



9/19/2019 Meeting Minutes

Trustees Present: Fred Wells, Laurie Albrecht, Gloria Brain, Mady Burgstahler, Jeff Gubbe, Sandra-Teter and Marv Smith-LeBleu

Others Present: Anne-Marie Davidson, Jessica Olives, Jeff Brain and Melissa Gubbe

Guests Present:

Call to Order: President Anne-Marie Davidson called the meeting to order at 7:00 pm.

Good of the Order:

Old Business:

Pool:

Tasks:

Park:

Tasks:

Lake:

Tasks:

Vice President:

Tasks:

President:

Tasks:

Secretary:

Tasks:

Treasurer:

Tasks:

Facilities Manager:

Tasks:

New Business:

Facilities Manager: Report for September:

After our lake treatment contractor reported milfoil growing in the lake waters, I confirmed the two sites with Jeff Gubbe and informed the two lake front property owners in an effort to get their help in removing this invasive plant. The property owners made an effort to remove the plant, but it proved unsatisfactory. Jeff and I spent a few hours removing more of this plant at one property. Even that didn't work.

After that effort, I closely scouted the lake and found 5 more sites. The various locations of the plants confirmed that the plant had spread from one end of the lake to the other.

A chemical treatment specific to milfoil is scheduled to be applied sometime between Sept 20 and Sept. 30.

A wasp nest was killed and entrances to the pool pump room was sealed.

The address pole in the lower park was reset.

Gate timers at the lower park and boat launch area were reset for earlier closing time.

The heat pumps and water heater at the pool were shut off for the season.

An additional note on the lake: It didn't get nearly as low as in the past three years. On Sept 7 it was at -14.88" below the top of the outlet gate. At this time in 2018 the level was at -17.28", eventually falling to -18.0" on October 17, 2018. On that day I noted a high temperature of 73.

The lake level began to rise again this year on Sept 10, 2019 when it rose to -13.20". As of Sept.,18 the level was at -11.52".

In 2018 The first recorded rise of the water level was recorded on Nov. 3 to -15.36". It didn't reach 0 until Dec 30.

2019 was a far better year than the previous 3 in terms of the water level. The water quality remains excellent.

Secretary:

- Meeting minutes from 8-22-2019. **MSC** to approve.
- Critical Area Exemption: Waiting for wetlands study. **ONGOING**
- Update BPM - Annual Reserve Study & Rules and Regs. Violation Fee:

5.5.3 Reserve account and study.

July 1, 2019 RCW 64.38.065 requires the following:

- (1) An association is encouraged to establish a reserve account with a financial institution to fund major maintenance, repair, and replacement of common elements, including limited common elements that will require major maintenance, repair, or replacement within thirty years. If the association establishes a reserve account, the account must be in the name of the association. The board of directors is responsible for administering the reserve account.
- (2) Unless doing so would impose an unreasonable hardship, an association with significant assets shall prepare and update a reserve study, in accordance with the association's governing documents and this chapter. The initial reserve study must be based upon a visual site inspection conducted by a reserve study professional.
- (3) Unless doing so would impose an unreasonable hardship, the association shall update the reserve study annually. At least every three years, an updated reserve study must be prepared and based upon a visual site inspection conducted by a reserve study professional.
- (4) The decisions relating to the preparation and updating of a reserve study must be made by the board of directors in the exercise of the reasonable discretion of the board. The decisions must include whether a reserve study will be prepared or updated, and whether the assistance of a reserve study professional will be utilized.

An independent auditor will be hired and approved by the board. The Assistant Treasurer will work with said auditor to prepare the annual Reserve Study, as required. Study will begin after the external audit every year and hopefully be completed by years end. Reserve Study contract should go thru the Estates Attorney for review. **MSC** to approve.

5.9 Procedure for levying fines for members who violate the Rules & Regs.:

1st letter: Define infraction, with included current rule. Member has 30 days to comply without a fine being issued. Fine of \$100.00 will be assessed for non-compliance.

2nd letter: Define again the infraction. No compliance will assess a \$100.00 fine, plus 1% interest fee if fine isn't paid in 30 days. **MSC** to approve.

- Garage request at 19107 Bonney Lake Blvd. has been approved by the Architectural Committee. **INFO**
- October's board meeting is canceled. **INFO**
- Christmas Dinner: 12/7, at Mady Burgstahler's home. **INFO**

Treasurer:

- Financial Report for August 2019. **MSC** to approve.
- Reserve Study Contract has been signed and Melissa will send to The Reserve Study Group. **INFO**

Vice President:

- Absent.

President:

- No report.

Pool:

- Pool Committee, Melissa and Anne-Marie will get together and discuss staffing for next year. **INFO**

Park:

- Will work with Park Committee to have a plan for next years employment needs. **INFO**

Lake:

- October will be the last month we do lake testing this year. **INFO**

Regular meeting adjourned at 7:35 pm, by President Anne-Marie Davidson.

Executive Session:

- Salary Ranges: Moved to November meeting. **ONGOING**

Executive Session adjourned at 8:00 pm, by President Anne-Marie Davidson.

Respectfully submitted by Melissa Gubbe