

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
April 24, 2019

Date: April 24, 2019

Location: Lakeland Village Community Club

Richard Caron called to order the regular meeting of the Board of Directors at 5:30pm.

Board Members Present: Richard (Dick) Caron, Leon Stevens, Marv Peterson, Vince Marbella, Chris Mills.

Others Present: Dennis Floyd, Laurie Swetkovich and Faith Quigley.

Absent: Cindy Ross, Maureen Allen and Michael Pearce.

**Announcement: The meeting is being recorded. If at any time someone would like the recording to stop, please inform the board, otherwise it shall be deemed that we have consent to record.**

Minutes from the February board meeting:

Minute corrections: Three changes were made, first to add "Dick Caron asked that outgoing board members be available as needed to mentor incoming board members". Second, change Leon Stevens ride along to Don Huibregtse and third change the June Community Meeting start time to 7:00pm.

Motion: Leon Stevens motioned to accept minutes with changes.

Second: Chris Mills

Aye: 5

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of April 24, 2019

Checking	\$5,628.71
Savings	\$165,249.10
Contingency	\$37,000.00
Litigation	\$30,000.00
Total	\$237,877.81

Statement of Activities (Accrual method) as of April 24, 2019

Total Expenses	\$10,954.08
Total Revenue	\$164,774.78
Net Ordinary Income	\$153,820.70

President's Report

Richard Caron reported the next board meeting has been changed to May 15<sup>th</sup>. This will be the last board meeting for Richard and Leon Stevens. All boards members need to be thinking about what board positions and chairman position you would like to take on. President and Vice President will be open positions. Dennis Floyd has taken over the Lake Management position. A Recreation and Patrol Chairman are needed. There is a Governing Document Committee that will be initiated as needed.

Vice-President's Report  
No Report.

### Committee Member Reports

#### Maintenance

Vince Marbella reported the new swing set has been installed. All the bark has been installed. I still have the railing for the new stairs to install. One of the lower stairs did get dislodged I may have to put something in to block cars from hitting the bottom step. Do we want to let the beach area swim and fishing docks top board stay natural or chip, sand and stain the boards? The board decided to not paint the dock boards.

Vince Marbella reported three new LED lights will be installed in the boat overflow area. Vince will price out the gravel for this area. May 1<sup>st</sup> the portable restroom will be placed at the boat launch area.

#### Patrol

Leon Stevens reported the Patrol truck has had new tires and alignment. Don Huibregtse will be out for a few weeks, Pete Fischer and Lance Self will cover Don's shifts. I went on a ride along with Pete Fischer and he pointed out all the potholes/sewer manholes.

#### Architectural Control (ACC)

Marv Peterson reported the ACC had twenty-five project permit reports turned submitted. One was new construction on 481 E. Soderberg, all were approved.

#### Lake Management

Richard Caron reported we have talked to Braden with Aqua Tech regarding surveying Anderson Lake and start the treatment on the lake. Richard will demonstrate how to exercise the exterior dam valve to Dennis Floyd. Dennis Floyd has reached out to Belfair Water to retrieve water testing bottles.

Vince Marbella commented; he has been asked by several homeowners if we can extend the beach area. Richard Caron reported we would have to go through the county and the state. Vince Marbella stated he would work with the county and state.

#### Recreation

Richard Caron reported the Easter Egg Hunt went well, there were about a hundred kids that attended the event. It has been suggested that the Easter Egg Hunt be cancelled in the future due to lack of community volunteers. The board decided the Easter Egg Hunt will continue and we will work to get to get the community involved. Faith Quigley volunteered to help with future events.

#### Public Relations

Laurie Swetkovich reported Mo Allen attended the Sheriff's meeting and her minutes are in your binders.

#### Hearings

Vince Marbella reported, there has been no progress on the property on E. Allynview. I am not opposed to having another hearing, between then and now we need to go over his fine assessments.

### New Business

Richard Caron reported the Tennis Court lease between LakeLand Village Community Club and Anderson & Son's will be \$25.00 a year for a two-year lease with an option to extend for a third year. One court will

remain a tennis court and the other will be two pickle ball courts. Michael Pearce will be in charge of the project.

Motion: Leon Stevens motioned to accept the contract as written.

Second: Chris Mills

Aye: 5

Absent Board Member Email Aye: 3

Opposed: 0

Abstained: 0

Richard Caron reported the Hydraulic Project permit to remove a twenty-foot section from the middle of the tree that fell across the canal has been approved by WA State Fish & Wildlife. West Sound Tree Service will be removing the twenty-foot section for us. It will be removed Tuesday, April 30<sup>th</sup>.

Richard Caron reported; Mary Minnis has resigned from the board. An email will be sent out to replace this board set through 2021.

Laurie Swetkovich reported the office received an email from Rob Mancini regarding the email policy. You all have a copy of the email in your binder. The board discussed the issue and created guidelines on the emails sent out.

#### Old Business

Richard Caron reported Resolution 16 Levy of Fines was rewritten by Vince Marbella.

Motion: Leon Stevens motioned to approve Resolution 16 as amended.

Second: Chris Mills

Aye: 5

Opposed: 0

Abstained: 0

The next Board of Directors meeting is Tuesday, May 15, 2019 at 5:30pm. The Fishing Derby is Saturday, May 11<sup>th</sup> weigh in at 10:00am. Fishing starts at 7:00am but the people working be there at 9:00am.

Meeting Adjournment: 6:58pm

Motion: Leon Stevens motioned to adjourn the meeting.

Second: Chris Mills

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Laurie Swetkovich, Office Manager