

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
October 2019

Date: October 23, 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, Vince Marabella, Don Huibregtse.

Others Present: Laurie Swetkovich, Genevieve Johannsen

Absent: Michael Pearce, Jeremy Jones

**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 September board meeting were approved at the end of the September 25, 2019 meeting.

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of October 23, 2019

Checking	\$ 7,069.59
Savings	\$110,411.39
Money Market	\$ 60,238.91 (\$37,000 contingency; \$23,225 litigation; \$13.91 interest)
Money Market Ck.	\$ 5.00
Total	\$177,724.89

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

Total Expenses	\$108,156.07
Total Revenue	\$173,249.37
Net Ordinary Income	\$ 65,093.30
Total Other Income	\$ 48.45 (Interest)
Net Income	\$ 65,141.75

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.

Money Market Account

Account opened and \$13.91 interest earned in less than one month.

President's Report

Debbie Leslie is unsatisfied with how the lake is looking in front of her home since she is no longer allowed by the county to operate an aerator.

### Vice-President's Report

Vince Marabella requested that any time there is a side meeting on behalf of LLVCC, that those involved in those meetings need to inform the President and Vice President in advance, so that they may take part or review an agenda, etc.

### New Business

None.

### Open Floor Comments from Public

Genevieve Johannsen expressed her discontent that a builder plans on taking down mature trees on a lot near her home, particularly the trees towards the top of the hill. She threatened an injunction against the builder. Vince Marabella talked about how difficult it is to monitor tree removal when clearing a lot since when you remove trees it sometimes results in compromising trees that would otherwise be left on the lot. The ACC will be meeting with the builder to discuss.

### Committee Member Reports

#### Maintenance

Vince Marabella reported that this is our slow period. Keeping grounds clean by trimming trees, blowing cart paths, emptying garbage, cleaning restrooms, etc.

Boat Storage – boats that are used on Anderson Lake only are parked on lakeside. Stickers/permits must be renewed annually in April. Temporary parking will be set aside on the other side of the road, in the overflow boat/trailer parking lot. No gas motors allowed on lake.

#### Patrol

Don Huibregtse reported they will again be patrolling neighborhoods from 4:00pm until 10:00pm on Halloween.

Patrol uses a "covenant cheat sheet" that is helping them address items such as RVs parked within view of the street and neighbors, etc.

#### Architectural Control

Vince Marabella reported that the ACC approved all but one permit. The unapproved permit raised an eyebrow regarding how we've been approving permits in the past. The homeowner lives in Division 8 and other homeowners are shielding their RVs, yet not fully. This homeowner will be allowed to park their RV in the boat storage area for \$100 per year.

If we receive an official complaint about homeowners not properly shielding their RVs and boats, we will address the situation at that time.

We need to review resolutions to ensure they are consistent with covenants of each division.

### Lake Management

Dennis Floyd reported we are now required by the State Dept of Ecology to file a dam inspection report annually. Dick Caron and Dennis Floyd completed the annual inspection and sent it to the state. Beginning on September 26<sup>th</sup> we've had water overflowing the weir.

### Recreation

Laurie Swetkovich reported that she is leading the Christmas party planning. She spoke with the Bistro, and they are going to cater for \$1,200. The kids party will have pizza, punch, and toys which Laurie will be shopping for on Black Friday.

Laurie Swetkovich, Dennis Floyd and Vince Marabella will be the judges for Christmas lights in LLVCC.

### Public Relations

Mo Allen attended the Sheriff's meeting and a report was distributed. Interesting meeting – representative Griffey was friendly and personable - attendees enjoyed his talk. Wild-fire danger was of primary concern.

### Hearings

Vince Marabella reported he is working with two homeowners.

### Action Items

Fire hydrants – LLVCC must pay if we want to install more hydrants. Vince Marabella reported that the fire department has assured us that they have tanker trucks that are sufficient to fight any fires in locations without hydrants.

Debbie Leslie may submit a hydraulic permit to install an aerator. Dennis Floyd will contact Allison Cook and Kell Rowan to obtain their opinions.

Roads in LakeLand - The county owns roadways in LakeLand. Thirty feet from center is the county's right of way. Vehicles should not be parked on the roadway (even one or two tires).

### Old Business

Planning/brainstorming meeting amongst several board members took place on October 11, 2019. The meeting's focus included: (1) staffing, dues, budget focused items; and (2) how to gain more community involvement and feedback so residents feel included in decisions, activities, etc.; and how to create a community with much greater cooperation and support between LLVCC, the golf course and the Bistro.

Went into Executive Session at 7:10pm.

Returned from Executive Session at 7:39pm. A decision was made to remove a fine from a property.

Meeting Adjournment: 7:40 pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Dennis Floyd

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary