

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
May 2020

Date: May 27, 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 5:32pm.

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

Others Present: Laurie Swetkovich, Peter Nash, Sarah Duffy

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.

Minutes from the April board meeting:

Motion: Michael Pearce moved to approve the April meeting minutes as written.

Second: Mo Allen

Aye: 5

Opposed: 0

Abstained: 1

Officer Reports

Treasurer's Report

Financial reports for April 2020:

Balance Sheet as of April 23, 2020

Checking	\$ 11,264.17
Savings	\$ 101,360.00
Money Market	\$ 160,582.13 (\$37,000 contingency; \$23,225 litigation; \$100,000 general; \$357.13 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 60,797.99
Prepaid Insurance	\$ 1,385.42
Undeposited Funds	\$ 2,291.25
Total	\$337,685.96

Statement of Activities (Accrual method) as of April 23, 2020

Total Expenses	\$ 15,919.89
Total Revenue	\$206,157.50
Net Ordinary Income	\$190,237.61
Net Income	\$190,237.61

Financial reports for May 2020:

Balance Sheet as of May 26, 2020

Checking	\$ 8,128.20
Savings	\$ 125,498.78
Money Market	\$ 160,831.04 (\$37,000 contingency; \$23,225 litigation; \$100,000 general; \$606.04 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 28,022.38
Prepaid Insurance	\$ 1,385.42
Undeposited Funds	\$ 2,747.50
Total	\$326,618.32

Statement of Activities (Accrual method) as of May 26, 2020

Total Expenses	\$ 33,127.46
Total Revenue	\$208,096.27
Net Ordinary Income	\$174,968.81
Net Income	\$174,968.81

New Board Member

Motion: Vince Marabella nominated Jason Ilarraza as a LLVCC Board member to fill a vacated position.

Second: Les Dennis

Aye: 6

Opposed: 0

Abstained: 0

Motion: Michael Pearce motioned to move \$65,000 from Kitsap Bank to Kitsap Credit Union.

Second: Don Huibregtse

Aye: 7

Opposed: 0

Abstained: 0

President's Report

Dennis Floyd reported that many of our efforts during the past month were focused on complying with the Governor's Stay Home, Stay Safe mandates. LLVCC committees have been diligently moving forward on numerous important projects.

Les Dennis, Chairmanship of the Architectural Control Committee has responded to a record number of project permits with his ACC team members. With so many people at home, it seems everyone has taken on a project requiring ACC approval.

Cindy Ross, Michael Pearce, and Les Dennis produced a sick leave policy for the Board to vote on later in this meeting. Thank you for wading through the State guidelines to prepare a useful policy document to guide us on this matter.

Michael Pearce and Don Huibregtse have developed a process for identifying abandoned boats/units in both the LLVCC boat launch area and Lot 66. LakeLand Village residents will be encouraged to step forward to identify their boats/units. This is an important first step in the removal of abandoned units in both common areas. With Laurie Swetkovich's help, the boats/units in question will be identified and featured on our website for everyone to see.

Jeff Samdal toured the LakeLand Village assets and will begin drafting the Reserve Study. I anticipate that the first draft will be received before the June Board meeting.

Laurie Swetkovich continues to work from home and should be back working in the office soon. Vince Marabella has been doing the remodeling of the office to accommodate Laurie and a part-time employee while limiting open access to the office.

The June 16, 2020 General Meeting has been moved to August 18, 2020. LLVCC will review how and where to hold that meeting as well as consider whether to try to host the Community Picnic and the Community Garage Sale events later this summer.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that he is working on early season maintenance projects, such as repair of docks.

Patrol

Don Huibregtse reported that Patrol has addressed about 15 concerns over the last month. Most were routine. Fifty-two permits were hung on properties, four warnings were issued to those who do not have stickers on their boats/trailers.

Architectural Control (ACC)

Les Dennis reported that 50 permits were approved, many for tree removal, it was a very active month. One fence request is outside of what the covenants allow as it is a gauge steel wire (hog wire) enclosed in a wood frame, and the homeowner would plant trees in front of the fence.

The homeowner, Sarah Duffy, spoke about the proposed fence and showed photos of the fencing material and where it would be located. She requested a variance of the covenant. The Board determined that a variance would not be issued. Instead, Sarah was encouraged to gather sixty percent of voting members' signatures in Division 12 to allow the hog wire fence.

Lake Management

Dennis Floyd reported that the first treatment of the lake was completed on Thursday, April 23, 2020 to eradicate the brown leaf curly weed. The lake was observed three weeks after the treatment and weed growth was no longer evident. It is anticipated that treatment of large leaf pond weed will be completed in June and water lilies in July or August.

In late April, the debris was cleaned up that had built up in the weir and rubbish was removed from the creek bed between the weir and culvers under Lakeshore Drive. The water outflow over the weir has been steady for the past six months, although daily volume varies.

A mailing was distributed to all lake front homeowners calling their attention to the new website www.lakeanderson.org. This website is the one-stop guide to all issues and resources related to keeping our lake and shoreline areas healthy. The LLVCC resident who designed the website has been tracking views of the website and it has proven popular. An article highlighting the website will be included in the newsletter which will be mailed to all homes before the end of May.

Recreation

Jason Ilarraza agreed to chair events.

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

Dennis Floyd reported that Verne Poupitch has agreed to participate on the Hearings Committee with Jeremy Jones as the Chairman.

Beach Attendants

Laurie Swetkovich reported that beach attendants will begin wiping down the bathrooms several times each day. Staff work daily from 12pm to 6:00pm.

New Business

Arborist

There are sections in LakeLand that have more trees that seem to be in jeopardy than others. Les Dennis suggested that LLVCC may need to hire an arborist to assess what is happening with our trees, and to provide the Board with more education regarding trees. It was agreed that LLVCC would ask an arborist to participate in the community meeting on the 18th of August.

Paid Leave

Discussion surrounding draft policy. Cindy Ross will re-write with the help of Michael Pearce, Les Dennis and Dennis Floyd.

LLVCC & Golf & Country Club

Michael Pearce and Dennis Floyd would like the Board to think about what we can do to cooperate with and help the Anderson's with maintaining the golf course, etc. Dennis and Michael will reach out to Rick or Steve Anderson.

Tennis and Basketball Courts

Michael Pearce would like LLVCC to hire someone to power wash and apply a coat of sealant. He received a bid of \$2,500 plus tax.

Motion: Michael Pearce motioned to re-coat the tennis/pickleball court at a cost not to exceed \$3,000.

Second: Les Dennis

Aye: 3

Opposed: 2

Abstained: 1

Mediation

Vince Marabella reported a situation on East Rainier Drive. He met with both parties and thinks the issue has been resolved.

Construction Hours

Dennis Floyd reported that a homeowner was concerned that construction was happening on a Sunday. Resolution 16 includes the number of hours a crew can work, but not the days of the week that contractors can work. LLVCC will not limit the days of the week that contractors may work.

Kids Playground

Dennis Floyd requested that Vince Marabella put the swings up at the playground.

Old Business

Reserve Study

Dennis Floyd reported that Jeff Samdal toured LakeLand today. Draft study will be ready soon.

Welcome Committee

Michael Pearce reported that he has ordered 30 coffee mugs with Lakeland's information. These mugs will be filled with local business discount vouchers and will be given to new homeowners.

Boat Project

Michael Pearce and Don Huibregtse reported they have taken photos of every boat, placed tags on boats, and given data to Laurie Swetkovich. Laurie will post an ad in the local newspaper, and unclaimed boats will be removed if not claimed by July 2020.

Lot 66

Dennis Floyd has reached out to attorney Rob Wilson-Hoss each month since January, and LLVCC has yet to receive his legal opinion about vehicles parked on the lot, and its use.

A sign will be posted on Lot #66 informing people that they cannot park a boat or trailer without first registering with the LLVCC office.

Legal Counsel

Rob Wilson-Hoss has been unresponsive. Dennis Floyd will give him a date that we must have his legal advice about Lot #66 via letter, email and phone. If Mr. Wilson-Hoss doesn't provide the opinion that was requested in January 2020, LLVCC will look into securing a new attorney.

LLVCC Office Remodel

Vince Marabella reported that the office remodel is not yet completed. A window with a shelf will be installed for the office manager to interact with clients.

Upcoming LLVCC Events

August 18 – Community Meeting

August 1 – Garage Sale will proceed as scheduled

August 23 – Annual Picnic will likely be cancelled

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.

Meeting Adjournment

Meeting Adjournment: 7:54pm

Motion: Les Dennis motioned to adjourn the meeting.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary