

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
March 2021

Date: March 24, 2021

Acting Board President Vince Marabella called to order the regular meeting of the Board of Directors at 5:37pm.

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

Others Present: Laurie Swetkovich

Absent: Michael Pearce, 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 February board meeting:

Motion: Don Huibregtse moved to approve

Second: Mo Allen

Aye: 6

Opposed: 0

Abstain: 0

Minutes from the February Community Budget meeting:

Motion: Don Huibregtse moved to approve

Second: Mo Allen

Aye: 6

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for March 2021:

**Balance Sheet as of March 23, 2021**

Checking	\$ 2,542.06
Savings	\$ 94,131.34
Cap Imp Reserve	\$ 38,106.09
Money Market	\$124,653.84 (\$23,225 litigation; \$100,506.18 general; \$922.66 interest)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ (74,638.91)
Undeposited Funds	\$ 0.00
Total	\$184,799.42

**Statement of Activities (Accrual method) as of March 23, 2021**

Total Expenses	\$ 197,422.73
Total Income	\$ 236,683.20
Net Ordinary Income	\$ 39,260.47
Net Income	\$ 39,260.47

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

Discussion occurred about the amount of anticipated carry-over LLVCC will have at the end of the fiscal year, and our various bank accounts. It was agreed that once new officers are elected and new bank account signers have been agreed upon by the Board, that a new money market account at Kitsap Credit Union will be opened for Litigation funds.

President's Report

Vince Marabella reported that the last year has been difficult. The Board's duties are to serve our members, at as little cost as possible.

Committees are not to spend money unless they have a purchase order approved in advance.

Mr. Marabella requested that Laurie Swetkovich create a draft job description for the Office Manager and provide it to the Board for review and approval. He also informed the Board that if someone doesn't step up to be President, he will consider staying in the role of President until a replacement can be found.

Vice-President's Report

No report.

Committee Member Reports

Maintenance

Vince Marabella reported that LLVCC contracted with Swanson Landscaping to do the mowing, weed eating, tree trimming, etc., and that beginning April 1, 2021, James Stracener will be a paid employee who will complete maintenance repairs.

Patrol

Don Huibregtse reported that it has been very quiet, there is not much going on in the community. As of April 1, 2021, Don will move to the role of Compliance Specialist and will be handling walk-arounds, etc. and working closely with the ACC. He will follow-up with homeowners regarding permits, etc. Don will provide Laurie Swetkovich with the team's new schedule.

When Patrol reviews/inspects the weir, the inspection will need to be logged, as the state requires a monthly inspection for erosion, concrete structure, and blockage. Laurie Swetkovich will create a form to log the inspection.

Architectural Control (ACC)

Les Dennis reported that activity is rising. Don Huibregtse will begin previewing permit requests, which is a large benefit to the ACC.

Last month the Board voted to issue a fine to a homeowner in Division 5 for building a retaining wall without a project permit. Mr. Dennis has further researched the issue and found that the Covenant for Division 5 does not state a permit is required for installing a retaining wall. Therefore, the fine needs to be retracted.

#### Retract fine that was issued for retaining wall

Motion: Cindy Ross moved to retract the fine that was assessed in February 2021.

Second: Peter Nash

Aye: 6

Opposed: 0

Abstain: 0

#### Lake Management

Peter Nash reported the following:

- Letter for the dam must be mailed next week.
- There must be an O&M report.
- The measuring stick in Lake Anderson must be the height of the lake;
  - The current valve stem is a solid piece of pipe that can be painted with six inch marks.
- Swanson Landscaping is going to manage the grubs on the dam which should mitigate the moles.
- A community member expressed concerns about weeds on their property. It appears that their neighbor has a mud blaster that is scattering weeds. When mapping the lake in April, if the mud blaster is detected, LLVCC will send a letter to the homeowner.
- Aquatechnex will be treating the lake and mapping in April.
- Cyanobacteria and opening closing the weir - Mr. Nash contacted Biologist Allison Cook, yet she has not responded.

#### 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 and LLVCC contributed some Easter Eggs for the event as LLVCC children are signing up to participate.

#### Public Relations

Mo Allen reported that Board members are invited to meet with Chief Spurling at the Clubhouse next Wednesday at 4:30pm.

#### Hearings

No report.

#### Welcome Committee

The LLVCC office is filling the mugs, and the committee will distribute to new homeowners.

### **Old Business**

#### Website Hosting/Tech Services

Website vendor secured. Talks with technical service continue.

## New Street Lights Division 14

Laurie Swetkovich is meeting with PUD next week.

## **New Business**

### New Office Hours beginning April 1st

Motion: Les Dennis motioned to proceed with Option 2 (Sunday – Thursday office hours from 9:00am – 3:00 pm) beginning April 1, 2021.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstain: 0

### Budget/Election Results:

#### Eligible Votes 908

Quorum 10% – 91

Ballots received – 132

Board of Director: Don Huibregtse

Yes - 114

No – 1

#### Ratify 2020/2021 Budget

Yes – 94

No – 37

Abstain – 1

2021 – 2022 budget is ratified

#### Audit Waived

Yes - 125

No 24

Blank - 3

#### Vote to Destroy Budget/Election Ballots

Tabled until next Board meeting.

#### Board Candidates Bios Schedule Interview Date

Applicants will participate in the April Board Meeting and interviews will be the following week.

#### Upcoming Meeting

Board Meeting – Wednesday, April 28, 2021 at 5:30 pm

#### Upcoming Events

Meeting with Chief Spurling – March 31, 2021

Fish Plant – April 2, 2021 at 11:00am

Easter Egg Hunt – April 3, 2021 - LLVCC will participate with the ACA

Fishing Derby – May 8, 2021

Action Items

Handout was provided with open action items.

Meeting Adjournment

Meeting Adjournment: 8:35 pm

Motion: Don Huibregtse motioned to adjourn the meeting.

Second: Mo Allen

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary