



Lake Jane Estates Meeting Minutes July 16, 2009

Members Present:	Mark Snell, Jeff Brain, Melissa Gubbe, Dan Scott, Mady Burgstahler , Lenore Faulk, Theresia McClimans, Yvonne Snell, Anne Marie Davidson , Mandi Farmer
Guests Present:	Bob Garrison, Conner Lucas, Dave King, Andy Gomen

Call to Order: President Mark Snell called the meeting to order at 7:05 pm.

Good of the Order

- Conner Lucas – Local scout presenting information regarding replacement of directional sign on the corner of 188th and 68th. He recommends using same pole with new directional signs or he could match it more like the one by the pool and have it curve around the corner. Would match the paint and put a flower bed at the bottom. The Board noted that a flower bed would be great so long as the plants don't require watering in the summer. The words would be the same as currently. Jeff suggests it say Lake Jane Estates all on one plank. Theresia suggested having the top board read "Lake Jane Estates" all the way across. Jeff asked if Conner could make a scale drawing and email it to us so that the Park Committee could provide feedback. Connor will email it to Mandi. Connor would like to complete the project by the end of August. Yvonne moved that we approve the project subject to the drawing. Seconded by Theresia. Motion carried.
- Dave King -
 - It is a pleasure to hear about all the improvements taking place and to see a scout getting involved.
 - He just got the chip sealing schedule for the streets of Bonney Lake. The only one in our neighborhood is on 68th St E between 185th and 193rd. You are probably talking 3-4 weeks away. There will be signs posted and all property owners in the area will have door hangers reminding them of the rules. There will be a little work done on 192nd between 193rd and Bonney Lake. He understands it can be annoying, but it keeps our streets nice and usable.
 - National Night Out is on 8/4 where we all gather with our neighbors to get to know each other and keep safe. Bonney Lake days is coming, Beautify Bonney Lake and more.
 - He will be at our annual meeting. If we have anything we want him to address, just send him an email.
 - We are seeing an increase of foreclosures or bank ownership properties being vacant. Often they are not being kept up so they are looking overgrown and sometimes people mess with them. If you see this happening, please let the police know about the property. If they get too bad looking, the city can require the property owner to clean it up or get fined. Neighbors might also offer to help; many people are in need right now.
 - Dave introduced Andy Gomen who is running for his seat. Dan Swatman is also running. He is pleased that two fine candidates are running for the position.
 - Construction for the interim justice center will hopefully get started later this year. It is part of phasing in a city campus in the area. They hope to occupy it by late next year.
 - Mark thanked him for all he has done over the last eight years.
- Andy Gomen – Announced he is running for Dave's seat. If Dave was running again, he would not. He wants to continue what Dave has been doing. He is running to keep Bonney Lake moving along. He would like to speak at the annual meeting, if possible. The Board will discuss this and Mark will let him know.
- Bob - Bob will be away for ten days. He is going to Alaska for his anniversary. He will be gone from the 5th to the 15th.

Old Business

Pool:

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Tasks:

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Park:

- Anniversary/Fishing Derby was held! Yvonne noted we had about 40 people come out and it was a success. Mark said we will include a permission slip to use photos next time.
- Bob - Bids for resurfacing courts were \$5,900 + tax for the tennis court and \$1,200 + tax for the basketball court. The Sport Court company never called back. Top Coat in Poulsbo still owes him an estimate. Jeff clarified this is not in the budget for this year, but it takes a long time to get up and running. Theresia asked for an explanation on what dollar amount the Board must approve. Melissa noted anything spent over \$500 is considered an improvement for the audit. She said the greater issue is whether it is budgeted; each committee can spend their money if it is in the budget. There is nothing in the ByLaws, according to Mark. If a committee spent money the Board thought was frivolous, the Board could voice it and vote someone off the committee. Mark will readdress this later under New Business.
- Bob - It has been discussed replacing the 4x4 border area in the park by the pool gate. The estimates were \$1,745 and \$1,111. If Bob does the work himself it will be \$950-\$1,000. Jeff asked if anyone objected to using Bob or otherwise, and there was no response. Jeff asked if the park committee can decide which one is appropriate, and Mark said yes.
- Bob - Jeff and he have been speaking about the slab for ADA parking and a continued sidewalk to the picnic shelter. Bid is \$1,784 plus tax. He needs approval to move forward with this phase. Two other contractors said they were coming out, but they didn't show. One contractor, over the phone, said it would be about \$2,500. It covers a 9'x16' space and walk approximately 30'x4'. Bob noted he will also fill existing cracks in. Jeff noted it is in the park's budget. Jeff asked if anyone objected, and there was no response.
- Kyle from Evergreen is going to give an estimate on the infield project.

Tasks:

- Bob - Fill in tire tracks with dirt (back right corner of upper park). Bob completed these, but Jeff mentioned there are some others that need to be filled in.
- Bob (3/19) – Repair big toy. Jeff was unable to find plastic boards so he will use wood instead. He will replace them by the end of the summer.
- Jeff (3/19) - Draft up rules for teams reserving the ball field and create a liability waiver form.
- Anne-Marie (4/16) – Create a Park page for the website. Anne-Marie submitted ideas for this page. Mandi took the text and put a draft web page together. Two topics are open for discussion:
 - i. Whether to include contact information for Board Members on this page – Jeff noted that a link to the Board Member info would be fine.

- ii. Whether we can have a form for contacting members – We discussed the benefits of this. We need to hear back from Renee before any decision can be made.
- Jeff (6/18) – Contact New Dimensions about their landscaping contract not being renewed. DONE
- Mark (6/18) – Obtain final contract paperwork from Kyle at Evergreen. DONE
- Mark (6/18) – Obtain work schedule from Kyle at Evergreen. DONE
- Anne-Marie (5/21) – Put a final prioritized list of park tasks together.
- Bob (6/18) - Forward two bids for court resurfacing to the Park Committee.
- Bob (6/18) - Raise the new toddler swing 6-12 inches. DONE

Lake:

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Tasks:

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Vice President:

- Jeff - Jensen lawsuit. He and Mark met with our attorney, Dianne Conway. Mr. Jensen’s lawyer has given us a list of items for discovery. The court date is set for April 2010.
- Jeff (5/21) – Newsletter ads. Mandi will check with Office Depot and Sign company on Sumner Buckley for additional cost comparisons (DONE). Mandi notes she received quotes for 400 newsletters at 8 pages each (2 – 11x17 sheets) printed with black ink on cheap white paper. The cost of labels, printing of labels, and cost of stamps is currently covered by LJE. As you can see, each company will perform varying tasks. Overall, Mandi believes these bids are similar to the current cost of \$250 for handling the newsletter, which includes printing, 2 folds, stapling, and placing both the labels and stamps on.

Office Depot - Print, 2 folds, and staple shut:	\$152
Kinko’s - Print, 2 folds, seal shut, label, and cover postage:	\$640 (~\$200 for postage)
Priced Right – Print and 1 fold:	\$154

Jeff noted he pays \$160 for 7 days for a three line classified ad in the Tacoma News Tribune. It has much greater circulation, but is a small ad. Larger ads cost thousands. Andy can put a business card ad in two church bulletins for \$100 (again with greater circulation). Jeff thinks \$250 is understating what Tonya does for us.

Theresa moved and Dan seconded to approve the policy with only the option of a business card sized ad for \$75 and with removing the web site option. Motion carried.

Tasks:

- Jeff (9/18) – Determine validity of 1986 By-Laws amendment limiting the right to use facilities only to members in good standing.
- Jeff (5/21) – Annual meeting. Bob noted that Gus volunteered his PA system and to run the system. Bob will verify that Gus can record and let Mandi know. DONE – Gus will record as well. Mandi will also try using her iPhone to record.
- Jeff (5/21) – Contact attorney so that if we have a majority and can vote at the Annual Meeting, we are educated on how to vote correctly. Regarding the issue of chickens, it is a plat restriction (“restrictive covenants”), which is different than changes with the By-Laws and would require the approval of 100% of the members voting to change it. Mandi will email Israel Dehnert’s email address to Mark and he will contact her about this new information.

Two years ago we tried to call a special meeting to amend ByLaws for recovering attorney's fees when we prevailed. Something was written up for that purpose. Diane recommended we use that wording. Melissa will try to find this, as Mandi was unable to locate it. She noted that this also allows others to recover attorney's fees from us if we lose.

President:

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Tasks:

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Secretary:

- Mandi – Annual Meeting, July 26th, 2:00pm – 5:00pm, upper park.
Board members should arrive at 1:00pm.

Agenda: (Q&A after each section)

- Welcome, opening report, and ground rules from President, Mark Snell.
- Report from facilities manager, Bob Garrison.
- Acceptance of 2003 minutes, if a quorum is present, from Mark Snell.
- Treasurer's report from Melissa Gubbe.
- Park report from Anne-Marie.
- Pool report from Yvonne Snell.
- Lake report from Lenore Faulk.
- Old business from Mark Snell:
 - Review of Jensen lawsuit.
- New business.
- Providing a Majority of 223 Members in Good Standing Attend:
 - Amend restrictive covenants and/or By-Laws to:
 - Allow chickens (requires everyone homeowner)
 - Change date of annual meeting
 - Allow recovery of legal fees
 - Allow electric motors on lake
 - Election of Board members
- Adjournment
(Immediately after adjourning, the Board will hold its first meeting. If no quorum was present at the annual meeting, the Board will select the new members of the Board of Trustees. The Board will also select the officers and make committee assignments.)

Plan:

- Supply PA system – Gus
- Handle PA system setup and maintenance, including passing microphone to members and recording – Gus
- Create name tags for Board; first and last names and position – Mandi
- Collect proxies! Please try to collect 5 or 6 from your neighbors - All
- Have agenda printed for members (100 copies) - Mandi
- Have 2003 minutes printed for members (100 copies) – Mandi
- Have Budget and June financial statement printed for members (100 copies) – Melissa
- Bring term length for each Board position – Mandi
- Bring calendar to annual meeting so we can fill in names – Mandi
- Manage setup of tables, papers (member list), etc. – Melissa
- Coordinate volunteers – Melissa
- Take notes – Mandi

- Review ground rules – Mark
- Jeff will be out of town for the Annual Meeting and needs someone else to run it. Mark will run the meeting.
- Dan will be stepping down to attend flight school. Not sure when yet. We will note this position as open at the annual meeting.
- Jeff noted that we haven't seen Mady in awhile. Jeff will contact her to see if she intends to stay on. DONE - Yvonne contacted Mady and she does wish to stay on the Board.
- Theresia and Jeff will not be able to attend. Lenore might be late.

Tasks:

- Mandi – Ensure meeting minutes from 5/21 get posted on website. DONE
- Mandi (6/18) - Minutes from budget meetings passed out for Board to review. Mandi will email to everyone (DONE) and have Board approve at August meeting. Melissa will review and get changes to Mandi. We will review at August meeting.

Treasurer:

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Tasks:

- Melissa (6/18) - Email, in advance, the financial report each month (DONE).

New Business

Secretary:

- Mandi - Meeting minutes from 6/18 passed out for Board to review. Jeff moved and Yvonne seconded to accept minutes of last meeting as amended. Motion carried. Mandi will ensure they are posted on the website.
- Mandi – The following forms were updated to reflect Mark Snell being President, Yvonne having a new email address, and an open pool position:
 - “Contact List” with Addresses
 - “Board of Trustees” contact list (Bob posted on reader board)
 - Lake Jane website contact page and home page (removed text that President position was open)
- Mandi – Next Newsletter (Start in August, mail late September)
 - Announcement that community member, Andy Gomen, is running for Bonney Lake City Council Seat, Ward 1. Election in November. Jeff emailed Dave King for his opinion. Dave's response was emailed to all Board Members. Mark is not in favor of putting any political announcements in the newsletter and believes there should be no discussion at the annual meeting. He also feels we should not allow the candidates to speak at the annual meeting because we don't want to get into politics. Lenore added that the main purpose of this meeting is Lake Jane business. Theresia feels that having information about the candidates is important. It was added that lots of info will be around. Lenore put forth the idea that we could give them each time after the meeting is adjourned. Jeff added that Dave never came to campaign so it would be a new thing. When Dave talks to us at the meeting it is not necessarily Lake Jane business. Jeff noted we could put the item in the next survey. Jeff moved that no political candidates be allowed to speak at the annual meeting nor state their political

positions in our newsletter. Dan seconded. Motion carried. Mark will contact Andy about the decision. Mandi will forward Andy's email address to him.

- New President
- Report from President about annual meeting
- 50th Anniversary party update
- Lake Report:
 - Regarding islands, explain that we cut to the fringe 3 times a year, and down to the edge only once a year.
- Park Report:
 - Additional lights completed
 - New park toys installed

Treasurer:

- Melissa - Financial report passed out for Board to review. Yvonne moved and Dan seconded to accept the financial report. Motion carried.

Vice President:

- Jeff – He will not be at annual meeting, but would like to continue as Vice President and a Park Committee member.

President:

- Mark – Mandi's performance report is due. Please email your feedback to Mark.
- Mark – Bob's performance report is due in August. Please email your feedback to Mark.
- Mark – The question came up previously about the validity of email voting. Our attorney clarified for us that electronic voting is permissible for a homeowner's association if allowed by their by-laws, but it is not allowed per state statute for the Board.
- Mark – A \$500 limit was mentioned earlier. Do we want to implement this? Theresia noted there should be some accountability of the spending since we are all volunteers here. She added that maybe \$1,000 or \$1,500 is better. Melissa added you can see in the budget when money is spent, but it is after the fact. Dan and Lenore both mentioned if it is over budget it should be voted on. Melissa noted we don't want the meetings to go on for three hours. To Mark, overrunning a line item on your budget needs to come before the Board, not going over the committee's budget overall. Jeff moved that the Board must approve any expense over a budget line item. Seconded by Dan. Motion carried.
- Mark – We sometimes get confused on who is what. Mark is President, but he is not a trustee. The members of the Board of Trustees are selected at the annual meeting if a quorum is present. The Board of Trustees selects the officers and makes committee assignments.

Pool:

- Bob – Painted over some graffiti on the pool house and chalking in the picnic shelter.
- Bob - Health department was at the pool this morning. Everything is fine except the covers on the three drains. Sometime in the fall we will need to change the covers. Bob will look into further details.
- Yvonne - Had about 60 kids in the first swimming lesson classes. Had to go over cleaning bathrooms with employees.

Park:

- Melissa – Atlas is the towing company we use for the park. We do not have a contract with them. She called them for personal use and got an answering machine asking to leave a message. She ended up using Cascade Towing and was happy with their service. Melissa passed out a letter from Cascade Towing proposing we use them. They would put signs up for free. Yvonne moved and Dan seconded to approve. Motion carried.
- Melissa – Got her first call on 7/4 to let someone out of the park!

Lake:

- Lenore - Doug Dorling of Northwest Aquatics was out in June to survey the lake. He felt that there were very little noxious weeds at this time. He said that we may not even need a blanket treatment this year. We may need to spot treat a little later in the summer. He taught her a lot about the Broadleaf Pondweed that we were concerned about and told her the most effective way to control it is to remove the little fruiting spikes that are forming now by hand before the seeds form. It seems that ducks love the seeds and after they eat them they are planted in the lake by their feces. That is probably how we got them in the first place. The plants also spread by sending out runners. My granddaughter and I went out this morning and removed several of the largest patches in about 40 minutes. If anyone would like to volunteer with this effort feel free. We just took a bucket and pulled them up by hand. It was very easy. I will continue to do this as I peddle around the lake each day. Hopefully, we can keep them at a minimum. There are also some small patches of the lily pad type plants which we will keep a watch on and may have spot treated a little later on.
- Theresia – The Lake Committee would like to get some sterile grass carp into the lake. It would be good for the lake to control weeds. We have some now, but they are dying off. She went online and it is complicated, but only \$24. The form requires knowing which property owners are for/against the planting of the fish carp. The WA State employee said it is ok to send out a postcard asking the homeowners to return the card by a certain date if they have a problem with it. Discussion ensued about the best way to accomplish this.
- Bob - The new landscape company began the 1st of July. So far, he feels they are working out fine. Theresia asked if they could come closer to the shore so the fringe is not so thick. According to Jeff, the fringe is there is to keep vegetation debris from going into the lake. The fringe is usually cut only once toward the end of the year when people are no longer in the lake much. Also, the more debris going into the lake that rots away when the water is lower and warmer, the greater chance of increasing CO2 giving a boost to the blue-green algae. Reducing the chance of glue-green algae bloom is one of the primary tasks in managing the lake water. Lenore added that it is the same reason we ask homeowners to keep a fringe and keep grass clippings out of the lake.
- Bob - He continues to remove lily pads. Jeff and Lenore clarified that we need to remove the broadleaf, but not the lily pads. Jeff added if you break off the lily pads, they will spread further. Lenore noted there is only a few left where the water comes in. Jeff asked Bob to keep an eye on the lily pads. If we get a large patch, he should let Lenore know so she can have them treated.

President Mark Snell adjourned the meeting at 9:15 pm.

Respectfully submitted by Mandi Farmer