

BOARD OF DIRECTORS GENERAL MEETING MINUTES

Date: Saturday 25 May 2024

The meeting was called to order at 10:00am by President Erick Balstad.

Attendance:

President Erick Balstad, Vice-President Brian Larson, Ron Rinehart, Paul Martin, Les West, Sharond Amamilo, Roland Rasher; Dick Lamphere and Jeannie Briney absent and excused

Caretakers: Peter, April, and Mitchell

21 guests

Call to Order at 10 am:

Erick B started off the meeting thanking the veterans for their service followed by the announcement of death of Dan Rathburn.

Treasurer's Report from Brian Larson (for J. Briney):

- End of March checking balance was \$53,432.42.
- Money market: \$28,195.24
- Savings Account: \$938.40
- Talking about moving into CD so we can collect interest.
- Budget: compared different months with caretakers and without. Using two time periods, 12 months without caretakers and twelve months with caretakers, expenditures were calculated to predict future spending:
 - Oct 21-Sept 22: Spent \$79, 871.93
 - April 2023-March 2024: Spent \$90,436.51
- The biggest difference was the \$9,425 spent on Lake Treatment; cost is close for utilities, insurance, caretakers, recreation landscape, other smaller things.
- LACC should receive \$90,600....if all dues are paid in full.
- May not have a lake treatment this year because of Doug Doring's death.
 - Doug D was managing the lake treatment program.
 - LACC is now in the process of getting the paperwork transferred, so still unsure about plans for treatment.
- Eric: Insurance is \$20,000 and is going up; getting harder and harder to obtain.

- Company wants signed affidavit that members are aware that there is no lifeguard on duty.
- Les Wes: Because it is not written in bi-laws or the covenants, the company wants it in writing that members are aware that there is no lifeguard; responsible for themselves.
- Sharonda inquired about an opt-out ...possibly send a notice in addition to bi-laws.
- Ron R: voiced concern about LACC being liable for loose boards, etc; a member can't sign away their rights.
- Roland R asked if insurance for community doesn't cover something, aren't the members responsible?
- Erick affirmed that whatever insurance doesn't cover, members have to make up the difference.
- James D questions LACC responsibility about accidents on private vs county roads.
- Erick explained that LACC premiums are higher because we have more coverage. If there is less coverage, members may have to pay more.
- James D asked about a "No Lifeguard on Duty" sign going up like other places have.
- Erick stated that LACC is an HOA on a private lake.
- Conversation about overall prices are going up everywhere; members discussed property taxes.
 - Erick stopped the conversation about property and taxes to move on with agenda.

Capital Improvement; Les West:

- The bottom 4 feet of Longhouse needs to come off be replaced with the same metal that is on roof. Cost is about \$4100 for 200 sq feet, material only.

Streets; Erick Balstad:

- PUD and SCI were the center of conversation. Not sure about hook-ups at this point; if a member is not paying for water, it is unsure if they will be hooked up to the main line.
 - Konrad Shaw Div 3 Lot 75: When Skokomish was done, only 1 out of 2 meters was hooked up. The same thing for their neighbors.
 - Discussions continued about cost; but there will be no clear answers until meeting with Brandy (PUD1 Project Manager) on Tuesday.
 - Brian and Erick request that info be put on the website.
 - Roland: Why didn't PUD1 notify us in the beginning?
 - Les West: They only notified paying customers.
 - James Downey, Div 3 Lot 98: stated PUD1 has been limited on new meters since COVID when meters were used for different project.

- James D: If LACC is an HOA, a community, somebody should be a part of this project and keep up to date with what is going on.
 - Has talked to Brandy about the debris getting in the canals and PUD1 not cleaning up.
 - Worried about LACC getting fined instead of PUD1.
 - Roland R: In agreement, there should be a representative meeting with PUD1 so that there are no more surprises.
 - Erick asked if Roland would volunteer; Roland accepted.
 - Sharonda: Thinks that something this major and costly should be left to the president and vice president of the board. It is a huge system wide community project, and it makes more sense from her perspective.
 - Robert L, Div 6 Lot 39: If members are responsible for their own properties, why should the HOA be involved?
 - Sharonda was concerned that PUD1 was not in contact with LACC on a project of this size.
 - Les reminded members that this has been in the works for a long time.
 - Water used to be free; but when LACC could no longer maintain it, PUD1 took over.
 - The epiphany of the water meter not getting hooked up is all about money.
 - No need to correspond with the contractor; the contractor will refer you back to Mason County.
 - Roland thus agreed that president or vice-president be in contact with PUD1.
- Mike V, Div 6 Lots 29-30: asked about his meter that he doesn't use, but is still paying for...will it be hooked up?
 - Les answered that the people who are not getting hooked up are the people who have never had a meter put in or are not paying the standby charge.
 - Roland states that we are paying surcharge that is supposed to go away in 20 years.
- Erick: Brian will call on Tuesday; Brian will let caretakers know and get it on website:

Lake Environment; Erick Balstad:

- Last year, LACC paid for a 'super study' to kill the weeds in the canal.
- At the end of the season, Doug D returned, saw the weeds.
 - Stated with LACC's permit, he was able to treat that type of weed.
 - Doug did a partial test treatment on the lake, and it worked well.
 - He was to come and treat the lake instead of canals this year, but he passed away.
- LACC needs to find another contractor.
 - The paperwork is completed.
 - The type of treatment LACC needs is done later in the year, towards the end of July or August. Treating the leaves will take things down to the roots.

- Sharonda inquired about turning weeds over with a motorboat.
 - Erick said that gets mixed results, the problem could get worse if it is all churned up without as much area to treat.
 - Paul agreed that the weeds are already becoming a problem.
- Erick has a picture showing that the treatment was straight out from boat launch. It is obvious that the treatment worked.
 - Sharonda asked when the treatment took place.
 - Erick believes it was in late August.
 - Robert L questioned if treatment would harm the fish. He was told by Erick that it would not harm the fish.

Caretakers' Report; Peter Hull (report attached):

- 1,000 to 1,100 fish were planted on May 10, plus 100 that were owed.
- As we learn things from PUD/SCI we will pass it along
- The biggest project was burning at Western Park. What's left is a pile of dirt that needs spread out.
 - Erick reminded everyone that the Western Park is not a place for the members to take stuff to dump. It is for the caretakers to take the brush that they pick up.
 - Roland asked for volunteers to help spread the dirt around.
 - Konrad S Div 3 Lot 73+ volunteered and will meet with Peter later to set a time.
- Longhouse needs septic pumped and will be inspected on May 28.
- Krueger; Div 2 Lots 49-50 dogs are still running loose.
- False burn reporting discussed.
 - Mason County 13 let us know that Fire Marshall is going to push Sheriffs' Dept. to pursue criminal matters.
 - Ricky C, Div 4 Lot 7 asked for explanation of false call.
 - Peter explained that making a call you threatened to make, before fire was started, is false reporting.
 - April added that saying you see smoke and if there is not a ladder truck response, saying it's a forest fire.
 - Discussion ensued regarding the fact that at this time, the Sheriff's Dept does not pursue these calls. The new Fire Marshall wants that changed. LACC has highest incident of false calls.
 - Ron R stated that because both non-emergency and 911 calls go to the same Fire Dept dispatch operator before it goes to Fire 13, it's wrong to assume and declare that all reported calls originate from a 911 call and not a non-emergency call; though this can be investigated by Fire 13.
- Based on addresses, it is approximated that there are 79 full time residents.

