

**BUDGET AND ELECTION OF BOARD MEMBERS**  
**COMMUNITY MEETING FEBRUARY 20, 2018**

The meeting was called to order at 7:02pm by Richard Caron, Board President. There were approximately 25 property owners, plus eight board members and the office manager in attendance at the meeting. Agendas, ballots, nominee bios and copies of the proposed budget were made available as well as current phone rosters.

Richard Caron thanked all property owners in attendance and reported, I will be introducing each board member. The board members that are also a committee chairperson will be giving a brief recap of what their committee has done over the past year. Richard Caron introduced the Board Members:

Leon Stevens, Vice President and Security Team Chairman. Leon Stevens reported, as Vice President I did not have much. On the Security Team side, the Security Team has been very active. As you all know there are three members of the Security Team and they are out each and every day. There has been some turnover this past year and we have a backup Security position open now. There have been no major problems beside the sewage spill. There have been several garage doors open that the Security Team will contact the owner to close. Leon Stevens asked the audience if there were any questions:

1. Where does LakeLand Village property begins on E. Homestead Road? Richard Caron responded, LakeLand Village property starts where E. Homestead Road meets E. Old Ranch Road. None of E. Homestead Road is within LakeLand.
2. There were a couple of reports of vehicle vandalisms in the village and this was reported to the Sheriff's Office, did they find out who did the vandalism? Leon Stevens responded, not that we know of, the Sheriff's Office is not obligated to contact the Homeowner Association of any investigation findings. Laurie Swetkovich also responded, I send an email out to the community letting homeowners know what has occurred only to make everyone aware of a situation, so they can keep an eye out for strange activity.
3. I have seen less traffic going through Merton Creek Road has something happened up there to stop the traffic? Richard Caron responded, Merton Creek is a County owned road and if you drive up the road far enough there are several gates owned by Tacoma Power. In years past, they have fluctuated between locking the gated and not closing them because they get vandalized, at what phase they are at now who knows.

Marv Peterson, Board Member and Architectural Control Committee (ACC) Chairperson. Marv Peterson reported, the ACC has had a very busy year, we have done permits for ten new homes and 3 new town homes built in the LakeLand. The ACC had approximately 240 project permit applications reviewed for new roofs, tree removals, fences and painting homes to name a few. If you have any exterior work you are doing to your home or property please fill out a project permit application. We also evaluation and approve/disapprove extended parking permits for Recreational Vehicles in divisions. The

ACC purpose is to keep LakeLand Village Covenants intact so we have a wonderful community to live in.

Richard Caron reported, for those of you who don't know, the ACC has a minimum of three individuals required for each home visit and approval or denial of the project permit applications. In years past we have had one or two board members and a community member on the ACC. Lately community participation has dropped down to almost zero, so everyone on the board is a member of the ACC. There are three board member that come in every Tuesday for the ACC meeting and other days depending on what is going on in the village. If anyone is interested in being on the ACC committee please let us know.

Vince Marbella, Board Member and Maintenance Supervisor. Vince Marbella reported, I have only been for ninety days now and have gotten a lot accomplished. The cart path has been cleaned and the ditches have now cleaned out, water is now flowing properly and not over the cart path causing icy conditions. This was quite a challenge. We have a new boat dock that is working very well. I have been cleaning and reorganizing the maintenance/storage building and removing some critters that have been living there. I have also helped with the cleanup of the sewer spill. The gazebo now has new exterior LED lights and I will be installing new LED lighting inside the gazebo. Extra poo bag containers have been placed in areas around the village. Any questions:

1. A question regarding the shower at the gazebo is leaking unless it is cranked very hard where some people would not be able to turn it on. Vince Marbella replied, I have notice this and the shower is on the list of repairs needed.

Richard Caron, President. Richard Caron reported, if you notice in the budget we put forward, there are several common area improvements and capital improvement areas noted, some of these will get done and some may not. This is a wish list of what the board would like to do if money and time allows. One thing we are going to do we have always had access to our storage shed from Merton Creek road, Tacoma Power has now denied us access across their land. Tacoma Power owns all the land under the power lines running along Merton Creek Road. Tacoma Power owns the land from Merton Creek Road up to our storage building. This year Tacoma Power has decided all the property owners along Merton Creek Road that cross Tacoma Power property to get to their property is violating Tacoma Powers land use policy. Tacoma Power will be using eco block to block off access points used to their property. We now need to cut a new access to our maintenance/storage building. We have always wanted to repair the stairs leading to the playground. We are going to remove the center handrail and place it off to the side. Get rid of the stairs and make it a graduated slope so people can walk up it using the handrail and we can also drive up to have access to the maintenance/storage building. That is one of the major projects that just came up and we did not know about it until after the budget was made.

Blair Humes, Board Member and Lake Management Chairperson. Blair Humes reported, I have been doing Lake Management since last March and I began by getting different comments from property owners and monitoring the lake and seeing what was involved in it. Then in April we received the Dam Inspection report from the Department of

Ecology. In June began the monitoring and taking water samples from the Rocky Creek area and several areas of the lake. I have tested a half a dozen times weather allowing, heavy rains would affect the testing process. In August we changed lake treatment companies to Aqua Tech and our permit through the state needed to be changed that took a bit of time. In September 25<sup>th</sup> & 26<sup>th</sup> the lake was treated for noxious weeds. The treatment was late this year because we had to vet the company, map the lake and state permitting was delayed. In October I met with the Salmon Enhancement group to maintain the relationship between our community and their group. We do have Salmon that spawn downstream in Sherwood Creek on the other side of the weir. In January we had the sewage spill and had to deal with the containment of the sewage, the testing of the water, the remediation and the continuing monitoring by myself, other people in the village and Mason County Sewer. In the end it worked out really well, Mason County was very responsive, there was a lot of testing and we were able to constantly watch the counts continually go down to below but also see it move through the lake. In the end we were very fortunate everything remained health, there was not an impact to the environment, the lake, swimming or animals. I continue to do water sampling of the lake and maintenance and monitoring of the weir. I am continuing to watch the earth dam and the two dam valves. Also watching the shoreline and clean that will protect the environment of our lake. Any questions:

1. Since you have worked with Mason County on the sewer spill are they doing anything to assure this will not happen again? If this would have happened in the summer time it would have been a lot worse. Blair Humes responded, the main thing we learned is what they can do is maintenance of the pumps and being aware of their own maintenance schedule, also monitoring their equipment. In the end they are not going to go out and buy extra pumps for the different areas, the way they operate is the way they operate with the funds they have. At the end of the day working with them we did hold them accountable.
2. In the talks with the county regarding the sewage system was there any conversation as to what would happen if we lost power for say three weeks? Blair Humes responded, no we did not discuss what would happen if the power was out for a length of time.
3. When they treat for noxious weeds to they start at the ponds up above then treat the lake? Richard Caron responded, all the ponds above the lake are on the golf course and owned by the Andersons and we have no control over that. The pond behind the clubhouse is treated for water lilies.

Richard Caron responded, to expand on what Blair said, this was a perfect storm of circumstances. One of the pumps failed and was out being repaired, before it was back in place the remaining pump failed. The manhole covers that are bolted down on of the bolts broke, the alarm system failed and did not send out the notification. The bottom line is if it is mechanical, electrical, or manmade there is not guarantee it won't fail again. The main thing is what Blair stated, maintenance on the system. Mason County Sewer told us, one of the big problems that causes these pumps to fail is the non-degradable items we flush down the toilets. In this particular instance the pump fail because of a rag or a bunch of the flushable wipes being flushed down the toilets. The flushable wipes are not biodegradable and should not be flush into the sewer system. At first we were very upset

with Mason County Sewer. Then after talking and working with them and telling them we want this done, we cannot fault them for their response. They have fulfilled everything the Department of Ecology and Mason County Health Department says has to be done. We are satisfied with everything they have done. Blair Humes reached out to Aqua Tech and asked them if this will impact the growth of noxious weeds in the lake. Aqua Tech stated with the size of our lake we should be fine, they will continue to monitor the lake to make sure.

Maureen Allen, Board Member and Public Affairs Chairperson. Maureen Allen reported, I attend the Sheriff's meeting every month, the first Thursday of the month at Spencer Lake restaurant, the meetings start at 8:30am and are open to everyone. The meetings are very interesting and approximately forty-five people attend. Some of the special guest speakers have included Judges, Fire Chiefs, State Patrol and lately Mental Health Officials. Lately there has been a surge in mental health issues that are occurring in Mason County. Sheriff Salisbury has expressed his deep concern for the safety of every resident in Mason County because of the severe impact of the recent Sheriff Budget reduction approved by the Mason County Commissioners. At the time this came about there were nine openings for more deputies that has now been eliminated and by the end of this year, 2018 an additional twenty deputies may be gone. The jail is being run on a skeleton crew as an example during the hours of 10:00pm and 6:00am, the jail is supervised by one deputy for ninety seven beds. If there is anything that ever comes up they would have to call in deputies. The SWAT Team has now been eliminated, the Animal Control Deputy Function has been eliminated and all calls will be given to deputies on patrol. The Marine patrol on fresh water and salt water is now gone, if anybody is in distress they will not be responding. Crime was at thirty percent low as of October 2017 and now is severely climbing. Criminals are now monitoring the law enforcement radio traffic so they know where deputies are responding and can commit crimes in other areas of Mason County. The Sheriff's Office calls this migration crimes. When the jail is full, criminals are arrested and released because we no longer can incarcerate them. The Sheriff's Office used to outsource inmates to other jails and this is no longer the case. In my opinion, Public Safety should be the top priority of our commissioners in Mason County. If you make calls into the Sheriff's Office and you want them to respond it is not that they do not want to, it is they are running on such a skeleton crew they may not be able to.

1. Who make the decision on what positions are cut? Maureen Allen responded, the Sheriff's make the decision on which positions are cut based on the budget. The Commissioners give the Sheriff a budget and tell him it is up to him who is going to get cut and who stays. If the Sheriff does not have the budget to keep deputies working what is he supposed to do. To Under Sheriff's requested an early retirement so they could save two deputy road positions, The Jail is the Commissioners responsibility, it is run by the Commissioners of Mason County.
2. What is the major source of funding for the Sheriff's Office? Richard Caron responded, the general fund. One thing people don't realize in Mason County, in most municipal, county and state government public safety has traditionally been the lion's share of the general fund. In Mason County it is the opposite, Public Works has the lion's share of the general fund that is why we have such

good road. Public Works gets twice the budget as Public Safety easily if not more.

3. Have they talked with the state and see if they could get any additional funding? Maureen Allen responded, this has not been discussed at any of the meetings. There is one State Patrol Officer assigned to our area and they will back up a deputy if they are in the area and the need arises.

Richard Caron reported, I asked a Commissioner the question what ever happened to all the marijuana revenue we were supposed to get, were is it going? There was no answer except I will check into that.

Diane Wilcox, Board Member and Recreation Chairperson. Diane Wilcox reported, we have several activities throughout the year with our next event being the Easter Egg hunt. In the past we would stuff the eggs ourselves now we order them stuffed. We hide the egg according to age groups. There are three golden or silver eggs that are hidden in each age group and the kids who find those eggs receive a special surprise. Last year they were hid so well, they were not found. Then we have the fishing derby and last year's fish was over five pounds. The summer picnic was more than spectacular, it was very hot and there is only one tree in the area to provide shade. The annual garage sale is the first Saturday in August and we have a high attendance from people outside the village. Trick or Treating in LakeLand Village is a huge event. The Christmas Party was great last year and very crowded. We are working on a plan to help ease the crowding. The Bistro did a wonderful job catering the adult Christmas Party. I do need more people from the community to help with the large events. We are thinking of disaster preparedness in this community, it has been going on for a long time to see who has what equipment if a disaster were to happen.

Robert Finley, Board Member and Ground Authority Chairperson. Robert Finley reported, it is a season job for the Ground Authority personnel that work at the beach during the summer. Last year one of the employees resigned and the other two employees picked up the slack and finished out the summer. The employees do a very good job during the summer keeping the beach a pleasant place to go. We do need a lot of volunteers to help with project throughout the village.

Richard Caron reported, if you noticed you have not heard from the Treasurer. The Treasurer has been a vacant position for a short time, lack of someone coming forward to taking the position Laurie Swetkovich and I have taken over the Treasurer's responsibilities. Until we have someone come forward to take over the Treasurer's position it will probably stay this way. One thing we have done is we have always had an accounting firm to help with taxes, we have increased the budget to have the accounting firm take over payroll, monthly, quarterly, and yearly taxes which the Office Manager normally did. The bottom line is we do have a vacant board position.

Richard Caron continued, if you notice the budget proposal you received this year has a different format than in years past. This format is much easier to read and understand and I would like to thank George Funk for the new design of the proposed budget. George is a member of the budget committee and a great help and the mentor we go to for budget help. Any questions:

1. Do we meet the states needs for how much we should hold in reserve?  
Richard Caron responded, there is no specific amount required by Washington State, but the RCW does recommend a reserve account. We currently have an adequate reserve account of \$37,000.00.

Richard Caron stated, introduction of the board members, we have two running for re-election Maureen Allen and Blair Humes. You have heard from both of these board members earlier does anyone have any additional questions?

Richard Caron continued, now to nominations from the floor. We have two additional board vacancies, one currently available the Treasurer's position and one coming up in June with the retirement of current board member Robert Finley. I am happy to announce we have had a property owner volunteer to run for Robert Finley's position on the board when it is vacant and take over the Ground Authority Chair and be on the ACC; her name is Audrey Douglas. Audrey has been a long time owner in LakeLand Village and was one of our Security Team members for quite a while. I would like to nominate Audrey Douglas for the vacant position to fill the position vacated by Robert Finley in June. All in favor of Audrey Douglas taking over the upcoming June vacant board position with a show of hands. Audrey Douglas is nominated to fill the vacancy in June. If you would like to be the Treasurer on the board or know someone who would like to volunteer to be the board Treasurer please let us know.

Richard Caron stated, Maureen Allen and Laurie Swetkovich will collect and count the ballots. I will tell you ahead of time we are very close to not making the quorum to validate the budget we may be starting this process all over again next month.

After the proxy & ballot count, Richard Caron reported, I have to report the sad news we did not get a quorum to pass the budget. There are a possible 889 votes, 89 were needed to make quorum and we only received 63 votes with ballots and proxies combined.

1. Can the proxies be emailed? Richard Caron responded, if you can print the proxy, fill it out, scan it into the computer and email a copy of your filled out ballot it will work.
2. Does that mean my vote at tonight's meeting did not count and we have to vote again? Richard Caron responded, unfortunately you will have to vote again, if you cannot attend the next meeting please make sure your proxy is turned in.

The results from the election, they are as follows:

Number of Ballots Received in person - 19  
Number of Proxies - 44  
Total Ballots and Proxies - 63

Maureen Allen – 63  
Blair Humes - 63

Ratify the 2018/2019 Budget      Yes – 62    No – 1

Waive 2017 Annual Audit          Yes – 51      No – 11    Left Blank - 1

It was moved, seconded and unanimously approved to destroy the ballots. It was motioned, seconded and unanimously approved to adjourn the meeting. The meeting was adjourned at 8:04pm.

Respectfully submitted,

Laurie Swetkovich, Recorder