

LAKELAND VILLAGE COMMUNITY CLUB  
Board Meeting Minutes  
March 2022

Date: March 23, 2022

Cindy Ross, Secretary/Treasurer called to order the regular meeting of the Board of Directors at 5:37pm.

Board Members Present: Cindy Ross, Peter Nash, Don Huibregtse, Jason Ilarraza, Les Dennis

Others Present: Laurie Swetkovich

Absent: Verne Poupitch, James Byrne

**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.**

February Budget Meeting minutes (3/30/22 electronic vote via email)

Motion: Don Huibregtse moved to approve minutes as written.

Second: Peter Nash

Aye: 7 (James, Don, Peter, Jason, Cindy, Les, Verne)

Opposed: 0

Abstained: 0

February Board Meeting minutes (3/30/22 electronic vote via email)

Motion: Cindy Ross moved to approve minutes as written.

Second: Don Huibregtse

Aye: 6 (James, Peter, Don, Jason, Cindy, Les)

Opposed: 0

Abstained: 1 (Verne)

### **Officer Reports**

#### **Treasurer's Report**

Financial reports for March 2022:

#### **Balance Sheet as of March 21, 2022**

Checking	\$ 8,292.75
Savings	\$ 144,245.34
Cap Imp Reserve	\$ 62,984.30
Litigation	\$ 35,585.08
Money Market	\$ 66,896.48 (general funds)
Money Market Ck.	\$ 5.00
Accounts Receivable	\$ -70,689.19
Prepaid Insurance	\$ 3,321.00
Undeposited Funds	\$ 735.00
Total	\$ 251,375.76

**Statement of Activities (Accrual method) as of March 23, 2022**

Total Expenses	\$ 221,465.05
Total Income	\$ 289,538.93
Net Ordinary Income	\$ 68,073.88
Net Income	\$ 68,073.88

Cindy Ross reported that we need to transfer money from the general fund Kitsap Bank account to the litigation account as a \$40,000 minimum balance should be maintained, and a larger balance is preferred. The current balance in the designated litigation account is \$35,585.08.

Motion: Cindy Ross motioned to transfer \$30,000 prior to March 31, 2022, from Kitsap Bank’s savings account to checking. After the money is transferred, a check will be written for \$30,000 to the LLVCC Litigation account at Kitsap Credit Union.

Second: Don Huibregtse

Aye: 5

Opposed: 0

Abstained: 0

(Interim) President’s Report

N/A

Vice-President’s Report

N/A

Public Comments

Not applicable.

Committee Member Reports

Maintenance

Laurie Swetkovich reported that the maintenance technician will be back at work by May 15, 2022. Swanson’s Landscaping began increasing their hours this week to take care of common area overgrowth, mowing, etc.

Compliance/Patrol

Don Huibregtse reported that an eyesore letter was created and will be given to properties that are deemed unkept.

Architectural Control (ACC)

Les Dennis reported that project permits are increasing. The ACC visited Glen Allyn condominiums about trimming and topping trees.

Lake Management

Peter Nash reported:

- The county was contacted again, and the sewer pump should be completed next month.
- An emergency action plan will be written in the event the dam fails.

- Exercise Dam Valve – Peter reached out to Dennis Floyd to provide a tutorial.
- Shoreline Management Program (SMP) – Peter drafted a Resolution for the board to review and comment that will be tied to the Covenants. Reference the LLVCC Anderson Lake website.
- Lake mapping date is pending. Laurie Swetkovich will email AquaTechnex, and copy Peter.

#### Recreation

Jason Ilarraza reported an Easter Egg Event will be on April 16, 2022, from 11:00am – 3:00pm. LLVCC will combine with the Allyn Community Association for the event.

2Margaritas has committed to provide food for the summer’s community picnic on Sunday, August 21, 2022, from 4:00pm to 6:00pm.

#### Welcome Committee

No report.

#### Hearing Committee

Laurie Swetkovich reported there will be a hearing on April 13, 2022, regarding flood lights.

### **Old Business**

#### Employee Leave Policy

Board members will review suggested policy changes.

#### Resolution 16 Rewrite

Peter Nash and Don Huibregtse will distribute suggested revisions to board members.

### **New Business**

#### Blatant Covenant Violations

Les Dennis recommended that fines go into effect immediately, yet Resolution 16 would need to be updated to permit that action.

#### Upcoming Meetings

Community Financial Audit Meeting – March 23, 2022, at 7:00pm.

#### Upcoming Events

Easter Egg Event – Saturday, April 16, 2022, 11:00am – 3:00pm.

#### Meeting Adjournment

Meeting Adjournment: 6:48 pm

Motion: Don Huibregtse motioned to adjourn the meeting.

Second: Peter Nash

Aye: 5

Opposed: 0

Abstained: 0

Respectfully submitted,

*Cindy Ross*

Cindy Ross, Treasurer/Secretary