

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
August 2019

Date: August 28, 2019

Location: Lakeland Village Community Club

Vince Marabella called to order the regular meeting of the Board of Directors at 5:30pm.

Board Members Present: Vince Marabella, Cindy Ross, Maureen (Mo) Allen, Dennis Floyd, Don Huibregtse, Michael Pearce.

Others Present: Jeffrey Thompson, Mike Rhodes, Laurie Swetkovich

Absent: Chris Mills, Jeremy Jones

**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 July board meeting

Minute corrections: N/A

Motion: Dennis Floyd moved to approve the July minutes.

Second: Michael Pearce

Aye: 5

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of August 28, 2019

|               |              |
|---------------|--------------|
| Checking      | \$ 10,942.78 |
| Savings       | \$126,402.08 |
| Savings-other | \$ 8.42      |
| Contingency   | \$ 37,000.00 |
| Litigation    | \$ 23,230.00 |
| Total         | \$197,583.28 |

Statement of Activities (Accrual method) as of August 28, 2019

|                     |                     |
|---------------------|---------------------|
| Total Expenses      | \$ 89,236.60        |
| Total Revenue       | \$170,578.68        |
| Net Ordinary Income | \$ 81,342.08        |
| Total Other Income  | \$ 26.97 (Interest) |
| Net Income          | \$ 81,369.05        |

No action is required on the treasurer's report, materials will be filed for audit and are available at the Lakeland Village Community Club office.

Discussion occurred about whether we should open a money market account, since interest rates are better than the savings rate LLVCC is currently receiving at Kitsap Bank. Fidelity, Home Street Bank and Kitsap Credit Union are possible financial institutions.

#### President's Report

No report.

#### Vice-President's Report

No report.

### New Business

#### Board Member Resignation

Marv Peterson resigned from the board on August 13, 2019. Laurie Swetkovich will send an email to LLVCC community members and create a flyer to recruit someone to join the board as we actually have two open positions and need two members to head committees (ACC & Recreation).

#### Speed Zone in LakeLand Village

A resident requested that LLVCC contact the sheriff's department to let them know that we have a speeding issue.

LLVCC response: Sheriff Casey will be invited to a Board meeting, where we can discuss resident concerns regarding speeding, parking, etc. Phil Franklin with Mason County will also be invited to attend. Jeffrey Thompson and Mo Allen will set up a meeting.

#### Fire Hydrants

A resident inquired about the lack of fire hydrants in divisions 1-10.

LLVCC response: Vince Marabella will contact the fire department to determine what plan is in place in case of fire.

### Old Business

Aerator on the lake. Chris Mills has and will continue follow-up with the subject property owner. Currently the aerator has been unplugged and is not being used. The county and state are visiting the property Friday, August 30, 2019.

Moving forward if the property owner wants to use the aerator, LLVCC will require a permit and that the electrical connection must meet code.

### Open Floor Comments from Public

Jeffrey Thompson – expressed concerns about county parking strip use and home based businesses. He believes that Resolution 23 contains loop-holes. As an example, there is a resident that rents out RV's from their home. The RV's are parked there year-round.

LVCC response: Jeff and Mo are going to set up a meeting for the Mason County Sheriff and Phil Franklin to speak to the board.

Mike Rhodes – expressed concerns about an undeveloped property which abuts to his property on Mountain View drive. The lot is owned by Pioneer Builders and was clear-cut. Pioneer Builders discovered that the lot is steeper than anticipated and that the original home plans would need to be redone. Since buying the lot, Pioneer Builders has done nothing to the lot to slow erosion (no hay, plantings, etc.). The lot's erosion has caused Mr. Rhodes fence to lean and his rockery is moving.

Mr. Rhodes has filed a complaint with the county, and he stated that he will need to build a retaining wall around two sides of his property to help prevent his land from eroding.

Mr. Rhodes had his boat parked on his property and about two feet of the boat extended onto the county easement. The sheriff's office visited him and told him to move his boat off the easement.

LLVCC response: the board will discuss possible actions regarding Pioneer Builders and the fact that they are not preparing lots to combat erosion between the time they purchase a lot and finish construction, which is often a year or longer.

LVCC response: The Mason County Sheriff will be invited to a Board meeting, where we can talk to gain knowledge them about resident concerns regarding speeding, parking, etc. Phil Franklin with Mason County will also attend. Jeffrey Thompson and Mo Allen will get together and set up a meeting.

### Committee Member Reports

#### Maintenance

Vince Marabella reported that we are done with our larger dollar purchases for the year. Residents seem to be happy with grounds. In the future we may want to look at a new sprinkler system for the beach and playground areas. Handrail for steps to playground has been completed.

Vince will get an estimate for sprinkler system so that we can consider placing the expense in next year's budget.

Unclaimed boat(s) would need to be on a county road for the sheriff's office to deal. Boats now need stickers and the stickers are to be replaced every year when payment is made. January's newsletter will include an article about payments, derelict boats, etc.

#### Patrol

Don Huijbregtse reported that we've had fewer incidents of vandalism this year. The courtesy signs on vehicles parked on the roadways in Lakeland Village has worked as vehicles are being removed.

The right-away is 30 feet from the center line of roads in LakeLand Village.

#### Architectural Control

Vince Marabella reported that Marv Peterson resigned as the chairman of the ACC, and as a Board Member. Thirty-two permits were approved which included removal of trees due to safety concerns, painting, adding sheds, etc.

The ACC will have another meeting to create a plan for moving forward to follow-up on permits and to update the permit form.

### Lake Management

Dennis Floyd reported that on August 7, 2019 Aqua Tech sprayed the water lilies, and since then the lake is looking much better.

Cattails – Dennis has been in contact with Mason County’s noxious weed expert. Homeowners can clear 10 feet of cattails manually on their shoreline.

The lake was tested for fecal matter, and test results were good.

### Recreation

Mo Allen reported that the community picnic was very successful, with at least 135 attendees. In the future we will consider taking tables for food and drinks so that picnic tables are for guests. The board will send a thank you card to the band, as they were a big hit!

### Public Relations

Mo Allen attended the Sheriff’s meeting and a report was distributed. Charlie’s Mission is an organization that was formed to benefit law enforcement, it is a very impressive organization.

### Hearings

Vince Marabella reported that he met with two homeowners and set up a timeline to make improvements to their property’s appearance. There will be a hearing about a barking dog, as the problem is continuing.

### Executive Session

Executive Session began at 7:36pm

Executive Session Ended at 8:31 pm

Meeting Adjournment: 8:32 pm

Motion: Dennis Floyd motioned to adjourn the meeting.

Second: Mo Allen

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary