



## July 28, 2024, Annual Meeting Notes

**Trustees:** Debbie Epperson, Stacy White, Fred Wells, Jeff Gubbe, Peta Shephard, Gloria Brain, Laurie Albrecht, Catherine Faux

**President:** Anne-Marie Davidson

**Assistant Treasurer:** Heather Prater

**Executive Secretary:** Ashley DeGraffenreid

**Facilities Manager:** Jay Sutton

**Location and Time:** Upper Park Shelter at 2:00 p.m.

**Call to Order:** President Anne-Marie Davidson called the meeting to order at 2:00 p.m. Membership count was 30 members with zero proxy, total count was 30 members. A quorum was not reached. The 2025-2026 Budget was automatically approved. Q&A took place after each presentation.

Anne-Marie welcomed the members who attended the Annual Meeting and reminded everyone that the Board members are all volunteers, and to please be polite and civil during the meeting.

A quorum has not been reached since 2015, therefore, the Board members elected at that time to four-year positions are all done now. Every Board position, including President and Vice-President, are open. While some Board members have indicated that they will return, you are all welcome to come and present yourself and be considered for any of the positions following the annual meeting.

Thank you, Board members, and thank you to each committee:

- Pool Committee: Catherine, Stacy & Debbie
- Lake Committee: Peta, Jeff & Fred
- Park Committee: Katie, Gloria & Laurie
- Facilities Manager: Jay Sutton
- Executive Secretary: Ashley DeGraffenreid
- Assistant Treasurer: Heather Prater

### **Financial Report (Heather Prater)**

The financial report of the fiscal year ending June 30, 2024 is attached along with the profit and lost statement. The total revenue was \$238,622 with \$211,335 from assessments. Our expenses were under budget (Budget \$213,000) with spend at \$206,601.

Most of the large past due accounts have been collected. We are currently working with the attorney to collect the last large account. There are 11 properties with liens. We will be sending letters to about 12 properties then placing liens on those. There are 124 accounts that have not paid dues this year. We have about 100 properties that are current but have not paid this year's due. Late fees will be applied to payments not postmarked before August 1, 2024.

The budget for this fiscal year and next are attached. Dues will be staying the same as 2024-2025, this proposed budget is for 2025-2026.

### **Park Report (Gloria Brain)**

This past year in your park have seen maintenance and improvement projects completed. The basketball court got new nets and benches, updated bark in the dog park and playground area, new soccer goal nets and totally updated Horseshoe pits. Thanks to Jay for all his work. As always, the moles have a mind of their own and Jay is still working to outsmart them.

These are your parks, and it is a joy to see them utilized. The parks are busy with reservations. It's great to hear the laughter, instruction and sound of bats hitting balls as the baseball field is being used. When I walk through the park I see people with their dogs in the dog park, people of all ages playing pickle ball and basketball and others going for walks in our neighborhood.

If you have ideas for improvements to the parks, please consider joining the Park Committee - we can always use new ideas and enthusiasm. You can also contact Jay of the Park Committee through the Lake Jane website.

### **Pool Report (Catherine Faux, Stacy White & Debbie Epperson)**

The Lake Jane Pool has been open, and we have had many members and guests come to take a dip this year. As always, the snacks, especially ice cream, have been a big hit.

The Lifeguards and Facility manager, Jay have all done a great job at keeping the chemical levels within health department guidelines and keeping the pool safe for all our swimmers. They also work hard to make sure the pumps are running, and the pool stays clean. Every summer, the Tacoma-Pierce County Health Department does an inspection of our pool facility and so we make sure to have the proper signage, equipment, and make sure the workers are keeping the facilities clean and well stocked.

The swimming lesson program is going great. This year the swimming lessons are only for members and their hosted guests. We have great swim instructors. We also offer private lessons. Members in good standing are able to rent the pool for private parties. We have over 14 so far on the books with more requests coming in. We are always looking for someone to volunteer to teach water aerobics. We offer four Teen Nights every summer where the pool is open for teens 13 and older to swim and have pizza and soda. Adult swim is Monday-Thursday from 7-8pm.

The pool hut workers can help you make a park rental, a pool rental and pay for swimming lessons. You can also come to the pool hut to borrow sports equipment for the park. We have horseshoes, pickleball and tennis equipment, volleyball and baseball equipment as well as a croquet set.

We have amazing lifeguards. A couple of our Lifeguards have graduated this year, so we have fostered a couple of upcoming guards so that they are able to work with experienced guards and build a solid team for years to come. We held our in-service training where lifeguards practiced rescue scenarios. They did a great job and take their job seriously.

If you know of any 15 plus year olds that may be interested in becoming a Lifeguard and/or swim instructor in the future, please consider having them do the following: If they are 13-15 years old, they can volunteer to help with swim lessons. They get experience helping students in the water which is great and helps them when they're applying to be a lifeguard. They do need to take a Lifeguard certification class which can be found on the Red Cross website. Lifeguard certification is good for two years.

We appreciate members who help us by following the rules, respecting our staff and helping build the positive pool community that we share. If you have any questions or concerns about the pool, please reach out to the pool committee volunteers.

### **Lake Report (Jeff Gubbe)**

The lake started in good shape this spring after last fall and winter rains helped fill it back to normal level after the large drop during last summer. Earlier this spring someone removed the debris cage from the lake outlet, and it had to be replaced. The debris cage is there to keep debris from plugging the pipe crossing the road. The cage is constantly monitored, and debris is removed as needed. If you see debris blocking the cage, contact the lake committee and we will make sure it is removed.

The existing buoy line at the east end of the lake has been replaced with new lines along with added signage to deter people from fishing. It is an unsafe location to fish from as the roadway shoulder is narrow and we have had a history of non-members fishing from this location.

The annual fishing derby took place on Saturday, June 1st. There was a good turnout, and some large fish were caught with the largest weighing over four pounds.

We lost our contract with the lake treatment company and had to find a new one, NW Aquatics has been retained to continue our lake treatments with the first treatment taking place June 4th. The treatment has been successful as the amount of vegetation has been greatly reduced from what was present last. We will be monitoring the lake to see if spot treatments will be necessary this fall.

We have continued monitoring the lake water this year for clarity, depth, and dissolved oxygen levels. The lake water has been clear to date. The water depth is currently higher now than at this same time last year. The lake level will continue to drop throughout the summer due to evaporation and little rainfall. We are adding water to the lake from a well, but it does not have the capacity to keep up with the evaporation.

Many residents have been using the lake to boat, fish, and swim which is great to see. Remember if you have guests who are fishing there is a \$5.00 fee for each guest. Payment can be made at the box located in the lower park.

Anne-Marie Davidson thanked all members for coming to the annual meeting.

President Anne-Marie Davidson adjourned the meeting at 3:02 p.m.

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

President Anne-Marie Davidson started the meeting at 3:06 p.m.

Agenda: Election of Officers, 9 Trustee positions and Architectural Committee. All positions are for 1 fiscal year.

**President:** Anne-Marie Davidson was nominated by Laurie Albrecht. Motion was seconded by Catherine Faux  
**MSC** to approve.

**Vice-President:** Vacant

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

**Secretary:** Peta Shephard was nominated by Laurie Albrecht. Motion was seconded by Debbie Epperson.  
**MSC** to approve.

**Trustee (Park):** Laurie Albrecht was nominated by Jeff Gubbe. Motion was seconded by Peta Shephard.  
**MSC** to approve.

**Trustee (Park):** Leland Faux was nominated by Catherine Faux. Motion was seconded by Laurie Albrecht.  
**MSC** to approve.

**Trustee (Park):** Vacant

**Trustee (Pool):** Debbie Epperson was nominated by Gloria Brain. Motion was seconded by Laurie Albrecht.  
**MSC** to approve.

**Trustee (Pool):** Catherine Faux was nominated by Stacy White. Motion was seconded by Debbie Epperson.  
**MSC** to approve.

**Trustee (Pool):** Stacy White was nominated by Debbie Epperson. Motion was seconded by Laurie Albrecht.  
**MSC** to approve.

**Trustee (Lake):** Fred Wells was nominated by Laurie Albrecht. Motion was seconded by Stacy White.  
**MSC** to approve.

**Trustee (Lake):** Dave Wolfe was nominated by Jeff Gubbe. Motion was seconded by Peta Shephard.  
**MSC** to approve.

**Trustee (Lake):** Peta Shephard was nominated by Jeff Gubbe. Motion was seconded by Laurie Albrecht.  
**MSC** to approve.

**Architectural Committee:** Jeff Brain and Keith Arionus were nominated by Jeff Gubbe. Motion was seconded by Laurie Albrecht. **MSC** to approve.

Next meeting of the Board, August 15<sup>th</sup>, 7pm, via Microsoft Teams Meeting ID: 938 457 316 254 1 and  
Passcode: MYFpxa.

Special meeting adjourned at 3:20 p.m. by President Anne-Marie Davidson.

Respectfully submitted by Ashley DeGraffenreid