

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
July 2021

Date: July 28, 2021

Cindy Ross, Secretary/Treasurer called to order the regular meeting of the Board of Directors at 5:33pm.

Board Members Present: Cindy Ross, Les Dennis, Don Huibregtse, Jason Ilarraza, Verne Poupitch, Michael Pearce, John Byrne

Others Present: Laurie Swetkovich, Bob Pickles, Don Lahti, Curtis Mottinger, Edith Mottinger, Bob Topness, Jerry Ohail, Carol Ohail, Malcolm Thomson, Barbara Thomson, Mel Yingling, Pat Yingling, Larry Johnson, Louise Johnson, Howard Honsey, Nancy Honsey, Sharon Day, Linda Pickles, Carla Anderson, James Nichols, Bob Pickles, Janet Pedersen, Pat Allen, Lana Anderson, Joe Ladley, Brenda Baunsgard, Ron Hagedorn, Sharon Hagedorn, and Karen Gross

Absent: Vince Marabella, Peter Nash

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 June meeting

Motion: Michael Pearce moved to approve.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstain: 0

Minutes from the June 2021 Annual Community meeting

Motion: Michael Pearce moved to approve.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for July 2021:

Balance Sheet as of July 27, 2021

Checking	\$ 14,974.85
Savings	\$144,657.18
Cap Imp Reserve	\$ 38,129.60
Litigation	\$ 33,212.53
Money Market	\$ 91,620.22 (general funds)
Money Market Ck.	\$ 5.00

Accounts Receivable	\$ 27,037.82
Undeposited Funds	\$ N/A
Total	\$349,637.20

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

Total Expenses	\$ 90,156.99
Total Income	\$ 249,222.80
Net Ordinary Income	\$ 159,065.81
Net Income	\$ 159,065.81

President's Report

No report.

Vice-President's Report

No report.

Board Member/Officers and Other Items Requiring Votes

New Board Member:

Motion: Les Dennis motioned to elect James Byrne as a Board Member effective immediately. Jim's term will expire in 2024.

Second: Michael Pearce

Aye: 6

Opposed: 0

Abstained: 0

Note: James Byrne began voting after this point in the meeting.

Board Officers

Motion: Don Huibregtse motioned to fill LLVCC officer positions as stated:

- President, Vince Marabella
- Vice President, James Byrne
- Secretary/Treasurer, Cindy Ross

Second: Les Dennis

Aye: 7

Opposed: 0

Abstained: 0

Check Signers

Motion: Michael Pearce motioned to have the following LLVCC Board members be authorized check signers on the LLVCC checking, savings and money market accounts at Kitsap Bank and Kitsap Credit Union.

- Cindy Ross
- Vince Marabella
- Les Dennis
- Don Huibregtse

Second: James Byrne

Aye: 7

Opposed: 0

Abstained: 0

Land Survey

Discussion took place whether to authorize payment of the survey fee to property owners (Cloyd) adjacent to the Beach Parking Lot. LLVCC needed to have the lot line defined between the parking lot and the resident's property.

Motion: James Byrne motioned to reimburse the Cloyd's \$521.88 for the lot line survey.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Community Member Open Forum

Gazebo Reservation

Mr. Pickles and Mr. Lahti are Democratic precinct representatives. Mr. Lahti received verbal approval from the LLVCC office to use the LLVCC Gazebo on July 31, 2021, from 3:00pm to 5:00pm, and the denial to use the Gazebo on July 25, 2021.

Mr. Lahti requested that the Board permit the event to take place as scheduled at the Gazebo.

Requests:

- Clarification of how the Board met the requirement for decision making in the Bylaws of the LakeLand Village Community Club
- Copies of the last 5 denials of Gazebo usage, and the reason for the denials

LLVCC response: LLVCC informed Mr. Lahti that Gazebo usage is for members and their families/friends, and that public events are not permitted due to traffic generated and parking limitations. It was also noted that people seemed to be soliciting for the event, as people were handing-out flyers and flyers were placed on/in mailboxes.

The beach area and Gazebo are for the enjoyment and recreation of LakeLand residents. LLVCC was grateful to Mr. Lahti for pointing out that LLVCC procedure and forms to use the Gazebo need to be clarified. As a result, LLVCC will update the form to reserve the Gazebo and LLVCC Rules & Regulations will be updated to address the usage of the Gazebo.

Sewer Overflow

Malcolm Thomson expressed his concern about sewage spills near Lake Anderson. He contacted Mason County and learned that two pumps are needed at the site, yet there is only one pump. The County is not prioritizing the additional pump because of the cost to repair or replace.

Mr. Thompson requested the LLVCC send a strongly worded letter to Mason County about the sewage spill(s).

LLVCC response: LLVCC will ask their attorney to write a letter to Mason County about the need for an additional sewage pump. It was also suggested that Board Member Peter Nash contact Mr. Thomson to network about the lake.

Committee Member Reports

Maintenance

Laurie Swetkovich reported that the LLVCC maintenance technician installed a chain at the entrance to the path that is on the back side of the lake. An additional chain will be placed on the other end of the path. Rodent control on the earthen dam has been accomplished; a light has been installed in Division 14; two new doggie bag dispensers have been added, and a fallen tree's branches and debris were removed from path behind the lake.

Compliance/Patrol

Don Huibregtse reported it has been busy with new project permit applications and follow-up, and that he is using Google docs to ensure projects are completed timely. Pete Fischer may be taking some extended time off and plans to return to his Patrol position. Mr. Huibregtse will cover for Mr. Fischer until he returns to work.

Architectural Control (ACC)

Les Dennis reported that as the ACC Chair he is very appreciative of the Compliance Officer (CO). Eighty percent of requests can typically be approved by the ACC once the CO has reviewed applications. This has increased the functionality of the ACC team.

The ACC has become more educated about Covenants and Resolutions and plans on revising permits to include only the items that must be pre-approved by the ACC.

The ACC requested that another member be added to the team. James Byrne and Michael Pearce volunteered.

Lake Management

Laurie Swetkovich reported the sewage spill was minor yet is a recurring problem. Mason County Public Works was notified and responded quickly, but Environmental Health was reluctant to respond due to budget constraints. County Commissioner Randy Neatherlin was contacted and came to the scene the day after the spill and was very helpful. Water test results were very clean and Environmental Health recommended we shift our attention to toxic algae rather than fecal coliform considering weather conditions.

The weed rake is ready for residents' use and will be announced in the Newsletter. August and September are the best time for raking the curly leaf pond weed.

Recreation

Jason Ilarraza reported that at the Community Picnic on August 22, there will be a food available for purchase, a band, and bounce house for the community picnic at the Gazebo. During the August Garage sale, LLVCC may have local artists sell their wares.

Welcome Committee

Michael reported that they haven't had any names of new residents, yet once they are received the Welcome Committee will visit the new homeowners.

Old Business

None

New Business

Guests At the Beach

A concern was received from a resident that a group of about 20 people were at the lake and the group contained only two residents. Rules and Regulations are being revised to clarify beach rules.

Drainage Pipe near Anderson Lake

LLVCC will have water tested to see what is flowing out of the pipe.

Executive Board Session

Don Huibregtse motioned to move into Executive Session at 7:31pm.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Executive Session ended at 7:59pm, general Board meeting resumed.

Action Items:

- Landscaping advertisement that is placed in driveways – letter will be sent from LLVCC by the Office Manager if the advertisements are on homeowner properties and not the easement.
- Lake Path – maintenance to remove debris on the side of the path. The LLVCC maintenance tech is removing debris, and it may be worthwhile to recruit a work party of volunteers to help remove debris.
- Playground area. Cindy Ross will look at reserve study to see if funds for new equipment, etc. are included in the study.
- Security cameras – need three written vendor bids for cameras to approve and the cost to install and the on-going internet services. All costs are needed. James Byrne will help written secure bids.
- Website Maintenance – Les Dennis will contact alternate vendor.

Upcoming Meetings

Board Meeting – August 25, 2021, at 5:30pm

Upcoming Events

Community Garage Sale – August 7, 2021

Annual Community Picnic – August 22, 2021, 4:00pm to 6:00pm

Meeting Adjournment

Meeting Adjournment: 8:12 pm

Motion: James Byrne motioned to adjourn the meeting

Second: Don Huibregtse

Aye: 7

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary