



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting

Monday, June 16, 2025 • 6:15 pm

7514 Cattail LN SW, Olympia, WA 98512

Attendance via Zoom audio is preferred. Contact [info@blacklakespecialdistrict](mailto:info@blacklakespecialdistrict.org) for instructions.

Participants from the public will be muted by the Zoom host. Participants will be unmuted during the agenda item titled “Public Communication”.

AGENDA:

1. Call to Order
2. Roll Call
 - a. Present
 - i. Lake Stintzi
 - ii. Kirk Vanlandeghen
 - iii. Cory Freeborn
3. Approval of Agenda
4. Approval of Consent Agenda
 - a. May 19, 2025 Minutes
 - b. Financials
 - c. Payment Transmittal and Invoices

(Funds) Voucher (Warrant)	Total
Invoices #1	\$2500

5. Old Business
 - a. Spring Newsletter – Second Draft Attached
 - b. Aquatic Vegetation Management Plan
 - c. Herbicide Treatment for 2025
6. New Business
 - a. Order “No Herbicides” signage for parcel owners requesting no treatment. Suggest 20”x20”, yellow background, letters in black, holes in all corners. Assign board member to finalize with OrgSupport.
 - b. Web site in need of refresh.
7. Items from the Floor
8. Public Communication – *Limit of 3 minutes per person. Zoom host will provide warning when 30 seconds remain. Meeting minutes will only reflect the name of the person speaking.
9. Adjournment of Public Meeting

Next Meeting: July 21, 2025



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, May 19, 2025 • 6:15 pm • Via Zoom

ACTION ITEMS:

- Cory will touch base with Country Green.

MINUTES:

1. Call to Order – **Chair Stintzi called the meeting to order at 6:17 pm.**
2. Roll Call
 - a. Present
 - i. Lake Stintzi - Present
 - ii. Kirk Vanlandeghen - Present
 - iii. Cory Freeborn – Present
3. Approval of Agenda – **It was moved, seconded, and was unanimously passed to approve the agenda as presented.**
4. Approval of Consent Agenda
 - a. April 21, 2025 Minutes – **It was moved, seconded, and was unanimously passed to approve the consent agenda as presented.**
 - b. Financials
 - c. Payment Transmittal and Invoices

(Funds) Voucher (Warrant)	Total
Invoices #1	\$2500.00

5. Old Business
 - a. Spring Newsletter – rough draft attached – Lake has items he would like to add to the newsletter, will continue to work on it for a month or two before sending it out. *Cory will touch base with Country Green.*
 - b. Aquatic Vegetation Management Plan – Kirk will be reaching out to Carlos to assist in getting project going. Kirk suggested hiring Carlos as a consultant for RFP.
 - c. Herbicide Treatment for 2025
 - i. Business and Residential Notice mailing must be received at least 10 days before first treatment. For 2025, mailing no later than 7/7 is needed assuming 3 days for mail delivery and first treatment on 7/21.
 - ii. We had some residents who were disappointed with 2024 treatment. Propose compiling a list and forwarding addresses to Northwest Aquatic.
 - iii. Vegetation survey and treatment recommendations from Northwest Aquatic expected mid to late June. Board will need to meet and discuss, modify, approve treatment areas and treatment maps.



BLACK LAKE SPECIAL DISTRICT

6. New Business
 - a. Status of annual reporting to State Auditor – End of May must have a fiscal report into state auditor. *OrgSupport will check with finance on the status of the May fiscal report.*
 - b. Proposed Resolution 25-01 “Herbicides for Aquatic Plant Control” – Section 2 of the resolution was modified to add “unless notified by the owner in writing to the BLSD.” **It was moved, seconded, and was unanimously passed to approve the modification.** *OrgSupport will maintain a list of residents that have requested no herbicides.*
7. Items from the Floor – None.
8. Public Communication – *Limit of 3 minutes per person. Zoom host will provide warning when 30 seconds remain. Meeting minutes will only reflect the name of the person speaking.
 - a. Fran Clifton
9. Adjournment of Public Meeting – **With no further business Chair Stintzi adjourned the meeting at 6:46 pm.**

Next Meeting: June 16, 2025

Black Lake Special District
Statement of Financial Income and Expense
January through May 2025

Accrual Basis

	Unclassified	TOTAL
Ordinary Income/Expense		
Income		
Rates & Charges	132,798.56	132,798.56
Total Income	132,798.56	132,798.56
Gross Profit	132,798.56	132,798.56
Expense		
Contract Services		
Non-recurring Contract Services	1,947.40	1,947.40
Recurring Contract Services	10,000.00	10,000.00
Total Contract Services	11,947.40	11,947.40
Operations		
Postage, Mailing Service	0.69	0.69
Technology & Online Services	763.15	763.15
Total Operations	763.84	763.84
Total Expense	12,711.24	12,711.24
Net Ordinary Income	120,087.32	120,087.32
Other Income/Expense		
Other Income		
Interest Income	4,033.08	4,033.08
Total Other Income	4,033.08	4,033.08
Net Other Income	4,033.08	4,033.08
Net Income	124,120.40	124,120.40

Black Lake Special District Statement of Financial Position

Accrual Basis

As of May 31, 2025

	May 31, 25	May 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Black Lake Guarantee #6355	80,000.00	60,000.00	20,000.00	33.3%
OlyFed Checking	3,031.91	0.00	3,031.91	100.0%
Thurston County Treasurer	318,413.08	307,063.01	11,350.07	3.7%
Total Checking/Savings	401,444.99	367,063.01	34,381.98	9.4%
Total Current Assets	401,444.99	367,063.01	34,381.98	9.4%
TOTAL ASSETS	401,444.99	367,063.01	34,381.98	9.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Current Portion of Loans	28,457.86	53,226.33	-24,768.47	-46.5%
Total Other Current Liabilities	28,457.86	53,226.33	-24,768.47	-46.5%
Total Current Liabilities	28,457.86	53,226.33	-24,768.47	-46.5%
Long Term Liabilities				
Kitsap Bank Loan	1,152,432.88	1,179,847.08	-27,414.20	-2.3%
Total Long Term Liabilities	1,152,432.88	1,179,847.08	-27,414.20	-2.3%
Total Liabilities	1,180,890.74	1,233,073.41	-52,182.67	-4.2%
Equity				
Unrestricted Net Assets	-903,566.15	-981,633.73	78,067.58	8.0%
Net Income	124,120.40	115,623.33	8,497.07	7.4%
Total Equity	-779,445.75	-866,010.40	86,564.65	10.0%
TOTAL LIABILITIES & EQUITY	401,444.99	367,063.01	34,381.98	9.4%



OrgSupport
120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
6/1/2025	5585

Bill To
Black Lake Special District 120 State Avenue NE, #303 Olympia, WA 98501

Description	Qty	Rate	Amount
Contract Services	1	2,500.00	2,500.00
		Total	\$2,500.00

Black Lake Special District Newsletter – July 2025

Hello! We are sending this newsletter to the 700+ parcel owners within the district. We hope you find it informative. The district governing board meets via Zoom each month, on the third Monday at 6:15pm. The meeting is open to the public and instructions for access can be requested via email (info@Blacklakespeicaldistrict.org) or telephone (360-867-8814). We would like your feedback on how we are doing and any changes you wish us to make. Instructions for an online survey are provided at the end of this newsletter.

Status of Water Quality

*** Requesting newest readings from Thurston

Efforts to Maintain/Improve Quality

The district invested heavily in the Alum Treatment of 2021. The treatment has stopped algae blooms and improved water clarity. To maintain these conditions, efforts must be continued to reduce nutrient input to the lake.

Pollution Identification and Correction

In 2021, the district completed a pollution survey of the lake and input streams. Three streams were found to be discharging septic effluent into the lake. This information was immediately provided to Thurston County. The county secured grant funding from the Department of Ecology and initiated a project to identify and correct any sources of pollution. The project scope was not limited to the lakefront but encompassed all parcels near streams which flow into the lake.

At the midpoint of the project, over 500 site visits had been completed by the county and over 200 septic systems had overdue maintenance performed. Work is continuing through this year.

The district plans to repeat pollution surveys every three to five years.

Reduce/Stop Using Lawn Fertilizers

Lawn fertilizers should be limited as much as possible on lakefront lots or properties close to streams entering the lake. If used, select a fertilizer with no phosphorous or potash to help minimize future algae blooms in the lake.

Leave Undeveloped Shoreline in Natural State

When improving landscape close to the lake or streams, consider leaving a ten to twenty foot wide border from the lake or stream in natural plants. These plants will help reduce nutrient runoff which enters the lake.

Septic System Maintenance

Please follow the recommended maintenance for your system. For newer, complex systems, the county will designate inspection and pumping requirements. For older systems, pumping tanks every three to five years is recommended. Please address problems with your system as soon as possible.

Vegetation Management Plan

The district is working toward issuing a contract for a new Vegetation Management Plan. Our last plan was completed in 2012 before the district formation. A great deal has changed and a scientific review will be beneficial to advise on of the best direction(s) for improving the lake.

Maintenance of Black Lake Ditch

The Black Lake Ditch is the principal outflow for Black Lake. Outflow to the south through the Black River has stopped due to vegetation growth and beaver activity. Because the lands and waters south of the lake are now part of a national wildlife refuge, alterations to improve flow are not possible.

Water flow through the ditch is frequently reduced by beaver dams. The presence of dams can increase lake levels as much as four feet. Thurston County, Road Services has resumed clearing the dams within the boundaries of Thurston County and the City of Tumwater. We greatly appreciate the staff's efforts.

Herbicide Applications

The district applies herbicides to approximately 20 acres of lake surface each year. The herbicide types, concentrations and timing are regulated by the Department of Ecology. Applicators must be licensed by the Department of Agriculture. The treatments are conducted along the shorelines, in front of developed properties where plant growth is impeding recreational uses. More expansive treatments are not desired. Plants contribute oxygen to the water which improves water quality and wildlife habitat. By regulation, most herbicides are applied after July 15 of each year.

The district notifies Thurston County Environmental Health in advance of all herbicide activities including planned treatment areas, residential notices and shoreline signage.

Meeting with County Commissioner Wayne Fournier

Last year the district board met with Wayne Fournier, County Commissioner for the newly formed District 4. We provide Mr. Fournier with an overview of the district and its' activities. We encourage the Commissioner to contact us if questions or problems arise. At the meeting we requested help with maintaining the Black Lake Ditch. At this time, maintenance of the ditch has been resolved by county staff.

Connecting with Other Lakes and WALPA Participation

The district regularly shares information with other lake organizations. We also attend workshops presented by the Washington Lake Protection Association.

Yellow Flag Iris

The Yellow Flag Iris continues to spread along our shorelines and streams. The plant is not native to this area. This plant forms dense mats which can crowd out native vegetation and reduce flow in streams. The sap from this plant is poisonous to humans. We encourage you to remove this plant should you find it on your property. We recommend manual/mechanical methods to remove the plant.

Hand pulling is effective when controlling small patches of yellow flag iris. Complete manual control before plants begin producing seed pods to avoid seed dispersal. Use a hand tool to help remove all rhizomes. Do not put in compost or natural areas. Place plant material in sealed bags and dispose of in garbage. Monitor area and follow up with control as needed.

*****PICs*****

New Housing Development – Vista Views at Black Lake

Vista Views is a 184 home project being developed north of 58th Lane SW and east of Black Lake Belmore Road. The project is within Tumwater's Urban Growth Area and covers 54 acres. The district has no official role in land development. We did review the various submissions to the City of Tumwater and the Department of Ecology and believe there should be no impact on the waters of Black Lake.

Vista Views will be approximately 1,700 feet from the lake shore. Sewer service will be provide to the development. A comprehensive storm water catchment area is planned within the project boundaries.

*****MAP*****

District Resident Survey

How are we doing overall?

What areas or activities should the district become more involved?

Do you have any other comments?

Please provide us with contact information so we can follow up with you if needed.