



## Lake Jane Estates Meeting Minutes February 25, 2010

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<b>Trustees Present:</b>	Jeff Brain, Mady Burgstahler, Lenore Faulk, <del>Theresa McClimans</del> , Yvonne Snell, Anne-Marie Davidson, Victoria Troisi, Thomas Williams, Jill Caruth-Lauch
<b>Others Present:</b>	Mark Snell, Melissa Gubbe, Bob Garrison, Mandi Farmer
<b>Guests Present:</b>	

**Call to Order:** President Mark Snell called the meeting to order at 7:00 pm.

### Good of the Order

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### Old Business

#### **Pool:**

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Tasks:

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#### **Park:**

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Tasks:

- Bob (7/16) - Replace directional sign on the corner of 188<sup>th</sup> and 68th. Connor, scout, emailed to find out if we are a non profit. We are not a 501 C 3. Bob will inform Connor.
- Jeff – Upgrade ball field baseball diamond. When ready, the Park Committee will give Bob the go ahead.
- Jeff (3/19) – Upgrade big toy.
- Jeff (3/19) - Draft up rules (by spring) for teams reserving the ball field and create a liability waiver form. Mandi will try to find the email she sent to Jeff previously with the draft templates and resend it to him (DONE). Jeff worked up a form and set of requirements for usage of the facilities by a non member or member. He specified it for sports leagues or teams. His thinking is for some protection from lawsuits arising from damage caused, and injuries sustained during a sports contest.
  - Should we extend the requirements to other entities like political parties, churches, and Elks club? Yes, for the ball field, so long as they comply with the liability form. Only a group with a member can reserve other facilities like the upper park.
  - Should this be added to the bottom of the Park Reservation Form? A separate form will likely be created. Mandi will look into this.

- On page 2 of the park reservation form, just after the sentence that reads “a member must be present at all times during your event” should we add a bullet: “A member or non member wishing to use the facilities on behalf of an organized sports league should fulfill the special requirements below.”? Mandi will look into this.
- Should we charge for usage of the ball field for games? Games are a time when the facilities are most likely to be trashed up. Should they provide a sani-can? Member or non-member, no fee or deposit or sani-can at this time.

Mandi will rework the form(s) based on discussions that ensued.

- Bob (9/10) - Anchor sani-can to the pad in the spring.

## **Lake:**

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### **Tasks:**

- Theresia (7/16) – Get sterile grass carp planted into the lake. The Lake Committee will decide how many fish to plant. Per Lenore, Theresia thinks we should get 25 this year and 25 next year because there are some alive in the lake already. Mark thinks we should replace all at once since they live so long. Theresia was not present, but it was noted she might be worried about the cost. It was noted there is money in the budget for all 50. Lenore was asking the Board’s opinion on behalf of Theresia. The recommendation was to plant all 50 this year.
- Bob (8/20) – Conduct float line repairs in the spring (as weather permits). Entire cable needs to be replaced.
- Lenore (1/14) – The Lake Committee will contact Bob regarding his suggestion to have tractor guy scrape the launch and beach areas, remove the weeds to a location in the tree area in upper park, and bring in a load of rock for the launch area. DONE. Bob estimated this will cost about \$300.
- Bob (1/14) – Cut up and haul away Lake Jane float between Jeff and Lenore’s homes. Bob will take care of this in the spring.

## **Vice President:**

- Jeff - Jensen lawsuit. Jensen filed an Amended Complaint on 12/21 naming individuals. These individuals were then removed from the complaint. Mark drafted a letter to the named individuals informing them of this. Mandi finalized the letter to the named individuals and they were mailed out Certified, Return Receipt Requested on February 18th.
- Jeff – Ensure an approval letter is sent to the Hollands. DONE

### **Tasks:**

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## **President:**

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### **Tasks:**

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**Secretary:**

- Mandi – Next Newsletter (Start in April, mail late May). Everyone should have their entries to Mandi by the end of April.
  - President's Report
  - Pool Report
  - Lake Report
  - Park Report
  - Bob's Corner
  - Fishing Derby information

**Tasks:**

- Mandi – Ensure meeting minutes from 10/08/2009 get posted on website. DONE
- Mandi (1/14) – Ensure meeting minutes on the website reflect the November meeting being canceled and no meeting scheduled/held in December, as usual. DONE
- Mandi (1/14) – Ensure website is updated to reflect Board meetings being held at the home of Mark and Yvonne Snell. DONE
- Mandi (1/14) – Update website calendar and printed calendar to reflect changed meeting dates. DONE
- Mandi (1/14) – Draft letter to the City of Bonney Lake regarding a property that is being rented out that shouldn't be. Mark wrote the letter and Mandi sent it out. DONE
- Mandi (1/14) – Amend the Lake Rules to add that no grass carp may be taken from the lake (limit of 0). DONE
- Mandi (1/14) – Ensure newsletter is finalized and sent to Tonya for printing/mailing. DONE
- Mandi (1/14) – Ensure final newsletter is sent to Anne-Marie and Melissa for emailing. DONE

**Treasurer:**

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**Tasks:**

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**New Business**

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**Facilities Manager:**

- Bob – Vandalism was done in boy's bathroom. Shower handle is not working and shower head is missing. Bob and Jeff will work to get this repaired. If there is damage again, we will discuss rekeying.

**Secretary:**

- Mandi - Meeting minutes from 01/14/2010 passed out for Board to review and previously submitted by email. Jeff moved and Yvonne seconded to accept the document as amended. Motion carried. Mandi will ensure they are posted on the website.
- Mandi – Lost canoe's owner emailed me. Bob has called two times, but no response yet. He will try to drop it off at the owner's house.

- Mandi – Updated responsibilities document. Reviewed changes and passed out new copies to everyone. Jeff moved and Anne-Marie seconded to accept minutes as amended. Motion carried. Mandi will ensure they are posted on the website and emailed out to the Board.

### **Treasurer:**

- Melissa - Financial report passed out for Board to review. Yvonne moved and Mady seconded to accept the financial report from January. Motion carried.
- Melissa - Final audit report passed out to all board members.
- Melissa – Response received from City of Bonney Lake re Retzlaff property. Letter says inspections were concluded of the secondary unit and found to be in compliance based on a permit from 2008. The issue is the secondary house had not been built when the permit was given. The property has not been subdivided, Melissa checked. Jeff noted if we don't want secondary buildings allowed, then we need to pursue with a City of Bonney Lake supervisor. Mark asked the Board if they want to pursue this any further. Jeff added that he doesn't think it is up to Lake Jane Estates to pursue this, but that individuals may choose to pursue this. It is not in our bylaws, but the City of Bonney Lake does have rules concerning accessory dwellings. Mark reminded the Board that he wrote the original letter because we had a Board member complain, but we don't have any jurisdiction as an Association. It was decided that, as an Association, this matter will no longer be pursued. Mark will email the letter from the City of Bonney Lake to the Board so that they can pursue this as individuals if they desire.
- Melissa – Would like to update the “Procedure for Short Plat Application” and create a sub-divide consideration letter. Melissa recommended a few changes to the “Procedure for Short Plat Application.” Jeff noted we can change our processes as needed from one application to the next to improve our process. Mark agreed to create the letter. Jeff proposed changes to the “Procedure for Short Plat Application,” Thomas seconded to accept changes. Motion carried. Mandi will finalize document and email to the Board.
- Melissa – Updated responsibilities document. Reviewed changes and passed out new copies to everyone. Anne-Marie moved and Jeff seconded to accept the document as amended. Motion carried. Mandi will ensure they are posted on the website and emailed out to the Board.

### **Vice President:**

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### **President:**

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### **Pool:**

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### **Park:**

- Anne-Marie – Newsletter was emailed out.

### **Lake:**

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President Mark Snell adjourned the meeting at 8:41 pm.

Respectfully submitted by Mandi Farmer