

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
June 2019

Date: June 18, 2019

Location: Lakeland Village Community Club

Richard Caron called to order the regular meeting of the Board of Directors at 5:31pm.

Board Members Present: Richard (Dick) Caron (6/18/19 is Dick's last meeting as a board member), Cindy Ross, Maureen (Mo) Allen, Vince Marabella, Dennis Floyd, Marv Peterson, Chris Mills, Jeremy Jones, Don Huibregtse (ratified 6/18/19).

Others Present: Jack Nicholson, Debbie Leslie, Eldon Beck, Paula Beck, Peter Nash, Laurie Swetkovich

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 May board meeting:

Minute corrections: the word 'pain' on page 3 needs to be changed to paint.

Motion: Marv Peterson moved to approve the May minutes, with the spelling correction.

Second: Vince Marabella

Aye: 7

Opposed: 0

Abstained: 0

Special Board Meeting, June 13, 2019

Minute corrections: N/A

Motion: Chris Mills moved to approve the special meeting minutes.

Second: Vince Marabella

Aye: 7

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of June 18, 2019

Checking	\$ 7,001.97
Savings	\$157,048.75
Savings-other	\$ 0.00
Contingency	\$ 37,000.00
Litigation	\$ 30,000.00
Total	\$231,050.72

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

Total Expenses	\$ 42,293.76
Total Revenue	\$166,497.85

Net Ordinary Income \$124,204.09
Total Other Income \$ 4.49 (Interest)
Net Income \$124,208.58

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

Note: Votes cast by the board increased to eight, as Don Huibregtse was ratified as a board member.

LVCC Board Member

Motion: Dennis Floyd moved to approve Don Huibregtse as an LVCC board member.

Second: Marv Peterson

Aye: 8

Opposed: 0

Abstained: 0

Resolution 16:

LVCC's Attorney wrote the resolution regarding the Architectural Control Committee.

Motion: Vince Marabella moved to approve Resolution 16 as written, with minor modifications to spelling/grammar as provided by Dennis Floyd.

Second: Chris Mills

Aye: 5

Opposed: 1

Abstained: 2

Election of new officers:

Motion: Dennis Floyd moved to elect Chris Mills as President.

Second: Mo Allen

Aye: 8

Opposed: 0

Abstained: 0

Motion: Chris Mills moved to elect Vince Marabella as Vice President.

Second: Jeremy Jones

Aye: 8

Opposed: 0

Abstained: 0

Committee Chairpersons assigned:

ACC - Marv Peterson

Lake Management – Dennis Floyd

Hearings – Vince Marabella

Patrol – Don Huibregtse

Recreation – Pending

LVCC check signatories:

Motion: Cindy Ross moved that this fiscal year's authorized check signers on the LLVCC bank account will be Cindy Ross, Chris Mills, Vince Marabella, Dennis Floyd, and Marv Peterson. Former board members Richard Caron and Leon Stevens will be removed from the bank account.

Second: Vince Marabella

Aye: 8

Opposed: 0

Abstained: 0

Open Floor Comments from Public

Lake Treatment Concerns:

Resident Jack Nicholson expressed concern about the weeds and water lilies - and what appears to be the lack of sufficient treatment. Debbie Leslie reported the lake in front of her residence has six foot tall weeds.

Dennis Floyd and Dick Caron responded that Aqua Tech surveys the lake and recommends treatments. The recent treatment was delayed about one month due to a miscommunication between LLVCC and Aqua Tech. Dick and Dennis are confident with Aqua Tech's competency and treatment plan. Aqua Tech will be at tonight's community meeting to discuss the weed treatment plan for Anderson Lake.

Inoperable Vehicles parked on street

Peter Nash expressed a concern about inoperable vehicles parked on the streets in Lakeland Village.

Dick Caron responded that the covenants cannot restrict street parking, as the roads are county roads. If there is a safety hazard, the Sheriff's office should be contacted.

View & Trees

Debbie Leslie mentioned that she is concerned with trees being planted that will eventually block her view of the lake.

Peter Nash expressed his concern about trees being removed from the community, particularly nearby the lake. As an example, he had a tree fall on his property which was removed. He replaced the tree upon instruction from the county. He reiterated that trees need to be left intact closer to the shoreline to protect the lake. He also expressed his appreciation of board members.

Electric Shock Drownings

Faulty batteries on aluminum boats used on Lake Anderson could result in a shock to persons. Peter Nash would like to see more community education about the lake (safety measures, ecology, etc.).

Committee Member Reports

Maintenance

Vince Marabella reported the handrails to the children's playground will be completed soon. Vince suggested that he place cameras at the boat ramp and West Lake Fishing dock, to help with security as people have been inappropriately using these areas. Existing signs in these areas indicate that photo monitoring is in place.

Motion: Marv Peterson moved to have Vince Marabella place cameras at the boat ramp and West Lake fishing dock.

Second: Dennis Floyd

Aye: 8

Opposed: 0

Abstain: 0

Patrol

Don Huibregtse reported that maintenance on the Ford Ranger was completed.

Architectural Control

Marv Peterson reported that 27 green tickets were approved and one new construction permit.

It has been determined that one new home which is under construction is encroaching upon the five foot property limit, and that the contractor must cure before continuation of construction.

Lake Management

Dennis Floyd reported that the weir was checked and there are no obstructions. Treatment of submerged weeds occurred in June. Aqua Tech will be at the community meeting immediately following the board meeting to report to community members.

Recreation

No report.

Public Relations

Mo Allen attended the Sheriff's meeting and her report was distributed.

Hearings

No report.

Executive Session:

Motion: Vince Marabella motioned to enter into Executive Session at 6:04pm

Second: Dennis Floyd

Aye: 8

Opposed: 0

Abstained: 0

Executive Session ended at 6:17pm

Meeting Adjournment: 6:50 pm
Motion: Vince Marabella motioned to adjourn the meeting.
Second: Jeremy Jones
Aye: 8
Opposed: 0
Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary