

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
January 2019

Date: January 23, 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, Cindy Ross, Marv Peterson, Vince Marbella, Maureen (Mo) Allen, Mary Minnis and Chris Mills. (Note: Vince arrived 4 minutes late, in time to vote.)

Others Present: Laurie Swetkovich, Dennis Floyd, Michael Pearce

Absent:

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 October, November, December last meeting:

Minutes approved as distributed.

Minute corrections:

Motion: Leon

Second: Mo

Aye: 6

Opposed: 0

Abstained: 1

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of January 23, 2019

Checking	\$7,725.33
Savings	\$69,710.41
Contingency	\$37,000.00
Litigation	\$30,000.00
Total	\$144,435.74

Statement of Activities (Accrual method) as of January 23, 2019

Total Expenses	\$114,126.42
Total Revenue	\$172,461.45
Net Income	\$58,335.03

The invoice from The Bistro for the community's adult Christmas party has not yet been received. Once received, we will be over budget on the recreation line item, since the cost of food for the event was more than expected. The \$4,000 recreation budget will remain the same for 2019.

Litigation fund is in case the community club needs to secure legal services to solve a problem which may involve a law suit. A special \$40 per lot fee was assessed two years ago as a one-time assessment to place in the fund.

The community club has a lease on the navy's land near the railroad tracks, hence the club may use the land.

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 he is working on drafting new language to update Resolutions, with a goal of updating before he leaves office at the end of his term.

Vice-President's Report

No Report.

Committee Member Reports

Maintenance

Vince Marbella reported he is experiencing a slow period due to weather, etc. Gravel will be laid in the boat storage area once the ground dries out, likely spring. Towards the end of the fiscal year, dependent upon net income, we may purchase the gravel in advance.

New playground equipment will be installed in the spring. Bathrooms are looking good, people are using them throughout the year.

Patrol

Leon Stevens reported that Rick, our lead patrol employee is leaving due to health problems; one of the other patrol staff members, Don Huibregtse has been promoted to lead.

A new set of tires was purchased for the truck, and we'll have them rotated more frequently to have them last longer, and to fulfill warranty.

Architectural Control

Marv Peterson reported we've had four requests for painting the exterior of homes, one new construction and several other minor projects.

Lake Management

Dick Caron reported the weir boards were replaced in October and will no longer be raised. The weir boards are now locked to prohibit someone from moving them. The fisheries experts advised us to keep the weir board at the same level year round which helps the lake stay at a consistent level and allows excess water to flow into the creek.

At the June membership meeting we may want to have county shoreline management and Aquatec address regulations, as it will be beneficial to residents. Laurie will check with these agencies to see if they can attend.

Recreation

Mary Minnis reported that it is time to begin planning the Easter Egg hunt and will set a date for a planning meeting with Laurie.

Public Relations

Mo Allen reported the December Sheriff's meeting was very interesting, as they discussed expected growth in Mason County. The jail in downtown Shelton does not have enough beds for arrestees, so they are booking and releasing inmates. They are considering moving the Sheriff's office to a bigger building on the Belfair highway.

Hearings

Vince Marbella reported there was a hearing in January about barking dogs. The outcome was that Vince would monitor the area three to four times a week. No fine has been assessed, instead a warning was issued.

There may be an upcoming hearing about a trailer parked in a back yard. The resident will receive another warning letter.

Old Business

No Report.

New Business

The community basketball court was striped a few years ago to create a pickle ball court. The Swettenam's own a lot at Lakeland and want to resurrect and organize the pickle ball court. They have proposed to keep the court clean, re-stripe, etc.

A Board position was vacated by Diane Wilcox, Michael Pearce's bio was distributed in advance to be considered as Diane's replacement.

Motion: Cindy Ross motioned to approve Michael Pearce as a board member, effective immediately.

Second: Leon Stevens

Aye: 7

Opposed: 0

Abstained: 0

The Community Club's Office will be closed February 3 – 7, 2019 to scan records to the cloud. Warranty Deeds on properties, homeowner contact information, violation letters, permits, house plans, correspondence is currently in the paper files. Laurie has set up a file for each property in the cloud, she will save records.

Action Items

Resolution 23

A committee will meet next Tuesday, January 29th to discuss at 10:00am.

Resolution 16 – levy of fines for covenant regulations

A committee will meet next Tuesday the 29th at 10:00am.

Rules & Regulations for Boats and Trailers – still under review and pending revisions.

New Board member packet – Dick and Laurie will be putting together a packet.

Note: New board member Michael Pearce was able to vote on the below action items, which increased total voting # to eight.

An employee wage policy was distributed via email to Board members by Dick Caron in January 2019. The policy was drafted by Dick and edited by Cindy Ross prior to distribution.

Motion: Leon moved to approve the employee wage policy as written.

Second: Mary Minnis seconded.

Aye: 8

Opposed: 0

Abstained: 0

Meeting Adjournment: 7:05 pm

Motion to adjourn: Chris Mills

Second: Leon Stevens

Aye: 8

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary