

**Reflection Lake Community Association Board of Directors**  
**October 1, 2024**  
**Minutes**

1. Call to Order 18:10
  - a. Audio recorded on Google Meet
  - b. Board members present: Full Board
  - c. Approval of Minutes
  - d. Minutes are included in Board Packet
    - i. **Approved**
2. Officers Reports (as needed)
  - a. President
    - i. **Board code of conduct**
      1. **Singed by 8 board members**
      2. **Not signed by Markley**
  - b. Treasurer
    - i. **Documentation to be added to the board packet.**
    - ii. **Board members were encouraged to review Treasurers audit binder.**
3. Directors Reports (as needed)
4. Committee Reports (as needed, please submit any documentation for inclusion in board packet)
  - a. Roads (Keith Cox)
    - i. **Speed limit signs are up**
    - ii. **Work party went well**
    - iii. **Request to fire department for help cleaning out culvert**
    - iv. **Rock to be donated**
    - v. **Drains to be added**
    - vi. **Discussion to happen about sweeping roads**
  - b. CMD (Dan Loos) Presented by Gary
    - i. **Cleanup on south dam vegetation has started**
    - ii. **North dam cleanup party in October**
    - iii. **Fall fish purchase instead of spring**
      1. **More fish in 11"-14" range**
      2. **Fish cost increased 75% over the last five years**
    - iv. **Clear road from turtle beach to hatchery**
    - v. **Benches have been varnished**
    - vi. **New lock on south outflow for fish gate**
    - vii. **More rock to north dam**
      1. **Permit may be required.**
    - viii. **Vegetation control**
      1. **Spray one time**
    - ix. **Burn piles to be burned after first snowfall**

- 1. Hot dog roast
    - x. Power washer to clean docks
    - xi. Discussion of grass removal on Bald Eagle Beach to continue next CMD meeting.
    - xii. Donated locks to be placed after further discussion.
  - c. Firewise (Jeff Toffer)
    - i. Wind storm pine needles
      - 1. Clear your roofs
    - ii. Dry hydrant
      - 1. Guy Gifford and the fire department are still working on it.
  - d. CAC (Diana Kenworthy)
    - i. Fall road cleanup day SAT Oct 19
      - 1. Signs to go up around community
      - 2. Just serve.org notice to happen
      - 3. 10am
        - a. Coffee and muffins
      - 4. County will donate equipment
      - 5. County will pick up garbage
      - 6. Potluck BBQ to follow
        - a. Please bring a side dish
        - b. BBQ has been purchased for the lake
          - i. Thanks to Keith for previously donating BBQ
  - e. Security (Gary Long)
    - i. New lock on Eagle Beach
      - 1. Keys for Members in good standing
    - ii. Discussion of locks on Bings and Bishop
      - 1. Added to New business
    - iii. Discussion with SCOPE for ongoing involvement
      - 1. Meeting request with SCOPE officers
      - 2. Monthly meeting last Thursday of month at the fire station.
        - a. May not be current
    - iv. Cars have been "rifled through"
    - v. Banging on door at 1am
    - vi. Police running code up Lakeside followed by motorcycles and cars leaving quickly
      - 1. Around midnight saturday
        - a. Multiple gunshots were heard
  - f. Communications/Website (Rick Smith)
    - i. Jerry reported Rick is moving
    - ii. Consider a new communications committee chair
5. Approval of Agenda (Approved)
6. Old Business (please submit motions or resolutions to be included in board packet)
  - a. Legal update (Gary Long)
    - i. Lee hearing held on September 13th

1. Judge Anderson's judgment report has been sent to community
  2. Third party operator to be discussed under mediation
    - a. Mediation only to cover third party water system
    - b. Discussion of who will be representing the RLCA is ongoing
      - i. Checking with lawyer.
  3. Mediation likely to take place late november
  4. No fees awarded
  5. Special executive session with RWA to be discussed at next months meeting
    - a. Passed unanimous
  - ii. Powers settlement
    1. Award of \$20000 to RLCA
    2. Judge Hazel to hold a hearing date TBD
      - a. Attornies do not need to be present
  - b. Bylaws (Paul Cramer)
    - i. State sets minimum laws
      1. RLCA can add to law with community vote
      2. No RLCA vote can supersede or violate a state law
    - ii. Road section and water section information to be compiled before it goes to a vote.
    - iii. Community vote is needed after compiling.
    - iv. Court ordered supersede bylaws and needs to be followed
  - c. Easement and transfer of water right
    - i. Discussion moved to joint executive session
  - d. Roads Account transfer
    - i. \$1800 budget adjustment from before formation of Roads committee
      1. Proposed to pay have now and half as IOU
      2. Formal resolution to be typed up
  - e. Fiscal year
    - i. Recommended to be discussed by Bylaws committee
    - ii. Bylaws committee chair reminds us that any changes to bylaws need a community vote.
    - iii. Legal interpretation to be sought out
    - iv. Tabled until next meeting
7. New Business (please submit motions or resolutions to be included in board packet)
- a. Roads Assessment late fees
    - i. Discussed at length
    - ii. Motion passed to include late fee policy in collection notices

1. **Unpaid Roads Maintenance Fee (RMF)** Unpaid assessments will be delinquent after October 1. If an assessment remains unpaid for more than ten (10) days, the balance will be charged (10%). If not paid

within twenty (20) days the delinquent amount shall accrue 12% per annum (1% per month) calculated from the date of delinquency. This follows RLCA Covenant 4.7.

- b. Reserve fund bank account
    - i. I MOVE THAT WE OPEN A NEW MMK ACCOUNT AT WA TRUST, WITH THE SAME THREE SIGNERS THAT ARE ON THE OTHER ACCOUNTS, TO BE USED FOR OUR **RESERVE FUND**. Reserve fund can not be used for regular budget items.
    - ii. Formal resolution to be signed at next meeting.
  - c. Fish stocking
    - i. Proposed to use some firewise funds to add to fish fund
      - 1. Increase fish purchase to \$6350
    - ii. It is moved that \$1000 be taken from the DNR donation fund as well as the \$250 fish donation to be added to the fish fund of \$5100 for a total fish budget of \$6350.
      - 1. Passed
    - iii. It is moved that fish be stocked by Nisqually Fish Hatchery this fall (2024) at a date TBD.
      - 1. Passed
  - d. Calendar
    - i. November meeting date
      - 1. Moved that November's meeting be held on Monday November 4th at 6:30pm
        - a. Passed
    - ii. Annual meeting
      - 1. Proposed to hold the annual meeting at the Inland Grange July 12, 2025 or July 19, 2025 or July 26, 2025 based on room availability.
        - a. Preference for early in the month
        - b. Cost approx \$100.
          - i. Final cost to be reported after booking
        - c. Passed
  - e. Discussion of locks on Bings and Bishop landings
    - i. It is moved that locks be placed on the drive gates for Bings, Bishop, and Eagle with all locks keyed alike.
      - 1. Passed
  - f. Fridge use and donation collection.
    - i. Tabled to RWA joint session
8. Community Forum
  - a. No questions
9. Adjourn