

BOARD MEETING MINUTES 04/07/2022

Attending Board Members & Trustees: President Al Miotke, Secretary Samantha Hughes, Treasurer Michael Frederick-Martinez, Trustees Larry Littell, Amy Kasprzyk, Carla Gianini.

Guests (members): Amy Meharry, Matt Coughlin, and Michele Calhoun.

Meeting called to order @ 7:07pm by President Al.

Al asked everyone to review the minutes from 03/03/22. After review, Michael moved to approve the minutes and Amy seconded the motion. The minutes were approved unanimously.

Michael lead a review of the monthly financials from March.

The ending fund balance was \$14,373.76. Our bookkeeper continues to monitor our funds with the pending payment for the dock project down payment for Phase 2&3. With our usual monthly expenses, we are expected to have a balance moving into 2022-2023 around \$2000. We still have a balance with Marine Floats once the construction is finished that will be paid off this coming year. With the docks officially being done and paid off this coming year, the board is excited to move onto the many projects that have been pending as we saved up and patiently waited for permits. Samantha moved to approve the financial report and Larry seconded the motion. The financials were approved unanimously.

FOLLOW UP BUSINESS

1. Dock Project Update

- a. Marine Floats began the final phase of our dock project on 04/04 with a completion date of 04/11. The park was closed during this time frame to ensure safety or community members and minimize interruptions of works. The community was notified of park closure via FB posting and signage on park gates. Company is continuing to work with our bookkeeper to ensure we are not short on funds.

2. Security Company

- a. Tony was not able to attend meeting, but he shared information with the board beforehand. Tony reached out to 2 other companies and they were not willing to give us a quote based on the minimal workload and inconsistency. We are currently with Pierce County Security but would like to change given the dissatisfaction of our board and community members. Samantha made a motion to approve the Washington Patrol Division (WPD) quote that was brought to the March meeting. The company stated they will act as a proxy of the board and will enforce rules, help deter theft and vandalism. Quote received was for \$39.50/hour. Carla seconded the motion. The quote to move forward with WPD was approved unanimously. Samantha will inform Tony, so he can get a contract going before our busy season.

3. Trespass Agreement
 - a. Al confirmed that our trespass agreement with the City of Bonney Lake Police Department was turned in on 03/31/22. We are required to post specific signage in order for the agreement to be enforced. Al received a quote for \$80/sign. The board agreed to purchase signs. Al will order and post signs once they are received.
4. Insurance Vendor
 - a. No updates. Amy is working with broker, Lisa Trieu-Bliss to find the best deal for insurance for the park property. Broker emailed Amy that we she is struggling to find insurance because we are lakefront property and the risk associated with it is high. More to come...
5. Landlord/Tenant Agreement
 - a. Letter was sent out with annual newsletter. No feedback yet.
6. New Property on 207th
 - a. Al confirmed that the new owners of the property paid the buy-in fee along with their yearly dues for 2022-2023.
7. Annual Newsletter
 - a. Letter was sent out end of March. Notification of liens and fireworks ban was shared in insert with newsletter.
 - b. Notification of liens for properties with more than \$500 got owners contacting Dawn for payment plans. Board will work on creating formula to handle requests. Board began discussing potential formula but agreed to review at next meeting and consult with lawyer to ensure we are following a good practice.
 - c. Example formula: Forgive 45% of the interest if paid within 90 days.
8. Bylaws/Articles of Incorporation
 - a. Amy confirmed that our 1992 version of IIMC Bylaws are most relevant. They still need updating based on changes over the past 20 years. Amy K will continue to own this work and partner with a law firm to get the Bylaws updated. Once they have been updated, a copy will be posted to the website for reference.
9. IIMC Boundaries re: Maple Point
 - a. Al received a quote from surveyor for \$2,728 to define the boundaries of our maintenance company. After discussion amongst the board, they felt the survey is not needed at this time since Amy was able to locate plot maps that identify which properties are within our boundary limits.
10. Howick Property – Past Dues Recovery
 - a. Demand letter for past dues recovery was sent to Howick via certified mail. His lawyer responded saying we missed the window to make a claim on the estate and asked us to leave the family alone.
 - b. Current Balance \$3,747.04. In April 2021, the board approved a discounted amount of \$2,826.15 after removing interest. Owner Timothy Howick passed away, so his brother Ron was in communication with Dawn to get his account paid in full.
 - c. Amy K will connect with Amy M (lawyer) to discuss next steps.

11. Illegal Dumping 03/19

- a. Responsible party identified through gate log and eyewitness photo. We were unable to reach owner by phone or email, so an invoice was sent with an explanation. Invoice and dues were paid by owner.

NEW BUSINESS

1. Open Board Positions

- a. We currently have 2 open board trustee positions. We may have 1 more position (VP) opens shortly once Kevin's house sells. We have not received confirmation from him, so we cannot fill his position yet.
- b. 2 guests of tonight's meeting volunteered for trustee positions. Amy Meharry and Matt Coughlin. Existing board members interviewed candidates. At the end of the meeting, the board members met privately (without guests) to place a vote. Samantha made a motion to approve both candidates for trustee positions, Carla seconded the motion. Both candidates were voted in unanimously.
- c. Samantha will notify Amy M and Matt C of their new positions.

2. Community Response to Fireworks Ban

- a. Response to ban was received via FB group. There were a couple naysayers, but response was mostly positive. Members with negative feedback were asked to join this meeting but no one showed. Board plans to have this topic as an agenda items for the annual meeting in May.

3. Tree near Tennis Court

- a. Large tree at corner of park property near the tennis court is leaning and has a large wasp nest at the top. Neighbor to the east is concerned it might fall on his property. Since park funds are limited, the board agreed to reach out to a tree service for quotes to determine next steps.
- b. Samantha will reach out to our Pest Control company and inquire about services for the wasp nest.

Meeting adjourned @ 8:51pm by President Al.

Our next board meeting will be on Thursday 05/05/2022 @ 7pm at the park clubhouse.

Annual Meeting is scheduled for Saturday 05/21/2022. Time TBD.

Minutes respectfully submitted by Samantha Hughes.