

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
October 2020

Date: October 28, 2020

Board President Dennis Floyd called to order the regular meeting of the Board of Directors at 5:30pm.

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

Others Present: Laurie Swetkovich, Mike Casson, Dave Alberts, Oliva Alberts

Absent: Verne Poupitch

**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 September board meeting:

Motion: Vince Marabella moved to approve the September minutes from the remote meeting held on September 23, 2020 and which continued into a meeting held in-person on September 30, 2020. One revision to the remote meeting's minutes was to adjust the last sentence under the ACC Committee to reflect that permit forms are being revised, not have been revised.

Second: Don Huibregtse

Aye: 7

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for October 2020:

**Balance Sheet as of October 27, 2020**

Checking	\$ 10,345.61
Savings	\$ 13,506.07
Cap Imp Reserve	\$ 28,087.00
Money Market	\$ 169,389.31 (\$23,225 litigation; \$145,525.27 general; \$639.04 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 15,249.70
Total	\$ 236,582.69

**Statement of Activities (Accrual method) as of October 27, 2020**

Total Expenses	\$ 136,265.28
Total Income	\$ 226,163.60
Net Ordinary Income	\$ 89,898.32

Net Income                   \$ 89,898.32

### President's Report

Dennis Floyd reported that it is the time of year for the LLVCC Board of Directors to focus efforts on developing a budget for the up-coming fiscal year. Several informal workshop sessions have occurred.

The Board takes the responsibility of developing a budget seriously. There is always a long wish list of projects and improvements that would be ideal to include in the budget, however the Board is guided by the desire to keep the annual dues for community residents at a reasonable level to fund essential services and address the required funding as outlined in the Reserve Study, to provide the necessary funding for future maintenance and repairs.

Members of the Board are also involved in studying different approaches as to how the governance of LLVCC is structured. With more than 900 homes and 2,000 residents, our LakeLand Village community would by itself be the third largest city in Mason County. The volunteer Board of Directors is doing the necessary research now to determine how communities of our size can best be managed. As a result of our research and analysis, we may make some changes in operations. Community members will be kept informed.

Beginning September 2020, Board meetings have resumed to be held in-person rather than remotely conducted. The Covid-19 outbreak has affected many aspects of how business is conducted, as well as interactions with others. Most community activities were canceled this year due to the COVID pandemic. The Christmas party/dinner for adults scheduled for December 5 has been canceled out of concern for the safety of community members. The Board is working with the Allyn Community Club to see if we can partner with them to schedule a holiday event for children. Details will be provided if our planning is successful.

### Vice-President's Report

No report.

### Committee Member Reports

#### Maintenance

Vince Marabella reported that we are entering our slow period. Our Maintenance Technician (MT) has pulled back on a few tasks so that we stay on budget. The evaluation of the MT has been conducted. Special projects outside of the routine maintenance items will be routed thru the Board for pre-approval.

#### Patrol

Don Huibregtse reported that it has been very quiet since the last meeting. Staff is down one person. The patrol team will be monitoring the streets on Halloween evening.

#### Architectural Control (ACC)

Les Dennis reported that activity has dropped, going from 10-12 permits each week to 2-4 permits weekly. Most permits have been approved.

#### Lake Management

Dennis Floyd reported that the second and final treatment to occur in 2020 for invasive weed growth in Lake Anderson was completed in mid-August. The treatment addressed water lily growth on the lake and the recurrence of brown curly weed growth in the channel. A follow-up inspection of the channel indicated only

partial success with the curly weed treatment. Curly weed growth still exists in the approximately 700 feet extending through the channel heading out to the lake from the boat launch area.

Earlier this month, AquaTechnex was requested to complete an additional treatment in the channel which is still impacted by curly weed growth, however our permits for lake treatments expired on October 1, 2020. To secure a new permit and give the required ten-day notice to residents of another treatment would have pushed out the treatment past mid-October. It was determined that a late season treatment would not be effective and that the curly weed growth would subside with the change in temperature as we move into fall.

The treatment for curly weed growth will be scheduled in early spring of 2021, when it will be more effective. If a second growth occurs again next year, it will be treated promptly within our allowable time frame allowed through the permit process.

On Friday, October 9, Dennis Floyd took part in a three-hour seminar, Aquatic Species Early Detection Rapid Response seminar hosted by a variety of agencies including the Environmental Protection Agency (EPA). The presentations were helpful to understand the warning signs for cyanobacteria and invasive plant growth.

Cyanobacteria growth was brought to Mr. Floyd's attention by a lake shore resident who offered his assistance in performing the duties of the lake management team. The resident's knowledge and assistance are much appreciated.

#### Recreation

Jason Ilarraza met with the Allyn Community Association (ACA) and he is reaching out to Dan Griffey about having a firetruck at the Allyn waterfront park. ACA will provide bags of candy, and a photo op with Santa for kids & pets. Participants, including Santa, will wear a mask and be at least six feet from one another. LLVCC is contributing gifts for LakeLand's kids who participate in the event which will be held on Saturday, December 5, 2020, 2:00 – 5:00pm.

#### Public Relations

No report.

#### Hearings

No report.

#### Welcome Committee

Michael Pearce reported that he and Anne Peterson are continuing to distribute mugs and coupons to new residents.

### **Community Members**

Dave Albert presented a proposal to change the covenants of Division 8 to allow RV parking on lots in plain view of the public. The division includes 14 lots, with 11 of the residents voting yes to amend the covenants. Amendment of covenants requires that there must be least 75% consensus of the division's residents. The Board will have our attorney opine on the proposed amendment and whether individual homeowner signatures need to be notarized. Dennis Floyd will reach out to LLVCC's attorney tomorrow.

### **Old Business**

#### Budget Workshops

November 19<sup>th</sup> is the budget session. Several community members will participate.

### Restructure of Patrol Team

The Board is considering a restructure of the team to focus on compliance functions for LLVCC. Committee members are drafting a new job description that will meld new and current duties.

### Resolution #1

Attorney to opine.

### Fees

Michael Pearce talked about possibly charging fees to increase revenue, such as a fee to file a permit.

### Discussion Resolution #16

Vince Marabella will make modifications to Resolution 16 and will provide the proposal to Dennis Floyd. Dennis will have the LLVCC attorney review.

### Construction Permit Process

Les Dennis, with the input of the ACC committee members, has created a form.

### Management Company versus Association Director

The Board will begin gathering additional information to help determine the best form of management (in-house or contracting out with a Management company) of the LLVCC. Mo Allen will schedule a meeting with an HOA management company to discuss what they can provide.

### Security Cameras

Cameras at the entrances to LakeLand Village are being considered. Michael Pearce will address the possibility of adding cameras in the fire evacuation planning committee that he and Verne Poupitch are heading.

### Tree Maintenance/Removal

Three trees need to be cut down for safety purposes. The cost to cut down these trees and to top another was \$1,800 plus tax from West Sound Tree Service.

West Sound will also cut down the madrona tree that is leaning over the basketball court. And they will be taking down a tree that is leaning over Lake Anderson's channel after a permit from the state/county.

### Legal Costs

Due to disputes with a local builder, LLVCC has incurred legal costs. To resolve the dispute without further legal counsel involvement, the Board is negotiating directly with the builder to resolve.

### Tennis Court

LLVCC will pay for materials, and volunteers will apply paint, etc., next spring. Michael Pearce will get an invoice for the supplies, so that the supplies can be paid with this year's funds.

## **New Business**

### Transfer \$10,000 to Reserve Account

This year's budget includes \$10,000 to help fund the Reserve for Replacement account. The money needs to be transferred from the general fund to the Reserve money market account.

Motion: Vince Marabella motioned to move the budgeted \$10,000 from the general fund to the reserve for replacement account.

Second: Les Dennis

Aye: 7

Opposed: 0

Abstained: 0

### Forms

Employee Evaluation, Purchase Order and Fine forms have been created.

Motion: Vince Marabella motioned to adopt the Employee Evaluation (with the addition of an employee feedback section), Purchase Order, and Fine forms.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

### Division 8 Covenant Amendment

Dennis Floyd will talk to the LLVCC attorney about the amendment.

### Office Manager Hours

Effective November 1, 2020, the Office Manager will work four days a week, Sunday thru Wednesday, eight hours per day.

### Board Terms

Maureen Allen – term expires May 30, 2021. Maureen will not be seeking re-election.

Don Huibregtse – term expires May 30, 2021. Don intends to seek re-election.

The Office Manager will let the community know which Board positions will be open for next fiscal year.

### Website Providers

Les Dennis is securing bids for a new LLVCC website.

### Fire Evacuation Plan

Michael Pearce and Vince Poupitch will meet.

### Christmas Event

Dennis Floyd will contact Jason Iarraza tomorrow to clarify whether the event is for LLVCC residents only, etc.

### Next Board meeting (Budget Committee)

November 19, 2020 at 4:30pm

### Regular Board Meeting

December 2, 2020

### Action Items

### Meeting Adjournment

Meeting Adjournment: 8:12pm

Motion: Vince Marabella motioned to adjourn the meeting.

Second: Les Dennis  
Aye: 7  
Opposed: 0  
Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary