

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
January 2022

Date: January 26, 2022

Vince Marabella called to order the regular meeting of the Board of Directors at 5:31pm.

Board Members Present: Vince Marabella, Cindy Ross, Les Dennis, Peter Nash, Don Huibregtse, James Byrne, Jason Ilarraza

Others Present: Laurie Swetkovich

Absent: 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 December 2021 Board Meeting

Cindy Ross reported that the financial reports for November 2021, have been adjusted since the December 1, 2021, board meeting because the reports were run early in the day on November 30, 2021, and by close of business, revenue and expenses had changed. Bank accounts were reconciled by Olympic tax, and the following numbers were in effect at close of business on November 30, 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

Motion: Don Huibregtse moved to approve the December 2021 minutes with changes as stated above to the November 30, 2021, financial reports.

Second: Peter Nash

Aye: 6

Opposed: 0

Abstain: 0

Minutes from January 5, 2022 Board Meeting to approve the proposed 2022-2023 Budget

Motion: Don Huibregtse moved to approve the January 5, 2022 budget meeting minutes as written.

Second: Peter Nash

Aye: 6

Opposed: 0

Abstain: 0

**Officer Reports**

Treasurer's Report

Financial reports for January 2022:

**Balance Sheet as of January 25, 2022**

Checking	\$ 13,523.35
Savings	\$ 53,643.62
Cap Imp Reserve	\$ 62,969.03
Litigation	\$ 37,574.57
Money Market	\$ 66,836.22 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ 30,293.24
Prepaid Insurance	\$ 3,321.00
Undeposited Funds	\$ 595.00
Total	\$268,761.03

**Statement of Activities (Accrual method) as of January 25, 2022**

Total Expenses	\$ 200,216.78
Total Income	\$ 285,042.39
Net Ordinary Income	\$ 84,825.61
Net Income	\$ 84,825.61

President's Report

Vince Marabella reported that things seem to be running smoother than in past years. Vince informed the Board that he will be providing his resignation from the Board of LLVCC, as his personal life and business have become extremely busy, which leaves little time for LLVCC business. He expressed appreciation of the Board members can do attitudes.

Vice-President's Report

James Byrne thanked Vince Marabella for his service. James reported that we have received comments from two LLVCC members about the LLVCC budget proposal.

Public Comments

Not applicable.

## Committee Member Reports

### Maintenance

Laurie Swetkovich reported that someone tried to kick in the bathroom door to the men's restroom by the playground. The door will require some minor repairs.

### Compliance/Patrol

Don Huibregtse reported that Pete will return to his Patrol duties next Wednesday. LLVCC members who are out of compliance have significantly decreased from 50 to about 12. The result is that the Compliance Specialist has worked fewer hours.

### Architectural Control (ACC)

Les Dennis reported that the ACC has made many improvements. He expressed his appreciation of Vince for his contributions. One construction crew is working on three new homes.

### Lake Management

Peter Nash reported:

- Exercise Dam Valve – Peter reached out to Dennis Floyd to provide a tutorial
- Peter inspected the lake and weir. He communicated with the state about the annual dam inspection, he sent pictures when the lake's water level was high, and the creek was more like a raging river.
- Shoreline Management Program (SMP) – LakeLand must ensure that our members understand the state's shoreline management law (the county manages the law for the state). The lake is part of a natural watershed which means that when we grant permits that the law must be followed. There are many things that cannot be done within 100 feet of the lake. Peter suggested a Resolution be created that summarizes the SMP and clarifies covenants for shoreline property owners. Peter Nash and Don Huibregtse will work on creating a Resolution and possibly revising Resolution #8 regarding view rights.

### Recreation

Jason Ilarraza reported the Easter Egg Hunt (April 16, 2022) and Fishing Derby are coming up. LLVCC will combine with Allyn Community Association for the Easter Egg Hunt.

### Welcome Committee

No report.

### Hearing Committee

Three hearings are on hold, we need to schedule the hearings. James Byrne will help schedule.

## **Old Business**

### Paid Leave Policy

Motion: James Byrne moved to approve the Paid Leave Policy effective with one change. Change the word 'earned' to 'accrue'.

Second: Les Dennis

Aye: 4

Opposed: 1 (Cindy Ross)

Abstain: 1 (Don Huibregtse)

### Resolution 16 Rewrite

Discussion took place. Resolution 16 will be distributed to Board members via email. Once the final copy is approved by the Board, the Resolution will go to the LLVCC attorney for final review before filing with the county.

Motion: Don Huibregtse motioned to send the final copy of Resolution 16 to the LLVCC attorney, after the Board has approved.

Second: Les Dennis

Aye: 6

Opposed: 0

Abstain: 0

Employee Handbook

James Byrne moved to approve the Employee Handbook with the following changes:

- Change the word "Company" to LLVCC throughout the document;
- 3.2 – change sentence to read, "Employees who feel entitled to higher pay may contact the LLVCC Board President to discuss."
- Remove the last sentence in 4.6.

Second: Les Dennis

Aye: 3

Opposed: 2 (Cindy Ross, Peter Nash)

Abstain: 1 (Don Huibregtse)

**New Business**

Ground Authority

Barb Denny resigned, Laurie Swetkovich will be looking for someone to fill this position and a second vacant position.

Audit Quotes

Two quotes have been obtained. If members vote to have an audit performed, we have the quotes to add to the expense to the budget.

Property Eyesore

Don Huibregtse would like the ACC members to view properties that he believes are an eyesore, as he'd like second opinions before issuing warning letters.

Executive Session

James Byrne motioned to move into Executive Session at 7:26pm.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Executive Session ended at 7:50 pm, general Board meeting resumed.

Past due assessments and fines

James Byrne motioned that as of 4/1/2022 LLVCC will begin charging 12% interest and a monthly \$5 late fee for all past due accounts.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Past due Lien/Judgment on Property

The lien was discussed in Executive Session.

Motion: James Byrne moved that LLVCC will proceed with Olympic Tax's Solution #2, pointing out the GAPP deviation on the face of the compilation report for the annual financial statements.

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Upcoming Meetings

Board Meeting – February 22, 2022, at 5:30pm

Budget/Election Meeting – February 22, 2022, at 7:00pm

Upcoming Events

Easter Egg Hunt – Saturday, April 16, 2022 at 10:00am

Meeting Adjournment

Meeting Adjournment: 8:07 pm

Motion: James Byrne motioned to adjourn the meeting

Second: Don Huibregtse

Aye: 6

Opposed: 0

Abstained: 0

Respectfully submitted,

Cindy Ross, Treasurer/Secretary