

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
February 2020

Date: February 25, 2020

Location: Lakeland Village Community Club

Vince Marabella called to order the regular meeting of the Board of Directors at 5:32pm.

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

Others Present: Laurie Swetkovich, Alicia Shearer, Branden Shearer, Keith McGregor, Alex Watt, Sandra Cunningham, Wendy Engman, David Engman, Lori Beth Lillie, Peter Nash, Jeannine Collins

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 distributed in meeting packets.

Balance Sheet as of February 24, 2020

Checking	\$ 8,974.57
Savings	\$ 79,606.51
Money Market	\$ 60,582.13 (\$37,000 contingency; \$23,225 litigation; \$357.13 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 6,806.61
Prepaid Insurance	\$ 3,538.22
Undeposited Funds	\$ 2,627.75
Total	\$162,140.79

Statement of Activities (Accrual method) as of February 24, 2020

Total Expenses	\$154,972.87
Total Revenue	\$174,686.85
Net Ordinary Income	\$ 19,713.98
Total Other Income	\$ 391.23 (Interest)
Net Income	\$ 20,105.21

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.

President's Report

Vince Marabella reported that he is temporarily acting as President for LLVCC, as Chris Mills resigned for personal reasons.

Vice-President's Report

No report.

New Business

Chris Mills provided his resignation from the LLVCC Board on February 5, 2020. Reasons cited for leaving the position were that his work schedule has changed and that he will be obtaining his master's degree. This has created the need to elect a new President of LLVCC.

Motion: Cindy Ross motioned to elect Dennis Floyd as the LLVCC President.

Second: Les Dennis

Aye: 7

Opposed: 0

Abstained: 0

Public Comments

Alicia Shearer lives at 50 E Marine View Drive and google directs people attempting to get to 51 E Marine View Lane to her address.

The board advised that Alicia should talk to the people that live at 51 Marine View Lane, and to contact google to update addresses as needed.

Jasmine Collins mentioned that she has concerns about rain water drainage.

The board advised that when a neighbor's rain water is running onto another resident's property, it should be reported the LLVCC ACC.

Minutes from the January board meeting:

Motion: Mo Allen moved to approve the January meeting minutes as written.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Committee Member Reports

Maintenance

Vince Marabella reported that grounds maintenance is beginning.

Patrol

Don Huibregtse reported that maintenance has been done on the Patrol vehicle, and that tires are being rotated more frequently. Patrol is on duty three times per day, for one hour at some point between these timeframes: 6:00am and 9:00am; 2:00pm and 5:00pm; and 9:30pm and 11:00pm.

Architectural Control (ACC)

Dennis Floyd reported that 15 permit requests were submitted, 14 approved and one is pending. We're seeing more and more diseased trees, the ACC depends on arborist's expertise to approve a permit.

There are at least 15 new homes being built in the community. New builds are required to have power when construction begins, and at least one garbage can for workers to deposit their trash.

Lake Management

Dennis Floyd reported that heavy January rains pushed the level of the lake onto numerous lake front properties. One resident requested that the weir be adjusted to allow greater flow to be released from the lake, yet he was reluctant to adjust the weir due to potential damage the increased water flow could have caused downstream. Luckily, the rains let up, and no adjustment to the weir was needed.

In early March, the plant growth in the lake will be viewed to coordinate timing of the first treatment by Aqua Technex.

There is a tall 60 ft. cedar tree that is leaning at a 45 degree angle over the lake's channel, and a tree that is near the basketball court. West Sound Tree Service provided LLVCC with a bid to remove the tree near the lake's channel, and they will provide us with a bid for removing the tree at the basketball court.

Motion: Michael Pearce motioned to fund the tree removal not to exceed \$1,200 plus tax.

Second: Don

Aye: 7

Opposed: 0

Abstained: 0

Recreation

No report. We are in need of a Chairperson or all activities will halt.

Public Relations

Mo Allen reported that the Department of Licensing (DOL) personnel spoke at the monthly Sheriff's meeting. They shared interesting facts about licensing, registration and removing vehicle license plates at the time of sale. Enhanced driver licenses or passports will be needed to fly in the continental United States as of October 2020.

Sheriff Salisbury announced that they are working with KNB Architects to begin the design of a new jail that will likely be shared with Grays Harbor, and he thanked officers for their service.

Hearings

Vince Marabella reported there were no hearings in the last month.

Old Business

Budget Proxies – signed by board members.

Reserve Study – Jeff will be coming to LakeLand on April 2, 2020. The cost is \$3,000 which includes all of Jeff's expenses, and the second and third year updates.

Action Items

Action Item Spreadsheet

The spreadsheet was not available. No new items were reported.

Upcoming Meetings & Events

Budget/Election Meeting – Tuesday, February 25, 2020 at 7:00pm

Board Meeting – Wednesday, March 25, 2020 at 5:30pm

Meeting Adjournment

Meeting Adjournment: 6:52 pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Jeremy Jones

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary