



8/22/2019 Meeting Minutes

Trustees Present: Fred Wells, Laurie Albrecht, Gloria Brain, ~~Mady Burgstahler~~, Jeff Gubbe and Sandra Teter.

Others Present: Anne-Marie Davidson, ~~Jessica Olives~~, Jeff Brain and Melissa Gubbe

Guests Present: Marv Smith-LeBleu

Call to Order: President Anne-Marie Davidson called the meeting to order at 7:02 pm.

Good of the Order:

Anne-Marie Davidson made a statement that the responsibility of the board is to put personal feeling aside and to think about how their decisions affect the membership as a whole. **INFO**

Marv Smith-LeBleu was voted on to the Lake Committee. **MSC** to approve.

Old Business:

Pool:

Tasks:

Park:

Tasks:

Lake:

Tasks:

Vice President:

Tasks:

President:

Tasks:

Secretary:

Tasks:

Treasurer:

Tasks:

Facilities Manager:

Tasks:

New Business:

Facilities Manager: Report for June, July and August:

The lake well pump was not running because of the electrical overload device indicated a fault. The service wires were touching causing voltage reduction. PSE fixed the problem at no charge.

A wasp nest under the LJE boat was removed.

I attended a meeting with the City of Bonney Lake Planning Dept regarding the critical wetland exemption for our island maintenance program. The exemption will be forthcoming as soon as the wetland biologist is able to make his evaluation.

The pool backflow device replacement was completed.

Pool signs were updated.

Pool heat pumps turned on and tested.

Pool heat pump #1 was repaired.

Trained pool staff on basic pool pump operations. Arranged for Aqua Care to do chemical training.

Placed and retrieved signs for the fishing derby.

Placed and retrieved signs for the annual meeting.

Trained park workers.

Replaced light bulbs in pool pump room

The curbs marking the upper park handicap parking space were repainted.

Arranged for treatment of invasive aquatic weeds in the lake. It is scheduled for 8-23.

Secretary:

- Meeting minutes from 7-18-2019. **MSC** to approve.
- Annual Meeting overview: 26 members, 1 proxy. No quorum. **INFO**
- Critical Area Permit: Waiting for Wetlands Biologist to write letter to City of Bonney Lake. **ONGOING**
- 6528 192nd officially divided into 2 separate lots on 7/1/19. Membership is now 444 lots. **INFO**
- Articles for newsletter are due. **DONE**
- Affirmation & Conflict Statements. **DONE**
- Duck update: Ducks have been relocated per homeowner. **CLOSED**
- Rules and Regulations Revisions as follows:

General Rule #5: No plants or animals may be introduced into any waters of Lake Jane Estates. No fowl are allowed on any tract within Lake Jane Estates. Costs of cleanup or removal shall be borne by the property owner.

General Rule #14: Lake Jane Estates community facilities including the parks, pool and lake, may not be used for any commercial purpose without supervision except for the sale of a member's property.

General Rule #16 is Deleted.

Lake Rule #8 is Deleted.

MSC to approve. Melissa will revise and update The Rules and Regulations. **CLOSED**

- Reserve Study: Beginning July 1st, 2019, RCW 64.90.545 requires all HOA's to prepare a reserve study annually. Melissa submitted 4 reserve study companies for consideration. Board approved the Reserve Study Group with a 3-year contract to prepare the reserve studies. **MSC** to approve.

Treasurer:

- Financial Report for July 2019. **MSC** to approve.
- Procedure for levying fines for members who violate the Rules & Regs.:
 - 1st letter: Define infraction, with included current rule. Member has 30 days to comply without a fine being issued. Fine of \$100.00 will be assessed for non-compliance.
 - 2nd letter: Define again the infraction. No compliance will assess a \$100.00 fine, plus 1% interest fee if fine isn't paid in 30 days. If resolved within 10 days from letter date, fine will be reduced to \$50.00. Melissa will send to our Attorney for approval. **ONGOING**

Vice President:

- Absent.

President:

- No report.

Pool:

- End of season. May have to alter pool hours due to loss of lifeguards. Will notify membership if we end up doing it. **INFO**

Park:

- Jeff Brain replaced the moved rock from the rain gardens. **INFO**

Lake:

- Water level is getting low. **INFO**

Executive Session:

- Salary Ranges: Moved to Septembers meeting. **ONGOING**

Regular meeting adjourned at 8:31 pm, by President Anne-Marie Davidson.

Respectfully submitted by Melissa Gubbe