

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
February 2019

Date: February 19, 2019

Location: Lakeland Village Community Club

Richard Caron called to order the regular meeting of the Board of Directors at 5:32pm.

Board Members Present: Richard (Dick) Caron, Leon Stevens, Cindy Ross, Marv Peterson, Vince Marbella, Maureen (Mo) Allen, Mary Minnis, Chris Mills, Michael Pearce.

Others Present: Laurie Swetkovich, Dennis Floyd, Don Huibregtse, Lauren Mancini

Absent: N/A

**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 January board meeting:

Minute corrections: N/A

Motion: Leon Stevens moved to approve January minutes as written.

Second: Mo

Aye: 8

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of February 18, 2019

Checking	\$10,627.26
Savings	\$61,528.99
Contingency	\$37,000.00
Litigation	\$30,000.00
Total	\$139,156.25

Statement of Activities (Accrual method) as of February 18, 2019

Total Expenses	\$120,962.84
Total Revenue	\$172,706.45
Net Income	\$51,743.61
Total Other Income	\$31.14 (Interest)

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

Dick Caron reported on several items regarding Resolutions and Lake Management which are reflected within the minutes.

### Vice-President's Report

No Report.

## Committee Member Reports

### Maintenance

Vince Marbella reported there is a lot of maintenance needing to be done. There are trees and limbs down on common areas that need to be cleaned up. Vince will be present when an owner takes the wood from the downed tree from near the creek. Residents are responsible to clean their own tree limbs, etc. That are on their property.

### Patrol

Leon Stevens reported that we have a new patrol member, Lance Self. He's completed two ride arounds with Don and the team is looking forward to him being a team member. It was determined to add three hours per month to keep Mick up to speed since he is the back-up patrol member.

Motion: Cindy Ross motioned to permit Mick to work up to three hours per month to keep his skills and knowledge up to date.

Second: Vince Marabella

Aye: 8

Opposed:0

Abstain: 0

### Architectural Control

Marv Peterson reported we had 11 green tickets over the last month which included a propane tank cover, gravel, and tree removal.

### Lake Management

Dick Caron reported the lake will be stocked with fish on April 5, 2019. The weir board is keeping the lake at the same level all year long. Aquatec will be attending the June membership meeting to answer questions about the lake, etc. The lake will be mapped mid-May. Dick and Laurie will meet with Aquatec prior to the mapping.

### Recreation

Mary Minnis reported April 20, 2019 is the Easter Egg hunt. Mary will set up a meeting with Laurie and Dick to plan the event.

### Public Relations

Mo Allen reported the February community Sheriff's meeting included a special guest, Bret Rutherford a retired Mason County Detective, as well as current investigator Jeff Ellison. They talked about the function of a detective and some of the current happenings in the county, including drug activities, catch and release process, prison overcrowding, etc. The Sheriff spoke about the prison population, Special Olympics, dog therapy program, etc. The Sheriff reported they will not be enforcing the new gun law.

## Hearings

Vince Marbella reported there will be a hearing March 1, 2019 at noon as a boat is parked in a resident's back yard.

## Old Business

Two new board members will be voted on at tonight's membership meeting, there is still one open position. If no one fills this position tonight, the board can appoint another board member.

## New Business

N/A

## Action Items

### Resolution 23

Committee members Dick Caron, Marv Peterson, Vince Marabella and Don Huibregtse met Tuesday, January 29<sup>th</sup>. They decided the attorney did a good job writing the current Resolution and it should remain as written.

Motion: Leon Stevens motioned to leave Resolution 23 as written.

Second: Chris Mills

Aye: 8

Opposed: 0

Abstained: 0

### Resolution 16

Committee members Dick Caron, Marv Peterson, Vince Marabella and Don Huibregtse met Tuesday January 29, 2019. Vince will have a draft Resolution ready to be reviewed at month's board meeting.

### Rules & Regulations for Boats and Trailers

Fifty-four parking slip/slots will be numbered. People parking their trailered boat that cannot be used on the lake will be assigned a numbered parking slot once they register and pay at the office. The registration parking slot #, will be affixed to the boat/boat trailer. Dick will write the policy.

Motion: Michael Pearce motioned that LVCC will begin charging \$100 per year to park boats and trailers in the overflow parking lot effective April 1, 2019.

Second: Chris Mills

Aye: 7

Opposed: 1

Abstained: 0

### New Board Member Packet

It was decided that a copy of Liability Insurance Policy; Title of RCW's 64.38 and 24 (these laws govern HOAs); Committee Responsibilities; Contact info of all board members; By-Laws; Calendar; and Covenant Cheat Sheet will be included in the packet. Each board person will write up their responsibilities/duties and give to Laurie prior to the next board meeting.

Meeting Adjournment: 6:32 pm

Motion: Leon Stevens motioned to adjourn the meeting.

Second: Marv Peterson

Aye: 8

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary