



Lake Jane Estates Meeting Minutes May 15, 2008

Members Present: Jeff Brain, Melissa Gubbe, Kevin Jamison, Dan Scott, Mady Burgstahler, Lenore Faulk, Theresia McClimans, ~~Yvonne Snell~~, Mandi Farmer

Guests Present: Bob and Michael McConkey, Bob Garrison, Keith Arionus

Property Management Report:

- LJE boat stolen on 5/10 and found by Jeff on an island on 5/11. Police report submitted. Boat now has new combo lock device.
- Aqua Care inspection of pump room determined than an impeller and shaft for pump #1 needs to be replaced. Cost is estimated at \$192.75. Bob will get it done.
- Gazebo roof replacement will start within this week. Bob will:
 1. Remove old and replace wood where needed. He has a dumpster to use in the lower park.
 2. Collect shingles for job.
 3. Look for volunteers. No date yet. He will send out an email to everyone when he has chosen a date.
- Pool staff interviews complete. Yvonne and Bob will finalize this week. They will have 5-6 guards and 2 shack employees. Pool orientation set for June 18th from 3-6. Pool opening either the 19th or 20th.
- Found cyclone gate approximately 5 x 6 feet in park trees. Dan will take it. It is by north side of pool building.
- American Leak Detectors will be checking pool at 9am on June 18th to determine extent of the water leak. They need to have it heated and will take 3 hours. Cost will be ~\$750 instead of the estimated \$1,000. ALD recommends we have someone dive in and use epoxy putty on the crack for a temporary fix once crack has been checked and have the permanent fix later when pool is drained.

Good of the Order:

- Dave King (dcspring@comcast.net), City of Bonney Lake Council Member and member of Lake Jane Estates:
 1. Complimented Board and Bob on the work they do. Park and Lake look great. Thanks.
 2. Saturday, May 17th, between 1 and 3pm there is a town hall meeting for all of Ward 1, which includes Lake Jane Estates. Dave, two council members, and the Mayor will be showing what is going on now and in the future. If you have an opportunity to come to Emerald Hills Elementary School, please do so. They are even offering grilled foods and bringing in city trucks and a bouncy toy for kids to play on.
 3. Sidewalk North of Bonney Lake Blvd. from Locust intersection to 74th is going to kick off in June coupled with a waterline replacement and resurfacing of Bonney Lake Blvd. This has been planned since 1997. Pavement overlays on 183rd and 185th are taking place as well. Work will last until September or October. Intersection near Locust and Sumner-Buckley is also getting a sidewalk.
 4. Lots of citizens are complaining about the lack of dress with bikini baristas. This issue is going to be left to city police.
 5. Rhodes Lake Road from plateau down has been designated as preferred outlet for traffic coming from Cascadia. One small step.

6. Lots of new buildings, businesses and residences, will be coming in on Sumner-Buckley. Gravel pit will be going away.
7. Lake Jane's drainage is being remapped. We need to do this to ensure water quality from runoff.
8. Theresia brought up the condo complex of 90+ units being built across from Allan Yorke park. She is concerned about the traffic and safety this will bring to the area. Dave notes this is a valid concern, but the developer is constantly revising his plans. He won't build them unless he can sell them. Right now his plans are likely going more towards the rental side since he is putting in so many. The developer does not have to say if they will be condos, rentals, or whatever. Right now he only has plans for phase 1A, but who knows when he will put in the rest or what form they will take. It will all be consistent with zoning and it is zoned for high residential. Dave has a great deal of trust in the Planning Director and engineers. A landscape plan exists that is approved by the city.
9. Housing market has slowed down - down 30% year-to-date on building permits. Houses in the area are on the market for weeks and months. Builders are having a hard time.
10. Dan brought up a concern about traffic control up and down Bonney Lake Blvd. Lots of cars and motorcycles screaming up and down the street at all times of the day. They drive fast onto side streets where some kid is going to get hit. Dave will bring that up to the Chief of Police (who will be at the meeting on Saturday).
11. Marshalls and other stores are coming in to the new complex across from Target.
12. Study is going on about the YMCA coming to Bonney Lake. Looks good, but we just need enough community support, i.e. money, to make it happen.
13. Please take a look at the water quality report that went out. Best ever!

Secretary's Report: Dan moves and Theresia seconds to accept minutes of last meeting. It was agreed to have Mandi continue to both email and print out the minutes. Additionally, she will email them in an older version of MS Word so that everyone can open them.

Treasurer's Report:

- Financial report passed out for Board to review. We have a \$141 credit for garbage. Melissa rearranged park money to make it cleaner. Budget number did not change, she just reallocated.
- Lenore moves and Dan seconds to accept Treasurer's report.

Lake Report: Water looks good; so clear you can see the bottom. NW Aquatic Systems says everyone around lake should have received a notification of treatment. Jeff will send them an email letting them know that no one has received it yet. They said they will come out this month to assess lake.

Pool Report: No update other than what Property Manager said earlier.

Park Report:

- Aluminum ball for flagpole presented to the Board by Dan Scott. They have all supplies except the pole (coming soon). Shop teacher at Green River Community College donated a ¾" steel plate for the base. This will be done before the pool opens.
- Will make getting bids for resurfacing the tennis court a priority.

Old Business:

- Bob and Michael brought the boards and letter cutouts for the signage. Will glue and screw from the backside. Will use an oil-based primer and then paint. Existing metal posts are cracked and full of water. They will purchase and put in new metal posts. They still plan on making benches. Boards might be similar but not exactly the same as the ones used on other benches since they are hard to find.
- Jeff noted that a judgment was in Lake Jane Estates favor over the Jensen lawsuit.

- Melissa passed out resulting numbers from last meeting's deliberation. She recommends the following four items to make the 2009-2010 budget balance and thus not require an increase in dues:
 1. Lower \$2,000 from Facilities Manager
 2. Lower \$2,000 from pool under Miscellaneous Repairs.
 3. Lower \$370 from pool refreshments
 4. Lower \$1,000 from Lake Water Management
 Dan moves and Mady seconds to accept budget.

New Business:

- Melissa – Everyone needs to start on the newsletter. Have your stuff to Tonya on 6/1. Tonya needs to get the new fire rule and proxy from Mandi. A complete set of rules are sent out each time.
- Mandi – Passed out list of secretary duties for review. Made changes on the spot including deleting task to maintain keys.
- Mandi – Passed out contact list for review. Updated the document on the spot. It was agreed by the Board that this document can be posted on the Reader Board.
- Mandi – Passed out current calendar for review. July 27th meeting needs to be updated to read from 2-5pm. Dan moves and Jeff seconds to cancel 6/5 budget meeting. Dan moves and Jeff seconds to cancel 7/3 budget meeting.
- Mandi – Reader board documents need updated. Let Mandi know what you would like to see added. Mandi will email both Yvonne and Mady to update pool documents. Mandi will post new contact list on Reader Board.
- Jeff - Nominated Mandi Farmer as Secretary. Lenore moved and Theresia seconded.
- Jeff - Jill resigned. Jeff will write her a letter accepting her resignation.
- Jeff - We don't prohibit them yet, but Jeff thinks we should prohibit open fires in our parks and on the islands. On May 8 one of our lakeside members reported that three individuals had started a sizeable fire on the island immediately to the west of the footbridge. She called the Fire Dept. and they told the three to put the fire out. Two of the three Jeff talked to are members. At the present there is no outright countywide burn ban on, but there are restrictions as to size and location. These three were not in compliance with the county restrictions.

Jeff proposed that we add the following rule #7 under the Park section of the general rules. His reason for doing this is to try and prevent any catastrophies from occurring including damage to property and the almost certain resulting legal problems that may be dropped on us for negligence. It might also help our position in obtaining insurance.

In light of this we need to direct our facilities manager to remove or disperse all brush piles ASAP - islands and parks both. There are several newly created on the islands.

Here's the proposed new rule:

7. Open fires of any size for any purpose are prohibited on Lake Jane Estates park and islands without the written permission of the LJE Board of Trustees. Propane and charcoal bar-b-ques with the flame in a metal container covered by a metal grill are permitted in the parks. No propane or charcoal bar-b-ques are permitted on the islands in Lake Debra Jane. Use of any other cooking or heating device must be approved in writing by the LJE Board of Trustees.

Kevin moved and Dan seconded that we accept the new rule.

Action Items:

- Bob (4/17) - Add to reader board who to call if you get locked in gate – Asked Mandi to do this. Jeff 1st then, Theresia, Kevin, Melissa.
- Theresia (4/17) - Determine cost for fixing pool cracks
- Bob (5/1) – Speak with New Dimensions and ask for “green” suggestions to maintain grass.
- Melissa (5/1) - Submit suggestions for budget line items we can lower to the Board. – Done
- Bob (5/15) - Communicate with landscape crew on the islands to get rid of brush
- Mandi (5/15) – Send rules along with new rule to Melissa, Renee, and Tonya
- Mandi (5/15) – Send proxy to Tonya
- Jeff (5/15) – Purchase additional keys/openers for gate
- Jeff (5/15) Send NW Aquatic Systems an email letting them know that no one has received the lake notification of treatment
- All (5/15) - Send newsletter text to Tonya by 6/1
- Mandi (5/15) – Update Reader Board documents
- Jeff (5/15) - Write Jill a letter accepting her resignation

Closing: Mady moves and Dan seconds to adjourn meeting. Meeting adjourned at 9:10 PM.

Respectfully submitted by Mandi Farmer