

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
February 2021

Date: February 23, 2021

Acting Board President Vince Marabella called to order the regular meeting of the Board of Directors at 5:39pm. The meeting was held via a virtual call due to the Governor's "Stay Home Stay Safe" restrictions associated with COVID-19.

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

Others Present: Laurie Swetkovich

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.

Board Member Candidate

Peter Nash and Steve Abels were interviewed. Mr. Ables expressed that he currently does not have time to volunteer on committees, special projects, etc., therefore, he is not considered a viable candidate.

Motion: Don Huibregtse motioned to have Peter Nash fill the vacant Board position beginning immediately, and that Peter will be the Chair of Lake Management.

Second: Cindy Ross

Aye: 7

Oppose: 0

Abstain: 0

Minutes from the January board meeting:

Motion: Michael Pearce moved to approve

Second: Mo Allen

Aye: 8

Opposed: 0

Abstain: 0

Minutes from the January Special (January 12, 2021) board meeting:

Motion: Mo Allen moved to approve

Second: Michael Pearce

Aye: 8

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for February 2021:

Balance Sheet as of February 22, 2021

Checking	\$ 10,765.28
Savings	\$ 6,420.71
Cap Imp Reserve	\$ 38,106.09
Money Market	\$124,653.84 (\$23,225 litigation; \$general; \$922.66 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 13,146.09
Undeposited Funds	\$ 245.00
Total	\$193,342.01

Statement of Activities (Accrual method) as of February 22, 2021

Total Expenses	\$ 185,155.73
Total Income	\$ 233,002.57
Net Ordinary Income	\$ 47,846.84
Net Income	\$ 47,846.84

At the end of March 2021, the unused portion of the budgeted amount for legal fees will be allocated to the litigation fund.

President's Report

Vince Marabella reported that we are getting credit card availability in the office so that members will be able to pay their dues and fees online.

Budget meeting will be this evening at 7:00 pm.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that he sent out a proposal regarding maintenance staff via email. Vince Marabella and Don Huibregtse held interviews with three candidates. Forrest Swanson Landscaping to do grounds work at \$35 hr. James Strassner to complete maintenance tasks, clean bathrooms, and water the grounds at \$13.69 an hour.

Motion: Michael Pearce motioned to hire Forrest Swanson's Landscaping to complete grounds work, and James Strassner to complete general maintenance tasks. Start date of April 1, 2021.

Second: Les Dennis

Aye: 7

Oppose: 0

Abstain: 1

Patrol

Don Huibregtse reported that the February snowstorm caused quite a few tree branches to fall, and Patrol was able to clear roadways of debris. Patrol is continuing to empty the garbage and resupply bags at the Pet Stations in LakeLand.

Architectural Control (ACC)

Les Dennis reported that the committee has not been nearly as busy as they are during the summer, fall and spring. One permit for a fence was denied.

Last week the ACC did not meet to approve permits due to weather conditions. Because the committee did not meet, a homeowner's requested permit to add a retaining wall was not reviewed, and the homeowner was told that the permit would not be considered until the next ACC meeting on 2/22/21. The ACC learned that the homeowner went ahead and began building the retaining wall without an approved project permit.

The ACC requested to fine the homeowner \$500.

Motion: Don Huibregtse motioned to approve fining the homeowner \$500.

Second: Michael Pearce

Aye: 6

Oppose: 1

Abstain: 1

Lake Management

Peter Nash reported that he and Dennis Floyd toured the lake and reviewed the State's Inspection report regarding Lake Anderson's dam.

- LLVCC needs to add a water measuring stick near the valve.
- The state needs an emergency and O & M plan with emergency contact individuals identified.

Cyanobacteria and opening closing the weir. Mr. Nash will be contact Biologist Allison Cook to discuss.

Inspecting the dam's weir monthly requires the committee to walk through private property, and each time a committee member asks permission from the homeowner to pass through their private property.

Recreation

Jason Ilarraza reported that the Allyn Community Association (ACA) will hold an Easter event that will focus on kids, that will meet the Governor's mandates regarding COVID-19. The date of the event is April 3, 2021 from 1:00 – 4:00. LakeLand kids are welcome to participate. They already have baskets and some easter eggs. Jason asked that the LLVCC office inform residents about the event and ask them to register kids. Jason will send out a plan to the Board.

LLVCC will provide easter eggs that would have been purchased for the LakeLand Easter Egg event will be cancelled.

Motion: Don motioned for LLVCC to participate in the ACA Easter event.

Second: Mo Allen

Aye: 8

Oppose: 0

Abstain: 0

Public Relations

No report.

Hearings

No report.

Welcome Committee

Michael Pearce reported that staff are filling the coffee mugs, and they will then be distributed to new residents.

Old Business

Restructure of Patrol Team to be the Compliance/Patrol Team

Don Huibregtse presented the new guidelines and job description for the team.

Motion: Michael Pearce motioned to adopt the updated job description.

Second: Les Dennis

Aye: 8

Oppose: 0

Abstain: 0

Website Hosting/Tech Services

Website vendor secured. Talks continue about technical service.

New Street Lights Division 14

Laurie Swetkovich is meeting with PUD next week.

New Business

Ballot Verification

Cindy Ross verified ballots.

Poo Bag Holder/Pet Station Division 14

A Pet Station will be installed, as we have an extra station in stock.

Update of Employee Wage Policy

Policy needs to be updated with current wages, etc.

Upcoming Meeting

Board Meeting – Wednesday, March 24, 2021 at 5:30 pm

Upcoming Events

Fish Plant – April 2, 2021 at 11:00am

Easter Egg Hunt – April 3, 2021 - LLVCC will participate with the ACA instead of having our own .

Action Items

- Fire evacuation and security cameras. Michael Pearce will research and write a point paper regarding a system and what it would entail, including whether the Sheriff's office would consider pictures as evidence of crimes that occur in LakeLand.

Update: Michael spoke with several companies. He has two formal bids. LLVCC would have to talk to the county to tap into power.

- Tree removal – basketball court and lake. The homeowner on the lake has not agreed to pay for half of the removal, so we'll go ahead and have the basketball court tree removed and if the Anderson's agree, we'll trim the tree near the tennis courts.

Meeting Adjournment

Meeting Adjournment: 6:54pm

Motion: Cindy Ross motioned to adjourn the meeting.

Second: Mo Allen

Aye: 8

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary