



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, July 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. June 15, 2026 Minutes
 - b. Review of OlyFed Checking Account Activity
 - d. Financials
 - e. Payment Transmittal and Invoices.

Item #	Invoice	Total
01	GeoData 38-2606-879	\$52.70
02	OrgSupport 5947	\$2900.10

5. Commissioner Reimbursements & Payments. (A commissioner cannot approve reimbursements/payments to themselves.)
 - a. Commissioner Reimbursement - None
6. Old Business
7. New Business
8. Items from the Floor
9. 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.
10. Adjournment of Public Meeting

Next Meeting: August 17, 2026



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting Monday, June 15, 2026 • 6:15 PM

ACTION ITEMS:

- Mark will send the board 2 proposals for gathering lake data during the Summer as well as Year-Round.
- Zoe will draft a sample flyer with IVAMP project/survey updates and announcements and submit it to the board for approval.
- Cory will arrange for commissioner shirts to be produced.

MINUTES:

1. Call to Order - **Chairman Lake Stintzi called the meeting to order at 6:15 PM.**
2. Roll Call
 - a. Present
 - i. Lake Stintzi - Present
 - ii. Kirk Vanlandeghen - Present
 - iii. Cory Freeborn - Present
3. Approval of Agenda – The agenda was truncated due to time constraints. Agenda items 4, 5, and 6 will be covered during this meeting. The remaining items will be postponed until the next meeting. **It was moved, seconded, and was unanimously passed to approve the amended agenda.**
4. Approval of Consent Agenda – **It was moved, seconded, and was unanimously passed to approve the consent agenda as presented.**
 - a. May 9, 2026 Minutes
 - b. May 18, 2026 Minutes
 - c. Review of OlyFed Checking Account Activity
 - i. Lake has online access to the account and shared that the last posting was June 9th. The account balance was approximately \$14,000. All of the transactions look appropriate.
 - d. Financials
 - e. Payment Transmittal and Invoices.

Item #	Invoice	Total
01	Invoice #5940	\$2501.48
5. Commissioner Reimbursements & Payments. (A commissioner cannot approve reimbursements/payments to themselves.)
 - a. Commissioner Reimbursement – Freeborn - \$1357.89 – **Kirk and Lake approved the reimbursement to Cory Freeborn.**
6. Old Business
 - a. IVAMP update –
 - i. *Mark will submit a proposal including expenses to the board for monitoring the lake to collect data for this summer.* The board discussed obtaining data on lake level fluctuations, which may be available through the county.



BLACK LAKE SPECIAL DISTRICT

- ii. Gage discussed the possibility of collecting lake elevation data and asked whether there was an appropriate location for obtaining measurements.
 - iii. The board discussed posting announcements about the project and results of the survey. *Zoe requested that the board consider distributing flyers to provide project updates and information to the community.*
 - b. Herbicide treatments for 2026
 - i. Lake requested board approval for the 2026 herbicide treatment plan. This year's treatment is similar to the treatments in previous years. **Kirk and Cory approved the request.**
- 7. Cory suggested purchasing shirts for the three commissioners. *Cory offered to purchase the shirts pending board approval.* **Kirk and Lake approved the purchase of the shirts.**
- 8. Kirk discussed enforcement codes used by Pierce County lakes regarding boats that cause damage to docks. Kirk mentioned civil infractions for these boats. Lake suggested meeting with the county commissioner and sheriff's department to discuss the matter further.
- 9. New Business - *Postponed until the next meeting.*
 - a. 5/26 Meeting with Lake and OrgSupport Finance Team
- 10. Adjournment of Public Meeting – **Chairman Lake Stintzi adjourned the meeting at 6:38 PM.**

Next Meeting: July 20, 2026

Black Lake Special District Statement of Income and Expense

Cash Basis

January through June 2026

	Jan - Jun 26
Ordinary Income/Expense	
Income	
Rates & Charges	116,673.64
Total Income	116,673.64
Gross Profit	116,673.64
Expense	
Contract Services	
Non-recurring Contract Services	15,159.66
Recurring Contract Services	15,000.00
Total Contract Services	30,159.66
Governing Expenses	
Per Diem	2,415.00
Total Governing Expenses	2,415.00
Operations	
Postage, Mailing Service	1.48
Supplies	3.56
Technology & Online Services	546.49
Total Operations	551.53
Other Types of Expenses	
Interest Expense - General	22,489.41
Other Expenses	1,900.13
Total Other Types of Expenses	24,389.54
Total Expense	57,515.73
Net Ordinary Income	59,157.91
Other Income/Expense	
Other Income	
Interest Income	28,776.68
Total Other Income	28,776.68
Net Other Income	28,776.68
Net Income	87,934.59

Black Lake Special District

Statement of Financial Position

As of June 30, 2026

	Jun 30, 26	Jun 30, 25	\$ Change	% Change
ASSETS				
Current Assets				
Checking/Savings				
Black Lake Guarantee #6355	100,000.00	80,000.00	20,000.00	25.0%
OlyFed Checking	14,144.74	360.89	13,783.85	3,819.4%
Thurston County Treasurer	290,621.80	270,083.31	20,538.49	7.6%
Total Checking/Savings	404,766.54	350,444.20	54,322.34	15.5%
Total Current Assets	404,766.54	350,444.20	54,322.34	15.5%
TOTAL ASSETS	404,766.54	350,444.20	54,322.34	15.5%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
Accounts Payable				
Accounts Payable	2,500.00	0.00	2,500.00	100.0%
Total Accounts Payable	2,500.00	0.00	2,500.00	100.0%
Other Current Liabilities				
Current Portion of Loans	57,658.65	55,376.68	2,281.97	4.1%
Total Other Current Liabilities	57,658.65	55,376.68	2,281.97	4.1%
Total Current Liabilities	60,158.65	55,376.68	4,781.97	8.6%
Long Term Liabilities				
Kitsap Bank Loan	1,038,290.02	1,097,056.20	-58,766.18	-5.4%
Total Long Term Liabilities	1,038,290.02	1,097,056.20	-58,766.18	-5.4%
Total Liabilities	1,098,448.67	1,152,432.88	-53,984.21	-4.7%
Equity				
Unrestricted Net Assets	-781,616.72	-902,522.49	120,905.77	13.4%
Net Income	87,934.59	100,533.81	-12,599.22	-12.5%
Total Equity	-693,682.13	-801,988.68	108,306.55	13.5%
TOTAL LIABILITIES & EQUITY	404,766.54	350,444.20	54,322.34	15.5%



COUNTY COMMISSIONERS
Carolina Mejia - District One
Rachel Grant - District Two
Tye Menser - District Three
Wayne Fournier - District Four
Emily Clouse - District Five

INFORMATION TECHNOLOGY DEPARTMENT

Creating Solutions for Our Future

Sherrie Ilg, Director

Thurston GeoData Center - Billing Invoice

Company:	<u>Black Lake Special District</u>	Invoice No:	<u>38 - 2606 - 879</u>
Attn:	<u>Tracie</u>	Order Date:	<u>6/17/2026</u>
Address:	<u>120 State Ave NE, #303</u>	Ship Date:	<u></u>
	<u>Olympia, WA 98501-</u>	Method:	<u>E-mail</u>
Phone No:	<u>(360) 867-8814 ext:</u>		

Notes: Excel spreadsheet of owner name, parcel number, site address, and mailing address of all parcels and lake front parcels in Black Lake Special Use District

You are hereby requested to pay the total shown below to the County of Thurston:

<i>Product Name</i>	<i>Unit Price</i>	<i>Quantity</i>	<i>Net Amount</i>	<i>Discount</i>	<i>Item Total</i>
Data Analysis/Creation	\$96.00	1	\$96.00	50.00%	\$48.00
Sub-Total:					\$48.00
Shipping:					\$0.00
Tax:					\$4.70
Total:					\$52.70

A convenience fee of 2.3%, based on the total, or a minimum of \$2.00, is charged on Credit Card payments.
A convenience fee of 1.0%, based on the total, or a minimum of \$2.00, is charged on Debit Card payments.

For Questions Regarding this Order please contact GeoData at (360) 754-4594

Make Check Payments to:

Thurston County Information Technology
Attn: Information Technology Accounting
3000 Pacific Ave SE
Olympia, WA 98501

Make Credit Card Payments to:

Thurston GeoData Center
(360) 754-4594

Please include Invoice No. in check memo.

Print Date: Wednesday, June 17, 2026

Page 1 of 1



OrgSupport

120 State Avenue NE, #303
Olympia, WA 98501

Invoice

Date	Invoice #
8/1/2026	5947

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

[illegible]