

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
March 2019

Date: March 27, 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, Maureen (Mo) Allen, Mary Minnis, Chris Mills, Michael Pearce.

Others Present: Dennis Floyd, Bradon with Aquatec

Absent: Vince Marabella, Laurie Swetkovich

**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 February board meeting:

Minute corrections: N/A

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

Second: Mo Allen

Aye: 7

Opposed: 0

Abstained: 0

Minutes from the February Budget/Election Meeting:

Minute corrections: N/A

Motion: Leon Stevens moved to approve the February budget/election meeting minutes as written.

Second: Chris Mills

Aye: 7

Opposed:0

Abstained:0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of March 25, 2019

Checking	\$9,691.20
Savings	\$115,326.92
Contingency	\$37,000.00
Litigation	\$30,000.00
Total	\$192,018.12

Statement of Activities (Accrual method) as of March 25, 2019

Total Expenses	\$137,426.50
Total Revenue	\$173,962.45
Net Ordinary Income	\$36,535.95
Total Other Income	\$33.63 (Interest)

Cindy Ross and others will look at options to earn interest (money market account and short-term CD's) on accounts for LVCC.

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 we have two more Board meetings before the June meeting where the President, Vice President, and the various chairpersons for committees are selected. Dick requested that each board member review the chairperson and officer descriptions to see if any duties need to be amended, and for board members to consider serving as a chairperson. Dick Caron asked that outgoing board members be available as needed to mentor incoming board members.

Dick mentioned that every green slip the Architectural committee approves requires three signatures, so board members are encouraged to attend the weekly meetings.

#### Vice-President's Report

No Report.

### Committee Member Reports

#### Maintenance

Dick reported on behalf of Vince Marabella, that Vince has installed the stairway to the bathroom/playground area and the playground slide. The swings will be installed soon.

#### Patrol

Leon Stevens reported that Lance is on board and doing well. Leon participated in a ride-along with Don Huijbregtse. There are three separate rounds of patrolling each day, and staff are required to get out of the vehicle and walk certain areas around the community.

#### Architectural Control

Marv Peterson reported we had 16 project permit applications over the last month which included tree removal, gravel, fences, etc. Last week Marv found someone cutting down a tree without permission and gave them a verbal warning.

#### Lake Management

Dick Caron reported that the weir boards are doing well, but before spring we need to do some clean-up. The lake has remained at a steady level throughout the winter.

Bradon with Aquatec attended the board meeting to talk about weed treatments on the lake. Iris and lily work were performed in 2018. They look at the overall health of the lake, and their number one priority is invasive weeds. Over-population of weeds can be treated but they don't treat a weed here or there, as some weeds are actually good for the overall health of the lake. In June or July, they will survey the lake and report to the board any findings and a plan for the year will be authorized by the board. Dick asked that Aquatec keep in mind that we'd like the lily pads treated that invade the swimming area.

The June community meeting at 7:00pm will focus on lake management. Attendance from Aquatec to speak at the meeting will be much appreciated. Laurie Swetkovich will let Bradon know the date of the June meeting. It was noted that if a private homeowner on lake Anderson wants weeds treated which are located in the lake in front/back of their residence, they would need permission from the LVCC board. With the board's permission, the board's permit with Aquatec can be utilized for the resident to have the work completed. The home owner will pay Aquatec for their services – not LVCC.

#### Recreation

Mary Minnis reported April 20, 2019 is the Easter Egg hunt, and the eggs will be 'planted' that morning. The fish plant is April 5, 2109.

#### Public Relations

Mo Allen reported she was unable to attend the Sheriff's meeting due to snow. She noted that the job descriptions and other items in the folders distributed at board meetings can be taken home by each board member.

#### Hearings

Dick reported on behalf of Vince Marabella that there will be a hearing this Friday at 11:00am.

#### Old Business

N/A

#### New Business

Michael reported he would like to spend \$2,000 or less and turn the Anderson's tennis court into a pickleball court (paint, nets, power washing, etc.). He talked to the Anderson's and they will give LVCC permission to lease the tennis court for \$250 each year if we sign a three year lease. The lease can be renewed. Liability would be shared by the Anderson's and LVCC. According to bids received by Michael, responding vendors said it's better not to resurface the court at this time, alternately the court should be power washed and painted.

Michael will write a presentation for the next board meeting for approval.

Board position updates. When Dick took over as President the prior President did not mentor him. He stated that he will mentor the new President and new chairperson of Lake Management.

#### Action Items

Resolution 9 – Burn Debris Ban  
No change.

#### Resolution 16

Vince is working on language. Vince will have a draft Resolution ready to be reviewed at next month's board meeting.

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, copy of B&O liability insurance will be included in the packet.

Executive Session

Motion: Leon Stevens moved to open an Executive Session at 6:32pm

Second: Chris Mills

Tree Removal from the canal was discussed. No action was taken.

Resumed regular meeting at 6:42 pm.

Meeting Adjournment: 6:43 pm

Motion: Leon Stevens motioned to adjourn the meeting.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary