Special Meeting Agenda for July 5, 2023 @5:30PM

Call to order of the meeting

Special meeting is being called by James Byrne- President

Points for clarification (this will ensure new Board members understand current process that it is in question): 30-45 minutes

1. How the ACC resolution was handled
	1. Recording status with Mason County
	2. Regardless of recording, is it right to act counter to resolutions passed by the board, published on our website and part of new member contracts with LLVCC?
	3. Is a resolution still a resolution if not recorded?
	4. Does Res 26 create any requirement, or does it only define what our bylaws, RCW 24.03 and 64.38 already require? E.g. specifies when, not if, open meetings are required.
	5. If Res 26 didn’t exist, do our bylaws still require open meetings, minutes, and do some covenants still require five ACC members?
2. How fines work in the community and who levies those fines as needed
	1. Is the ACC involved in this process
	2. Does state law require that we pass rules regarding the process and only levy fines if they have the opportunity for a hearing in accordance with those rules?
	3. Is Res 16 compliant with the law?
	4. Must the board approve all fines as per Res 16?
3. Compliance officer position
	1. Job description
	2. What this position is
	3. Meeting minutes from when position was created
	4. Do meeting minutes and a job description have *precedence* over resolutions passed by the board, published on our website and provided to new members as part of their contract with Lakeland Village?
	5. Can the board delegate authority to one person outside of the bylaws or a resolution?
4. ACC members
	1. Whole board on the ACC? Do we want to change this for some reason?
		1. Per the above, what are the rules and how is the community best served?
		2. Where is the requirement or rule stating the whole board to be on the ACC?
	2. Where is the “smaller group” defined, and what powers do they have?
	3. Does a small group on the ACC create two classes of ACC members?
5. How can we ensure that ACC procedures are documented and they are following state law, bylaws, and governing documents?
6. When are ACC meetings? Do we need to have additional meetings of some sort for the ACC?
	1. Bylaws state: “All official meetings of the Board of Directors and its committees shall be open for observation by all members and their authorized agents, except as otherwise specified by law.” Are we in compliance?
	2. Bylaws state: “The Board of Directors, or any of them, and all committees may meet together in informal study sessions, which do not constitute official Board or committee meetings so long as no votes are taken and no business is transacted, and no binding agreements are made regarding official actions of the Board.” Are fines and permitting official business of the board?
7. Go over ACC log and the permit applications
8. Revisions to ACC resolution and why they are needed

Points for discussion: 30-45 minutes

1. Pause levying any fines without the opportunity for a hearing.
2. Inform all members that were levied fines without a hearing of the situation and of their legal right to a hearing.
3. Vote in, or pledge to vote in, the five required Director members of the ACC.
4. Vote in, or pledge to vote in, ACC Chair, and attempt to avoid the current situation of:
	* 1. The President being the ACC Chair.
		2. A non-compliant ACC "working group" of only three directors where the two other ACC members report to the President/ACC Chair as their boss (President is the supervisor of all LLVCC employees)
5. Share ACC correspondence with the whole board, until such time as proper recorded votes and minutes are taken.
6. At least 2 days before a special meeting, have the ACC provide documented current processes so we can see the difference between what is happening, and what our own rules and the law says we need to do.