

Minutes of the 2024 LCCC Annual Business Meeting

The meeting was called to order by President Greg Daley at 10 am at the community beach picnic shelter.

1. Greg welcomed those in attendance.
2. Rhoda Gage, board member standing in for Danielle Carlson, Secretary, called the roll and took minutes. Thirteen lot owners were in attendance more than enough for a quorum.
3. Greg introduced the board members and introduced new members to the community
4. Suzy Sands distributed the treasurer's report and went through it item by item.

In response to a question Ray Taylor explained that the reserve number for the water system came from an assessment done in 2011 or 2012. The assessment was done to determine how much it would cost to replace or upgrade the water system which is aging and was not high quality to begin with. The replacement value at that time was determined to be \$150,000. That figure became the amount the state require us to have in reserve should the system need repair or replacement. It would be much higher now.

The main pipe runs down the middle of the road so replacement would require getting easements and running pipe beside the road to avoid the high cost of re-doing the paving.

Around 2011 the state told us because of tribal issues and concerns that our wells wouldn't supply more water, that we could only have 18 homes connected to the water system. This went to court with other small water systems and the court ruled in our favor so now we can have more than 50 connections. At that time a new pump was added with more pressure tanks and an automatic switching system with the work done by community volunteers.

Ray moved and George seconded that we accept the Treasurer's Report. The motion passes by a vote of those present.

5. Greg reminded us that Mason County and Washington State both have quiet hours from 10:00pm to 7 am. Our HOA rules require quiet until 8 am. He asked that we all be mindful of any excessive barking by our dogs. Also, a reminder that no fireworks are allowed in the community.
6. Greg also noted that if you are using the community beach, unlock the gate and leave it open while you are there. This allows EMS access in case of an emergency. The last person using the area should lock it up, so it is not left open and unattended.
7. Water Meter readings need to be taken again. The Board will send out a notice to let you know what day they will be on your property to take those readings.
8. Ray Taylor is looking into a cheaper alternatives to get either additional keys for the current locks or new locks with more keys. Our previous provider charges \$7.50 per key.
9. There was some discussion of the Air B&B located in the community. The main issue now is the need for trash to be taken care of—maybe with an additional trash can.
10. The meeting was adjourned at 10:45 am.

Respectfully submitted by Rhoda Gage