- Sharonda asked how that was calculated as more than one resident may live on a lot and listed variables.
 - April filtered all Elma, McCleary and Shelton addresses.
 - Most of the PO Box addresses were known to be residents, so all were counted.
 - All Elma addresses with LACC streets were counted.
 - Did not consider multiple lots.
- Late notices sent out in April.
- Thirty-five accounts remain unpaid.
- Reminder that there are three caretakers, instead of two, doing the 70 hours.
 - Overall face time may be less.
 - Job of the day may not always be readily visible.
 - Caretakers can always be contacted through email and phone.
- Roland asked about a way to get a hold of caretakers when they are out and about, maybe subsidizing a cell phone.
 - Ron asked how many emergencies there are that would require the caretakers immediately.
- Ricky C asked why caretakers could have movies but he would have to pay \$200.
 - Brian L said that the fee was for exclusive use.
 - April explained that the Longhouse Rental Policy had changed. Members can use the Longhouse anytime, for free, as long as it is not exclusive use.
 - Les W pointed out that is only on the days that caretakers are working.
 - Erick noted that setting things up with the caretakers may prevent two parties from going on at the same time.
- Handed out passes Employee Store passes donated, anonymously, by member

ACC; Jim Coble:

- Mike Valentine is now also on the committee.
- Adam Carroll didn't need ACC form because it was for fence.
- Roland R asked Jim about progress on older forms.
 - Jim stated he had looked through them and made recommendations to the board.
 - He cannot say 'yes' or 'no'. He only makes recommendations to the board.
 - Roland thanked Jim for looking his up, as he was unaware, he had failed to get final permit.
 - Sharonda asked if she would get a notice if she was out of compliance.
- Erick thanked Jim and asked him to stay after the general meeting.

Correspondance; Erick:

- Robert M submitted email about removing cover

- Roger L volunteered to organize fishing derby.
 - Erick inquired about caretakers would still collect the fee; Roger affirmed this.
 - Roland wanted to know if there was an adequate amount of time from planting to the derby. Roger confirmed that the time was adequate.
- Erick asked who was doing the picnic; had Les volunteered?
 - Les emphatically declined and question whether there would be a picnic or an ice cream social on Sunday afternoon.
 - Erick called for vote, reminding members of how much work goes into having picnic at Western Park
 - Roger asked about having picnic at Longhouse.
 - Sharonda requested picnic and ice cream; volunteered to scoop.
 - Roland, Les, and Roger volunteered to run grills.
 - Caretakers volunteered to pick up ice cream and food.
 - Discussion about kids' games. Ricky C will not be here. Jeannie and FD volunteered to help.
- Vote to have picnic at Longhouse passed. Erick instructed that it be added to website; hamburger, hotdogs and potluck at 1:00. Get an RSVP.

Elections:

- Erick stated that Nominations are open for Board Positions.
 - June 30 is the deadline to get name in.
 - Must be in good standing; everything must be in order.
- Vote is at the Labor Day Meeting.

Unpaid Accounts:

- Brian L asked if any arrangements had been made by the 35 unpaid accounts?
 - April informed him that no arrangements had been made.
 - Three addresses were no good.
 - One account is for a deceased member; in probate.

Address Confidentiality:

- Clipboards on the tables with the new law and the last opportunity for members to get name on list if they do not want address released.

HOA Fees Discussion:

- Roland talked about another HOA In Arizona, that gets extra money by getting a fee every time a lot is sold.
- Erick brought up probable need to raise dues again; at least \$10.
 - Insurance keeps doubling.
 - Taxes keep doubling.
 - The picnic will probably cost \$600.

- Erick reminded members that LACC members pay for their own water, over \$600. Star Lake does not pay for water.
 - Need solutions; maybe increasing the price by \$50 for people who want to use the showers?
- Ricky C would rather see raise every 5 years instead of every year.
 - Erick reminded him that some people are on fixed income. Some clubs raise dues incrementally up 2.5% every year. Raising it \$10 a year is not such a big deal.
- Ron R wanted to know why Star Lake pays about \$400 a year for water, yet their dues are roughly 50% of LACC's, and they have a golf course.

Erick requested the Board and Jim stay after. The General Meeting was adjourned.

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