

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
April 2020

Date: April 22, 2020

Location: Remote Conference Call due to COVID-19, residents of Lakeland were invited to participate

Board President Dennis Floyd called to order the regular meeting of the Board of Directors at 5:34pm.

Board Members Present: Cindy Ross, Dennis Floyd, Vince Marabella, Michael Pearce, Les Dennis, Don Huibregtse, Jeremy Jones, Mo Allen

Others Present: Laurie Swetkovich, Jason Ilarraza

Absent: N/A

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.

Officer Reports

Treasurer's Report

Financial reports for April were not ready for the meeting since this was the first month of the new fiscal year the reports are being revised to reflect the new year's budget and reporting format. Reports will be included in the May minutes.

Minutes from the March board meeting:

Motion: Michael Pearce moved to approve the March meeting minutes as written.

Second: Jeremy Jones

Aye: 7

Opposed: 0

Abstained: 0

President's Report

Dennis Floyd reported that in response to the Governor's 'Stay Home Stay Safe' order, which is in effect through May 4, 2020 LLVCC has closed the playground, gazebo, and sports courts. We have been able to keep the park area, pathway, lake docks, the boat launch area and the lake open for our residents and guests to enjoy.

The LakeLand Village office has been closed and Laurie Swetkovich is working from home.

The ACC members have responded timely to permit requests, even during this shutdown. It is likely the volume of permit requests will further increase in the weeks and months to come with more favorable weather conditions.

The fish plant occurred on April 3, 2020 and the lake was re-opened for fishing on April 17, 2020.

Volunteers are needed to serve on committees to bring back recommendations for the Board to consider. Board members were asked to consider serving either on a committee to interview prospective Board member candidates to fill the one vacancy on the Board, or on a committee to make recommendations on how best to proceed with identifying and eventually removing abandoned units in the boat launch area, and on Lot 66.

Dennis also asked the Board to look ahead at our calendar of events for the summer months. In particular, the Board should discuss the feasibility of the LakeLand Village Community Meeting on June 16th.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that maintenance and repair work will pick-up since it is springtime. Vince is working on renovating the LLVCC office.

Patrol

No report.

Architectural Control (ACC)

Vince recommended that Les Dennis begin leading the architectural control committee. Les Dennis agreed to lead the committee.

Lake Management

Dennis Floyd reported this is a busy time of year. Braden O'Neil and his team from AquaTechnex performed a survey of the lake and channel on Tuesday, April 7, 2020 identifying the areas where invasive weed growth has developed. There is extensive growth of brown curly pond weed already in the lake and to a lesser degree, growth of large leaf pond weed. Braden plans to return the week of April 20th to conduct the necessary treatment to control the identified invasive weed growth. This treatment should result in the degradation of the invasive weeds similar to what was accomplished last year with treatment for the same problem. Treatment for water lily growth will be scheduled in the summer, once the water lily growth is evident.

LLVCC has secured a one-stop website resource with the help of a committed resident, to keep shoreline residents informed regarding how they can help preserve the health of our lake. LLVCC has added the resource to the LLVCC website, under the heading "Anderson Lake Website." Dennis drafted a letter to mail to lake shore residents to officially introduce them to this valuable resource and to encourage them to share it with any contractor they schedule to do any construction, grading, shoreline project or tree removal within 100 feet of the lake.

Within one week of the fish plant, Dennis received a request from a shoreline resident asking that we trap a family of otters that were seen in the lake feeding on fish. This issue came up about three years ago and a trapper was contracted to catch the otters, however they were unable to capture them. Dennis again spoke with the trapper and was informed that trapping was shut down as a result of the Governor's current 'Stay Home Stay Safe' order. The trapper also stated that during his unsuccessful trapping experience three years ago he noticed that the otters were then feeding primarily on bass and crappie fish in the lake. Dennis followed up with the resident and informed her of what was learned.

The lake will re-open for fishing on April 17, 2020. The lake has been monitored daily and there has not been problems at the docks or boat launch area in terms of social distancing requirements.

Recreation

No report.

Public Relations

Mo Allen reported that all Sheriff meetings have been cancelled due to COVID-19. Mo will be notified via email when meetings resume.

Hearings

Vince Marabella reported there were no hearings over the last month. Vince recommended that Jeremy Jones become the new chair of the committee. Jeremy agreed to lead the committee.

LLVCC received a report from a resident that someone is burning debris on Westlake Place. Patrol has already talked to the offending resident two times. Due to COVID-19 it would be difficult to hold an in-person hearing. Therefore, a letter with strong wording will be issued that states the fine for non-compliance will be sent to the resident, rather than holding a hearing.

New Business

COVID-19

Dennis Floyd spoke about the Governor's restrictions that must be followed thru May 4, 2020.

Community Meeting, June 16, 2020

It was suggested the Board may want to consider renting the gazebo at the Allyn waterfront park as there would be room for social distancing. LLVCC will hold a state of the union type presentation, and have Laurie Swetkovich send out a newsletter asking residents the topics/questions they would like to be placed on the meeting's agenda.

Ground Authority/Beach Attendants

LLVCC is short one employee, Laurie Swetkovich will advertise.

Office Assistant

Laurie Swetkovich will advertise for the LLVCC office assistant.

Welcome Committee

Michael Pearce reported that people are interested in participating on a welcoming committee.

Boat Storage Area

There are 38 boats in the area, many seem to not have current registration tags.

Old Business

Reserve Study

The study had to be rescheduled due to the Governor's Stay at Home order.

Welcome Committee

Four people have volunteered to be on the Welcome Committee. The Board needs to reach out to local businesses and wait to implement the committee until the COVID-19 virus scare is over. Michael Pearce agreed to contact local businesses.

Transfer Fee

Michael Pearce is still a proponent of a fee of at least \$500. Dennis Floyd proposed that we revisit the fee when we plan the budget for next year.

Lot 66

To date the Board has not received the attorney's opinion.

Money Market Account

One hundred thousand dollars was moved from the general savings account at Kitsap Bank to the money market account at Kitsap Credit Union.

Sick Leave Policy

Cindy Ross, Michael Pearce and Les Dennis are reviewing the draft policy. It will be electronically distributed to Board members before next month's meeting for review.

LLVCC Office Remodel

The office remodel is in process. Vince will be finishing the window to greet residents.

Fishing Derby

The fishing derby has been postponed due to the Governor's Stay at Home order due to COVID-19.

Lot 66 and Boat Storage Committee

LLVCC needs to figure out how to proceed in dealing with abandoned boats and what to do with lot 66. Vince Marabella, Don Huibregtse and Michael Pearce will participate on the committee. Scope of committee will research and recommend how to create an action plan.

Nomination Committee

Vince Marabella, Jeremy Jones, and Dennis Floyd.

Recreation Committee

Mo Allen, Cindy Ross.

HOA Dues

Residents would like to pay with VISA or Debit Card. Cindy Ross will talk to Kitsap Bank.

Olympic Tax & Bookkeeping Billing

Laurie Swetkovich historically has paid Olympic Tax annually, the Board determined we will pay on a monthly basis beginning this fiscal year.

Letter from Bonnie Kemper

Received April 21, 2020, she would like us to suspend outside wood burning. Dennis will place a note on the LLVCC website that people need to be considerate of others when burning wood in firepits, etc.

Upcoming LLVCC Events

Fishing Derby
Community Meeting
Community Picnic

Borrowing of Equipment

Vince Marabella brought up that Michael Pearce has asked several times to borrow the LLVCC lawn tractor to mow a strip of property that is behind the condos where Michael lives on Soderberg. Since the land is not LLVCC property the lawn tractor will not be loaned.

Action Items

Action Item Spreadsheet

There are no new items, and when an Action Items is added, it will be assigned to someone to resolve.

Meeting Adjournment

Meeting Adjournment: 6:54pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Jeremy Jones

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary