

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

March 22, 2023

Date: March 22, 2023

James Byrne, President called to order the regular meeting of the Board of Directors at 6:04 pm.

Board Members Present: Maureen Allen (by phone), Sylvia Banzon, James Byrne, David Engman, and Don Huibregtse

Absent: Scott Horsfall, Diane Clevenger, and Peter Nash.

Others Present: None

Topic	Discussion/Vote	Action Assignee	Action Due Date
Board Member Resignation	Mr. Craig Chase resigned his elected position to the Board and his appointment as Chair of the Safety Committee. Resignation was accepted by the President of the Board. This opens up a position which will need to be fulfilled by appointment.		
New Board Member Appointment Electronic Vote 3/22/23	<p>Vote in new member to replace Mr. Craig Chase Motion: James Byrne is presenting a motion to not accept the electronic vote based on the lack of availability for today's meeting. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>Motion: Sylvia Banzon motioned to have interested parties attend the next Board meeting and address the Board on their reasons to become a Board member. Second: James Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
Approve Previous Minutes	<p><u>February Board Meeting Minutes</u> Motion: Don motioned to amend the meeting minutes to re-open PO#3 to include expenses of Safety Committee through 3/22/23. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p><u>February Annual Election Meeting minutes</u> Motion: James motioned to approve the election minutes as presented. Second: Dave</p>	N/A	N/A

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	<p>Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>																												
OFFICER REPORTS																													
President	Report tabled until the next meeting.																												
Vice President	Report tabled until the next meeting.																												
Treasurer	<p><u>Balance Sheet as of March 20, 2022</u></p> <table> <tr><td>Checking</td><td>\$ 4,203.07</td></tr> <tr><td>Savings</td><td>\$ 52,397.85</td></tr> <tr><td>Money Market Savings</td><td>\$ 82,220.28</td></tr> <tr><td>Cap Imp Reserve</td><td>\$ 96,836.55</td></tr> <tr><td>Litigation</td><td>\$ 90,407.65</td></tr> <tr><td>Accounts Receivable</td><td>\$ 253,566.13</td></tr> <tr><td>Prepaid Insurance</td><td>\$ 5,520.49</td></tr> <tr><td>Undeposited Funds</td><td>\$ 563.70</td></tr> <tr><td>Total</td><td>\$ 585,652.25</td></tr> </table> <p><u>Statement of Activities (Accrual method) as of February 27, 2022</u></p> <table> <tr><td>Total Expenses</td><td>\$ 236,318.27</td></tr> <tr><td>Total Income</td><td>\$ 259,377.62</td></tr> <tr><td>Net Ordinary Income</td><td>\$ 23,059.35</td></tr> <tr><td>Net Income</td><td>\$ 21,079.74</td></tr> </table> <p>New Budget</p> <ul style="list-style-type: none"> • Dues collected \$ 96,615.00 • Boat fees \$ 175.00 <p>CD account STP- Sylvia Banzon See submitted STP.</p> <p>Motion: James motioned to open a CD account at KCU with \$50,000.00 at a 3.56% APY for 6 months utilizing saved money to increase non dues revenue. Second: Dave Aye: Maureen, Sylvia, James Dave, and Don Oppose: None Abstain: None</p> <p>QuickBooks STP- Sylvia Banzon See submitted STP.</p> <p>Motion: James motioned to approve switching from Card Pointe Transax to QuickBooks Business Services for electronic and credit card payments with savings of \$54.98 per month. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>Question: Was the WA Non-Profit Report filed for</p>	Checking	\$ 4,203.07	Savings	\$ 52,397.85	Money Market Savings	\$ 82,220.28	Cap Imp Reserve	\$ 96,836.55	Litigation	\$ 90,407.65	Accounts Receivable	\$ 253,566.13	Prepaid Insurance	\$ 5,520.49	Undeposited Funds	\$ 563.70	Total	\$ 585,652.25	Total Expenses	\$ 236,318.27	Total Income	\$ 259,377.62	Net Ordinary Income	\$ 23,059.35	Net Income	\$ 21,079.74	Sylvia	
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	2023? Yes. Payment was filed 2-13-23.		
OPERATIONS			
Office	<p>Easter Egg Hunt- Mary Helton LLVCC joining Allyn Community Association in their Easter Egg Hunt event. Motion: Sylvia motioned to approve purchase order for \$310. The cost reflects a difference of \$10 from the budgeted amount. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>Resolution 11, 14 and 26- Sylvia Banzon While performing an audit, it was discovered that Resolution 11- View Protection, Resolution 14 Signage and Resolution 26 Architectural Control Committee were not recorded with the county when approved in 2019. This provides the opportunity to either revise the resolutions before recording or record the resolutions as they are. Motion: James motioned to review the aforementioned resolutions before they are recorded with the county. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>	Exec. Officers	
Maintenance	<p>Maintenance Contract for 23-24- James Byrne Motion: James motioned to table this item until next meeting. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
Patrol/Compliance	<p>Report Motion: James motioned to table this item until next meeting. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
COMMITTEES			
Architectural Control (ACC)	<p>New Build meetings- James Byrne 460 E. Lakeshore Dr. New Construction Motion: James motioned that the ACC proposes a conditional approval based on the following conditions of this new build: - Talk with neighboring lots to make sure</p>		

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	<p>there are not any potential view rights issues, and submit this to the office.</p> <ul style="list-style-type: none"> - Need to pay sewer hookup fee - Need to pickup county building permit <p>Upon the completion of the above items the ACC would issue a permit for this new build.</p> <p>Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>311 E. Lakeland Dr. New Construction Motion: James motioned that the ACC proposes that we approve this new build with the following conditions:</p> <ul style="list-style-type: none"> - Parking can take place within county rules on the side of the road for a period of 7 days to allow for construction equipment to get into the lot. - Landscape plan must be submitted within 30 days of occupancy. - Replanting of 4 trees must be part of the landscape plan above <p>Second: Don Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>Island Place STP- James Byrne Vacate easement between Lot 65 and 66. Motion: James motioned to amend STP to reflect that the lot 65 homeowners will pay the county fees for the vacation petition. There will be no financial impact to the HOA. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
Lake Management	<p>Chairman’s Report- Peter Nash (no report presented) Inquiry was made about launching this committee and the schedule of meetings. Peter was not present to discuss.</p>	James to follow up with Peter.	
Hearing	<p>Chairman’s Report- James Byrne (no hearings in the past month)</p>		
Safety	<p>Chairman’s Report- Craig Chase (no report) Mr. Chase resigned as Chair of the Committee. Motion: James motioned to install the parts</p>	James/ new	

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	<p>purchased for the swing set as originally intended. The Playground STP submitted will need to be revised by the new Committee Chair and resubmitted for approval. Second: Don Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p> <p>Sheriff's Report- Maureen Allen Motion: James motioned to table this item until next meeting. Report was sent to all Directors for their information. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>	committee chair	
NEW BUSINESS			
Resolution 25	<p>Amendment Discussion- Sylvia Banzon/Don Huibregtse Last summer we had many inquiries about rental properties. The amendments presented for Resolution 25 will provide clarification and specifies the process for property rentals and other residential businesses. Motion: James motioned to table this item until next meeting. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
By-Laws	<p>Amendment Discussion- Sylvia Banzon There was a lot of discussion about the election process early this year. We discovered that the by-laws did not provide guidance as to officer's terms and they were too specific on when the election meetings are to be held. The amendments presented today will clarify officer's terms and will provide flexibility in scheduling community meetings. Motion: James motioned to table this item until next meeting. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
Safety Committee	<p>Chair Vacancy- James Byrne Motion: James motioned to wait until all Board members are present and the current vacancy is filled to appoint a Chair for this committee to resume</p>		

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	<p>activities. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
Officer Selection	<p>Current Nominations: President: James Byrne Vice-President: Peter Nash Treasurer: Sylvia Banzon Motion: Don motioned to keep the current officers for 2023-2024 fiscal year. Second: Dave Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
OLD BUSINESS			
Boat Launch Drain	<p>Swanson Purchase Order- Peter Nash James will follow up with Peter.</p>	James/Peter	
Water Leak Gazebo	<p>Burying the line and assessing drainage- This was assessed and it is cost prohibited for the HOA to afford at this time. Don will follow up with plumber to fix the current leak.</p>	Don	
PUBLIC COMMENTS			
	<p>Concern: LLVCC response:</p>		
EXECUTIVE SESSION			
	<p>Motion: James motioned to not have executive session item until next meeting. Second: Sylvia Aye: Maureen, Sylvia, James, Dave, and Don Oppose: None Abstain: None</p>		
PRIOR ACTION ITEMS			
New Action Item	<p>Invite the two new members to the next meeting to address the Board of their intention</p>	Mary to invite interested members.	
UPCOMING MEETINGS			
April 26	5:30 pm Board Meeting		

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May 24	5:30 pm Board Meeting		
June 20	5:30 pm Board Meeting		
June 20	7:00 pm Community Meeting		
UPCOMING EVENTS			
April 8	Easter Egg Hunt		
May 6	Fishing Derby		
MEETING ADJOURNMENT			
Motion to Adjourn	Motion: Don motioned to adjourn meeting at 6:32 pm. Second: Dave Aye: Maureen, Sylvia, James Dave, and Don Oppose: None Abstain: None		