

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
April 2021

Date: May 5, 2021

Acting Board President Vince Marabella called to order the regular meeting of the Board of Directors at 5:33pm.

Board Members Present: Cindy Ross, Maureen (Mo) Allen, Les Dennis, Don Huibregtse, Vince Marabella, Peter Nash

Others Present: Laurie Swetkovich, Robin Langford, David Langford, Debra Dean, Wayne Gripp

Absent: Michael Pearce, Jason Ilarraza, 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 March board meeting:

Motion: Mo Allen moved to approve

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for April 2021:

Balance Sheet as of April 28, 2021

Checking	\$ 19,439.77
Savings	\$151,527.01
Cap Imp Reserve	\$ 38,115.34
Litigation	\$ 33,212.53
Money Market	\$ 91,511.65 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 70,364.93
Undeposited Funds	\$ 295.00
Total	\$404,471.23

Statement of Activities (Accrual method) as of April 28, 2021

Total Expenses	\$ 22,818.62
Total Income	\$ 238,860.73
Net Ordinary Income	\$ 216,042.11
Net Income	\$ 216,042.11

President's Report

The April Board meeting was postponed to May 5, 2021 due to not having a quorum on the regularly scheduled meeting date. Vince Marabella reported things are going well, and that Peter Nash is doing a great job of working on responding to the state's report of Lake Anderson.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that Jim Stracener is doing a good job.

Compliance/Patrol

Don Huibregtse reported that new hours are working well, and the ACC is liking the team's contributions. Pete Fischer has opted to remain as a Patrol officer and will not conduct Compliance duties. Mr. Fischer's pay rate will be commensurate with the position of a Patrol team member. The phone number to reach Compliance is 360-900-6021.

Architectural Control (ACC)

Les Dennis reported that things are picking up steadily. The new Compliance Specialist (CS) is reducing the ACC committee's time spent visiting properties. The CS is reviewing permits to ensure covenants and resolution requirements are met and is following up on previously approved permits to ensure projects are completed as approved.

Lake Management

Peter Nash reported:

- Fish plant was completed on April 2nd, 1600 trout were released into Lake Anderson. Dennis Floyd attended.
- Herbicide treatment for pondweed was done on April 16th. Dennis Floyd has been very helpful with this matter.
 - Ideal conditions for treatment. Mr. Floyd inspected shore before and after - good early results.
 - Spot treatments for individual homeowners cannot be provided by LLVCC, nor can we give that impression. If homeowners want to clear pondweed, they should accept some responsibility, and understand the lake floor in front of their home is LLVCC property.
- Homeowners and Lake Weeds
 - Mr. Nash proposed that LLVCC buy one or two weed rakes to lend out to LLVCC members (members must pay a deposit to help ensure they return the rake), instructions, and WDFW guide which serves as a permit.
 - Certified weed pullers program - allow landscapers to pull weeds BUT they need a permit and their own rake. They would have to read the pamphlet and our instructions, give dates, agree to remove all disturbed weeds from lake.
- Dam Emergency Action Plan
 - We have changes documented, now waiting on the state to provide the word document. Mr. Nash will provide summary of changes to Laurie Swetkovich to file as we await the final document.
- Muck Blower Report

- The homeowner in question stated they do not have a muck blower, and instead manually pulled weeds. Matter is closed and the homeowner did well to remove the weeds.
- Lakeanderson.org website update - showing top 4 invasive weeds and top 4 suggested shore plants. Educating homeowners on managing the shore.
- Lakeshore zone projects. Citing Mason ordinances chapters 8.52 and 17.5, and I have confirmed my understanding of the rules with the county. The shoreline buffers are outlined in 17.50 table 17.50.110-A
 - The county and state have tightened rules for shoreline projects, yet LLVCC has started allowing projects were not allowed in the past. We need to err on the side of caution when approving project permits, so that we do not lose the view and natural lakeshore.
 - Anything within 115 feet of the shore requires a permit or at least communication with the county. This is the basic rule of setbacks.
 - In terms of what is and is not allowed, a firepit surrounded by gravel 40 feet from the lake would NOT likely require a permit. But even a simple fence, shed or patio would. New homes can be sited based on common line. Absolutely nothing can be built within 35 feet of the lake.
 - Several examples of violations:
 - One property had major earthmoving and retaining walls built on the shore
 - Another has built two new sheds on the shore.

Mr. Nash proposed these solutions for Lakeshore ACC Permits

- Do not approve sheds, patios, fences, grading, or walls in the lakeshore buffer that is possibly illegal until homeowner produces permit for permission from county.
- Any project within the lake buffer (100 feet) should be referred to Lake Management (as part of ACC) for additional review.
- Add permit form checkboxes for:
 - Between 115 and 35 feet of shore
 - Fences, sheds, gazebos pavers etc., will require county permit FIRST
 - Fire pits, shore buffer compliant landscaping likely allowed; small, uncovered decks etc.
 - Within 35 feet – building automatically rejected
 - Native plant clearing rejected.
 - Shore sensitive landscaping allowed, if allowed by county (need letter)
 - Automatic rejection will be reconsidered if applicant obtains current county permit.

Recreation

Jason Ilarraza sent in the following report about the Easter event: One hundred and fifteen children registered for the event. Registered guests and non-registered guests alike, enjoyed a photo with the Easter Bunny and received Easter baskets, topped with candy filled eggs, toys and treats. Some families by chance joined the event as it was beautiful sunny day, and they were simply stopping by the park to enjoy the sunshine and view. Families were welcomed by our volunteers, Easter Bunny, and the Central Mason firemen. Families had their photo taken with the Easter Bunny under the decorated gazebo and the children received their Easter baskets. Every child in attendance received a basket.

The fishing derby will be held on Saturday, May 8, 2021. Dick Caron Mo Allen and Cindy Ross will be there to log names, fish weight, etc. Packaged snacks will be provided.

Hearings

A hearing will take place on Wednesday, May 19th at 5:30. Debra Dean and Wayne Gripp will participate on the Hearing Committee. Information will be provided to the participants no later than one week prior to the hearing.

Welcome Committee

No report.

Public Affairs

Meetings with the Sheriff have resumed with limited attendees. Mo will attend the next meeting and provide the Board a report.

A meeting was held with Chief Spurling, where the Chief confirmed that cameras at the entrances of LakeLand would be helpful, and that the Sheriff department would be able to use photos as potential evidence.

Old Business

Website Hosting/Tech Services

Computer Lab was selected for technical computer support services.

New Street Lights Division 14

Topic is tabled until we know how much this will cost LLVCC. Two streetlights have been approved by homeowners. An eighteen inch trench is needed, Laurie Swetkovich will contact Rick Anderson to dig the trench at no charge to LLVCC. One inch conduit is needed. Light poles are \$130 each per year.

Rack Storage for Kayaks at Boat Storage Area

Don Huijbregtse requested that we add kayak storage in the boat storage area. Don will price materials.

Compliance Specialist Team or Compliance Specialist Patrol

Don Huijbregtse is the Compliance Specialist, and Pete Fischer will continue to conduct patrol duties. The team will be called the Compliance/Patrol Team.

New Business

June 15, 2021 Community Meeting Topics

Security Cameras at Entrances of LakeLand

- Identify Costs to LLVCC
- Ask Chief Spurling to attend the meeting and talk about the Sheriff's office opinion of cameras
- Clarify that if cameras are added that residents will face an assessment and on-going costs in the annual operating budget

Lot #66

Brown Curly Leaf

Open Q & A

Common Area Comments from Homeowners

Residents are complimenting LLVCC for the way the grounds are looking.

Fish Plant Date Change

A homeowner expressed their concern about fish being planted so close to when the lake is being treated for pondweed. Peter Nash will talk to Allison Cook about whether planting fish in the fall is feasible.

View Rights of Lake Anderson

Laurie Swetkovich will contact the LLVCC attorney to gain their opinion about the definition of a view right (i.e. 90 degree view from house, etc.).

LLVCC Member Concern

Homeowner David Langford presented and read a letter dated May 5, 2021 to register a concern that their neighbor planted seven arborvitae that were not approved by the ACC. He stated that seven of the arborvitae are blocking a portion of their view of Lake Anderson. The ACC will inspect the arborvitae in question next Tuesday.

Upcoming Meetings

Board Meeting – May 26, 2021 at 5:30pm

Community Meeting – June 15, 2021 at 7:00pm

Upcoming Events

Fishing Derby – May 8, 2021 at 10:00am

Action Items

- Fire evacuation and security cameras: Michael Pearce will forward bids collected to the Office Manager.
- Credit collections: Laurie Swetkovich contacted two credit collection agencies to provide information and quotes.

Vince Marabella asked Ms. Swetkovich to contact our attorney to confirm whether LLVCC is permitted resident accounts that are in arrears to be turned over to a collection agency.

Credit Collection Firm

Motion: Peter Nash motioned to use Saba & Associates, if LLVCC attorney confirms it is appropriate to use a collection agency

Second: Cindy Ross

Aye: 5

Opposed: 0

Abstained: 0

- Document Review: document committee has reviewed Resolutions 1 thru Resolution 10.

LLVCC Employee Wage and Performance Review Policy

- Motion: Don Huijbregtse to accept the policy as written
- Second: Mo Allen
- Aye: 5
- Opposed: 0
- Abstained: 0

Meeting Adjournment

Meeting Adjournment: 8:10pm

Motion: Don Huijbregtse motioned to adjourn the meeting

Second: Mo Allen

Aye: 5

Opposed: 0
Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary