



Board Meeting Minutes

Date: August 15, 2024

Trustees: Fred Wells, Laurie Albrecht (Treasurer), Peta Shepherd (Secretary), Dave Wolfe, Catherine Faux, Leland Faux, Stacy White

Others: Anne-Marie Davidson (President), Jay Sutton (Facility Manager), Heather Prater (Assistant Treasurer), Ashley DeGraffenreid (Executive Secretary)

Excused: Debbie Epperson

Meeting Location: Microsoft Teams Meeting ID: 938 457 316 254 1 and Passcode: MYFpxa

Call to Order: President Anne-Marie Davidson called the meeting to order at 7:10 p.m.

Good of the Order: Treasurer Laurie Albrecht requested to receive meeting materials a week in advance of the monthly Board meeting.

Old Business

- Secure Mail Drop Box Installation: Motion was made to purchase the package box option recommended by Facilities Manager, with decision to follow at September 2024 meeting on location for installation. **MSC**
- Continued discussion on changes to Rule and Regulation. Proposed change: Revise Rule 15. All construction must be approved by the Architectural Committee. Prior to going to the City of Bonney Lake, Members should get preliminary approval from the Architectural Committee that their project meets Lake Jane standards, as Lake Jane's standards may be more restrictive than the city's. Then when the city has reviewed and approved the project, the Architectural Committee will review and provide final approval, assuming the project continues to meet Lake Jane's standards. **MSC**

New Business

- Cheddar Up: Motion was made to try Cheddar Up and Zelle payment methods as a trial run for HOA dues, park and pool reservations. **MSC**
- Trespassing Issues: Tabled until September meeting.

Facilities Manager

- I have been walking in the park more than usual. Trespassers have a big issue this summer and I have been responding as much as I can to deter repeat offenders. I think we are making headway, but we still have a problem.



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Upper Park: We have been watering to combat the higher temperatures and everything seems to be doing ok. Moles are coming back, and I am trying to stay ahead of them...let the mole Olympics begin. Reservations have been going on with no issues to report. I have continually met with the grounds team to ensure all issues have been resolved. Wasps have been an issue, but we have been doing our best to eliminate the ones we see.

Pool: The pool has been great, good communication has been key and we have resolved most issues. The outdoor faucet at the pool is leaking, I have tried less involved tactics, but I will need to replace it over the winter.

Lower Park: We have been watering to combat the higher temperatures and everything seems to be doing ok. This is where the moles are posting their first attack, I am working on it. The park has been the focus of trespassers due to the lake access and the awesome beach. I have been working hard with the surrounding neighbors to alleviate the problem the best we can. We will look at better solutions in the future.

Lake: The lake is holding on with all the hot weather. We are still at a good level compared to last year. The freshwater pump pumps what it can but it's still not enough to combat the evaporation. The treatment went well, and we continue to see the benefits of limiting weed growth. I am working on a proposal for adding new Carp to the lake. It's essential to keep our lake clean but we have lost a couple of older ones, and they don't eat as much when they get older. We are due and I am working on the lengthy paperwork to get approval to add carp to our lake. I will keep you informed of the progress.

We are looking into a potential card entry system for the parks but won't have any real ideas or solutions for a couple of months. I recommend more stern signs until we figure out what we are going to do. There are no real forward signs i.e. "No Trespassing, violators will be prosecuted." The signs we have are very welcoming and if we change some verbiage, it might help.

Secretary

- Meeting Minutes for July 2024 were approved. **MSC**
- Annual Meeting Notes for 2024 were reviewed. **INFO**
- Annual Affirmation Statements: Tabled until September meeting.

Treasurer

- Financial Report for July 2024 was approved **MSC**
- Transferred \$30,000 from the Checking to the Reserve Savings account on 7/31/2024. **INFO**



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- Late fees have been billed to all accounts past due and invoices/statements are mailed.
INFO

President

- The Reserve Study has been received and will be sent to the Board soon. **INFO**
- Motion was made to continue paying Melissa Gubbe to assist with onboarding new employees for no more than 5 hours per month for the remainder of the year, if needed.
MSC

Vice President (Vacant)

- No Report

Pool Committee

- Swimming Lessons Update: Lexie Johnson has done a great job as the Swim Lesson Supervisor. The last lesson of the season was this morning. People are still able to schedule private lessons.

Water Aerobics: After the annual meeting, Carrie Maez volunteered to lead water aerobics instruction. This started on Thursday evenings during the second half of adult swim. We will also be adding Sunday evenings at 6:30 for the remainder of the summer. There haven't been too many people attending so we're confident that the 6:30 time slot will work on Sunday, even though it is during open swim.

Health Inspection: Every summer the Tacoma Pierce County Health Department does an annual inspection of the pool facilities. They came on August 1st. We now must make sure we always have a lifeguard on the pool deck when the pool is closed (people are still on the pool deck). We had a sign out saying "Pool Closed/No Lifeguard on Duty", but this is not enough. If we don't have a lifeguard on the pool deck, we need to have everyone exit the pool area and lock the gate and bathroom doors. To comply, we always have one lifeguard on the pool deck. This way members can stay at their tables and use the restrooms during pool closure breaks. We have two lifeguards when people are swimming. We have one lifeguard when there are no swimmers in the pool because chemicals are being added. The other lifeguard goes on break. Our lifeguards test the chemicals of the pool (chlorine, Ph) four times a day, but usually only need to add chemicals (and have swimmers leave pool for 20 minutes) twice a day.

Overall, we have a great staff and it's a great summer at the pool.



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Park Committee

- Nothing to report beyond Facility Manager monthly report.

Lake Committee

- In the process of transitioning over from Jeff to Dave. Weed growth and grasses are encroaching at certain points in the lake. Milfoil has been really bad this year, according to neighbors on the lake. This will be discussed further with the Lake Committee and Jeff.

Meeting adjourned at 8:02 p.m.