane was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Vice-President: No candidate, position open.

Treasurer: Laurie Albrecht was nominated by Jeff Gubbe. Motion was seconded. **MSC** to approve.

Secretary: Gloria Brain was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Trustee (Park): Ruth Rabdau was nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

Trustee (Park): Laurie Albrecht was nominated by Michelle Chalcraft. Motion was seconded. **MSC** to approve.

Trustee (Park): Gloria Brain was nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

Trustee (Pool): Anna Loudenback was nominated by Shawnta Mulligan. Motion was seconded. **MSC** to approve.

Trustee (Pool): Debbie Epperson was nominated by Shawnta Mulligan. Motion was seconded. **MSC** to approve.

Trustee (Pool): Shawnta Mulligan was nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

Trustee (Lake): Jeff Gubbe was nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

Trustee (Lake): Fred Wells was nominated by Debbie Epperson. Motion was seconded. **MSC** to approve.

Trustee (Lake): Wendy Schwartznau was nominated by Ruth Rabdau. Motion was seconded. **MSC** to approve.

Architectural Committee: Jeff Brain and Keith Arionus were nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

All positions are for 1 fiscal year.

Special meeting adjourned at 3:55 pm, by President Tony Gliane.

Respectfully submitted by Melissa Gubbe