



8/19/2021 Meeting Minutes

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

Others Present: Anne-Marie Davidson (President), ~~Jay Sutton~~ (Facility Manager) and Melissa Gubbe (Assistant Treasurer and Executive Secretary)

Guests Present: Jarna Rainey

Call to Order: President Anne-Marie Davidson called the meeting to order at 7:03pm.

This board meeting was done in person at **LJE lower park shelter**.

Good of the Order:

Jarna Rainey has requested that the dog park door return be looked at and loosened. Too tight, springs back and hits her. Melissa or Jay will call the Fence Dr. and have it repaired.

Old Business:

1) A). **Trustee (Park):** Shawnta Mulligan was nominated by Michelle Chalcraft. Motion was seconded. **MSC** to approve.

B). Gloria and Michelle: switching committees. Gloria will be on the Park Committee; Michelle will switch to the Pool committee effective 9-16-2021. **MSC** to approve.

2) Face Book guidelines:

The Lake Jane Estates Facebook page is *moderated* to keep messages on topic and to limit list traffic to a reasonable amount. Messages must be:

about Lake Jane Estates, including its residents, organizations, businesses, and facilities; or of specific interest to its residents, including issues relating to surrounding/ connected communities such as developments in the city of Bonney Lake that may alter Lake Jane's quality of life.

The general rule is that messages that are not related to Lake Jane Estates may be rejected by the moderators. Harsh, offensive, or ill-formed messages may also be rejected.

Political or Commercial Messages:

Specifically not allowed are commercial solicitations or political campaigning: no selling telephone time or investment opportunities, and no soliciting of campaign contributions or volunteers.

It is okay to announce candidate forums, but not okay to promote an event on behalf of a single candidate.

It is OK to occasionally announce items for sale, provided:

(1): it is not a commercial business (e.g., okay to sell your own car, but not for a car-dealer to do so);

- (2): be short and sweet: invite interested parties to contact you for more details;
(3): include the words "FOR SALE" in the subject line.

It is okay to promote local, one-time events such as yard sales or a kid's lemonade stand. It is also permissible to ask for or respond to requests for information about products or contractor recommendations.

Moderators :

The moderators are people who live right here in Lake Jane Estates. Please be nice to us because we are *volunteers* and we use our judgment according to what we think are the best interests of the neighborhood. We can make mistakes, so if you have a question about why a post was rejected, please ask us respectfully. If you are abusive of the moderators or the community in general, you can be blocked from being part of the group.

Moderators do not edit posted content. Opinions expressed in list posts ultimately reflect the views of individuals in the neighborhood. **MSC** to approve. Anna Loudenback will post on FB page.

3) Elwin's new tree request: (Jay) Moved to September meeting. **ONGOING**

4) Cost of lower park entrance repair: (Jay) Moved to September meeting. **ONGOING**

New Business:

Facilities Manager: Report for August 2021:

This is my first month and am really enjoying getting to know the area better from a different perspective. Making my rounds I have utilized what I have learned from Jeff and adjusting to what works best for me. I want to thank everyone for the warm welcome and look forward to getting better at this to serve our community the best way possible.

Upper Park: has seen several reservations and everyone has done a great job at keeping it clean. The container in the dog park had a space underneath where toys were getting lost. I smoothed out the surface and placed some bricks to seal up the gap. Hopefully this will keep all the toys in play. Signs that were taken or destroyed during the vandalization have been replaced. Bark is running low, and I will investigate replenishing the big toy area and around the shelter. We are looking at removing some trees that are threatening neighboring houses in preparation for the potential winds that are coming. The new lawn care team is doing well and look forward to building a great working relationship as they continue to improve the area. They are also preparing a quote for the trails that lead down to the lower park and we will compare it to doing it ourselves.

Pool: The pool is looking good and it's great to see everyone utilizing it this summer. New depth markers and lifeguard area markers have been repainted. The motors in the pump room are hanging on and I have taken responsibility of supervising the pool cleaning due to a temperamental pump 2 that controls the vacuuming capability. We just want to ensure we can make it through the summer. We are looking at bids for new motors that may require some upgrades to the system. I have been working on getting better lighting up and around the pool area, this will allow for better field of vision for the lifeguards and strengthen security.

Lower Park: The signs that were vandalized have been replaced. We will look to change the gate closing time due to dusk being earlier and earlier. We are in the middle of getting quotes to upgrade the entry way for the lower park and this will take place somewhere in the middle of October. The companies that have been coming out have said that this time of year should work out perfect.

Lake: Treatment went well, and we should now be seeing some color changes to the vegetation around the lake. No reason to be alarmed, this is the normal process.

Secretary:

- Meeting minutes from July (regular, annual mtg. notes and after annual meeting) 2021. **MSC** to approve.
- Annual Meeting: 18 members (16 on Zoom, 2 proxies). **INFO**

- Adding property size to Rules & Regs #8. (14,400). Add “Please note that the LJE Board of Trustees has adopted a **minimum lot size of 14,400 square feet** for lots created through a short subdivision (each created lot must be a minimum of 14,400 square feet) – applications seeking a **smaller lot size** will be **automatically denied.**” Taken from the BPM, 5.7 section. **MSC** to approve.
- Steppe’s dock request has been approved by the Architectural Committee. **INFO.**
- Lande’s deck and cover were approved by the Architectural Committee. **INFO.**
- Affirmation forms: sign and return. **COMPLETED**
- Vanunu’s 2 lot subdivide request. Motion to approve. **MSC** to approve.

Treasurer:

- Financial Report for: July 2021. **MSC** to approve
- External audit has been started. **INFO.**

President: No report.

Vice President: Position vacant.

Pool:

- Pump has been repaired and w are hopefully going to make it through the swim season. Jay is gathering estimates for a full pump replacement system. **INFO**
- Improved security system? Cost of internet: Comcast: 83.44/mo. plus tax, 100.00 install. CenturyLink 85/mo. for life. Moved to September meeting. AMD will talk to Scott Elwin to see if he has any ideas. **ONGOING**
- Approval of Pool lifeguard chairs: Motion made to approve 800.00 from the Reserve Fund for Jay to make 2 chairs for the pool. **MSC** to approve.

Park:

- Facility Manager backup personnel: For scheduled absences, board members will help out with covering regular duties like ensuring the garbage gets set out or sandwich boards are posted for reservations. In case of an unplanned absence by Jay when urgent action is needed, Melissa will be the first point of contact and will coordinate with Jeff Brain to cover any necessary work. **MSC** to approve
- Requested chips to be added to dog park for muddy areas. **ONGOING**

Lake:

- No report.

Regular meeting adjourned by President Anne-Marie Davidson at 7:53pm.
 Executive session called to order by President Anne-Marie Davidson at 7:54 pm.

Executive Session:

- Change to sub-division procedure discussed.

Executive session adjourned by President Anne-Marie Davidson at 8:03 pm.

Regular meeting reconvened by President Anne-Marie Davidson at 8:04 pm.

Motion made to revise the requirement for neighborhood notifications to not be required with each request for subdivision but at the discretion of the Board if it is necessary for each individual subdivision request. Final language will be voted on at the September meeting. **MSC** to approve. **ONGOING**

Meeting adjourned by President Anne-Marie Davidson at 8:05 pm.

Respectfully submitted by Melissa Gubbe.