

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

July 2020

Date: July 22, 2020

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

Board Members Present: Dennis Floyd, Les Dennis, Maureen (Mo) Allen, Don Huibregtse, and Michael Pearce

Others Present: Laurie Swetkovich and Kristin Scantlin

Absent: Cindy Ross, Vince Marbella, Verne Poupitch, Jason Ilarraza

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.**

Review Minutes from the June 16, 2020 board meeting

Motion: Michael Pearce made motion to approve the June meeting minutes as written.

Second: Maureen Allen

Aye: unanimous

Opposed: 0

Abstained: 0

Financial Reports:

In Cindy Ross's absence, Dennis Floyd went over the Balance Sheet. Dennis had a question regarding "Navy Easement Land" under Fixed Assets on Balance Sheet. The Navy Easement Land is the cart path behind the lake, Laurie responded.

Dennis asked for any questions on the Statement of Activities: Michael Pearce asked where the funds were taken to pay the cost of abandoned boat removal. The funding came out of Common Area Supplies. Michael Pearce asked if we had an aging report on the \$18,872.21 under Accounts Receivable on the Balance Sheet and Laurie said we could print one out. We will have an aging report for the next meeting. Michael Pearce would like an aging by the season. Michael Pearce asked to have the Statement of Activities report modified to include the pro-rated amount of the annual budget for each line items on the report at each future Board meeting. Dennis Floyd said that he and Laurie will work with the accountant on this request.

Are we fine with the statement of activities with all that input? All Board members said yes.

Presidents Report- Dennis Floyd report:

The initiatives completed this month included the clearing of Lot 66, which previously served as an overflow storage area. All the boats, trailers, and other units were removed from Lot 66 and Lot 57. All boats and trailers are now properly registered. It was a lot of work, particularly by Don and Michael.

The boat sale on July 15th netted us \$405 in income and getting all the previously unregistered boats registered added another \$350.

Now we need to decide how to proceed with improvements to Lot 57 (boat launch area) and develop a recommendation to the community on the future use of Lot 66.

The Governor's most recent guideline on limiting the size of public meetings to ten or fewer people is the reason we are conducting this meeting remotely. Dennis expressed doubt the August 18 Community meeting can be held.

Still hanging out re: the funding of the \$37000. We have one bid for repairs to basketball court, of more than \$7000. Vince is getting a second and maybe a third bid. We need to get that squared away.

Do we feel a volunteer board is sufficient or do we feel we need some expertise, something to think about?

We hired two people, Kristin Scantlin as office assistant and Robert Hansen for maintenance. They have done great in the initial transition to their new roles.

Vice Presidents report: None

Patrol Business-Don Huibregtse reported.

The Patrol Team has been doing normal tours of the community three times a day, logging in all trailers and RV's, utility trailers and such. Don discussed the logging of trailers and RV's in the morning, afternoon, and evening tours. After four days a unit is red tagged. Don also discussed how an owner can get a 10-day extension. Patrol also started taking pictures of yards that need to be addressed. Don will check all pictures and then forward to the ACC the photos and respective home addresses.

Architectural Control-Les Dennis reported:

Though the ACC team has not denied any permit requests, they have made changes to some but did not deny any. However, one exception which we will discuss is included in New Business.

Lake Management-Dennis Floyd reported:

Water test samples were taken on May 22. It took longer than normal to get the results back, but all five samples testing for fecal coliform were well within acceptable levels. We also tested for phosphate and nitrate levels in our lake water and those came back within acceptable levels. Two ponds on the golf course have been treated and we are monitoring the lake. We have a second growth of curly weed and are awaiting AquaTechnex to get us on their schedule in early August. Dennis does not think we will have to use the full budget for lake treatment but is watching it closely.

Laurie will put Lake Management reports on web site.

Recreation-Dennis Floyd reported:

We need to discuss the Christmas parties for LakeLand Village children and adults. Dennis said, unless there is a vaccine, he doesn't see how we can host the parties this year. We will make a decision in September.

Public Affairs-Maureen Allen report:

Nothing to discuss, except Dennis wanted to know if there was a schedule for personnel with the Sheriff's department to drive through Lakeland Village? Mo responded that Lakeland Village is not a scheduled route.

Hearings:

Nothing to discuss

Welcome Committee-Michael Pearce reported:

Michael said it has kicked off, showed us a mug, with coupons highlighting several discounts around town.

Any feedback from new residents? Some of the questions have been, how often does the board meet? Can we use tennis courts even though it says pickle ball? Just easy questions as those.

Laurie thinks we should add a colored map designating the various divisions to the Welcome Packet.

Old Business:

Boat Initiative Update: Michael & Don

Dennis asked if there was anything more regarding the boat storage and Lot 66. Michael stated that we ended up with five abandoned that were unregistered and we couldn't find the owners. We sold all five and reduced our towing costs. Don added we should put a sign up at the boat storage indicating; *don't store anything here without paying.*

Lot 66- Future

Dennis has had many comments from residents thanking us for clearing lot 66.

As a board, are we open to having a special meeting on what the future use for lot 66 should be? Should we start by getting ideas from the community? We will discuss further next meeting.

Reserve Study Funding

Dennis suggests that we take the \$37,000 we have and transfer it to a separate money market account, separate from our regular money market account. Currently we have one bid at more than \$7000 for the basketball court repairs and resurface, so Cindy has suggested we transfer upwards of \$10,000 or whatever is needed to cover the basketball court repairs and resurface. Then that gives us the balance needed for the reserve fund and that is what Dennis suggest. Dennis is going to ask Vince to get the other two bids for the basketball court repairs. Cindy is suggesting we earmark the \$37,000 that is already there in the contingency fund, and identify it, in a separate money market and that is where we begin building for the future, with annual contributions to the reserve fund.

Can I have a motion approving to earmark the \$37,000 that is currently contingency money, identify it and put in a separate money market as Cindy suggests

Motion: Les Dennis

Second: Michael Pearce

Aye: unanimous

RV Business

Michael Pearce: A family on Soderberg is operating an RV rental business from their home. They have gone to great lengths to make sure any rental RV is not there more than four days out of the week. The bottom line is they are very cooperative, and they said they are going to sell the RV by September.

The problem is they have a business out of their home and people are picking up the RV at their home. Customers coming to pick it up is the issue.

Mo brought up the Airbnb. She has personally witnessed they are renting the upstairs unit. Can we monitor that?

On the east Fairway, there is a house with a coffee van in front yard. We need to check the division covenants.

Renter Resolution

Vince was assigned to this. Laurie states that Vince is wanting to write a resolution about rentals/ Airbnb's. She doesn't have any other details. We will let Vince bring it up in the next meeting.

New Business

Rules & Regulation Update

There is a copy in the packet regarding rules for use of common areas, including the boat launch area. Dennis removed the statement that boats could be stored on lot 66. In the bottom line on page two, we need to remove \$10 as the annual fee, in case we vote to change the amount of the fee in the future.

Community Meeting Postponement:

It doesn't look like our August 18 Community meeting can be conducted as a public meeting. We don't know when a Community meeting can be scheduled. We will cancel the August 18 Community meeting and post the cancelation online and when and if we can do a public meeting we will. We would love the community's input and will move forward to produce and distribute an informative quarterly newsletter to residents documenting our many initiatives.

Can we do more emails, Michael Pearce asked? All meeting notes and newsletters are published online. Laurie suggested we mail the newsletters out by mail.

Do we need a new computer person, Dennis asked? Laurie states she likes Troy, but she does not feel she gets the help she needs in a timely manner.

As a board, we have dealt with this too long. We need to start by asking Denali if they "host". If they can't, can they refer us to a firm that will provide the service we want?

Laurie will make it an action item and put Les' name on it.

Attorney Wilson-Hoss Retirement

Our attorney retired at the end of July. We have two referrals from Rob Wilson-Hoss. The first referral, a law firm in Shelton stated they are too busy and would not take us on. We have a LakeLand Village resident Rick Biehl, with a law office in Allyn. Dennis will contact him.

Pioneer Builder Complaint

Rather extensive and in packet.

Les: we have 2-3 or more residents living on E. Fairway Dr, above E. Allyn View Dr. who have complained about the construction being done by Pioneer Builders downslope from them. They have objected to the impact on their view and the elimination of trees. Some residents are saying it is a failure of the board because we are letting this happen.

The ACC team has been out to meet with the neighbors raising the complaint, have taken measurements and reviewed the placement and heights of the buildings, and the trees that have been removed.

The ACC is working with the neighbors and Pioneer Builders to resolve these issues.

Attached Complaint

We have a week to 10 days to respond.

Conflicting Guidelines Resolution #1 & #23

Vince was going to go over this, so this one is moving to the next meeting

3rd Office Backup

There were seven candidates for the Office Assistant position. Kristin Scantlin was our choice. We were thinking we would give the "runner up" a few hours a week in order to be prepared to serve as a backup so we are always covered. Laurie suggested that we get Kristin up and running first. Michael Pearce suggested we give that person a specific project. Les suggested that after Kristin is up and running, she is moved from Mondays to Fridays, which would free up a few hours for the extra back up.

Resident Suggestion about deputizing patrol

Homeowner Jeff Thompson suggested to deputize patrol: Laurie asked the resident to write up something and she will submit it to the board.

No action is needed on this.

There is no other new business.

Don makes the motion to adjourn

All in favor: unanimous

Meeting Adjourned at 7:22pm

Respectfully Submitted,

Kristin Scantlin, Office Assistant