

Semi-Annual General Membership Meeting

March 24, 2018

1. **Call to Order:** Glenyce Jackson, President; Carol L. Opalinski, Vice President; Suzanne Hickel, 2nd Vice-President; Sharon Keefer, Treasurer, Patrick Pockat, Jeffrey Prestage and Linda Niles, Alternates. Absent, Secretary, Anthony Higginson.
2. **Special Guests:**
 1. **Pierce County Sheriff Deputy Joe McDonald:** Explained what he and his partner do for PLBC and how our money is spent. Crime has gone down. They switch their shifts to review PLBC at various times. A neighborhood watch is key to keeping crime down. Lighting is also crucial. We are adding more street lights. **If you see anything suspicious, you must call 911 and report the activity.**
 2. **RoxAnne Simon with Safe Streets:** Works with our deputies all the time. When we call 911, do NOT say, “I think something is happening,” say, “This is what IS happening.” She can have a training for us, but we must have at least 10 people. Training is 3-4 hrs. She brought brochures and signs for everyone. Tips on how to secure your home, how to call 911, how to organize a group for PLBC. Safe Streets meets on the KP on Wednesdays. They are a non-profit. They also work on how to deal with code enforcement and how to use them as a tool in disrupting criminal behavior.
 3. **John Spencer, attorney for PLBC:** Gave us his experience with crime on Fox Island, which is where we found our deputies. John then presented on our lake drainage issue. The Walthers, who live on the edge of PLBC on the south end of the beach, have agreed to open up the drain field. The County has approved and he is working with an engineer for the final plan. The drain field should be completed soon.
 4. **Doug Dorley with Pond _____:** Explained that our lake is very shallow, 10 feet at deepest section and that the majority is under 10 feet deep. The algae is the worst it has ever been, due to non-existence of drainage (which we are fixing,) and feeding wildlife. Algae used to be only a summer issue from 2008-2015 and for only 2 week periods. Now, we have winter algae, which lasts from November to April. The worst algae in 30 years. If we would have treated it earlier, that would not have worked, as algae would have reproduced. The current bloom was devastating to the fish, who have all died off. The worst thing for the last is wildlife poop. Canadian geese are the worst and pollute the lake more than anything else. Correcting the outflow is critical, which we are doing. Alum is another treatment, but is very expensive and if we don't stop feeding the wildlife, we would have to treat every year, with a cost of approximately \$25,000 per year. The PH level is very bad – should be around 3-4 and it is at 10. Once the bloom settles and the outflow is fixed, this should make the lake healthy and then we would be able to have fish again. **We need to post signs to stop feeding the ducks, as people are ruining the lake by doing so. Members should also**

inspect their septic systems. If you have problems with your septic, there are grants to help you pay for any costs. Improving the lake quality, will improve our property values. Drainage for upper PLBC must also be addressed. Ditches cannot be covered over.

3. **Approval of October, 2017 General Membership Meeting Minutes:** There is a correction, in that Lorraine Henry has asked to be on the Budget Committee and she was not involved. Carol Opalinski motioned to accept the October, 2017 General Membership Meeting Minutes, with the correction, which was seconded by D. Starr and passed.
4. **Treasurer's Report:** Sharon Keefer presented the Treasurer's Report, which was passed out to Members. \$192,511.67 in checking, savings and CD's. Liens are placed, if Member is more than \$650 in arrears. 77 % of Members paid their dues in full last year. As of 3/22/18, 53 properties changed hands. There are a total of 501 properties in PLBC. Keeping addresses current is the key to successful collection. **Glenyce Jackson motioned to accept the Treasurer's Report has given, Carol Opalinski seconded and the motion was passed.**

Budget: Sharon explained the budget for next year, which was in our mailing. **Carol Opalinski motioned to accept the Budget as presented. Suzanne Hickle seconded and the motion was passed.**

5. **Unfinished Business:** Kim Hunsinker wants a street light by her property, but unfortunately, there is not a pole.

The HOA is paying for 1 dumpster for 1 day, on 4/14/18. No hazardous materials allowed. The details will be posted on Facebook.

The Audit Committee was presented by D. Starr. They reviewed 2016, 2017 and part of 2018. All records are in order. Our CPA reconciled in the Fall and there were no issues.

The Nominating Committee was presented by Jeff Prestage. 3 Board members are up for vacancy: Glenyce Jackson, Carol Opalinski and Suzanne Hickle. There are two nominees, Trevor Walsh and Bob Perry. Then on the floor, Tim Culver, Stephanie Carlton and Samantha Walsh volunteered, but Samantha Welsh cannot, as her husband is already on the Board. **D. Starr motioned to accept Trevor Walsh, Suzanne Hickle and Bob Perry as new Board Members, along with Tim Culver, D. Starr and Stephanie Carlton as new alternates. Marion Goad seconded and the motion was passed.**

Next Board Meeting is 3/29/18 at 7 p.m.

Rich Goad reminded us that we need to motion to not hire a CPA to do a formal audit. Carol Opalinski seconded and the motion was passed.

Jeffery Prestage and Bob Perry are working on getting us security systems on each side of lake. We will have cameras and this should be completed soon.

All new Board Members should be bonded – that means that they should have criminal background checks. D. Starr will look into this and Sharon Keefer will call our insurance company for their input on this issue. D. Starr will bring applications

Kim Hunsinker is worried about drug dealing from her neighbors and has been working with the police.

Glenyce Jackson will write a letter to the homeowners on the north end of the beach, to ask if they could trim their bushes, as there seems to be activity there.

12:34 p.m.-meeting adjourned.

Minutes Prepared by acting secretary, Carol L. Opalinski