

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
September 2021

Date: September 22, 2021

James Byrne called to order the regular meeting of the Board of Directors at 5:49pm.

Board Members Present: Cindy Ross, Les Dennis, Peter Nash, Don Huibregtse, James Byrne

Others Present: Laurie Swetkovich

Absent: Vince Marbella, Jason Ilarraza, Verne Poupitch, Michael Pearce

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 August meeting

Motion: Don Huibregtse moved to approve the minutes with correction.

Second: Les Dennis

Aye: 5

Opposed: 0

Abstain: 0

Officer Reports

Treasurer's Report

Financial reports for September 2021:

Balance Sheet as of September 20, 2021

Checking	\$ 7,434.91
Savings	\$ 96,094.22
Cap Imp Reserve	\$ 62,937.33
Litigation	\$ 33,212.53
Money Market	\$ 91,694.25 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 17,713.82
Prepaid Insurance	\$ 3,321.00
Undeposited Funds	\$ 1,604.00
Total	\$314,017.76

Statement of Activities (Accrual method) as of September 20, 2021

Total Expenses	\$ 121,419.03
Total Income	\$ 251,483.83
Net Ordinary Income	\$ 130,064.80
Net Income	\$ 130,064.80

President's Report

N/A

Vice-President's Report

N/A

Committee Member Reports

Maintenance

Laurie Swetkovich reported that bark for the playground will be delivered next week. There are two dead trees at the beach that need to be removed, and there are some trees that need to be limbed at the playground area. Laurie will get a couple of bids. Restrooms will be closed for the winter.

Compliance/Patrol

Don Huibregtse reported that he created a spreadsheet to track properties that are out of compliance regarding trash receptacles, propane tanks, and eye sore properties. Patrol has been very quiet.

Architectural Control (ACC)

Les Dennis reported that the system is running well. There is a new build on Mountain View that is on a steep slope that has showed some drainage deficiencies when there was an extremely heavy rainstorm.

Lake Management

Peter Nash reported the response regarding the sewer pump located near the lake was received from Mason County. Peter will follow-up with the county every few months to ensure the pump is replaced; and will finish reporting to the State about the dam. The log was removed from the water that was near the weir.

Recreation

It was determined that due to COVID protocols and the lack of space in the club house meeting room, it will be impossible to socially distance to hold a community Christmas dinner. Instead, LLVCC will focus on Christmas lighting for the community to enjoy. Jason Ilarraza will be asked to look into co-hosting an event with the Allyn Community Association for a Photos with Santa event for kids similar to what was provided in 2020.

Welcome Committee

N/A

Old Business

Fines

By-Laws state that the Board of Directors can over-rule committee decisions. Resolution 16 will be reviewed by the Document Committee to clarify the role and responsibility of the Hearings Committee and Board in regard to fines.

Liens

Seven members' properties will go into foreclosure if they do not respond by 9/28/21. The cost to LLVCC will be \$1,500 per property.

Foreclosure Liens

Laurie Swetkovich will ask our attorney to send us details of the process and timing of steps that will be taken to foreclose on a property.

Website Service Provider

Les Dennis has found two vendors that are qualified. Les will present a plan at the next board meeting, and we will either adopt the plan for this fiscal year or next fiscal year.

Board Member Email

boardmembers@llvcc.com

Cell Tower

Les Dennis talked with T-Mobile about adding a cell tower on common area grounds. T-Mobile is working on their current tower with 5G service and are not interested in adding another tower.

New Business

Relocate Horseshoe Pit to Beach Area

Peter Nash will look at the proposed relocation site before the Board decides whether to relocate the pit.

Office Hours September 30 - October 14

9:00am to 12:00pm

Executive Session

James Byrne motioned to move into Executive Session at 7:52pm.

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

Executive Session ended at 8:08pm, general Board meeting resumed.

Upcoming Meetings

Board Meeting – October 27, 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: Cindy Ross motioned to adjourn the meeting

Second: James Byrne

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary