



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, October 19, 2026 • 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. September 21, 2026 Minutes
 - d. Financials
 - e. Payment Transmittal and Invoices.

Item #	Invoice	Total
01	OrgSupport #6018	\$2570.04
02	Aquatic Insight LLC #10606	\$9692.25

5. Commissioner Reimbursements & Payments. (A commissioner cannot approve reimbursements/payments to themselves.)
 - a. Commissioner Reimbursement
6. Old Business
 - a. IAVMP Update
 - b. Policy Manual Update Discussion
7. New Business
8. Major projects in next year and how to prioritize:
 - a. Establishing an herbicide contract for 3-5 years
 - b. Develop process to get early herbicide treatment approval
 - c. Implement IAVMP recommendations
 - d. Limit wake boats
9. Items from the Floor



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10. 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.

11. Adjournment of Public Meeting

Next Meeting: November 16, 2026



BLACK LAKE SPECIAL DISTRICT

Black Lake Special District Meeting
Monday, September 21, 2026 • 6:15 PM

ACTION ITEMS

- Cory Freeborn and Kirk Vanlandeghen will review the wake-boat considerations.
- Lake Stintzi will contact the county about wake-boat issues and send the draft correspondence to Cory Freeborn and Kirk Vanlandeghen for review before sending it.
- Lake Stintzi will email the wake-boat considerations separately to Cory Freeborn and Kirk Vanlandeghen.
- Mark was asked to investigate earlier-season data collection and provide the cost of additional sampling.
- Mark will email information about any remote monitoring equipment he identifies and determine whether additional monitoring months would be beneficial.

MINUTES:

1. Call to Order
 - a. **Chair Lake Stintzi called the meeting to order at 6:15 p.m.**
2. Roll Call
 - a. Lake Stintzi, Kirk Vanlandeghen, and Cory Freeborn were present.
3. Approval of Agenda
 - a. **It was moved, seconded, and was unanimously passed to approve the agenda.**
4. Approval of Consent Agenda
 - a. **It was moved, seconded, and was unanimously passed to approve the consent agenda, with the first five invoices approved immediately and invoice #1742 approved contingent upon the withdrawal from the Treasurer account.**
 - b. August 17, 2026 Minutes
 - c. Financials
 - e. Payment Transmittal and Invoices.

Item #	Invoice	Total
5994	OrgSupport	\$2,500.00
8462-303	Mailbox of Olympia	\$536.15
10538	Aquatic Insight	\$5,616.81
10564	Aquatic Insight	\$12,190.85
10595	Aquatic Insight	\$7,059.43
1742	NW Aquatic	\$11,751.87



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5. Commissioner Reimbursements & Payments

- a. There were no commissioner reimbursements or payments. A commissioner may not approve a reimbursement or payment to themselves.

6. Old Business

b. IAVMP Workshop #2 Debrief

- i. Attendees provided positive feedback. An earlier start time for the next workshop was suggested to allow more time for public participation. Cory Freeborn reported that the Bible Camp would allow spraying in its area. Discussion also addressed the effectiveness of the recent treatment and the possibility of earlier herbicide application.

c. Invasive Species Cost Estimates

- i. Lake Stintzi reviewed the cost-estimate document, which listed general lake water-quality sampling at \$3,000 per month. Discussion included vegetation surveys and treatments to detect a possible return of milfoil early, as well as a broader survey of native vegetation.
- ii. *Mark was asked to investigate earlier-season data collection and provide the cost of additional sampling.*
- iii. *Mark will email information about any remote monitoring equipment he identifies and determine whether additional monitoring months would be beneficial.*

d. Policy Manual Update Discussion

- i. **The policy manual update discussion was deferred to a later month.**

7. New Business

e. Limiting Wake Boats

- i. The board discussed the written considerations for limiting wake boats. Kirk Vanlandeghen shared restrictions used on Pierce County lakes. Discussion addressed shoreline erosion, dock damage, the need to define wake boats, and support from county officials.
- ii. *Lake Stintzi will email the wake-boat considerations separately to Cory Freeborn and Kirk Vanlandeghen.*
- iii. *Cory Freeborn and Kirk Vanlandeghen will review the wake-boat considerations.*
- iv. *Lake Stintzi will contact the county about wake-boat issues and send the draft correspondence to Cory Freeborn and Kirk Vanlandeghen for review before sending it.*

f. Major Projects for the Next Year and Prioritization

- i. The board discussed a three- to five-year herbicide contract, a process for obtaining early herbicide-treatment approval, implementation of IAVMP recommendations, and limits on wake boats.
- ii. *OrgSupport will retain Major Projects for the Next Year and Prioritization on the next few board meeting agendas.*

g. Transfer from the Treasurer Account to OlyFed

- i. **It was moved, seconded, and was unanimously passed to withdraw \$40,000 from the Treasurer account and deposit it into the OlyFed account.**



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8. Items from the Floor
 - h. There were no items from the floor.
9. Public Communication
 - i. Public comments were limited to three minutes per person, with the Zoom host providing a warning when 30 seconds remained. The minutes record only the names of public speakers.
 - i. There was no public communication.
10. Adjournment of Public Meeting
 - j. **Chair Lake Stintzi adjourned the public meeting at 7:17 p.m.**

Next Meeting: October 19, 2026

Black Lake Special District
Statement of Financial Income and Expense
January through September 2026

Cash Basis

	Jan - Sep 26
Ordinary Income/Expense	
Income	
Rates & Charges	120,798.08
Total Income	120,798.08
Gross Profit	120,798.08
Expense	
Business Expenses	
Treasurer Fees	2,058.74
Total Business Expenses	2,058.74
Contract Services	
Non-recurring Contract Services	42,294.06
Recurring Contract Services	17,500.00
Contract Services - Other	5,000.00
Total Contract Services	64,794.06
Governing Expenses	
Per Diem	3,772.89
Total Governing Expenses	3,772.89
Lake Management	
Permitting Fees	565.00
Total Lake Management	565.00
Operations	
Postage, Mailing Service	2.96
Printing and Copying	301.22
Supplies	3.56
Technology & Online Services	942.09
Total Operations	1,249.83
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	96,830.06
Net Ordinary Income	23,968.02
Other Income/Expense	
Other Income	
Interest Income	32,318.82
Total Other Income	32,318.82
Net Other Income	32,318.82
Net Income	56,286.84

Black Lake Special District
Statement of Financial Position
As of September 30, 2026

Cash Basis

	Sep 30, 26	Sep 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	56,899.15	21,690.56	35,208.59	162.3%
Thurston County Treasurer	216,229.64	239,318.91	-23,089.27	-9.7%
Total Checking/Savings	373,128.79	341,009.47	32,119.32	9.4%
Total Current Assets	373,128.79	341,009.47	32,119.32	9.4%
TOTAL ASSETS	373,128.79	341,009.47	32,119.32	9.4%
LIABILITIES & EQUITY				
Liabilities				
Current Liabilities				
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	57,658.65	55,376.68	2,281.97	4.1%
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	1,095,948.67	1,152,432.88	-56,484.21	-4.9%
Equity				
Unrestricted Net Assets	-779,106.72	-902,522.49	123,415.77	13.7%
Net Income	56,286.84	91,099.08	-34,812.24	-38.2%
Total Equity	-722,819.88	-811,423.41	88,603.53	10.9%
TOTAL LIABILITIES & EQUITY	373,128.79	341,009.47	32,119.32	9.4%



Date	Invoice #
11/1/2026	6018

[illegible]

Invoice

**Bill to:**

Black Lake Special District
7514 Cattail Lane Southwest
Olympia
Washington 98512
United States of America

