

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
December 2021

Date: December 1, 2021

Vince Marabella called to order the regular meeting of the Board of Directors at 5:32pm.

Board Members Present: Vince Marabella, Cindy Ross, Les Dennis, Peter Nash, Don Huibregtse, James Byrne, Verne Poupitch (left at 7:35pm)

Others Present: Laurie Swetkovich, Debbie Leslie, Dan Leslie

Absent: Jason Ilarraza

**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 October meeting

Motion: James Byrne moved to approve with several minor spelling/grammatical changes to the minutes.

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstain: 1

**Officer Reports**

Treasurer's Report

Financial reports for November 2021:

**Balance Sheet as of November 30, 2021**

Checking	\$ 13,215.90
Savings	\$ 69,710.24
Cap Imp Reserve	\$ 62,961.01
Litigation	\$ 48,834.57
Money Market	\$ 66,802.19 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 24,101.52
Prepaid Insurance	\$ 3,321.00
Undeposited Funds	\$ 0.00
Total	\$288,951.43

**Statement of Activities (Accrual method) as of November 30, 2021**

Total Expenses	\$ 166,489.49
Total Income	\$ 270,919.47
Net Ordinary Income	\$ 104,429.98
Net Income	\$ 104,429.98

### President's Report

Vince Marabella wished everyone "Happy Holidays" and noted that several policies and resolutions are being revised. Vince also let the board and community members know that the LLVCC maintenance employee will be leaving to temporarily reside in warmer, dryer weather for the winter.

### Vice-President's Report

N/A

### Public Comments

Debbie Leslie inquired about twelve trees that have been planted next door to their residence that block their view or will block their view in the future. She also mentioned that curly pond weed is bad in the channel portion of the lake.

LLVCC response: The ACC will go to the property next Tuesday December 7, 2021, to view the trees from the Leslie's property. The pond weed will be treated in the spring for optimum efficacy.

### Committee Member Reports

#### Maintenance

Laurie Swetkovich reported that the maintenance employee is proposing that the maintenance position's working dates be from April 15 – October 15 of each year. Laurie also reported that she will ensure that maintenance turns the water off at the beach/gazebo area.

#### Compliance/Patrol

Don Huibregtse reported that patrol has been quiet. Twenty-one letters were recently sent with fines for propane tanks and/or garbage cans being visible (the residents who received letters had already received a "warning" of non-compliance letter that did not include fines). An additional 9-10 letters informing residents of non-compliance items were sent today.

#### Architectural Control (ACC)

Les Dennis reported that there have not been many recent project permits. There may still a drainage issue on a lot on Mountain View, even though repairs have been made. The ACC will monitor.

James Byrne wanted to send a letter that he has drafted to a builder that changed the floor plan of a home without updating the LLVCC project permit. The builder had an approved permit from the county for the change, yet did not submit the change with the ACC. The board wants to review James's letter prior to delivery to the builder.

A property on Lakeshore had drainage into the lake, the county was notified, and the builder has made some repairs.

#### Lake Management

Peter Nash reported that several people need to learn how to adjust the valve at the lake. The process will be written down and videotaped to use as future training for staff and board members.

The next fish plant date is scheduled for October 21, 2022.

Peter will follow-up with the county about the back-up sewage pump to be installed near the beach/gazebo common area.

#### Recreation

Verne Poupitch reported that the kids Christmas event was well attended by approximately 60 LakeLand kids. Great event.

#### Welcome Committee

Verne Poupitch delivered two welcome cups.

#### Hearing Committee

Two hearings will be held soon.

### **Old Business**

#### Paid Leave Policy

The policy will be voted on electronically.

#### Resolution 16 Rewrite

Policy will be voted on electronically.

#### Landscaping Bids

Vince Marabella will clarify with Swanson Landscaping LLC what their bid includes minor maintenance tasks, as we may need some maintenance work completed during the months that the maintenance employee isn't working.

#### Tree Removal Bids

Cindy Ross motioned to accept the bid from West Sound Tree Service.

Second: James Byrne

Aye: 6

Opposed: 0

Abstained: 0

#### Website Hosting

James Byrne motioned to accept the automatic \$326 annual payment.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

#### Vacant Board Position

Laurie Swetkovich will send an announcement to the community that we need volunteers to fill Board positions.

#### Board Position Bios

Board members whose terms are expiring need to send Laurie Swetkovich updated bios.

## **New Business**

### Clubhouse Parking Lot Striping

James Byrne motioned to pay half of the cost to restripe the clubhouse parking lot.

Second: Don Huibregtse

Aye: 0

Opposed: 6

Abstained: 0

### 2022 Calendar Approval

James Byrne motioned to approve the 2022 LLVCC calendar.

Second: Les Dennis

Aye: 6

Opposed: 0

Abstained: 0

### Maintenance Schedule

Don Huibregtse motioned to accept that the maintenance employee will work between April 15th and October 15th of each year.

Second: Verne Poupitch (Verne left the meeting after this vote)

Aye: 6

Opposed: 0

Abstained: 0

### Security Cameras

Don Huibregtse motioned to remove security cameras from action items.

Second: Peter Nash

Aye: 5

Opposed: 0

Abstained: 0

### Political Signs

LLVCC will update the Resolution regarding political signs.

### Executive Session

James Byrne motioned to move into Executive Session at 7:49pm.

Second: Les Dennis

Aye: 5

Opposed: 0

Abstained: 0

Executive Session ended at 8:29pm, general Board meeting resumed.

### Upcoming Meetings

Board Meeting – January 26, 2022, at 5:30pm

Board Budget Meeting – December 8, 2021, 4:30pm

### Upcoming Events

Christmas Light Contest, December 20, 2021, 6:00 pm

Meeting Adjournment

Meeting Adjournment: 8:53pm

Motion: James Byrne motioned to adjourn the meeting

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary