



7/25/2021 Annual Meeting Notes And After Annual Meeting Minutes

Trustees Present: Fred Wells, Gloria Brain (Secretary), Jeff Gubbe, Debbie Epperson, Anna Loudenback, Ruth Rabdau, Laurie Albrecht (Treasurer), ~~Shawnta Mulligan~~ and ~~Michelle Chalcraft~~

Others Present: President: Anne-Marie Davidson, Facilities Manager: Jeff Brain, Jay Sutton and Melissa Gubbe (Executive Secretary/Assistant Treasurer).

Members via Zoom:

Sandra Teter, Stacy McClellan, Dan & Cindy Totten, Nate Deppe, Dan & Alex Rosenstein, Dana Caldwell, and Kelly McClimans.

Call to Order: President Anne-Marie Davidson called the meeting to order at 2:01 pm. Membership count was 16 households with 2 proxies. Total count is 18. A quorum was not reached. 2022-2023 Budget is automatically approved.

Anne-Marie Davidson welcomed all the members whom turned out for the Annual Meeting.

Please remember the Board are all volunteers, please be polite and civil during the meeting.

Anne-Marie Davidson: Thank you to the Pool Committee for working through all of the challenges we had this year to open up the pool. Anna Loudenback has taken on bring back our FB page. Thank you!

Thank you to Jeff Brain for his many years of service in many different positions, lastly our Facility Manager for the past 10 years. We wish him well in his retirement!

Welcome to Jay Sutton, who will be replacing Jeff as our Facility Manager. Jay comes with a wide range of professional and life experiences. Jay and his family have lived in LJE for 10 years. We look forward to working with him around the properties.

We have had a few other volunteer changes, Mady Burgstahler (Pool) has moved to Arizona and Ashley DeGraffenreid has vacated her Vice-President position as she has gone back to work at her office. Thank you for your service.

Since there is no quorum, we'll hear from each of the committees and take questions.

Thank board members for their service and recognize each committee:

- Gloria, Anna & Debbie: Pool Committee
- Shawnta, Jeff, Fred: Lake Committee
- Ruth, Michelle, Laurie: Park Committee
- Facilities Managers: Jeff Brain & Jay Sutton
- Executive Secretary / Assistant Treasurer: Melissa Gubbe

Park Report, Laurie Albrecht:

There are a few items to note about our parks this summer. We removed several trees which were leaning a bit too far for the safety of our users and neighbors. We also removed some limbs from the cedar trees next to the upper picnic shelter to help in maintaining that roof. We are repairing some recent minor sign vandalism in the lower park. You will also notice that we have a new landscape maintenance contractor: Pacific Total Grounds Maintenance. So, you will see some new trucks and new faces working in our parks. The pool hut has play equipment (baseball, tennis, volleyball, soccer, horseshoes and more) that can be checked out at the pool hut open hours to use in the park.

If you want to reserve either of our picnic shelters for your private gathering, please contact our executive secretary Melissa Gubbe for information.

Our current Facilities Manager, Jeff Brain will be retiring at the end of July and we are welcoming Jay Sutton as his replacement.

Jeff Brain has been a member of Lake Jane Estates for 40 years. Jeff has also been a member of the board for a number of years, including a term as President. Jeff has been the Facilities Manager for the last 10 years. He has done a wonderful job and we will miss him! He will still be around in the mist of his fun activities he will have more time to do! Thank you, Jeff!!

Jay and his family have lived in Lake Jane Estates for 10 years. Lake Jane Estates is lucky to have him as our new Facilities Manager! He is working with Jeff right now to 'learn the ropes' but will soon be running the show - if you see him around introduce - he likes to meet new people!

Please remember that dogs are to be on leash in all park areas including the swimming beach.

We do have a nice dog park in the upper park. It is Great if your yard is not fenced so dogs can run and play!! Our parks are in good shape and ready for our members enjoyment!

Park hours -

Upper park - Summer hours March through September 7:00am to 10:00pm & Winter hours October through February 7:00am to 6:00pm

Lower park - (months same as upper park) Summer hours 7:00am to dusk & Winter hours 7:00am to 6:00pm.

Pool Report, Debbie Epperson:

The pool opened on 7/2. There are 10 lifeguards and 6 hut workers. Aqua Care is the company that provides maintenance, and cleaning on the pool

On Monday, 7/19/21, there was vandalism at the pool including: tearing down signs, ripping out plants and throwing them into the pool. Aqua Care came out to vacuum the pool.

One of the pool pump motors is broken. It is not clear if vacuuming the dirt from the vandalism was the cause of the motor breakdown. There is no replacement readily available, and a new motor would need to be made from the manufacturer. A replacement motor has been ordered to keep the pool open and will be installed next week. It is recommended that we replace our current pumping system. The pool committee will follow up on this.

The chlorinator had to be replaced.

There are two teen nights scheduled this summer: 7/16 and 8/13. There were approximately 20 kids at our first teen night.

There are no swim classes this year but there are private swim lessons offered which has been successful.

The pool is available for party rentals at \$50 an hour, before of after regular swim hours (12-8pm).

Aside from the unfortunate vandalism, this pool season has been successful so far and we are glad the pool has been able to open at normal capacity since it was closed last year due to Covid-19.

The pool will remain open until 9/6/21—Labor Day.

Lake Report, Jeff Gubbe:

Annual testing of the lake water resumed this year after missing 2020 and began on May 9th. Testing takes place once a month through October.

The lake level is a below normal for this time of year, as the past few months have been drier than normal. We are adding water by running the inflow pump, but it cannot keep up with the pace of evaporation due to our warm dry temperatures and low humidity. We definitely need rain to help slow the evaporation.

The lake again this year has areas of milfoil and will be treated. The treatment schedule is yet to be determined, but it should take place during August or early September. Lakefront properties will be notified about the application. In addition to milfoil, the treatment will target brusinia (small lily pads), which has been increasing in growth. To help in reducing additional introduction of milfoil, please wash off all boats and floatation devices that were used at other lakes prior to their use in Lake Jane.

Please do not feed the ducks or geese. They are migratory birds, but if they have a constant food source (i.e. someone feeding them), they will congregate and stay year around. When they congregate in one area, aquatic vegetation and algae growth increase as there is an ample amount of fertilizer in the area of congregation.

The fishing derby this year was held on Saturday, June 26th and we had around 50 participants. Unfortunately the weather was very warm along with the water temperature which made the fishing pretty difficult. There were still a few fish caught, with the largest being a 3 pound rainbow trout. Hopefully next year the weather will be more favorable.

Please be mindful if you live on the lake that the park closes at dusk and the City of Bonney Lake quiet hours start at 11pm. Have complaints of people on lake after 11pm making noise as they are boating. Lake noise does echo and all can hear. Please be thoughtful of your neighbors.

Please don't fish from members dock's unless you have permission to do so.

As a reminder, no gas or electric motors are allowed to be used on the lake. If you have guests fishing with you, please remember there is a \$5.00 guest fee that can be placed in the box at the lower park.

Financial Report, Melissa Gubbe:

Please look at the top page of your handout. This is the Financial Report of the fiscal year ending June 30, 2021. I am happy to report that we came in under budget over all.

The Board had decided to pursue foreclosure on 17 extremely past due members for non-payment. I am happy to report that 13 accounts have been paid in full and the remainder 4 accounts have been turned over to the Attorney to pursue foreclosure.

I will be filing 4 liens on members for non-payment (one year past due).

Budget for fiscal year 2022-23: Dues stay at \$425.00. No major changes.

Anne-Marie Davidson thanked all members for coming to the annual meeting. We have all board positions open. If anyone is interested in any of these positions, please stay after the meeting.

President Anne-Marie Davidson adjourned the meeting at 2:57 pm.

Special Meeting of the Board, directly after the Annual meeting of the Association.

President Anne-Marie Davidson started the meeting at 2:58pm.

Agenda: Election of Officers, Trustee positions and Architectural Committee and Elwin's tree request:

President: Anne-Marie Davidson was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Vice-President: vacant position.

Treasurer: Laurie Albrecht was nominated by Gloria Brain. Motion was seconded. **MSC** to approve.

Secretary: Gloria Brain was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Trustee (Pool): Debbie Epperson was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Trustee (Pool): Gloria Brain was nominated by Jeff Gubbe. Motion was seconded. **MSC** to approve.

Trustee (Pool): Anna Loudenbeck was nominated by Debbie Epperson. Motion was seconded. **MSC** to approve.

Trustee (Park): Ruth Rabdau was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

Trustee (Park): Laurie Albrecht was nominated by Ruth Rabdau. Motion was seconded. **MSC** to approve.

Trustee (Park): Michelle Chalcraft was nominated by Anna Loudenback. Motion was seconded. **MSC** to approve.

Trustee (Lake): Jeff Gubbe was nominated by Fred Wells. Motion was seconded. **MSC** to approve.

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Trustee (Lake): Moved to August meeting. **ONGOING**

Architectural Committee: Jeff Brain and Keith Arionus was nominated by Laurie Albrecht. Motion was seconded. **MSC** to approve.

All positions are for 1 fiscal year.

Elwin's tree request:

Jeff Brain went and looked at tree. Jay will get bids. Moved to August meeting. **ONGOING**

Special meeting adjourned at 3:12pm, by President Anne-Marie Davidson.

Respectfully submitted by Melissa Gubbe