

Mountain View Park Community Club
Location: Community Park

Community Meeting Minutes
June 12, 2010

Presiding Officer: Beverly Jacobson, Treasurer

Secretary: Molly Graham

Call to order: 2:07 p.m.

Quorum present: Yes (15 lots/69 lots = 22%)

Attendees: 15 lots at meeting start – 17 lots at time of election	Proxy: (11 lots)	
Gary Bugai (1lot)	Joanne and William Green (1 lot)	
Chuck Briggs and Riittalisa Kivirinta (1 lot)	Christopher Laing and Darryl Dayton (3 lots)	
Caro Ekbohm (1 lot)	Lisa and Rudi Mallant (3 lots)	
Terrie Foote (1 lot)	Mike Pearson (1 lot)	
James Giuntini (2 lots)	Ole Pederson and Julie Strauss (1 lot)	
Molly Graham (3 lots)	Scott Salvatori (1 lot)	
Liz Hughes (1 lot)	Guy Wuthrich (1 lot)	
Beverly Jacobson (1 lot)		
Kara Justus (1 lot)		
Dawn McCarthy (1 lot)		
Shellie Monson (1 lot)		
Mary Morgan (1 lot) ~2:35 pm		
James Scott (1 lot) ~2:40 pm		
Scott Walkden (1 lot)		

Abbreviation Key: MSC = Moved, Seconded, Carried

Attendees introduced themselves

2009 MVPCC Annual Meeting Minutes –copies provided at meeting

MSC – Motion moved and seconded to approve the 2009 Annual Meeting Minutes as distributed. Motion carried by the ‘ayes’.

Reports:

•**Treasurer Report**– Beverly Jacobson, Treasurer, provided current financial details.

Checking	\$3635.56
Savings	7101.90
CD – WA Federal Savings	8761.99
CD – Frontier (Union Bank)	5000.00

Annual Meeting June 2010 Assets \$24,499.45

•**Spring Event Feedback**

Jim Guintini gave an overview of the ‘Season of Change’ spring event that is hosted by the Board and that the Board would like to continue the tradition based on the success of the 2010 event. The weather was great and there was increased attendance with 38 community members/family attending (including 15 Board members/family). Jim encouraged members to include their family members and reiterated it is a great opportunity to meet neighbors and members you may see at the park later in the year. Only member suggestion was to add badminton or bocce ball for activities.

•Lake Kayak Water Quality – Spring 2010

Shellie Monson provided a handout (2009 State of the Lakes Update - 4 pages dated April 2010) with the update on current Lake Kayak water quality and the recent visit by the State Department of Ecology by Marisa Burghdoff from Snohomish County Surface Water Management (Marisa.Burghoff@co.snohomish.wa.us) Website: www.lakes.surfacewater.info, section for *Snohomish County Lakes* and choose the link for *individual lakes*.

Overall water clarity is 'low to moderate' and total phosphorus concentrations are 'moderate to high' in the upper waters and 'high' in the lower waters. Lake Kayak is listed as 'impaired' after the 2008 water quality assessment because of concerns about the phosphorus pollution.

Additionally, high levels of nutrients (from fertilizers, pet waste, land clearing or development) can increase the occurrence of algae blooms, with the potential for toxic blue green algae included.

Anyone who notices blue-green algae on the lake please call Lisa Mallant, and also call the county 425-388-3464 ext 4639 and a scientist will come out and take a sample. Rapid notification is important to obtain samples in order to detect the toxins which can cause serious illness in people and pets.

These results are of concern because though Lake Kayak water quality is considered "satisfactory" these results along with potential watershed development indicate a risk for decline in the lake health. Lake Kayak is impounded (man-made) and these lakes have a tendency for acceleration of eutrophication—(increasing plants and algae and filling with sediment).

An additional 4 page handout of septic system information was also provided exemplifying the negative impacts that poorly maintained septic systems can have on our community and the lake.

Both the Lake report and septic system handout will be posted on the website as they offer information on actions members should take to help maintain the water quality, thereby ensuring the lake's health and lifespan.

Discussion: A member raised a question whether current water quality for this year is available, (with the higher rain levels) to see how 2010 compares to historic values.

•Park Improvement Committee (PIC) - Shellie Monson provided a PIC update for Lisa Mallant

The PIC has resumed with Sunday sessions at 10 AM, every other week in the summer (see website for dates). Members that are interested in volunteering their time to enhance the appearance of the community areas in the park were encouraged to work. Tasks include weeding the trees planted clearing to maintain the walking trail, pull metal flag/stakes from original plantings, replant trees where needed as well as general upkeep of the park.

There have been several volunteers mowing the park this year. Members were reminded to sign up on the Mowing Sheet posted in the shelter to avoid overlapping and allow the community to recognize efforts.

Old Business:

•Financial Audit – Due to scheduling problems, the audit has not been completed but will occur as part of the transition and transfer of financial records to the newly elected Treasurer.

New Business:

•**CC & R Project-** Committee Chair Shellie Monson provided the following update for the CC&R project: Over the past two years the Board has discussed matters concerning MVPCC having adequate protection with regard to insurance coverage as well as its Governing Documents, which are very dated.

In 2009 the Board moved forward with sending a detailed request for proposal (RFP) to four law firms, all specializing in community association law, for guidance on needed updates to the MVPCC documents. After review of the four bids, a Kirkland law firm (Leahy PS) was selected and engaged to perform the evaluation of the governing documents. Leahy PS was selected due to their willingness to offer a step-by-step approach in reviewing MVPCC's documents and their willingness to work with budget limitations. The initial bid details a flat

fee of \$2,000 for Phase One, which will consist of preparing a first draft of revised By-Laws for community and Board review, preparing relevant documents for associated communications to the community, community meeting(s) and the vote of community members.

Phase Two will be a future phase billed on an hourly basis that would address any subsequent time spent by the law firm at the Board's request for further review or draft revisions of the CC&Rs or other documents, and/or participation in community meetings.

Discussion with members included concern that the community might reject the proposed revisions. Shellie reiterated the Board's desire for good communication and transparency in order to have success with the proposed documents being well received and approved by the community so that community time, efforts and funds are not spent in vain.

•Proposed 2010-2011 Budget- Beverly Jacobson provided a handout entitled "MVPCC Budget 2010-2011 Proposed", (see attached document). Proposed budget revenue is \$7000; expenses \$10,836 for a deficit spending of \$3,836.

Highlights noted were increased WA State Dam fees, increased liability insurance premiums, park, lake and weir maintenance costs and funds for fish. The special project for revision to the governing documents (CC & R project) was started in 2009 with the community approved budget for \$2,000 as per the previous report. An additional \$3,000 is allocated in 2010-2011.

MSC-Motion moved and seconded to approve the proposed fiscal year 2010/2011 budget with correction to one line-item.

Correction for the CC& R Project to reflect \$2,000 was spent in 2009/2010 actual column, and change \$5,000 to \$3,000 for proposed 2010/2011 – motion carried by the "ayes".

A member commented that they had recently observed large numbers of trout reproducing in the lake (brown, cutthroat and rainbow species).

•Officer and Board of Director Elections - At 2:50 pm President Pro-tem Beverly Jacobson opened the floor for nominations for each Officer position, followed by the Director positions. No additional nominations were made. Ballots were distributed to attendees at sign-in during the meeting and voting took place. Ballots were collected and held by the Secretary

Member Comment

A request was made for attention by the Board to address the park plans and priorities for park improvements so members can enjoy the additional amenities at the park.

Meeting was adjourned at 2:58 p.m.

Immediately after the meeting, three Directors tallied and verified the ballot counts.

Election Results – 28 lots (47%) were represented by attendees or proxy votes at the time of election voting. All positions on the ballot were elected by majority vote. The 2010-2012 MVPCC Board of Directors are:

Officers: President- Lisa Mallant, Vice President- Shellie Monson, Treasurer- Terrie Foote, Secretary- Molly Graham.

Directors: Carol Ekbohm, Jim Guintini, Cathy Jones, Beverly Jacobson, Dawn McCarthy, Tom Morgan, Mike Pearson

The 2010-2012 Board of Directors will be posted on the website, the news board and in the next newsletter.