



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Tuesday, January 20, 2026 • 6:15 pm
7514 Cattail LN SW, Olympia, WA 98512

Attendance via Zoom audio is preferred. Contact 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. December 10, 2025 Minutes
 - b. December 15, 2025 Minutes
 - c. Financials
 - d. Payment Transmittal and Invoices

(Funds) Voucher (Warrant)	Total
Invoice #1	\$2500.00
Invoice #2	\$2500.00
Invoice #3	\$2305.50

- 5. Old Business
 - a. Progress on board member submissions for compensation and expenses
- 6. New Business
 - a. Review of RFP Questions due from vendors on 1/16/2026
 - b. Budget for 2026 and resolution for adoption
 - c. Request withdrawal of \$40,000 from Treasurer and deposit at OlyFed
- 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: February 16, 2026



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Special Meeting Wednesday, December 10, 2025 • 6:15 pm

ACTION ITEMS:

- Lake will draft an email to send to Herrera and send it to Kirk and Cory for their approval.
- Lake will send the approved email to Herrera.
- Kirk will work on some alternative language for the RFP and will bring it to the December 15th meeting.

MINUTES:

1. Call to Order – **Chair Stintzi called the meeting to order at 7:00 pm.**
2. Roll Call
 - a. Present
 - i. Lake Stintzi - Present
 - ii. Kirk Vanlandeghen - Present
 - iii. Cory Freeborn- Present
3. Evaluation of IAVMP Proposals
 - a. Received one proposal. Lake believes the wording was as up front and open as possible. Lake has reviewed the one proposal and it meets all the requirements of the RFP.
 - b. Also received one complaint from a firm Aquatic Insight on December 2nd, who felt that the selection was being steered toward Herrera. Aquatic Insight felt like the restrictions were too constraining for his firm. Lake shared the complaint on Cory's request. Kirk connected with the person who sent in the complaint afterward.
 - c. Kirk suggests that BLSD cancels current RFP and begin the process over again. Kirk feels that the board will need more than one proposal to show that the board did its due diligence. Board consensus is to move forward with a new RFP.
 - d. Department of Ecology Grant is not feasible at this time. Implementation may not work because it's for non-native plants.
 - e. **It was moved, seconded, and unanimously passed to cancel current RFP solicitation and resubmit later with amendments and an extended timeline.**
 - f. Dates discussed for extending the deadline. End of January or middle of February.
4. 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. None
5. Adjournment of Public Meeting – **With no further business, Chair Stintzi adjourned the meeting at 7:30 pm.**

Next Meeting: December 15, 2026



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting Monday, December 15, 2025 • 6:15 pm

ACTION ITEMS:

- Kirk will reach out to vendors to follow up and keep a log of doing so

MINUTES:

1. Call to Order – **Chair Stintzi called the meeting to order at 6:31 pm**
2. Roll Call
 - a. Present
 - i. Lake Stintzi
 - ii. Kirk Vanlandeghen
 - iii. Cory Freeborn
3. Approval of Agenda
4. Approval of Consent Agenda – **It was moved, seconded, and unanimously passed to approve the consent agenda as presented.**
 - a. November 17, 2025 Minutes
 - b. Financials
 - c. Payment Transmittal and Invoices

(Funds) Voucher (Warrant)	Total
Invoice #1	\$2500.00
Invoice #2	\$2500.00

5. Old Business
6. New Business
 - a. Reissuance of IAVMP RFP
 - b. Changes to RFP Requirements – Lake would like to change the wording to “Survey work to be performed during 2026 growing season prior to planned lake treatment beginning 7/15/26”
 - c. RFP issuance schedule – Lake suggests changing questions due from 1/19 to 1/16 due to Martin Luther King Day.
 - d. Publication of RFP, outreach to vendor community – Last time was published in Seattle Journal of Commerce and attempted to contact five vendors. *Kirk will reach out to vendors to follow up and keep a log of doing so.*
 - e. Lake sent out a draft email that would be sent to proposers of current RFP saying BLSD is rejecting all proposals and going through reapplication process. Cory and Kirk approve.
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.*



BLACK LAKE SPECIAL DISTRICT

Libzeth Seebacher and Mark Rosenkranz

9. Adjournment of Public Meeting – **With no further business, Chair Stintzi adjourned the meeting at 7:01 pm**

Next Meeting: January 19, 2026

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

Cash Basis

	Jan - Dec 25
Ordinary Income/Expense	
Income	
Rates & Charges	210,630.68
Total Income	210,630.68
Gross Profit	210,630.68
Expense	
Business Expenses	
Treasurer Fees	2,258.74
Total Business Expenses	2,258.74
Contract Services	
Non-recurring Contract Services	1,947.40
Recurring Contract Services	25,000.00
Total Contract Services	26,947.40
Governing Expenses	
Per Diem	2,254.00
Total Governing Expenses	2,254.00
Lake Management	
Control	10,112.50
Permitting Fees	1,205.00
Testing and Monitoring	1,350.00
Total Lake Management	12,667.50
Operations	
Postage, Mailing Service	353.09
Printing and Copying	0.25
Supplies	640.18
Technology & Online Services	1,384.17
Total Operations	2,377.69
Other Types of Expenses	
Interest Expense - General	46,645.60
Other Expenses	20.00
Total Other Types of Expenses	46,665.60
Total Expense	93,170.93
Net Ordinary Income	117,459.75
Other Income/Expense	
Other Income	
Interest Income	8,251.52
Total Other Income	8,251.52
Net Other Income	8,251.52
Net Income	125,711.27

Black Lake Special District
Financial Position Prev Year Comparison
As of December 31, 2025

Cash Basis

	Dec 31, 25	Dec 31, 24	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Black Lake Guarantee #6355	100,000.00	60,000.00	40,000.00	66.7%
OlyFed Checking	11,476.56	15,743.15	-4,266.59	-27.1%
Thurston County Treasurer	236,182.62	201,581.44	34,601.18	17.2%
Total Checking/Savings	347,659.18	277,324.59	70,334.59	25.4%
Total Current Assets	347,659.18	277,324.59	70,334.59	25.4%
TOTAL ASSETS	347,659.18	277,324.59	70,334.59	25.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Other Current Liabilities				
Current Portion of Loans	56,506.37	27,414.20	29,092.17	106.1%
Total Other Current Liabilities	56,506.37	27,414.20	29,092.17	106.1%
Total Current Liabilities	56,506.37	27,414.20	29,092.17	106.1%
Long Term Liabilities				
Kitsap Bank Loan	1,067,964.03	1,152,432.88	-84,468.85	-7.3%
Total Long Term Liabilities	1,067,964.03	1,152,432.88	-84,468.85	-7.3%
Total Liabilities	1,124,470.40	1,179,847.08	-55,376.68	-4.7%
Equity	-776,811.22	-902,522.49	125,711.27	13.9%
TOTAL LIABILITIES & EQUITY	347,659.18	277,324.59	70,334.59	25.4%



OrgSupport

120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
1/1/2026	5758

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

120 STATE AVENUE NE, #303
OLYMPIA, WA 98501
INFO@BLACKLAKESPECIALDISTRICT.ORG

OLYMPIA FEDERAL SAVINGS

421 CAPITOL WAY S
OLYMPIA, WA 98501
1-7082/3251

81011

DATE 1/1/2026

PAY TO THE ORDER OF

OrgSupport

\$ **2,500.00

Two Thousand Five Hundred and 00/100***** DOLLARS

OrgSupport
Craig Ottavelli
120 State Ave NE #303
Olympia, WA 98501

MEMO

Invoice 5758

⑈001011⑈ ⑆325170822⑆ 0120202783⑈



OrgSupport

120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
2/1/2026	5785

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

120 STATE AVENUE NE, #303
OLYMPIA, WA 98501
INFO@BLACKLAKESPECIALDISTRICT.ORG

OLYMPIA FEDERAL SAVINGS

421 CAPITOL WAY S
OLYMPIA, WA 98501
1-7082/3251

10 **1012**

DATE

2/1/2026

**PAY TO THE
ORDER OF**

OrgSupport

\$

**2,500.00

Two Thousand Five Hundred and 00/100*****

DOLLARS

OrgSupport
Craig Ottavelli
120 State Ave NE #303
Olympia, WA 98501

MEMO

Invoice 5785

⑈001012⑈ ⑆325170822⑆ 0120202783⑈



DAILY JOURNAL OF COMMERCE

83 Columbia St #200, Seattle, WA 98104
 206-622-8272 fax 206-622-8416

Federal I.D. #91-0193790

ADVERTISING INVOICE/STATEMENT

1	BILLING PERIOD	2	ADVERTISER/CLIENT NAME		
	12/01/25 - 12/31/25		BLACK LAKE SPECIAL DISTRICT		
23	TOTAL AMOUNT DUE	24	INVOICE NO.	3	TERMS OF PAYMENT
	2,305.50				Net 30
21	CURRENT NET AMOUNT DUE	22	30 DAYS	60 DAYS	90 DAYS
	0.00		2,305.50	0.00	0.00

8				BILLED ACCOUNT NAME AND ADDRESS		4	PAGE#	5	BILLING DATE
BLACK LAKE SPECIAL DISTRICT 120 STATE AVE NE OLYMPIA WA 98501						1			12/31/25
						6	BILLED ACCOUNT NUMBER		
						64317			
						7	NOTES		
				STATEMENT					

PLEASE DETACH AND RETURN UPPER PORTION WITH YOUR REMITTANCE

10	DATE	11	INV# / REF#	12 13 14	DESCRIPTION-OTHER COMMENTS/CHARGES	15	SAU SIZE	17	TIMES RUN	19	GROSS AMOUNT	20	NET AMOUNT
						16	BILLED UNITS	18	RATE				
	11/07		3414794		CN:AQUATIC VEG MANAGEMENT						2,305.50		2,305.50

INVOICE & STATEMENT OF ACCOUNT AGING OF PAST DUE AMOUNTS

21	CURRENT NET AMOUNT DUE	22	30 DAYS	60 DAYS	OVER 90 DAYS	*UNAPPLIED AMOUNT	23	TOTAL AMOUNT DUE
	0.00		2,305.50	0.00	0.00			2,305.50

Seattle Daily Journal of Commerce
 83 Columbia St #200, Seattle, WA 98104

***UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE**

25				ADVERTISER INFORMATION			
1	BILLING PERIOD	6	BILLED ACCOUNT NUMBER	7	ADVERTISER/CLIENT NUMBER	2	ADVERTISER/CLIENT NAME
	12/01/25 - 12/31/25		64317				BLACK LAKE SPECIAL DISTRICT



BLACK LAKE SPECIAL DISTRICT

120 STATE AVENUE NE, #303
OLYMPIA, WA 98501
INFO@BLACKLAKESPECIALDISTRICT.ORG

OLYMPIA FEDERAL SAVINGS

421 CAPITOL WAY S
OLYMPIA, WA 98501
1-7082/3251

12**1014**

DATE

12/31/2025

**PAY TO THE
ORDER OF**

Daily Journal of Commerce

\$

**2,305.50

Two Thousand Three Hundred Five and 50/100*****

DOLLARS

Daily Journal of Commerce
83 Columbia St #200
Seattle, WA 98104

John Henry

MEMO

Billed Acct #64317

⑈001014⑈ ⑆325170822⑆ 0120202783⑈

Attachment to Resolution #26-01**Black Lake Special District Budget for 2026 with Inflation Contingency**

Calendar Year	Budget	Forecast			
	2026	2027	2028	2029	2030
Beginning year balance	\$236,182	145,636	148,992	166,251	189,330
Rates & Charges to parcel owners	103,947	103,870	103,947	103,947	103,947
Special Assessment	102,000	102,000	102,000	102,000	102,000
Interest income	1,300	1,300	1,300	1,300	1,300
County Treasurer fee	-2,060	-2,060	-2,060	-2,060	-2,060
Election cost County Auditor	-4,000	0	-4,000	0	-4,000
State Auditor fees	-2,000	0	-2,000	0	-2,000
Contract Services					
Attorney Fees & Charges	-4,000	-4,000	-4,000	-4,000	-4,000
Kiosk construction, maintenance	-100	-100	-100	-100	-100
Back office support	-30,600	-31,212	-31,212	-31,212	-31,212
Elected official bond requirement 2/ Governing Compensation 1/	-200 -15,000	-200 -6,240	-200 -6,240	-200 -6,240	-200 -6,240
Lake Management					
Weed Control	-30,000	-30,000	-30,000	-30,000	-30,000
Permitting	-600	-600	-600	-600	-600
Pollutant Monitoring	0	-20,000	0	0	0
IAVMP Contract	-100,000	0	0	0	0
Operations					
Mailing	-550	-550	-550	-550	-550
Printing, copying	-590	-590	-590	-590	-590
Supplies	-50	-50	-50	-50	-50
Technology, Online Services	-400	-400	-400	-400	-400
Inflation Contingency 3/	-5,643	-5,812	-5,986	-6,166	-6,351
Bond Guaranty Fund 4/	0	0	0	0	0
Special Assessment Bond Payment	-102,000	-102,000	-102,000	-102,000	-102,000
Year End Balance	145,636	148,992	166,251	189,330	206,224

1/ Rate specified in RCW 85.38.075 , normal 13 meetings per year

2/ Thurston County Board of Commissioners, Resolution #14967

3/ Inflation contingency, 3% compounded per year for expense items

4/ Fund will accumulate to \$100,000 per terms of bond

RESOLUTION #26-01

**A RESOLUTION OF THE BLACK LAKE SPECIAL DISTRICT GOVERNING BOARD
ADOPTING 2026 BUDGET**

WHEREAS RCW 85.38.170 requires budgets for each special district shall be adopted annually for the succeeding calendar year and to confirm special assessments are sufficient to finance the budget.

NOW, THEREFORE, IT IS HEREBY RESOLVED:

Section 1. The Budget attached hereto identifies the major activities and estimated costs planned by the Black Lake Special District governing board for calendar year 2026.

Section 2. Special assessments and “rates and charges” are sufficient to finance the budget.

ADOPTED by the Black Lake Special District Governance Board this 20th day of January, 2026.

Commissioner

Commissioner

Commissioner

ATTEST:
