

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
August 2020

Date: August 26, 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 5:30pm.

Board Members Present: Cindy Ross, Dennis Floyd, Don Huibregtse, Michael Pearce, Maureen (Mo) Allen, Vince Marabella, Jason Ilarraza, Verne Poupitch

Others Present: Midge Patton, Laurie Swetkovich, Kristin Scantlin

Absent: Les Dennis,

**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 July board meeting:

The minutes were drafted by LLVCC's new office assistant and were not yet complete. The minutes will be sent via email for an electronic approval, after Dennis Floyd has reviewed them for accuracy.

Officer Reports

Treasurer's Report

Financial reports for August 2020:

**Balance Sheet as of August 25, 2020**

Checking	\$ 11,513.20
Savings	\$ 21,444.34
Money Market	\$ 226,160.25 (\$37,000 reserve; \$23,225 litigation; \$165,518.11 general; \$417.14 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 17,370.21
Prepaid Insurance	\$ 309.00
Undeposited Funds	\$ 1,190.00
Total	\$ 267,992.00

**Statement of Activities (Accrual method) as of August 25, 2020**

Total Expenses	\$ 95,795.84
Total Income	\$ 217,198.32
Net Ordinary Income	\$ 121,402.48
Net Income	\$ 121,402.48

Accounts receivable report was distributed to board members.

### President's Report

Dennis Floyd reported that the summer months have a time when our community members expect and demand the most from us. Residents are using this time to complete projects to upgrade or maintain their homes and properties. Home builders are busy constructing new homes. Warm weather drives a high volume of people to use the beach, park, lake, and common areas. Through all the activity, our p[aid employees and volunteer committees are doing their best to respond to the increase in requests for permits, to provide information and guidance, and to address issues and concerns in a timely manner.

We are fortunate to have a dedicated group of individuals working to maintain our community. It won't be long until the community has more than 1,000 homes. It is likely the current population is already more than 2,000 people. If LakeLand Village were a city, we would be the third largest in Mason County.

It's time for the Board to begin strategizing about how to most effectively structure the governance of LakeLand Village. For example, perhaps we should secure a property management company or a paid Executive Director to best serve our community. We need to research and explore alternatives that will best serve our community. To date, our community has been served by a volunteer Board with the support of a few paid employees. This has been an honorable model; however we owe it to the community and ourselves to have a thoughtful discussion about how best to structure our government model for LakeLand Village.

Jason Ilarraza and Mo Allen volunteered to research information about hiring a management company or an Executive Director. They will also obtain pricing for these services, so that we can discuss at our November meeting.

### Vice-President's Report

No report.

### Committee Member Reports

#### Maintenance

Vince Marabella reported that maintenance is going well. Bob Hansen is the new maintenance technician and he is keeping up with his tasks and is doing a good job.

#### Patrol

Don Huijbregtse reported that they are down one person, with the two existing patrol members filling in until a replacement is hired. There was recently a tree down near the boat ramp, and Don called the PUD and they took care of it in about an hour. Thefts are increasing. Patrol will continue to monitor our neighborhoods and will let people know when they find garage doors open. They will also inform construction workers to be sure to lock up their tools and materials whenever possible.

#### Architectural Control (ACC)

Although Les Dennis could not attend the meeting, he provided a report of permits issued and the status of pending requests. Most permits are being approved.

#### Lake Management

Dennis Floyd reported that AquaTechnex is the firm we use to treat Lake Anderson for invasive weed growth. In the spring they treated the lake and channel water to eradicate the growth of curly weed and pond weed

which typically occurs in the lake. That initial treatment was successful, however the nature of curly weed growth is that some years we will see a second growth mid-summer which has recently occurred.

AquaTechnex has been contacted since mid-July to schedule treatment of the curly leaf and water lilies. They have been very busy and responded on August 21<sup>st</sup>. The treatment was completed on Monday, August 24, 2020.

Because of the delayed response of AquaTechnex, we will be exploring other firms to work with in the future.

#### Recreation

Jason Ilarraza reported that although COVID-19 has required that we postpone or cancel most of 2020's activities, that this is a good opportunity to explore activities we want to do next year, and plan for new and fun things for residents' participation. Perhaps expand the annual garage sale to include participation from vendors, other non-profits, etc.

#### 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

No report.

