

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
July 2019

Date: July 24, 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, Marv Peterson, Don Huibregtse, Michael Pearce.

Others Present: Bill Stanton, Sissy Ross, Cheri Swettenam, Nancy Johnston, Laurie Swetkovich

Absent: Jeremy Jones, Vince Marabella

**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 June board meeting

Minute corrections:

Motion: Mo Allen moved to approve the June minutes.

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Community Meeting Minutes

Motion: Marv Peterson moved to approve the June Community Meeting Minutes

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of July 24, 2019

Checking \$ 7,227.11

Savings \$136,462.52

Savings-other \$ 0.00

Contingency \$ 37,000.00

Litigation \$ 23,230.00

Total \$203,919.83

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

Total Expenses \$ 72,191.69

Total Revenue \$169,613.63

Net Ordinary Income \$ 97,421.94

Total Other Income \$ 18.55 (Interest)

Net Income                   \$ 97,440.49

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

No report.

New Business

Vacation Home Rental in Lakeland

Removed from agenda.

Street Light Audit

PUD 3 did an audit of streetlights in Lake Land Village. We've been paying for 70 streetlights and we only have 69. The streetlight in question is near the church on Lakeland Way. The PUD will calculate the overpayment.

Noise

A resident which has an approved LLVCC permit, had construction equipment running over the weekend which was noisy. This is a non-issue as the hours and dates of work to be completed is not dictated.

Residence on Sterling

A concern was expressed about a resident whose home looks partially finished. The owner will be painting the house soon, followed by landscaping.

Community Basketball Court

A tree root has raised the surface and is being repaired.

Open Floor Comments from Public

Sissy Ross - Feasibility Study to add Sidewalks

Sissy Ross addressed the Board as a follow-up to a letter she recently sent to LLVCC. She would like the LLVCC or the County to conduct a feasibility study to add sidewalks on Old Ranch Road. Gravel or blacktop sidewalks, or walking paths, would be much appreciated as sidewalks will make the community much safer for pedestrians. She requested that the Board to reach out to the county.

LLVCC response: Chris Mills agreed to have Laurie Swetkovich contact the County.

Pickleball Courts

Cheri Swettenam asked about the parameters surrounding sending emails to community members to communicate about the Pickleball Courts and scheduling.

LLVCC response: The LLVCC Newsletter will include an article and the LLVCC website will be updated to provide information and a schedule.

#### Section 6, Lot 32 - Owned by Pioneer Builders

Nancy Johnston expressed her concern regarding Pioneer Builders and that they recently cleared the lot and may not have had an LLVCC permit. The clearing of the lot disrupted wildlife and she mentioned that the lot contains hazardous materials.

LLVCC response: Hazardous materials on the lot should be reported to the County, and LLVCC will address the whether or not there was an LLVCC permit.

### Committee Member Reports

#### Maintenance

Laurie Swetkovich reported that kayaks and paddle boards are becoming a problem at the designated community swimming area, as they are being placed near the dock on the shoreline. The shoreline will erode if this practice continues. Boats, kayaks, paddle boards, etc. are not allowed to be launched at the swimming area docs. Staff will call patrol when there are repeat offenders.

#### Patrol

Don Huibregtse reported that parking vehicles on the roadway, even one or two wheels on the roadway is unacceptable. As a courtesy, a small flyer will be placed on windshields of these cars.

Motion: Don Huibregtse made a motion that Patrol begin placing flyers on windshields.

Second: Marv Peterson

Aye: 6

Opposed: 0

Abstained: 0

Don invited board members to ride along with Patrol.

#### Architectural Control

Marv Peterson reported that 20 green tickets were approved and one new construction permit.

The ACC will be addressing concerns regarding Pioneer Builders and permits.

#### Lake Management

Dennis Floyd reported that he visited at least six homeowners on the lake's shoreline. One item that these residents expressed concerns about was the brown curly weed. The weed is currently a non-issue as this year's treatment was very effective.

Lily pads are a problem near the swimming area. A marine biologist suggested that folks try to go out on kayaks and pull them up, which was done, and found to be impractical. Aqua Tech will treat the lily pads sooner than originally scheduled if they are able to fit it into their schedule.

Dennis Floyd, Dick Caron, Marv Peterson and Chris Mills cleaned up debris from near the weir.

Water samples were taken from the lake and results were good. We have no problems. One of the marine biologists suggested that we have baseline testing completed for phosphates and nitrates. Dennis Floyd is talking to the testing lab to secure a price.

#### Recreation

Chris Mills reported the community garage sale is August 3<sup>rd</sup> 2019 beginning at 8:00am, and the community picnic is on August 25, 2019, from 4:00 – 6:00pm.

Chicken and rolls will be ordered from Safeway, and residents/property owners will bring side dishes. Chris Mills will pick up the chicken.

#### Public Relations

Mo Allen attended the Sheriff's meeting and a report was distributed. The meeting took place on July 4<sup>th</sup>, very few people attended.

A levy is much needed, yet even if the levy passes the enactment will take some time.

#### Hearings

Laurie Swetkovich reported that two hearings will take place – one on August 1<sup>st</sup> and the other on August 2<sup>nd</sup> at 6:00pm regarding yards.

### Action Items

#### Aerator

The county will be 'shutting down' the use of aerators. LLVCC had previously approved a permit for a resident to use an aerator and will issue a letter to that homeowner addressing the situation, after the County has notified the resident that it is unacceptable.

#### Shredding Company

Mo Allen reported that a resident suggested that LLVCC sponsor a community shredding day. It was decided that the board isn't interested in sponsoring the day.

Motion: Dennis Floyd motioned not to sponsor a community shredding day.

Second: Marv Peterson

Aye: 6

Opposed: 0

Abstained: 0

Meeting Adjournment: 7:16 pm

Motion: Michael Pearce motioned to adjourn the meeting.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary