

**Fawn Lake Maintenance Commission**  
**Regular Board Meeting Minutes**  
**Bryant Hall**  
**2022-11-21 7:00pm**

Results of Officer Nominations - Bill Kysor

- Justine Akehurst continues as Corporate Secretary
- Steve Jacobson continues as Treasurer
- Bill Kysor continues as Vice President
- No President was nominated

Announcements - Bill Kysor

- We have two trustee positions open. We do not have enough trustees for the number of committee assignments; some trustees have taken on more than one committee assignment.
- FLMC Bookkeeper Feather Wagner resigned effective 2022-12-02. We now need to transition the bookkeeping duties to another person.
- An offer was made to the “members in good standing” in attendance to join the FLMC Board as a trustee. An advertisement to join the FLMC Board will be included in the newsletter. Discussion follows about the duties of the trustees and of committee assignments.

Roll Call for Quorum - Bill Kysor

- Trustees Present - Bill Kysor, Larry “Mat” Matincheck, Dale Radcliff, Heather Tremblay, Justine Akehurst, Jessica Pense, Bill Knight, Mike Ricchio, Steve Jacobson

Approval of Minutes - Justine Akehurst

- Prior to the start of the meeting, copies of the minutes from the 2022-10-17 regular board meeting were distributed amongst the Trustees and the audience. Dale Radcliff moved “that we dispense with the reading and accept the email copies and the copies available to the audience.” The motion was unanimously adopted.

Interim President and VP - Bill Kysor

- Voting on ten (10) proposals to amend the By-laws, as reviewed by attorney Steve Whitehouse. Each proposal was summarized to the trustees, and discussion followed.
- Chapter 6, Section 4 – Board meeting by telephone, video, or other (ADOPTED)
  - Bill Kysor asked the question “do we wish to modify the By-laws to the proposal that’s been submitted to allow for these types of meetings by telephonic, telecommunication or other means, as even written in the RCW [64.35.035].” Heather Tremblay moved “that we do”. The motion was unanimously adopted.
- Conducting audits of petty cash (NO ACTION)
  - No vote was held as FLMC does not have petty cash.
- Chapter 6, Section 7 – Vacations, conference calls, etc. (TABLED)
  - Mike Ricchio moved “to continue working on this By-law.” The motion was unanimously adopted.
- Chapter 6, Section 4A – Agenda Items (REJECTED)
  - Jessica Pense moved “that we do not accept this one [proposal].” The motion was unanimously adopted.

- Chapter 8, Section 2 – 5% rental cap (REJECTED)
  - Attorney Steve Whitehouse commented in writing that this proposal is illegal to adopt into the By-laws. Mike Ricchio moved “that we deny this one [proposal].” The motion was unanimously adopted.
- Chapter 14, Section 3(m)(2) – “currently licensed” language (NO ACTION)
  - Jessica Pense moved “to disregard as it doesn’t apply anymore.” The motion was unanimously adopted.
- Chapter 14, Section 3(g) – No gasoline motors on the lake (ADOPTED)
  - Discussion about the language of the proposal to make a small clarification to the existing By-laws to state that a Fawn Lake resident cannot have any non-electric motor mounted onto the boat, if that boat is on Fawn Lake. Bill Kysor stated “The question here for motion, do we make ‘some few word modifications’ [sic] to just ‘can’t even be on the boat?’” Mat Matincheck moved to “make that motion.” Motion was seconded. Bill Kysor called for a vote on the motion as “all in favor of a word change to make that clear on what Terry’s [author of the proposal] intent was.” The ‘ayes’ have 8, the ‘nays’ have 1. The motion was adopted after debate.
- Chapter 14, Section 3(g) – Speed on lake (TABLED)
  - A change to the language was discussed to use the term “no-wake zone” instead of a measure of motor thrust. A motion was made “to make the entire lake a no-wake zone” and voted on. An objection was raised that “it’s changing his wording, that’s not what he submitted. So it should be back to him. Change it to ‘no-wake’ and resubmit.” The motion was withdrawn. Justine Akehurst moved to “table this so that we can work on the language and come back with it.” The motion was unanimously adopted.
- Chapter 16 – Amending bylaws (TABLED)
  - Heather Tremblay moved that “we table it, revisit it, before we make a change.” The motion was unanimously adopted.
- Chapter 8, Section 3(a) – Special assessments (TABLED)
  - Heather Tremblay moved “that we table this and look at the wording.” The motion was unanimously adopted.
- Additional signers on bank accounts and checks. Heather Tremblay moved that she nominates Bill Knight as an additional FLMC signatory on bank accounts at Peninsula Credit Union and KeyBank, and checks. The motion was unanimously adopted.

Treasurer - Steve Jacobson

- About \$1,000,000 in the bank right now. Anticipate that will be reduced by \$50,000 to \$60,000. That will leave us with around \$960,000. At next month’s meeting we will make a motion to move money from the checking account to the savings account that are labeled as reserves. \$50,000 will be left in the checking account.
- By-laws state that we have to have an operating budget passed by December 1st. The proposed operating budget is \$341,775.00. The current operating budget this year is \$285,000.00, from the operating budget written in 2018, and used every year until now. We collected approximately \$356,000. The remaining \$15,000 will be applied to reserves.
- Steve explained the recently completed reserve study and how the cost and use of maintaining community assets is different from the operating budget. \$825,000 is what we’ve already funded in reserve dollars. We need to fund \$230,000 in 2023 for reserve savings, which will begin to move us towards having our reserves fully funded. The reserve study recommends 20% increases in dues applied to reserves, for the following five (5) years. At that point dues will level off.

- The dues level we are at now cannot fund the operating budget and the reserve funding that is needed. We will need to raise the dues. \$230,000 divided into 500 units is approximately \$460, that needs to go directly into reserve funding.
- Steve recommends that we increase dues by \$350 per year, per unit. That will take us from \$725 to \$1075 for 2023. Dues for 2024 and subsequent years would increase by 20% of the reserve dollars and not the full budget.
- Steve and Bill Kysor explained the process for community ratification of a passed 2023 operating budget and dues increase. Trustees and residents present at the meeting had discussion.
- Bill Kysor mentioned a handout available to the residents present at the meeting that shows the price of FLMC water compared with PUD #3 price.
- Steve moved that “we set the budget for \$341,775.00 and that we set the dues for 2023 at \$1075.00 per property.” The ‘ayes’ have 8, the ‘nays’ have 1. The motion was adopted.
- Mike Ricchio moved “that we at least consult with Steve Whitehouse, our attorney, and ask about whether or not we have the authority to authorize a payment plan for selected individuals, under whatever criteria we may choose, and whether that approach would require a By-law change.” The motion was unanimously adopted after debate.

#### Trustee-at-Large - Mike Ricchio

- [Previously in the meeting the trustees learned that our current insurance carrier for Fawn Lake will terminate our policy on 2022-12-31 due to high risk.] Mike is looking at the insurance situation. Two brokers are looking at coverage for us. Quotes are expected within the next 7 to 10 days.

#### Parks, Grounds, and Roads Committee - Bill Kysor

- Jerry and Don were thanked for painting the gate posts at the front yellow, and blowing leaves off of the road.
- New signs were installed at the gate entrance.
- No rake party this year.

#### Building Committee - Bill Kysor

- Issues pending at 561 Clematis. Contractor was fined for having tall grass, which was not paid. They are not ‘a member in good standing’ for three properties. Three votes will be taken out of the ‘member in good standing’ category.
- Some liens and foreclosures are pending, which will preclude those property owners from being eligible to vote.

#### Water Systems Committee - Bill Knight

- Expecting three quotes for the repairs on wells 1, 2, and 3, including repairs on a junction box and vents.
- Hard to find contractors that are able to do the AC pipe sampling, and finding a laboratory to test the samples. Found one contractor that meets our needs and one lab (Seattle Asbestos). Moving forward with that soon.
- Things are going well with our two water technicians. They are scheduled to attend training and a certification exam on 2022-12-06.
- Still no ETA on the meter heads that we ordered last June.

#### Septic Systems Committee - Dale Radcliff

- Don Hoge was thanked for monitoring the drain field, and Steve Becker was thanked for cleaning the filters in Dale Radcliff’s absence.

#### Office Administration; Community Liaison and Gate - Heather Tremblay

- FLAG asked and were approved to install some hooks into the ceiling at Bryant Hall for movie nights.
- Details shared for implementing Google Suite. It's email addresses for every trustee as well as the president, secretary and treasurer so that we have a history and a consolidated space to share documentation. Cost is \$78 a month or \$936 annually. This is approved into the 2023 operating budget.
- SAFE community meeting on November 15th went well. A handout was made available to the residents present at the meeting and will go out in the newsletter.
- Jessica is spearheading a campaign to educate folks around the details of increasing dues to fully fund our reserves, which is proposed to go out in a newsletter after review.
- Announced that our bookkeeper Feather Wagner gave notice. Feather was asked if she could be recognized for her work in the next newsletter.
- Jerry and Don were thanked for fixing the existing exit spikes, a section at a time.

#### Lake and Dam Committee - Mat Matincheck

- Hopefully by the end of the week Mat can get someone to come out and inspect the earthen part plus all of the concrete apparatus of the dam.
- The second stocking of trout (250+, 12-14 inches) went into the lake.
- There's been some misinformation about fishing licenses. We do need to have a fishing license as required by WSWF. Fawn Lake is on Page 82 of the Fishing Guide, which explains catch limits. The signs posted around the lake to explain limits need to be updated to match WA state game laws.
- Be considerate of others regarding interactions with people that are fishing.
- To wean off and possibly avoid the use of chemical treatment in the lake, we could stock the lake with Asian Grass Carp, which are unlike regular Carp, to eat the weeds. It takes 2-3 years to get them established.
- He stressed to not dump any foreign fish into the lake.

#### Nominations and Elections Committee - Jessica Pense

- We have two trustee openings. The work gets easier to do with more people on the board. Please let the board know if you are interested.

#### Hearing and Ethics Committee - Jan Charles

- Jan Charles asked a question to the Trustees, with discussion that followed, regarding who needs to be in attendance at a Hearing and Ethics meeting.

#### New Business - Bill Kysor

- There's only two of us trying to work through the By-laws update. Any help to edit and review, and share historical updates to the By-laws is appreciated.

#### Adjournment - Bill Kysor

- Mat Matincheck moved to adjourn. The motion was unanimously adopted. Meeting adjourned 2022-11-21 9:44pm