October 2022

Date: October 26, 2022

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

Board Members Present: James Byrne, Maureen Allen, Sylvia Banzon, Craig Chase, Peter Nash, Cindy Ross, Madison Barnard, Don Huibregtse

Absent: N/A

Others Present: Mary Helton, Robert & Jodi Littlefield, Marilyn Chase, Dan & Debbie Leslie, Bob & Laura Finley, John Dacy, Leslie Foss, Mabyn Morgan, Janis Van Well, Sherry & Bruce Martin, Adam & Mackenzie Murphy, Michael & Andrea Baber, Dave Engman, Daniel Drumlake, Bryan & Natascha Roof, Carl Johnson, Lisa Foley-Kassardjian, Patty Rogers, Carol & Jerry O’Hail, Lynn Pardo

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| **Topic** | **Discussion/Vote** | **Action Assignee** | **Action**  **Due Date** |
| **Previous Minutes** | September Board Meeting minutes  Motion: Don Huibregtse motioned to approve the September minutes as written.  Second: Madison Barnard  Aye: 7  Oppose: 0  Abstain: 1 (James) | **N/A** | **N/A** |
| **OFFICER REPORTS** | | | |
| **President**  **James Byrne** | Board member Christine Shultz submitted her resignation as of today, October 26, 2022. |  |  |
| **Vice President**  **Peter Nash** | No report. |  |  |
| **Treasurer**  **Cindy Ross** | Balance Sheet as of October 24, 2022  Checking $ 9,746.98  Savings $ 181,553.34  Cap Imp Reserve $ 63,015.89  Litigation $ 61,215.08  Money Market $ 91,786.14 (general funds)  Money Market Ck. $ 5.00  Accounts Receivable $ 79,315.80  Prepaid Insurance $ 5,520.49  Undeposited Funds $ 285.00  Total $ 492,443.72    Statement of Activities (Accrual method) as of October 24, 2022  Total Expenses $ 147,975.32  Total Income $ 254,607.58  Net Ordinary Income $ 106,632.26  Net Income $ 106,632.26  **Transfer of money to litigation account**  Tabled  **Financial Audit –** draft received and being reviewed. |  |  |
| **OPERATIONS** | | | |
| **Office**  **Mary Helton** | Mary Helton called and emailed homeowners that have past due annual dues.  Proposes to change the office hours during the winter from 11:30 – 4:30, due to darkness.  Motion: Maureen Allen motioned to change the LLVCC office hours to 11:30 – 4:30 during the winter months.  Second: Madison Barnard  Aye: 5  Oppose: 1 (Cindy)  Abstain: 2 (James, Craig) |  |  |
| **Maintenance**  **Don Huibregtse** | Public bathrooms are currently boarded up due to vandalism. LLVCC needs to fortify the doors, and have placed a camera at the public restrooms to help deter vandalism.  The LLVCC Maintenance Tech does not work between November and March, hence Patrol is taking care of maintaining the Doggie Poo Stations.  Craig Chase mentioned that the cost will be about $2,400 for materials to add steel security doors to the restrooms. LLVCC has a responsibility to keep them open. Perhaps every resident could be given a key or keypads with individual codes could be installed on the restroom doors. Craig will obtain quotes.  Motion: Craig Chase motioned to have the doors replaced with steel security doors at a cost of no more than $3,000.  Second: Cindy Ross  Aye: 7  Oppose: 0  Abstain: 1 (James) | Craig |  |
| **Patrol/Compliance**  **Don Huibregtse** | LLVCC has hired a part time person to cover for hours when the other two compliance/patrol people are not available.  Owners of 11 boats have not paid the boat storage fee for 2022-23. The boats will be removed if owners do not respond.  Compliance is continuing to ensure community members are complying with covenants. |  |  |
| **Lake Management**  **Peter Nash** | Beaver trappings - second round of trapping has been taking place. Department of Agriculture regulations are followed.  Water in lake is regulated by the county and state. The county added an additional pump to the sewer system near the lake about six weeks ago.  Otters are in the lake, and they are eating the fish. The trapper has been called to receive their opinion on whether they should be trapped. |  |  |
| **COMMITTEES** | | | |
| **Architectural Control (ACC)**  **James Byrne** | There is a potential issue about a retaining wall with a fence being placed nearby that may be taller than six feet from the natural grade of the property. The project permits for the retaining wall and fence were filed separately, and approved by the ACC.  The ACC will tour the property and speak to the homeowner. |  |  |
| **Recreation**  **Cindy Ross** | **Kids Christmas Party, Allyn Santa event**  ACA and LLVCC will participate in the children’s Christmas event, Photos with Santa again this year. Volunteers and toys needed from LLVCC. Date of event is pending. |  |  |
| **Public Affairs**  **Maureen Allen** | Sheriff Casey is retiring. At the monthly Sheriff’s meeting at Burger Claim, Chief Spurling reported that the budget was accomplished with four additional deputies to be hired.  Fentanyl use is at an epidemic level, the drug is extremely dangerous. Drug and Alcohol staff have quit because of no support to control.  The Federal Government wants to remove credit card “bonus” points as these points are not taxed.  The minutes from the Sherriff’s meeting will be placed on the LLVCC website. | Mary |  |
| **Hearings** | None. |  |  |
| **NEW BUSINESS** | | | |
| **Reserve Study Bids** | Two bids received. Association $4,620; Samdahl & Associates $3,200.  Motion: Don Huibregtse motioned to use Samdahl & Associates services.  Second: Madison Barnard  Aye: 6  Oppose: 0  Abstain: 2 (Craig, James) |  |  |
| **Landscaping Bid** | Current landscaping company’s quote is $6,536 which is much less than the other bids, although they will not haul away debris for this price.  LLVCC will look into the cost of renting a dumpster for the recycling of branches and natural materials. If too expensive, we may need to use the Patrol truck to haul debris to the recycling center or find other alternatives. | Mary |  |
| **2023 Calendar** | LLVCC calendar reviewed. Will consider changing the start time of Board meetings. |  |  |
| **Strategic Plan**  **Sylvia Banzon** | Proposed holding a strategic planning session. Create a plan where LLVCC has set goals to achieve. Committee to be created, a Resolution will be needed.  Sylvia will draft a Resolution. | Sylvia |  |
| **HOA Meeting @ Shorecrest** | Don Huibregtse, Mo Allen, Sylvia Banzon, Mary Helton participated in the meeting.  Numerous HOAs attended where short term rental policies, security cameras, logging of incidents, speed signs, senior deferrals of property taxes, fire emergency plans, and shredding were discussed. |  |  |
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| **OLD BUSINESS** | | | |
| **By-Laws**  **Section G.4.**  **Peter Nash** | If violation of covenant, Peter Nash believes the Board can act when the dispute is between neighbors and a covenant is being broken, but not on behalf of owners involved in disputes that are not the responsibility of the association. | James, legal opinion will be obtained | ASAP |
| **PUBLIC COMMENTS** | | | |
| **Janice Van Well** | **Concern:** Lives on Sterling. Neighbor is installing a four foot retaining wall with a six foot fence on top. She objects to a 10 foot high barrier between the two properties.  **LLVCC response:** The ACC will review the property and talk to the homeowner. If it determined that the fence/wall meets the covenants and corresponding resolutions, Ms. Van Well can hire an attorney to represent her regarding a neighbor to neighbor dispute. |  |  |
| **Natasha Roof** | **Concern:** Wonders if people are allowed to live in a travel trailer or RV that is parked at a residence.  **LLVCC response:** LLVCC Compliance has identified two individuals have been temporarily living in their trailers due to various reasons. These individuals have received warnings and/or have gone through a hearing to determine next steps. |  |  |
| **Jody Sayer? This name isn’t on the attendee list** | **Concern:** Stated that monthly board meetings should be held later in the evening, perhaps beginning at 6:30pm instead of 5:30pm and maybe even on a Saturday.  **LLVCC response:** The Board will consider changing the start time of meetings. James Byrne will research By-Laws to ensure that is possible. | James |  |
| **Daniel Drumlake** | Suggested that LLVCC defines what a “boat” is, as there are rubber rafts, etc. at the boat launch area.  **LLVCC Response:** By-Laws and Regulations will be reviewed. | James |  |
| **Bob Littlefield** | Wanted to know if the LLVCC Patrol/Compliance calls the Sheriff’s office if they witness a crime.  **LLVCC Response:** Yes, the Patrol/Compliance team does report crimes to the Sheriff’s office. Every individual community member needs to contact the Sheriff’s office when they see a crime bring committed, or when a crime has happened on or to their personal property. |  |  |
| **EXECUTIVE SESSION – entered into Executive Session at 8:10pm; re-entered the Board meeting at 9:05 pm** | | | |
| Personnel and litigation matters discussed. | No actions taken. |  |  |
| **PRIOR ACTION**  **ITEMS** | | | |
| **Tree on Lakeshore** | There is an extremely large and dangerous tree located on LLVCC property near Westlake Drive that will either fall into the lake or damage an adjacent homeowner’s home when/if it falls. LLVCC has spoken to at least two other tree removal services, and others would not provide a bid.  Motion: Cindy Ross motioned to remove the tree at a cost of $9,171.50.  Second: Sylvia Banzon  Aye: 7  Oppose: 0  Abstain: 1 (James) |  |  |
| **By-Laws/Ethics** | RCW 64.38.015 |  |  |
| **UPCOMING MEETINGS** | | | |
| **November 17, 2022** | **Budget Preparation Meeting** |  |  |
| **December 7, 2022** | **Board Meeting** |  |  |
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| **UPCOMING EVENTS** | | | |
| **December** | **Christmas Event for Kids**  Date pending |  |  |
| **MEETING**  **ADJOURNMENT** | | | |
|  | Motion: Sylvia Banzon moved to adjourn the meeting at 9:10pm.  Time:  Second: Madison Barnard  Aye: 7  Opposed: 0  Abstained: 1 (James) |  |  |

Respectfully submitted,

Cindy Ross

Cindy Ross, Treasurer/Secretary