Aquatic Insight LLC
4207 SE Woodstock Blvd
Portland, OR 97206
mark@aquaticinsight.com
1 503-515-7864

Amount Due 9,692.25	Due Date November 5, 2026	Issue Date October 6, 2026	Invoice # 10606	Reference
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Task 1- Project Management	1,218.75
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Task 2- Aquatic Survey and Mapping	795.00
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Task 5- Develop Black Lake IAVMP	6,562.50
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Task 6- Technical Assistance	1,116.00
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Payment Advice

Please pay by check or EFT

Due Date: November 5, 2026

Invoice Subtotal	9,692.25
Tax Exempt	0.00
Total Including Tax	9,692.25
Amount Due	9,692.25

Black Lake IAVMP

Total Budget	\$ 14,000.00	\$ 17,000.00	\$ 7,800.00	\$ -	\$ 41,300.00	\$ 10,700.00	\$ 90,800.00
Billed to date	\$ 7,769.41	\$ 17,765.22	\$ -	\$ -	\$ 34,328.38	\$ 1,116.00	\$ 60,979.01
Remaining Budget	\$ 6,230.59	\$ (765.22)	\$ 7,800.00	\$ -	\$ 6,971.62	\$ 9,584.00	\$ 29,820.99
% Complete	55%	105%	0%	0%	83%	10%	67%

Invoice #	Date	Task 1 PM	Task 2 Survey	Task 3 Grant App	Task 4 Tech Assist	Task 5 Dev IAVMP	Task 6 On-call	Total
10520	4/8/26	\$ 1,652.61	\$ -	\$ -	\$ -	\$ 615.00	\$ -	\$ 2,267.61
10525	5/8/26	\$ 1,925.58	\$ -	\$ -	\$ -	\$ 6,896.65	\$ -	\$ 8,822.23
10538	6/4/26	\$ 1,298.13	\$ -	\$ -	\$ -	\$ 4,318.68	\$ -	\$ 5,616.81
10564	7/1/26	\$ 395.53	\$ 5,086.57	\$ -	\$ -	\$ 6,708.75	\$ -	\$ 12,190.85
10580	8/10/26	\$ 1,258.68	\$ 11,591.15	\$ -	\$ -	\$ 2,480.00	\$ -	\$ 15,329.83
10595	9/1/26	\$ 20.13	\$ 292.50	\$ -	\$ -	\$ 6,746.80	\$ -	\$ 7,059.43
10606	10/1/26	\$ 1,218.75	\$ 795.00			\$ 6,562.50	\$ 1,116.00	\$ 9,692.25

SUB-TASK DETAIL

Task 1- Project Management

Sub-task		Time	Rate	Amount
Project Management - Project Administration				
September 28, 2026	Meet with Lizbeth	1:45	195.00	341.25
September 28, 2026	Elevation benchmark email with Rich	0:30	195.00	97.50
Project Management - Meetings				
September 21, 2026	Board meeting and prep	4:00	195.00	780.00

Subtotal Task 1- Project Management 1,218.75

Task 2- Aquatic Survey and Mapping

Sub-task		Time	Rate	Amount
Travel - Survey and Data Collection Travel				
September 9, 2026		4:00	60.00	240.00
Tech - Survey and Data Collection				
September 11, 2026	data workbook created	0:30	90.00	45.00
September 16, 2026	IAVMP map creation	3:30	90.00	315.00
Project Management - Survey and Data Collection				
September 18, 2026	Vegetation survey memo review	1:00	195.00	195.00

Subtotal Task 2- Aquatic Survey and Mapping 795.00

Task 5- Develop Black Lake IAVMP

Sub-task		Time	Rate	Amount
Project Management - Background Information Review				
September 26, 2026	IAVMP Review	3:15	195.00	633.75
September 27, 2026	IAVMP Review	2:00	195.00	390.00
Tech - Draft IAVMP				
September 11, 2026	Lake data analysis	2:00	175.00	350.00
September 22, 2026	Download and organize GIS for land use	0:30	175.00	87.50
Tech - Background Information Review				
September 4, 2026	Workshop prep	2:30	90.00	225.00
September 8, 2026	Workshop prep	1:00	90.00	90.00
September 9, 2026	Workshop 2	3:00	90.00	270.00
September 11, 2026	Workshop 2 notes	1:45	90.00	157.50
September 17, 2026	IAVMP map creation	4:30	90.00	405.00

Sub-task		Time	Rate	11 Amount
September 18, 2026	IAVMP map creation	1:30	90.00	135.00
September 21, 2026	Map creation and BLSD monthly meeting	4:00	90.00	360.00
September 22, 2026	workshop 2 notes	0:45	90.00	67.50
Tech - Public Workshops				
September 3, 2026	Presentation for workshop #2	0:30	175.00	87.50
September 7, 2026	Presentation for workshop #2	1:45	175.00	306.25
September 7, 2026	Vegetation maps for workshop #2	2:45	175.00	481.25
September 8, 2026	Presentation for workshop #2	1:00	175.00	175.00
September 9, 2026	Workshop #2	3:45	175.00	656.25
Travel - Public Workshops				
September 9, 2026	Travel	4:30	90.00	405.00
Tech - Draft IAVMP				
September 1, 2026	IAVMP	3:30	160.00	560.00
September 28, 2026	Meet with Mark, emails, IAVMP research	3:00	160.00	480.00
September 30, 2026	IAVMP	1:30	160.00	240.00

Subtotal Task 5- Develop Black Lake IAVMP 6,562.50

Task 6- Technical Assistance

September 9, 2026	Elevation and sampling	3:00	75.00	225.00
September 9, 2026	Lake tour and sampling	3:30	150.00	525.00
Subtotal Task 5- Develop Black Lake IAVMP				750.00

EXPENSES DETAIL

Task 6- Technical Assistance

Expenses	Quantity	Rate	Amount
Nutrient Analysis TP (2) SRP (2) TN (1)	1.00	121.00	121.00
Boat use for lake tour and sample collection	1.00	100.00	100.00
Sonde Use	1.00	95.00	95.00
Kemmerer	1.00	30.00	30.00
Sample shipping	2.00	10.00	20.00
Subtotal Task 6- Expenses			366.00



September 26, 2026

Mark Rosenkranz
Aquatic Insight
6329 SE 43rd Ave
Portland, OR 97206

INVOICE No. 4963. Algae Analyses (2026-40)

Description of Services

Sample collected Sep 9, 2026 from Black Lake (AG26).

1 algae sample @ \$180/sample (Standard service)	\$ 180
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Total Invoice: \$ 180.00
Terms: Net 30 days.

Thank you.

A handwritten signature in black ink that reads 'Jim Sweet'. The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Jim Sweet
Aquatic Analysts
43 Telegraph Ln
Friday Harbor, WA 98250

IEH Analytical Laboratories

13751 Lake City Way NE
 Seattle, WA 98125
 206-503-2518

REMIT TO:

15300 Bothell Way NE
 Attn: Accounts Receivable
 Lake Forest Park, WA 98155

206-522-5432 Accounting Dept

Invoice

Date	Invoice #
10/5/2026	188031

Sold To
Aquatic Insight LLC Mark Rosenkranz 6329 SE 43rd Ave Portland, OR 97206

Notes

Customer PO		Payment Terms	Due Date	Sales Rep ID	VTSR	CASE FILE #
		Net 30	11/4/2026		9/11/2026	1772264
Quantity	Item Code	Description			Price Each	Amount
2	W365.1	Total - P			25.00	50.00
2	W365.1D	Soluble Reactive Phosphate			18.00	36.00
2	WFILT	Water Filtration			5.00	10.00
1	WKoroleff	Total Persulfate - N			25.00	25.00