

Date: June 20, 2023

Board Members Present:

Absent:

Others Present:

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| **TOPIC** | **DISCUSSION/VOTE** | **ACTION ITEM** |
| **Virtual Meeting** | **Article II, Section D, Number 1:**  **“Annual Membership Meeting**. There shall be a budget and election annual membership meeting on the fourth Tuesday of February of each year, and a general annual membership meeting on the third Tuesday in June of each year. If approved by the Board, members may participate in a meeting by conference telephone or similar communications process so that all persons  participating in the meeting can hear each other at the same time. Participation by that method constitutes presence in person at a meeting.” |  |
| **Approve Previous Minutes** | **May Board Meeting Minutes** | N/A |
| **PUBLIC COMMENTS/ COMPLAINTS** | | |
|  | **Concern:** Loud barking dog at all hours. Dog is left in exterior porch/kennel and barks all the time. This disturbance keeps us awake, distracts us from being able to work effectively from home and disturbs the peace and quiet that we assume to have in this community. We are new to the neighborhood.  **LLVCC response:** Verbal conversation with homeowner to restrain dog from barking. Homeowner has her parents staying at the house with dog to prevent from barking. |  |
|  | **Concern:** Inoperable vehicle and failure to maintain yard.  **LLVCC response:** Verbal conversation with homeowner and will have vehicle removed from property. |  |
|  | **Concern:** Homeowner has not cut their grass and fence needs repair.  **LLVCC response:** Grass was cut by homeowner and they are working on a way to fix their fence. |  |
|  | **Concern:** Neighbor is over watering my plants. Damaging property by putting excess surface water onto the neighboring property.  **LLVCC response:** This is a neighbor to neighbor issue. HOA has no involvement on this. |  |
| **OFFICER REPORTS** | | | |
| **President** | **President’s Report-** James Byrne |  |
| **Vice President** | **VP Report**- Peter Nash |  |
| **Treasurer** | **Treasurer’s Report**- Sylvia Banzon  **Balance Sheet as of June 16, 2023**  Checking $ 1,389.00  Savings $ 228,690.79  Money Market Savings $ 32,315.36  KCU CD 6 mo. 3.3% $ 50,129.58  Cap Imp Reserve $ 96,918.17  Litigation Fund $ 91,066.40  Accounts Receivable $ 31,411.73  Prepaid Insurance $ 5,520.49  Undeposited Funds $ 4,129.38  Petty Cash $ 100.00  Total $ 541,676.27  **Statement of Activities as of June 16, 2023**  Total Income $ 254,917.96  Total Expenses $ 46,028.68  Net Ordinary Income $ 208,889.28  Net Income $ 208,889.28  **Budget 2023-2024**  Total Revenue: 94.1%  Total Expenses: 17.5%  **Open Purchase Orders March- June 2023**   * **PO #2** Speed Sign ($1495 Not budgeted)- Total spent $1740.78 Postage paid to send sign $245.78. Waiting for billing statement Allocated to Maintenance. * **PO#4** Web Training for Mary ($85) Allocated to Contracted Services (Website Host). Waiting for billing. * **PO #9** Networking Computers ($3713 reserve budget)- Total spent in equipment $1291.19. Estimated cost for networking and application updates is $500.00. Waiting for billing. * **PO #14** Cleaning Basketball and Tennis Courts ($17,000 Maintenance Budgeted)- $283.92. **Paid and Close.**   **Property Lien Letters-** Sylvia Banzon |  |
| **OPERATIONS** | | | |
| **Office** | **Olympic Tax Contract-** James Byrne   * Meeting with Olympic Tax   **Virtual Meetings-**   * Cancelation of GoToMeeting account * Using Teams for virtual meeting   **Employee Background Checks-** James Byrne  **Homeowner Difficult Financial Situation-** Mary Helton |  |
| **Maintenance** | **Cleaning Maintenance Agreement-** James Byrne  **Playground Clean up-** Don Huibregtse   * **Bids for Approval**   The bids for subject job include:  1.  Limbing 17 trees 30 feet up  2.  Layer of new chips in the play area  3,  Removal of small trees and brush immediately adjacent to the play area  4.  Removal of all underbrush on either side of the driveway  5.  Landscape fabric and beauty bark on either side of the driveway  6.  General cleanup of the entire playground and surrounding area  7.  Hauling away of all yard waste  Bids will not include painting of restrooms (interior and exterior) or cost of baby changing station and installation |  |
| **Patrol/Compliance** | **Resignation of Patrol Member-** Don Huibregtse |  |
| **Beach Authority** | **New Employees Welcome-** James Byrne   * Sherry * Jason * Michelle * Cortley |  |
| **COMMITTEES** | | | |
| **Architectural Control (ACC)** | **Chairman’s Report-** James Byrne  **Dumpster Extended Parking**- Don Huibregtse  **Eyesore/Trash in Allynview-** Don Huibregtse  **ACC Logs Approval-** Don Huibregtse  **Gazebo Reservation Occupancy**- James Byrne |  |
| **Lake Management** | **Chairman’s Report-** Peter Nash |  |
| **Hearing** | **Chairman’s Report-** James Byrne |  |
| **Safety** | **Sheriff Report**- Maureen Allen |  |
| **Strategic Planning Work Group** | **Work Group Report-** Sylvia Banzon |  |
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| **NEW BUSINESS** | | |
| **Reserve Study** | **Discussion of report-** James Byrne |  |
| **Covenants Amendment** | **Division 8 Covenants Amended per homeowner’s request**- James Byrne |  |
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| **OLD BUSINESS** | | |
| **Resolution 11** | **Protection of View Rights Revision-** James Byrne |  |
| **ACC/board required compliance** | **RCW 64.38.020 and our governing documents-** Peter Nash  **Governing documents regarding trees-** Peter Nash |  |
| **Resolution 26** | **ACC Committee**- Peter Nash   * Proposed changes to drafted amendment. |  |
| **EXECUTIVE SESSION** | | |
| **Board Discussions** |  |  |
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| **PRIOR ACTION ITEMS** | | |
| **DISCUSSION** |  |  |
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| **UPCOMING MEETINGS** | | |
| **July 26** | 5:30 pm Board Meeting |  |
| **Aug 23** | 5:30 pm Board Meeting |  |
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| **UPCOMING EVENTS** | | |
| **July 3rd** | Office Closure |  |
| **Aug 5** | Garage Sale |  |
| **Aug 19** | Community Picnic |  |
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| **ADJOURNMENT** | | |
| **Motion to Adjourn** |  |  |
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