

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
January 2020

Date: January 22, 2020

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, Vince Marabella, Jeremy Jones, Michael Pearce.

Others Present: Laurie Swetkovich, Rich Kreigbaum, Joanne Quiring, Herb Clark, Lloyd & Mary Filkins, Madie Keller, Carla Anderson, Jeannine Collins, Dan Ball, Karen Jones, Giles Swanson, Tim McNett, Bob & Laura Finley, Keith & Inez McGregor, John Wittreich, Joe Komperda, Bill Green, Teri Olson and Jeff Thompson.

Absent: Les Dennis, Don Huibregtse

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.

Open Floor Comments from Public

Discussion occurred about boat storage facility located on Lot 66 near the lake. Richard Kreigbaum brought up zoning results which were sent to the Board. He brought a one-page summary of his research. He believes parking vehicles and boats that cannot be used on Anderson Lake are not allowed to be parked on Lot 66. He requested that all owners currently parking on Lot 66 remove their vehicles/boats, and that boundaries of the lot are posted.

Giles Swanson believes Lot 66 is an eyesore. He was previously a Board member and the board at that time determined that only boats which are allowed on Anderson Lake can be parked on the lot.

Joanne Quiring said the covenants describe the fact that our lots should be beautiful, and it's not the right thing to do to allow boats with motors and recreational vehicles to be parked on Lot 66.

Carla Anderson expressed that the lot had been an eyesore prior to clean-up. She does not like to see motorboats and recreational vehicles parked on Lot 66. She believes her property value is decreasing because of vehicles being parked on the lot.

Herb Cook asked if any board members lived in Division 5. He cannot see any added value to having motorboats and recreational vehicles parked on Lot 66.

Bill Green has an RV and boat. He drove by Lot 66 and thinks it looks good. He is in support of having the Board review the situation, and to allow motorboats and recreational vehicles to be parked on Lot 66.

John Wittreich would like the Board to take its time to analyze the use of the lot. He'd like to see us get rid of derelict vehicles; the Board responded that we will ask our attorney how to deal with derelict/abandoned boats & vehicles. He also asked about a lot off Soderberg, the Board responded that the ACC recently approved a building permit.

Madie Keller brought up that there are no fire hydrants near the lot. She is concerned about the value of her home/property.

Tim McNett thinks the lot with motorboats and recreational vehicles is an eyesore. There is potential for vandalism.

Mary Filkins likes the fact that covenants are strict and make people proud to live in LakeLand Village. She does not approve of derelict boats on Lot #66.

Lloyd Filkins does not like what is happening to Lot #66.

Teri Olson lives next door to Lot #66. She wants the Board to respect residents and remove boats & rvs.

Jeff Thompson wants the Board to know that he doesn't like to see RVs and Boats in front of their homes.

Jeannine Collins has looked at Lot 66 and doesn't feel it's right to park large motorboats and RVs on the lot. She wonders if someone is living in one of the RVs. Others noted that there is no one living in an RV.

Keith McGregor said that looking at one RV can be considered an eyesore, and the Board should think about people that have to view many RVs parked on Lot 66. He thinks the Board has created a business by charging people to park on Lot 66, which shouldn't be allowed. The property is for the use and enjoyment of all members of LLVCC. He would like the Board to publish when a vote will be taken about the Lot and reminded the Board that any Board member with a vehicle parked on Lot #66 cannot vote on the issue.

Joe Kompenda was at the meeting to hear what everyone had to say.

Karen Jones noted that the majority of people who are speaking tonight about Lot 66 do not necessarily represent all of LakeLand Village. She spent her personal funds to put gravel on the lot, so that she could park her RV and boat on Lot #66.

Dan Ball said he spoke to Leah Rodman at Mason County. The said that the county does not want to be involved in homeowner associations. LLVCC has to maintain 30% of their land as recreational use, as long as LLVCC is doing that the county will not be involved in Lot 66.

Bob Finley said he came to listen, and was formerly a Board member and on the ACC.

Minutes from the December board meeting:

Motion: Vince Marabella moved to approve the December meeting minutes.

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports distributed in meeting packets.

Balance Sheet as of January 21, 2020

Checking \$ 5,961.79

Savings	\$ 87,099.90
Money Market	\$ 60,495.44 (\$37,000 contingency; \$23,225 litigation; \$270.44 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 10,362.36
Prepaid Insurance	\$ 4,614.64
Undeposited Funds	\$ 356.00
Total	\$168,895.13

Statement of Activities (Accrual method) as of January 21, 2020

Total Expenses	\$146,650.76
Total Revenue	\$172,401.78
Net Ordinary Income	\$ 25,751.02
Total Other Income	\$ 216.37 (Interest)
Net Income	\$ 25,967.39

Discussion amongst Board members occurred about the budget that went out to the community. The meeting and vote will be on February 25, 2020.

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

Chris Mills stated that LLVCC will get a legal opinion on Lot 66, and what can be parked and/or done with the lot. The legal opinion will drive the revision of Resolutions. Board members will send Laurie questions about the Covenant for Division #5 and Resolution #1. Chris Mills will work with Laurie Swetkovich to request the legal opinion and will let the attorney know that it will drive potential revisions to Resolutions that may have contradicted Covenant(s).

Vice-President’s Report

No report.

New Business

N/A

Committee Member Reports

Maintenance

Vince Marabella reported there hasn’t been much going on, as maintenance projects are still slow this time of year.

Patrol

Vehicle may need new tires and/or chains.

Architectural Control

Vince Marabella reported that most permits are for new construction.

Lake Management

Dennis Floyd reported that an aerator permit for a lakefront home has been made to Fisheries and Mason County. LLVCC will not approve a permit unless the County's permit is approved.

Recreation

Jeremy Jones reported that Megan Lucas may be interested in being the chairman of the Recreation Committee and planning community events.

Public Relations

No report.

Hearings

No report.

Action Items

Action Item Spreadsheet

Reviewed the spreadsheet that Laurie Swetkovich keeps, she will update the spreadsheet with dates of resolution.

Property Liens

Motion: Vince Marabella motioned that once LLVCC places a lien on a property, that the resident's voting privileges and use of all common areas be removed.

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Reserve Study

Discussion occurred about the required Reserve Study.

Motion: Vince Marabella motioned to select Jeff Samdal and Associates.

Second: Jeremy Jones

Aye: 6

Opposed: 0

Abstained: 0

Executive Session

Entered Executive Session at 8:20pm

Re-entered regular meeting at 8:37pm.

The Board discussed property owners that have had liens placed on their properties, and those that have unpaid fines.

Meeting Adjournment

Meeting Adjournment: 8:38 pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Michael Pearce

Aye: 6
Opposed: 0
Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary