

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
June 2020

Date: June 16, 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 5:33pm.

Board Members Present: Cindy Ross, Dennis Floyd, Michael Pearce, Les Dennis, Maureen (Mo) Allen, Vince Marabella (logged in 10 minutes late), Jason Ilarraza (logged in 15 minutes late)

Others Present: Peter Nash and Jeff Samdol

Absent: Don Huibregtse, Laurie Swetkovich

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 May board meeting:

Motion: Michael Pearce moved to approve the May meeting minutes with one correction. The name of Les Pearce under tennis and basketball court needs to read Les Dennis.

Second: Mo Allen

Aye: 4

Opposed: 0

Abstained: 0

Officer Reports

Treasurer's Report

Financial reports for June 2020:

Balance Sheet as of June 14, 2020

Checking	\$ 12,132.31
Savings	\$ 123,709.28
Money Market	\$ 160,831.04 (\$37,000 reserve; \$23,225 litigation; \$100,000 general; \$606.04 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 22,239.38
Prepaid Insurance	\$ 309.00
Undeposited Funds	\$ 455.00
Total	\$ 319,681.01

Statement of Activities (Accrual method) as of June 14, 2020

Total Expenses	\$ 37,941.61
Total Revenue	\$ 208,206.27
Net Ordinary Income	\$ 170,264.66
Net Income	\$ 170,264.66

President's Report

Dennis Floyd reported that a lot of progress has been made since the last Board meeting, which was three weeks ago.

Vince Marabella has completed the remodeling of the LLVCC office. The newly installed customer service window is a welcome addition and enables residents and visitors to do business without having to enter the office space.

Cindy Ross, Michael Pearce, Les Dennis and Dennis Floyd have revised the leave policy which meets state mandated criteria and took comments from last month's Board meeting into consideration.

Michael Pearce, Don Huibregtse and Laurie Swetkovich have moved the LLVCC project along to identify abandoned boats/vehicles in the board storage area and Lot 66. The units are identified on the LLVCC website and Public Notice ads have been placed in the Shelton-Mason County Journal. The LLVCC attorney has weighed in on this initiative and confirmed we are properly proceeding.

Les Dennis and his ACC team have never been busier working with homeowners to make sure their projects are compliant with covenants and resolutions.

Patrol, under Don Huibregtse's leadership has been busy with three daily tours of the community and have been on heightened alert to monitor RV/boat/trailer infractions.

The initial draft of the Reserve Study was received from Jeff Samdal.

Cindy Ross transferred \$65,000 from the Kitsap Bank savings to checking, and the \$65,000 will be deposited into the Kitsap Credit Union money market account.

Michael Pearce has a group of volunteers anxious to begin serving as our Welcome Committee to reach out to new Lakeland Village residents.

Dennis Floyd completed the first round of collecting water samples from the lake for testing and is awaiting lab results.

The grounds authority personnel are in place and will be working daily from noon to 6:00pm through Labor Day.

Several open positions exist, including the office assistant and maintenance. We also have an open Board position and the LLVCC attorney, Rob Wilson-Hoss has announced his retirement.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that a bid was received to repair the basketball court, and re-sealing. Vince is resigning from the maintenance position, Wednesday, June 23rd will be his last day.

Patrol

No report.

Architectural Control (ACC)

Les Dennis reported that some points of contention have been resolved. Permits consist of trees being removed, sheds being installed, etc.

Lake Management

Dennis Floyd reported that samples were taken from the lake on Friday, May 22, 2020 and delivered to Spectra Labs in Poulsbo the same afternoon. Testing results for fecal contamination and nitrate concentration has not yet been received.

Rick Anderson was contacted to coordinate the treatment programs for the lake with treatments of selected golf course ponds. AquaTechnex will be out tomorrow to treat some of the golf course ponds, and to monitor the lake.

The growth of water lilies and water iris is being monitored. Treatments are typically in July or August of each year.

A homeowner near the far end of the channel with property near the weir talked to Dennis Floyd about residue and muck build-up in summer months. The homeowner said they would provide LLVCC with the contact information of someone who may offer advice about the topic, yet we have not received the contact data as of today's meeting.

Recreation

Jason Ilarraza agreed to chair events. Jason has given this some thought, as he's had inquiries about the Garage Sale and there have been a few folks that would like to see an art walk in LakeLand.

The Allyn Days local event was cancelled due to the Governor's Phase-In plans surrounding COVID-19. Future meetings may be held quarterly at the Port of Allyn or the Community Building above The Bistro.

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

Vince Marabella agreed to be the interim Chairperson for Hearings, due to Jeremy Jones resignation from the Board. Verne Poupitch has agreed to participate on the Hearings Committee.

Beach Attendants

Staff work daily from 12pm to 6:00pm.

New Business

Board Member Resignation

Jeremy Jones resigned from the Board on June 12, 2020 as he doesn't have enough time to donate to the Board. There are two years left on his term. A brief discussion occurred about Verne Poupitch who was interviewed recently to fill a board position.

Motion: Cindy Ross moved to appoint Verne Poupitch as a Board member to fill the position vacated by Jeremy Jones.

Second: Les Dennis

Aye: 6

Opposed: 0

Abstained: 0

Old Business

Reserve Study

Dennis Floyd introduced Jeff Samdal who prepared the study. Jeff informed the board that future updates to the reserve study will be needed, and that a Level 3 update to the study is free of charge, and a Level 2 update, is required by the state of WA every three years. Level 2 is a full reserve study. If it is decided that the Board would like to add a park, etc., Jeff will add to the amenity to the study. Jeff suggested that if the Board wants to add a structure, park, etc., that there should be a detailed plan before proceeding. Reserve Account Funding: Option 3, a ten year payment schedule was recommended by Jeff.

Motion: Les Dennis moved to take the \$10,000 that is in the budget for this fiscal year and add it to the \$37,000 contingency monies for a total of \$47,000 that will be labeled the Reserve Account Fund.

Second: Vince Marabella

Aye: 6

Opposed: 0

Abstained: 0

Motion: Vince Marabella moved to retract the above motion about the Reserve Account Fund until further research is conducted, as we may need to add the basketball court to the reserve study, which may impact the annual deposit into the fund.

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Paid Leave Policy

Cindy Ross reported that the draft Paid Leave Policy was amended after last month's Board meeting.

Motion: Les Dennis motioned to accept the Paid Leave Policy as written.

Second: Mo Allen

Aye: 5

Opposed: 0

Abstained: 1

Legal Counsel Update

Rob Wilson-Hoss is retiring and has provided two recommendations for a replacement law firm. Michael Pearce will help Dennis Floyd evaluate the recommended firms.

Welcome Committee Status

Michael reported that vendors are donating coupons to provide to new residents of LakeLand Village and a short letter will be included in the LakeLand coffee mug.

Boat Project Update

An ad has been placed in the local paper. If the abandoned boats are not claimed they will be sold, for those that are not sold, they will be removed.

Lot 66

Most remaining boats/vehicles located on Lot 66 have been abandoned and will need to be removed. A special board meeting will be held to determine options for the lot.

Resolution 23

No comments.

Upcoming LLVCC Events

August 18 – Community Meeting

August 1 – Garage Sale will proceed as scheduled

August 23 – Annual Picnic will be cancelled, due to COVID-19

Postponed Events

Fishing Derby – Cancelled due to COVID-19

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.

Next Board meeting

July 22, 2020

Meeting Adjournment

Meeting Adjournment: 7:18pm

Motion: Michael Pearce motioned to adjourn the meeting.

Second: Vince Marabella

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary