

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
December 2019

Date: December 4, 2019

Location: Lakeland Village Community Club

Chris Mills called to order the regular meeting of the Board of Directors at 5:30pm.

Board Members Present: Chris Mills, Cindy Ross, Maureen (Mo) Allen, Dennis Floyd, Vince Marbella, Don Huibregtse, Jeremy Jones, Les Dennis (voted onto Board at 6:11pm and was able to vote on all items other than the vote to approve him as a board member)

Others Present: Laurie Swetkovich, Michael and Rich Kreigbaum, Joanne Quiring, Edward Swetkovich, Karen Jones, Dan Ball, Keith McGregor, and Tal Beck

Absent: 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 November board meeting:

Motion: Dennis Floyd moved to approve the October meeting minutes.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstained: 1

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of December 4, 2019

Checking	\$ 10,435.50
Savings	\$ 93,560.52
Money Market	\$ 60,325.23 (\$37,000 contingency; \$23,225 litigation; \$100.23 interest)
Money Market Ck.	\$ 5.00
Total	\$164,326.25

Statement of Activities (Accrual method) as of December 4, 2019

Total Expenses	\$131,255.39
Total Revenue	\$170,946.63
Net Ordinary Income	\$ 39,691.24
Total Other Income	\$ 50.77 (Interest)
Net Income	\$ 39,742.01

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.

President's Report: No Report.

Vice-President's Report:

Vince Marabella reported that a few RV's have been allowed to temporarily park at the boat storage facility. More discussion to follow when comments from the public are heard.

New Business

None.

Open Floor Comments from Public

Discussion occurred about boat storage facility located near the lake. Meeting participants from the public including Michael Kriegbaum and Joanne Quiring who live near the storage facility expressed their concerns that the addition of larger boats and RVs at the facility have negatively impacted their view and will decrease their property values. Resolution 19 needs to be reviewed and resolved.

Keith McGregor said he's lived in Division Five (5) for 22 years and has worked with and for the board for many of those 22 years. He believes the Board cannot allow the shortcomings of covenants (some covenants allow boats and RV's to be parked in full view of others) to possibly devalue homeowner's property.

Tal Beck who lives on West Lake Drive talked about the current rules and regulations of the common areas, which states that boats and trailers and utility trailers can be stored on overflow lot for a fee. His concern is that rules can be stretched, break-ins may occur, and the county could eventually shut down the parking.

Rich Kreigbaum asked about vehicle licensing and how LLVCC is going to monitor.

Committee Member Reports

Maintenance

Vince Marbella reported that this is our slow period. Keeping grounds clean by trimming trees, blowing cart paths, emptying garbage, cleaning restrooms, etc.

Patrol

No report.

Architectural Control

Vince Marbella reported that the ACC approved sixteen permits, three are pending.

Lake Management

Dennis Floyd provided a report on management of the lake. The annual inspection occurred, and the appropriate forms were filed with the State Dept of Ecology in October. Jodi Goodman, Environmental Specialist informed LLVCC that our inspection satisfied the annual inspection requirements. Future internal inspections will be completed in October of each year. The state will come back and do an inspection in 2021.

Use of aerators: Residents may seek permits from the County/State however it is a costly process with no guarantee of approval. Mason County officials are planning on ruling on the use of such equipment within the next two years, and the use of aerators may be banned.

Possible nutria: a resident reported seeing a nutria on their dock. A trapper for the State of WA visited them to determine whether the animal was in fact a nutria. It is not yet known whether the animal was in fact a nutria. Dennis Floyd is inspecting the dam routinely and has not seen any evidence of burrowing by any animal.

Recreation

Laurie Swetkovich reported that she is leading the Christmas party planning. The Bistro is catering the adult party for \$1,200. The kids party will have pizza, punch, and toys will be distributed. Saturday at 9:30am volunteers will begin set-up for the day's festivities.

Laurie Swetkovich, Dennis Floyd and Vince Marabella will be the judges for Christmas lights in LLVCC.

Public Relations

Mo Allen attended the Sheriff's meeting and a report was distributed. The meeting included talks from two disabled veterans who proudly served our country. There was discussion about the jail's overcrowding and the "catch and release" approach that must be used when there is no space available at the jail for those who have been arrested. The jail was designed to allow expansion, yet the underground water table is very high, and it may not be possible to add onto the structure. Another serious concern in the county is the increasing evidence of gang activity.

Hearings

Vince Marbella reported there are no hearings scheduled.

Action Items

Action Item: LLVCC's Vice-President, Vince Marabella will lead a committee to talk about the overflow storage area and to draft a plan. Committee members: Joanne Quiring, Rich & Michael Kreigbaum, Tal Beck, Dan Ball, Vince Marbella.

Research whether the board can remove voting rights, etc. when a homeowner is delinquent, and a lien is placed on their property.

Research LLVCC liability if something were to happen (fire, vandalism, etc.) to a boat, trailer, RV, etc. parked at one of the storage areas.

Research resolutions, covenants, etc. to see if Division Five (5) has regulations we need to know about.

New Business

Nomination of Board Member

Motion: Vince Marbella motioned to approve Les Dennis as an LLVCC board member, effective today, 12/4/19.

Second: Jeremy Jones

Aye: 6

Opposed: 0

Abstained: 0

Budget Committee Recommendation – Proposed 2020/2021 Budget

Discussion occurred about the proposed expenses and the impact to home & lot owners. It was decided that a few expenses will be revised so that the part-time office assistant's hours can be increased, as long as annual dues do not exceed the budget committee's recommendation of \$217. Cindy Ross will make the revisions, and the budget will be distributed electronically for a vote.

Calendar of 2020/2021

Motion: Dennis Floyd motioned to approve the 2020/2021 calendar as presented.

Second: Vince Marbella

Aye: 7

Opposed: 0

Abstained: 0

Transfer Fee

Motion: Dennis Floyd motioned to raise the transfer fee from \$140 to \$250 effective January 1, 2020.

Second: Vince Marbella

Aye: 7

Opposed: 0

Abstained: 0

Meeting Adjournment: 7:41 pm

Motion: Vince Marbella motioned to adjourn the meeting.

Second: Mo Allen

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary