

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
March 2020

Date: March 25, 2020

Location: Remote Conference Call due to the COVID-19 virus, residents of Lakeland were invited to participate

Dennis Floyd called to order the regular meeting of the Board of Directors at 6:00pm.

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

Others Present: Laurie Swetkovich, Keith McGregor

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 March 25, 2020

Checking	\$ 13,198.39
Savings	\$ 139,440.22
Money Market	\$ 60,582.13 (\$37,000 contingency; \$23,225 litigation; \$357.13 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ (67,860.53)
Prepaid Insurance	\$ 2,461.80
Undeposited Funds	\$ 4,792.50
Total	\$152,619.51

Statement of Activities (Accrual method) as of March 25, 2020

Total Expenses	\$166,036.53
Total Revenue	\$176,110.21
Net Ordinary Income	\$ 10,073.68
Total Other Income	\$ 391.23 (Interest)
Net Income	\$ 10,464.91

No action is required on the treasurer's report, materials will be filed for audit purposes and are available at the Lakeland Village Community Club office.

Keith McGregor asked to meet with Cindy Ross. Response to Mr. McGregor is that as soon as COVID-19 calms down, Cindy will meet with him.

Minutes from the February board meeting:

Motion: Vince Marabella moved to approve the February meeting minutes as written.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Minutes from the February Community Budget meeting:

Motion: Vince Marabella moved to approve the February meeting minutes as written.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

President's Report

Dennis Floyd reported that we've been dealing with the COVID-19 virus, and that Laurie will begin telecommuting.

Vice-President's Report

Vince Marabella reported that he had to re-build our wall near the playground due to vandalism.

Committee Member Reports

Maintenance

Vince Marabella reported that he'll get some caution tape and put around the playground and lock bathrooms. He had to rebuild the wall at the children's playground as it was disrupted by vandalism.

Patrol

Don Huibregtse reported that Patrol will continue thru COVID-19 outbreak. He is pleased they have been able to get more wear out of the tires by rotating them routinely.

Architectural Control (ACC)

Vince Marabella reported that we have two permits pending and nine permits were approved. There have been quite a few dead trees that are needing to be removed, and a lot of new homes are being built. Laurie will place a message on LLVCC's voicemail that the ACC will not be meeting for at least two weeks due to COVID-19.

Lake Management

Dennis Floyd reported a LakeLand Village homeowner that is concerned about water quality and shoreline management has created a website that brings together regulations and guidance from the state and county about shoreline maintenance. LLVCC will add this website link to our website, so that people have good information. Dennis will monitor website for accuracy.

Last month Dennis reported that there was a tree leaning over the channel of the lake, and that we are now awaiting the tree's removal.

Dennis was out on the lake last week, and the brown curly leaf is back. Dennis called Aquatechnex about beginning weed control.

Recreation

Dennis Floyd reported that the Easter Egg Hunt has been cancelled due to COVID-19. The fish plant will continue as scheduled. LLVCC is still in need of a Chairperson or recreational activities will cease in their entirety.

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 reported there were no hearings over the last month.

New Business

Office Remodel

Vince is constructing a cabinet for storage and adding a slider window in the LLVCC office that will allow staff to greet visitors at the window rather than having guests enter directly into the office.

Property Liens

A board member had brought up that they thought maybe we were not complying with RCWs. We asked our attorney's opinion, and he confirmed that we are currently complying with regulations.

LLVCC Signature Authority - Check Signers

President, Vice-President and Treasurer are current signers on the bank accounts.

Motion: Vince Marabella moved that authorized check signers for LLVCC will be Dennis Floyd, Vince Marabella, Cindy Ross and Les Dennis. Chris Mills and Marv Peterson are to be removed as signers.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Sick Leave Policy

Per the WA law, up to 40 hours can be rolled over into the next fiscal year. Cindy, Michael and Les will research potential policies and come back with a recommendation at the April board meeting.

Governor's order to Stay Home and Stay Safe thru April 6, 2020

Discussion about which public areas should remain open and which should close. It was noted that the fish plant will be limited to the business that plants the fish.

Motion: Michael Pearce moved to close the tennis courts, basketball courts, docks, lake, playground areas and gazebo.

Second: Mo Allen

Aye: 2

Opposed: 5

Abstained: 0

Amended Motion: Vince Marabella motioned that the bathrooms near the playground, playground area, gazebo, basketball and tennis courts be closed. The docks and lake will remain open.

Second: Jeremy Jones
Aye: 7
Opposed: 0
Abstained: 0

Community Member Input

Keith McGregor asked if the Board had seen his letters. He believes that RCW 64.38 only encourages a Reserve Study, and that the association can create their own. He recommended that the Board does nothing and does not pay a professional organization to prepare a reserve study.

Response: Keith's letters were distributed to Board members. Dennis Floyd stated that he appreciates Keith's time and efforts. The Board has determined to take a disciplined approach with our assets, the costs, and the maintenance of those assets. Therefore, the Reserve Study will be secured from a professional.

Old Business

Board Member Recruitment

Dennis stated we have several people interested in joining the board. He requested that they attend or listen to the recording of at least two monthly meetings, and if still interested in joining the board, that he will then interview each person that is interested in serving.

Welcome Committee

Four people have volunteered to be on the Welcome Committee. We need to reach out to local businesses, and we'll need to wait to implement until the COVID-19 virus scare is over. Michael Pearce agreed to contact local businesses.

Michael Pearce met with the Anderson's and inquired whether they would contribute a round of golf, if we form a welcome committee for new residents. They were open to the idea.

Lake Weed Control – meeting with the Anderson family

Michael Pearce met with the Anderson's and reminded them that the weeds in the golf course ponds need treatments by Aquatechnex to help curtail weed growth in Anderson Lake. Michael reported that the Anderson's were responsive.

Transfer Fee

Michael is still a proponent of a fee of at least \$500.

Dennis proposed that we revisit the fee when we plan the budget for next year.

Lot 66

Michael Pearce said the people he talks to thinks the Board should make the decision, and not put the vote out to the community. Vince Marabella said that to be fair to the community near the lot, we may need to shut down the storage of RVs and boats. LLVCC is awaiting a legal opinion from Rob Wilson-Hoss.

Money Market Account

Money from the general savings account at Kitsap Bank will be moved into the money market account at Kitsap Credit Union in the next fiscal year.

Fish Plant
April 3, 2020

Action Items

Action Item Spreadsheet

There are no new items, and when an Action Items is added, it needs to be assigned to someone to resolve.

Meeting Adjournment

Meeting Adjournment: 7:42pm

Motion: Don Huibregtse motioned to adjourn the meeting.

Second: Jeremy Jones

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary