

LAKELAND VILLAGE COMMUNITY CLUB
Board Meeting Minutes
July 2022

Date: July 27, 2022

James Byrne, President called to order the regular meeting of the Board of Directors at 5:30pm.

Board Members Present: James Byrne, Cindy Ross, Peter Nash, Don Huibregtse, Sylvia Banzon, Maureen (Mo) Allen

Absent: Jason Ilarraza, Madison Barnard

Others Present: Mary Helton, Craig Chase, Marilyn Chase, John Simmons, Deborah Simmons, Bruce Martin, Brian Phinney, Sue Phinney, Starr Brown, Susan Roof, Jerry Cloyd, Jenny Cloyd

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. Recording will be destroyed after meeting minutes are completed.

June Board Meeting minutes

Motion: Don Huibregtse, moved to approve minutes as written.

Second: Mo Allen

Aye: 5 (Sylvia, Peter, Don, Cindy, Mo)

Opposed: 0

Abstained: 1 (James)

Public Comments

- Craig Chase – has lived in community for 22 years. Mr. Chase talked about his concerns about safety within the community. He wrote a letter regarding pedestrian safety to LLVCC that he feels has not been answered.

Mr. Chase wants to see a serious program adopted that looks at LLVCC's risk, control and liability regarding safety within LakeLand. He believes a good first step is to register staff to take CPR training from Mason County. Training will cost \$35 for three hours of training. County will come to LLVCC if ten people enroll for the class.

LLVCC response: Board President James Byrne reported that he has had several conversations with Mr. Chase, and that a Safety Committee should be formed with Mr. Chase as a participant.

- John Simmons – lives on Old Ranch Road and spoke about an incident that occurred last week at his residence. He noticed that a window was broken in spare bedroom on side of house that looked like a bullet hit it. He did not report to the Sheriff's office, yet today a shell cartridge was found near his home. Mr. Simmons now believes that someone did shoot at the window.

LLVCC response: Mr. Simmons should report the incident to the Mason County Sheriff's office. LLVCC will watch and listen for other reported concerns.

- Bruce Miller – people are speeding from Highway 3 onto Homestead, sometimes traveling at 60 mph.
- Brian Phinney – people are speeding 40-50 miles an hour.
- Jerry Cloyd – reported that loud people, loud music, thong bikinis, people with dogs that let them off leash and some pet owners are not picking up their animal's poop.
- Jenny Cloyd: rules posted on sign, maybe a larger sign.

LLVCC response: It is difficult to enforce these types of behaviors and will discuss with Safety Committee.

- Bruce Martin – on his walks around the neighborhood he has noted that nine out of ten parking strips are not being taken care of by homeowners.
- Sue Phinney – weeds are taller than grass at many homes within LakeLand.

LLVCC response: LLVCC will monitor, and may issue eyesore letters; however, the care given to yards and gardens varies and the Board's position is to issue letters of non-compliance to properties where it is clear that the owner is neglectful.

- Sue Phinney - county is not clearing ditches- Homeowners are calling the county and it seems to fall on deaf ears. What can HOA do?

LLVCC response: LLVCC will have a discussion with County Commissioner, Randy Neatherlin.

- Susan Roof – lives on Westlake Place. Nice, quiet neighborhood, yet rumor mill is that one home is a short term rental. WA state does not recognize a tenant until they are a tenant for 30 days or more, if a guest is occupying the home, they should not be allowed to access amenities.
- Starr Brown – there are Airbnb's in LLVCC.

LLVCC response: LLVCC attorney has advised that these types of short term rentals are not prohibited because of Washington State Supreme Court law. Owners of short term rentals are encouraged to work with their renters to ensure compliance, as they are responsible for the actions of their renters, including short-term vacation renters.

- Bruce Martin expressed his concerns about solicitors; he would like letters to be sent to landscapers who leave cards on driveways.

LLVCC response: Homeowner should contact the companies that are leaving the business cards and informed that the homeowner does not want solicitors to leave these types of advertisements.

Officer Reports

Treasurer's Report

Financial reports for July 2022 are delayed. The reports are not up to date because of the transition of accounts payable and receivables that Olympic Tax began processing. Once July financials are ready, they will be distributed.

Olympic Tax Process

After speaking with the Audit firm, Clarke Whitney CPA, Inc. it was determined that a few changes in processes were needed to ensure there is dual custody of records between LLVCC and Olympic Tax. Olympic Tax will work on our account two times a week.

LLVCC will print checks in the office rather than providing checks to Olympic Tax; a Lock Box to place all deposits of checks and cash was suggested and is being researched – in the meantime, LLVCC will continue to deposit funds and Olympic Tax will record receipt of funds.

Audit Process

Clarke Whitney CPA, Inc. continues to audit the 2021-22 records of LLVCC, it is anticipated that the process will be completed the second or third week of August. The process was delayed because Olympic Tax had not completed financial adjustments for fiscal year 2021-22 until June.

Collection of Lien

\$75,363.77 (three liens and interest) for an LLVCC property owner was deposited into our savings account at Kitsap Bank on July 21, 2022. A \$14.00 fee for the wire transfer was assessed. James Byrne recorded the releases of the liens, and once we have the releases back, James will physically have to go to the courts to have them release the judgments.

Property Management Company

Clarke Whitney CPA, Inc. asked why LLVCC doesn't use the services of a property management company. The reason is that the last quote received would cost about \$50K for the remainder of this fiscal year. Clarke Whitney CPA, Inc. will provide LLVCC with the names of local property management companies that may cost less.

President's Report

James Byrne introduced Mary Helton as the newly hired Office Coordinator effective July 25, 2022. Three people were interviewed for the position. We are thrilled to welcome Mary to LLVCC.

Need to set up a virtual meeting with Olympic Tax. Participants will be James Byrne, Cindy Ross, Sylvia Banzon and Mary Helton.

After extensive conversations with Craig Chase, we need to begin a Safety Committee. Mo Allen agreed to be on the committee with Mr. Chase and several other community members.

Board business needs to be discussed in a public forum, or at an official Committee meeting.

Vice-President's Report

N/A

Committee Member Reports

Maintenance

James Byrne reported that the tennis courts need to have debris blown off. There is a pile of bark in the bushes near the beach area that needs cleaned up by Jim.

Boat launch maintenance concern – Office Coordinator will forward email to James Byrne.

Hydraulics Systems need to be checked monthly. Log that this occurs.

Compliance/Patrol

Don Huibregtse reported an inventory of boats was recently completed.

LLVCC cannot do anything about solicitors, letters have been sent to the solicitors in the past, but to no avail.

Two trailers on Lakeshore Drive where people are living in the trailers. Non-compliance letters will be sent.

Architectural Control (ACC)

Don Huibregtse reported there is a permit for solar panel installation, which is acceptable.

There is a situation at 231 East Mountain View. ADU below home is reported to be occupied by a family member. James Byrne expressed that he is concerned because the ADU has an outside entrance/exit only and cannot be accessed from inside the main home, so it may not be acceptable to have anyone live in the unit regardless of whether they are family. LLVCC will obtain legal counsel's opinion.

Board has received complaints about a house that was painted yellow. A member requested to paint the exterior of their house a bold yellow. The sample color swatch was provided to the Board, and it was determined that the color should not have been considered an earth tone.

Sylvia Banzon agreed to be on the ACC.

One 'danger' tree will be removed on Lakeshore Drive that is within 100 feet of lake, if the County approves.

More project permits are being received; the ACC is turning them around quickly.

Lake Management

Peter Nash reported:

- Need to log monthly checks of the dam. Compliance/Patrol will begin logging.
- Beaver trapping is in process.
- Justin Phelps with county reported that the sewer pump is being installed next week. The transfer switch is still outstanding, the switch is on order and ten weeks out. James and Peter will meet with Mr. Phelps.
- Peter will draft a Resolution with Lake rules.
- Golf course is making a driving range on the large pond that is close to the Clubhouse. Peter will follow-up regarding the floating golf balls.

Recreation

Cindy Ross reported that Jason Ilarraza has contacted 2Magaritas restaurant and they will be providing food for the community picnic. Cindy will let Mary Helton and Sylvia Banzon know the details which should be communicated with community members prior to the picnic.

Hearing Committee

None.

Public Relations

Mo Allen reported that she attended the July 14, 2022 meeting with the Mason County Sheriff at Burger Claim in Belfair. KMS radio station attended, and promoted Allyn Days and Grapeview Water and Art Festival.

Chief Spurling discussed a big arrest of criminals stealing cars.

Deputies are being pulled from regular duties and working at the jail due to staff shortages at the jail.

Two hundred units are being built above McDonalds in Belfair, increasing traffic.

Old Business

Tree Removal on Lakeside Property

LLVCC will remove the tree, if the stump is found to be on the homeowner's property, they will reimburse LLVCC for removal.

Vacant Board Position

One position needs to be filled.

New Business

Delinquent HOA Dues Update

Member is two years delinquent in dues. They paid \$100, LLVCC will send them another letter giving them a chance to set up a payment plan or a lien will be placed on the property.

Beaver Work Initiation

Deferred

Welcome Packet

Deferred

Upcoming Meetings

Board of Directors Meeting – August 24, 2022, at 5:30pm

Upcoming Events

Garage Sale, August 6, 2022, beginning at 8:00am

Community Picnic, August 21, 2022, 4:00pm to 6:00pm

Executive Session

Motion: Don Huibregtse motioned to enter into Executive Session at 7:58, for the purpose of addressing personnel, insurance and legal topics.

Second: Mo Allen

Aye: 5 (Don, Peter, Cindy, Sylvia, Mo)

Opposed: 0

Abstained: 1 (James)

Four items were discussed, and regular meeting resumed at 8:22pm.

Motion: Cindy Ross motioned to dispute the unemployment claim of Laurie Swetkovich, as the claim noted there was a lack of work within LLVCC.

Second: Mo Allen

Aye: 5 (Don, Peter, Cindy, Sylvia, Mo)

Opposed: 0

Abstained: 1 (James)

Motion: Peter Nash motioned to hire a trial attorney to represent LLVCC's past board members, Richard Caron and Bruce Jackson.

Second: Don Huibregtse

Aye: 4 (Don, Peter, Sylvia, Mo)

Opposed: 1 (Cindy)

Abstained: 1 (James)

Meeting Adjournment

Meeting Adjournment: 8:33pm

Motion: Sylvia Banzon motioned to adjourn the meeting.

Second: Mo Allen

Aye: 5 (Don, Peter, Cindy, Sylvia, Mo)

Opposed: 0

Abstained: 1 (James)

Respectfully submitted,

Cindy Ross, Treasurer/Secretary

Mary Helton, Office Coordinator