#### Welcome Committee

Michael Pearce reported our community had 12 new residents and most were visited and given LLVCC mugs and vendor coupons. Committee members will reach the residents that were not home later.

### **New Business**

#### Strategic Planning for Future LLVCC Governance

#### Attorney Search

Rob Wilson-Hoss retired, and provided LLVCC with two referrals. Dennis Floyd reached out to the referred firms. One of the firms, located in Shelton is not taking new clients, and the other firm, Dillie Law in Olympia was interested in representing LLVCC. Mr. Bryce Dillie was interviewed by Dennis Floyd and Vince Marabella. He has lots of experience representing HOAs, and he's familiar with LakeLand Village. Hourly fee is \$350 an hour.

Motion: Vince Marabella moved to establish Bryce Dillie as the attorney for LLVCC.

Second: Verne Poupitch

Aye: 7

Opposed: 0

Abstained: 0

#### Lot Monitoring and Follow-Up

Patrol has noticed several properties that are an eye sore. Mo Allen will take photos of lots that appear to be in disarray from the golf course, and Patrol will provide photos and property addresses to the ACC Committee. The ACC Committee who will visit the properties in question to determine whether violation letters need to be issued.

#### Property Appearance Committee

N/A

### Newsletter Schedule

Newsletters have been mailed as of today, August 26, 2020.

### Beach Attendants

Beach attendants typically work Memorial Day to Labor Day weekend daily between noon and 6:00pm. They will continue to work weekends thru September dependent upon weather. Bob Hansen will clean and sanitize bathrooms daily.

### Resolution 1 and 23

Vince Marabella will bring draft changes to bring to the September Board meeting.

### Renter Resolution

Discussion occurred about short term rental properties, such as through Airbnb. Cindy Ross recalled an email or memo from the LLVCC attorney Rob Wilson-Hoss about the subject. Laurie Swetkovich will search for the legal opinion on the subject and distribute to Board members.

### Building Permit Fines

N/A

### Tennis Court Paint

Purchase of paint was authorized during a Board meeting earlier in the year, yet we do not yet have an invoice nor has the paint been delivered. The current plan is to apply the paint in the spring of 2021. In the meantime, Bob Hansen, Maintenance Technician, will use some of the paint that we have left from the last application and he will apply touch-up.

### Lending Library Book Box

A resident would like to install an outdoor book box near the community building so residents can exchange books. LLVCC cannot grant this request, as the community building is not owned by LLVCC. If a resident wants to add a book exchange box on their property, that homeowner will need to maintain the box and go thru the ACC for a permit. It was also mentioned that there is a lending library in the community building near the LLVCC office, and residents will be reminded of its existence in the next community newsletter.

## **Old Business**

### Lot 66

An update about lot 66 is on the LLVCC website and in our newsletter. To date, we have received less than a handful of suggestions for the future use of the lot. The Board will likely need to have a separate meeting to discuss its future use.

### Reserve Study Funding

Dennis will reach out to Jeff Samdal, to see what he advises about adding the basketball court to the Reserve Study.

### Pioneer Dispute Update

The ACC previously sent a letter to Pioneer Builders about lots on Allyn View. The plat maps have specifications for height, position, etc. The committee is modifying the permit for new construction.

### Basketball Court Bids

Vince talked to someone who may give us another bid. There is a major trip hazard, and another few areas are beginning to buckle. It was decided that we need to proceed with repairs the basketball court as soon as possible, funds for repairs will come from the new Reserve account once it is established.

#### Community Meeting Postponement

The meeting is unlikely to be held this year due to COVID-19. The Board will be more diligent about communicating via our website and newsletter.

#### Boat Fee & Late Fee

Michael Pearce would like to see LLVCC penalizing folks for those that do not pay within a certain timeframe. A sign needs to be placed at the launch that informs people that they must obtain a permit to leave a boat on the lot. Resolution 16 will address fines.

In addition, there needs to be an inventory system. Dennis Floyd found four boats that he could not find a sticker on, which indicates they are newly parked, since we just inventoried the lot in June 2020. Michael Pearce and Don Huibregtse will discuss on-going sticker issuance and registration processes with Laurie Swetkovich.

#### Next Board meeting

September 23, 2020

### 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: 7:25pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Verne Poupitch

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary