

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
September 2019

Date: September 25, 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, Don Huibregtse, Michael Pearce and Jeremy Jones (arrived late did not vote on meeting minutes).

Others Present: Laurie Swetkovich, Randy Neatherlin, Nancy Stanton

Absent: 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 August board meeting

Minute corrections: N/A

Motion: Michael Pearce moved to approve the August minutes.

Second: Dennis Floyd

Aye: 5

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of September 25, 2019

Checking	\$ 6,867.19
Savings	\$119,106.17
Contingency	\$ 37,000.00
Litigation	\$ 23,230.00
Total	\$186,203.36

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

Total Expenses	\$ 97,299.24
Total Revenue	\$173,593.12
Net Ordinary Income	\$ 76,293.88
Total Other Income	\$ 31.00 (Interest)
Net Income	\$ 76,324.88

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.

Discussion occurred about opening a money market account at Kitsap Credit Union. Six withdrawals each month are permissible, with a current interest rate of 1.7% APY with a \$25,000 minimum balance. The interest rate is being offered with new accounts through September 30, 2019.

Open Money Market Account

Motion: Cindy Ross motioned to open a money market account in the amount of \$60,230 at Kitsap Credit Union, with funds from the Kitsap Bank contingency savings and contingency accounts. Signers on the account will be Cindy Ross, Vince Marabella and Dennis Floyd.

Second: Dennis Floyd

Aye: 6

Opposed: 0

Abstained: 0

President's Report

No report.

Vice-President's Report

No report.

New Business

Dealing with Derelict Boats and Vehicles

Michael Pearce thinks we should form a committee that is aware of, and responsive to vehicles and boats that have not had activity or been licensed for more than one year.

Community Improvement Fund

Michael Pearce discussed the possibility of raising dues and increasing the assessment fee that is charged when someone purchases property in the village. Today we charge \$140 transfer fee. He would like to raise this fee to \$1,140.

Michael and Dennis will talk to the accountant and attorney to see if this is feasible and what the funds could be used for (i.e. capital improvements, reserve account, etc.).

LLVCC Planning Session

Cindy Ross discussed the possibility of holding a meeting with interested board members to discuss needs of the community that may impact next year's budget. Board members will send an email to Chris with their availability.

Open Floor Comments from Public

Nancy Stanton moved into the community two years ago. She is happy that the HOA fees are low, and that we have a patrol team. She would like to begin a home business where she would deliver baked goods.

Randy Neatherlin reported that as a realtor there is a form that is signed. Many homes in the village are financed through VA and FHA. He believes that raising the assessment will impact sellers and buyers. Lynch Cove and Baird communities are paying \$300 per month.

Mason Transit is considering having bus service in the village. The route would be circular and go into Belfair from the village. The bus will stop in Allyn if they want to catch another bus into Shelton.

Committee Member Reports

Maintenance

No report.

Patrol

Don Huibregtse reported the cable that was blocking the parking lot was stolen. We are going to leave it as is.

Architectural Control

Dennis Floyd reported we had 25 permits since the last board meeting. Fences, retaining walls, paint, sheds. We need to identify someone to chair the ACC.

The permit form has been reviewed and revised. Now there are two forms, one for new construction and one for project improvement.

Signed approval/denial copies will be sent to the resident, and the Office Manager will call the resident.

Lake Management

Dennis Floyd reported that Friday, August 30th, Dennis and Chris went to the Leslie's residence. Mason County and the State of WA reps attended the meeting. The aerator is not allowed by the county and state and the Leslie's have until October 4th to remove the aerator.

Steve Anderson met with Dennis regarding the golf course run off into Anderson Lake. Steve agreed that they need to treat the big pond by the pro shop. Mr. Anderson and Aqua Tech met to develop a treatment plan. It was agreed that in the spring they'd start an application plan as you should not treat in rainy season.

We would normally treat for water iris at this time. We will put this treatment off until next year as we have spent our lake treatment budgeted amount for this fiscal year.

Overflow going over the weir has begun, which is good for the salmon.

Recreation

No report.

Public Relations

Mo Allen attended the Sheriff's meeting and a report was distributed. We do not have a time or date for the Sheriff to meet with the LLVCC board.

The Sheriff's office would like our patrol department to become involved with items like towing derelict vehicles, and other vehicles parked on the county right-of-way, etc.

Hearings

Vince Marabella reported he is working with six homeowners to get into compliance.

Action Items

Robert Edwards Boat
No report.

Fire Hydrants
No report.

Pioneer Builders
Dennis Floyd reported that they met with the owners. There is an issue about property on 281 Mountain View Road, and Dennis is very encouraged that they will work well with the board in the future.

Sidewalk Plausibility Project
Laurie Swetkovich reported she has a call into the county. She has not heard back from the county as of today.

Liens and debt collection
Nine liens for non-payment of dues were placed on property since the last board meeting.

Meeting minutes Approval – these minutes were read to board attendees.
Motion: Michael Pearce motioned to approve today's meeting as read.
Second: Dennis Floyd
Aye: 6
Opposed: 0
Abstained: 0

Meeting Adjournment: 7:25 pm
Motion: Dennis Floyd motioned to adjourn the meeting.
Second: Don Huibregtse
Aye: 6
Opposed: 0
Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary

Chris Mills, President _____

Cindy Ross, Secretary Treasurer _____