

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Minutes  
February 28, 2023

Date: February 28, 2023

James Byrne, President called to order the regular meeting of the Board of Directors at 7:00 pm.

Board Members Present: Maureen Allen, Sylvia Banzon, James Byrne, Craig Chase, David Engman, Don Huijbregtse, and Peter Nash.

Absent: None

Others Present: Mary Helton, Therese Montgomery, Daniel and Elizabeth Drumlake, Clint Fretz, Diane Clevenger, Debbie Leslie, Mike & Sara Rhodes, Bruce Jackson, Jerry Cloyd, Natascha Roof, Mike Bannon, Andrea Babers, Vince Scantlin, Toma TJ Foreman, Christene & David Shultz, Tal & Paula Beck. Scott and Vickie Horsfall, John & Debra Risko, Lesa Humes, Wendy Sage, Laura & Bob Finley, Mike Kassin, John Cove, Pat Hymas, Steve Abels, Laura Alexander, Jeana Crawford, Maurice & Cindy Kiely, Howard Honsey, Kathleen Taylor, Marvin & Ann Petersen, Kevin & Pam Buck, Les Foss, Ken Johnson, Kristian Schonberg, Alyssa Branchaud-Warren and Mike Pence.

<b>Topic</b>	<b>Discussion/Vote</b>	<b>Action Assignee</b>	<b>Action Due Date</b>
<b>OFFICER REPORTS</b>			
<b>President</b>	<b>FAQ Answers-</b> See attachment  <b>Discussion of RCW 64.90.525-</b> Within thirty days after adoption of any proposed budget for the common interest community, the board must provide a copy of the budget to all the unit owners and set a date for a meeting of the unit owners to consider ratification of the budget not less than fourteen nor more than fifty days after providing the budget. Unless at that meeting the unit owners of units to which a majority of the votes in the association are allocated or any larger percentage specified in the declaration reject the budget, the budget and the assessments against the units included in the budget are ratified, whether or not a quorum is present.  <b>Introduction of Candidates for Board Elections-</b> See attachment  <b>Nominations from the Floor- None</b>		
<b>Treasurer</b>	<b>Budget Proposal-</b> RCW 64.38.0225 requires the ratification of the annual budget. The Board approved the 2023-2024 Budget at the January 25 <sup>th</sup> meeting. The Budget		

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Minutes

	<p>package was sent to the community on January 31<sup>st</sup>. We are here today to vote on the approved budget.</p> <p><b>Annual Audit-</b> RCW 64.38.045 requires that for associations with annual assessments of \$50,000 or more shall be audited at least annually by an independent CPA, but the audit may be waived if 67% of the votes cast by owners, in person or by proxy, at a meeting of the association at which quorum is present, vote each year to waive the audit.</p> <p><b>Questions:</b> Noticed that maintenance for tennis and basketball courts was not addressed in the budget. Where are the funds allocated for this?</p> <p>The funds for the common areas are under Operation and Maintenance.</p> <p><b>Questions:</b> Noticed that the legal fees were up for 2021-2022. What is the reason for this?</p> <p>There was a lawsuit against former Board members last year from a homeowner. The Board had the option to send a claim to insurance or have our lawyer deal with it. The insurance claim would have cost us \$10,000. The Board made a calculated decision and felt the lawsuit will be dismissed at less than \$10000 and we avoided submitting a claim that would have increased our insurance policy. We also engaged our attorney in the collection of several liens.</p>		
<b>OPERATIONS</b>			
<b>Office</b>	<p><b>Vote, Collection and Count of Ballots</b> A total of 179 votes were cast, in person and by proxy.</p> <p align="center">Total votes possible: 932 Total votes cast: 179 19% (Quorum = 10% or 93 votes)</p>		
<b>PUBLIC COMMENTS</b>			
	<p><b>Concern:</b> No comments</p> <p><b>LLVCC response:</b></p>		
<b>ELECTION RESULTS</b>			
	<p><b>ANNOUNCE RESULTS OF BALLOTS</b> <b>Results</b></p>		

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Board Meeting Minutes

	<p align="center">Total votes to ratify Budget: 161 Yes: 138- 86% No: 23- 14%</p> <p align="center">Total votes to waive Audit: 158 Yes: 122- 77% No: 36- 23%</p> <p>Audit can only be waived by 67% majority of votes with a quorum of 10%. Audit waived for 2022-23 fiscal year.</p> <p align="center">Board Member Election: Sylvia Banzon: 126 Craig Chase: 129 Diane Clevenger: 66 Clint Fretz: 55 E. Scott Horsfall: 85 Vickie Stock: 50</p> <p>Sylvia, Craig, and Scott were confirmed as Board Members.</p> <p><b>Motion:</b> James motioned to have Diane appointed to the Board. <b>Second:</b> Don H <b>Ayes:</b> Maureen, Sylvia, Craig, Dave, Don and Peter <b>Oppose:</b> none <b>Abstain:</b> James</p>		
<b>UPCOMING MEETINGS</b>			
<b>Tues. June 27<sup>th</sup></b>	<b>Community Annual Meeting- 7 pm</b>		
<b>UPCOMING EVENTS</b>			
<b>April 8, 11:00 am to 2:00 pm</b>	<b>Easter Egg Hunt w/ Allyn Community Association</b>		
<b>MEETING ADJOURNMENT</b>			
	<p>Motion: Time: Second: Aye: Opposed: Abstained:</p>		

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