

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
August 2021

Date: August 25, 2021

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

Board Members Present: Vince Marabella, Cindy Ross, Les Dennis, Peter Nash, Don Huibregtse, Michael Pearce

Others Present: Laurie Swetkovich

Absent: James Byrne, 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 July meeting

Motion: Michael Pearce moved to approve with minor changes on page 2's motion to elect James Byrne and page 3 community member Gazebo reservation.

Second: Les Dennis

Aye: 5

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for August 2021:

Balance Sheet as of August 24, 2021

Checking	\$ 11,550.26
Savings	\$101,252.40
Cap Imp Reserve	\$ 65,051.46
Litigation	\$ 33,212.53
Money Market	\$ 91,657.23 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 20,310.82
Undeposited Funds	\$ 1,366.00
Total	\$324,405.70

Statement of Activities (Accrual method) as of August 24, 2021

Total Expenses	\$ 107,868.98
Total Income	\$ 248,682.46
Net Ordinary Income	\$ 140,813.48

Net Income \$ 140,813.48

President's Report

Vince Marabella praised Peter Nash, Don Huibregtse and Les Dennis on the work they are doing. It was brought up that cell phone service is extremely sketchy at the beach/park area and other spots in LakeLand. Les Dennis agreed to contact T-Mobile about the possibility of adding a cell tower on LLVCC property.

Vice-President's Report

No report.

Community Member Open Forum

N/A

Committee Member Reports

Maintenance

Laurie Swetkovich reported that the LLVCC maintenance technician installed some cement blocks at the entrance to the paved pathway that is on the back side of the lake. Some boards on the docks were replaced, and the bathroom, shed, and gazebo roofs will be cleaned. The dam was checked for mole activity, and none was found.

Compliance/Patrol

Don Huibregtse reported that he's made a list of properties with trash cans and propane tanks that are not blocked from view, and property eye sores. Letters have been distributed to offenders.

Architectural Control (ACC)

Les Dennis reported that everything is rolling along fine. The Hadley's new construction permit was cancelled as it's too far in advance. The entire process for the ACC has improved dramatically.

Lake Management

Peter Nash reported the sewage spill was minor and we are lucky that tests came back very clean. Mr. Nash spoke with Malcolm Thomson who worked for the City of Renton in public management. Peter drafted a letter for our attorney, Bryce Dille to review and provide his advice prior to mailing. The letter will be sent to Mason County expressing our concerns about repeated sewage spills. Laurie Swetkovich will see if the LLVCC Maintenance Tech can remove the tree that is in the water near the spillway.

When lake front homeowners want to remove trees that are within 50 feet of the shoreline, LLVCC Compliance informs the homeowners that they must contact Mason County to request permission to remove.

Recreation

Cindy Ross reported that at the Community Picnic on August 22, appeared to be a success. There were about 50 residents along with 10 band members in attendance. The band and food vendor seemed to be well received. Kudos to Jason Ilarraza for planning the event.

Welcome Committee

Michael Pearce reported that Kristen ordered plastic wrap to place in new homeowner mugs as a filler. Once the plastic arrives, he will stuff the cups with coupons, etc., and deliver.

Old Business

Rules and Regulations

Les Dennis motioned to accept the Rules and Regulations as written.

Second: Michael Pearce

Aye: 5

Opposed: 0

Abstained: 0

New Business

Directories

Discussion regarding whether to continue distributing resident directory, as it contained personal information (names, address, phone number).

Michael Pearce motioned to no longer distribute the directory to community members.

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

Transfer from General Money Market

A check from the general fund Kitsap Bank checking account in the amount of \$26,917 will be deposited into the Capital Reserve Money Market account at Kitsap Credit Union to satisfy our Reserve Study annual deposit requirement.

Cindy Ross motioned to proceed with the transfer of \$26,917 to the Reserve account.

Second: Michael Pearce

Aye: 5

Opposed: 0

Abstained: 0

Litigation Account

Cindy Ross will research the amount that was set up for litigation about four years ago, and how much we should set-aside in the future to save for legal services should the need arise.

Reserve Study

Discussion occurred about capital repairs for this fiscal year and the next three years.

Executive Session

Don Huibregtse motioned to move into Executive Session at 7:45pm.

Second: Michael Pearce

Aye: 7

Opposed: 0

Abstained: 0

Executive Session ended at 7:58pm, general Board meeting resumed.

Action Items:

- Lake Path – the LLVCC maintenance tech is removing debris, and it may be worthwhile to recruit a work party of volunteers to help remove debris.
- Website Maintenance – Les Dennis will contact alternate vendor(s).

Foreclosure liens

As of today, we have eight members that their properties may need to be foreclosed upon if they do not pay past dues and fees or set up payment plans.

Boats that aren't Licensed

Letters have been sent to people that haven't paid. Need to review the language in the letter that goes to people who are late in paying.

Upcoming Meetings

Board Meeting – September 22, 2021, at 5:30pm

Budget Prep Meeting – November 18, 2021, at 4:30pm

Upcoming Events

Christmas Party – December 4, 2021

Meeting Adjournment

Meeting Adjournment: 8:00 pm

Motion: Michael Pearce motioned to adjourn the meeting

Second: Les Dennis

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary