

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: August 23, 2023

Attendance:

Welcome		
<b>Introduction</b>	<b>Welcome- James Byrne</b>	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
<b>Approve Previous Minutes</b>	<b>- July Board Meeting Minutes</b>	N/A
<b>Board Members Appointment</b>	<b>Interested Board members- <u>James Byrne</u></b> <ul style="list-style-type: none"> <li>- <b>Mark Murray</b></li> <li>- <b>Micah Loucks</b></li> </ul>	
PUBLIC COMMENTS/ COMPLAINTS		
	<p><b>Concern:</b> Is smoking allowed in an outdoor private property? Can it be banned at the gazebo/ beach area?</p> <p><b>LLVCC response:</b> Neither federal nor state anti-discrimination laws prevent associations from adopting no-smoking rules for all parts of the community. Smokers are not a protected category of persons, and smoking is not a protected right or activity under the federal Fair Housing Act or Washington’s Law Against Discrimination.</p> <p>Given the state of the law, there is nothing to limit an association’s authority, to establish rules and regulations for common areas and limited common areas. Enacting a no-smoking rule that applies in such areas will require a vote of the majority of Board members. Once the rule is enacted, the Board must give notice of the rule change to owners before enforcement.</p> <p>There are several reasons why we may want to restrict the use of marijuana. The first is secondhand smoke. By now, most people know about the health hazards of secondhand cigarette smoke. And although no definitive link exists yet, experts are concerned about the impact secondhand marijuana smoke might have on human health, particularly lung health.</p> <p>The second reason is the odor. Marijuana smoke gives off a very pungent odor that not everyone is used to or</p>	

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	<p>likes. Because smoke can travel, it does not take much for neighbors to smell it, especially in close quarters.</p> <p>The final reason is that it is a fire hazard. Smoking, whether marijuana or tobacco, poses certain dangers to property. The smoke can stain or discolor property and a lit cigarette or blunt can cause a fire. And it is well-known among HOA communities that fire insurance premiums increase when an association allows smoking.</p>	
	<p><b>Concern:</b> Can Patrol increase hours to be visible in the early evening (6-8 pm)?</p> <p><b>LLVCC response:</b> This would increase Patrol hours by five hours per week (20 hours per month). The current budget does not have enough wiggle room to accommodate the extra expense. We will consider this request for next year's budget for the summer months.</p>	
	<p><b>Concern:</b> Bush blocking the lake view of another homeowner.</p> <p><b>LLVCC response:</b> Letter was sent to homeowner to make sure to trim bushes below 6 feet.</p>	
	<p><b>Concern:</b> Report of a dirt-bike or four-wheeler going up and down Homestead Rd.</p> <p><b>LLVCC response:</b> These vehicles should not be ridden on the roads. Police were called.</p>	
	<p><b>Concern:</b> Horseshoe area in the playground needs to be addressed. It was not included with the recent cleaning of the playground.</p> <p><b>LLVCC Response:</b> We have bought the horseshoe kits and will be having maintenance redo the pits.</p>	
	<p><b>Concern:</b> Altercation between neighbors in cart path on Navy Property.</p> <p><b>LLVCC Response:</b> Police were called.</p>	
	<p><b>Concern:</b> Overgrown weeds in the Orchard at 81 E. Lakeshore Dr.</p> <p><b>LLVCC Response:</b> This property was purchased in the current condition.</p>	

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	<p><b>Point of clarification:</b> If a lot is in its natural state, the lot owners do not have an obligation to maintain a lot.</p>	
	<p><b>Concern:</b> Stairs to the playground are dangerous. Please consider taking them out and create a path instead or repair them so they are safe for adults and children.</p> <p><b>LLVCC Response:</b> We have requested bids for this work.</p>	
	<p><b>Concern:</b> Can we improve the beach and the docks?</p> <p><b>LLVCC Response:</b> We have actively worked on replacing planks at the docks and improving the appearance of the beach. Due to the many concerns expressed last year, our focus for maintenance dollars has been on the playground area. We have done an overhaul of the playground area, installing new swings, cleaning up the horseshoe pit area, and we just finished painting the interior and the exterior of the bathrooms.</p> <p>We are always willing to hear recommendations, please contact office with ideas for consideration.</p>	
	<p><b>Concern:</b> Can we do something about the leeches?</p> <p><b>LLVCC Response:</b> Leeches are very common in lowland lakes in the Northwest and simply aren't a real problem for the lake or people. While they might be icky, they are pretty harmless and just part of a healthy lake's ecology.</p> <p>The rainbow trout and largemouth bass in our lake eat leeches - open up a fish's stomach and you may see them. This is no known effective and safe way to control leeches.</p>	
	<p><b>Concern:</b> Political signs in the lawn and garage doors.</p> <p><b>LLVCC Response:</b> Per division covenants and further explained in Resolution 14, political signs are defined as a temporary sign and may be displayed within 4 weeks before any primary or general election and one week after.</p>	
	<p><b>Concern:</b> As I walk around the lake each time I see this horrible yard where around 20 trees were cut,</p>	

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	<p>NONE spared. I understand permission was not requested and the proper process ignored. May I ask what the fine or reaction will be?</p> <p>I filed and had someone examine my property each time a dying tree had to come down. Did Security not see what was going on?? It's the ugliest, saddest, most environmentally damaging thing I've seen yet in Lakeland Village.</p> <p><b>LLVCC Response:</b> The ACC and the Board signed off on the clear cut of trees at this property per the certification of the arborist letter. We cannot take the liability of denying a permit that is certified by an expert on the field. We requested a replanting plan at the time of the approval; however, the plan was not sent to us until after the permit was issued. The plan submitted was not adequate and it was rejected.</p> <p>The Board understands wanting to keep the intent of our neighborhood, to look nice, to blend in with nature and where people want to live. To address this issue, we are working with the homeowners on their replanting plan for the property and we ask that you give them time to execute their plan.</p> <p>We are working very closely with the family, and we hope to have some of the issues resolved within a few months</p>	
	<p><b>Concern:</b></p> <p><b>LLVCC Response:</b></p>	
<b>LETTERS TO THE BOARD</b>		
	<p><b>None.</b></p>	
<b>OFFICER REPORTS</b>		
<b>President</b>	<b>President's Report-</b> James Byrne	
<b>Vice President</b>	<b>VP Report-</b> Peter Nash	
<b>Treasurer</b>	<p><b>Treasurer's Report-</b> Sylvia Banzon = <b>See attached reports.</b></p> <p><b>Budget 2023-2024</b> Total Revenue: 96.1% Total Expenses: 38.8%</p>	

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	<p><b>Open Purchase Orders March- June 2023</b></p> <ul style="list-style-type: none"><li>- <b>PO#4</b> Web Training for Mary (\$85) Allocated to Contracted Services (Website Host). Waiting for billing.</li><li>- <b>PO #14</b> Cleaning Basketball and Tennis Courts (\$17,000 Maintenance Budgeted)- \$283.92. <b>Paid and closed.</b></li><li>- <b>PO #15 Insurance-</b> Includes Liability, Umbrella, Board Members and Auto policies. For a total of \$23,282. The budgeted amount was \$24,208. The policies are within budget. <b>Paid and closed.</b></li><li>- <b>PO #16 Reserve Study-</b> (\$3200 budgeted)- Total spent \$3200. Bill received. <b>Paid and closed.</b></li><li>- <b>PO # 17 Playground Clean up-</b> (\$17,500 Budgeted for Maintenance) -Total spent for this PO was \$5859. Within budget. <b>Paid and closed.</b></li><li>- <b>PO # 18- Vacation of Island Place-</b> Estimated cost \$4797. This is not a budgeted item; funds are available for this investment.</li><li>- <b>PO #19- Community Picnic-</b> (\$1500 Budgeted) Total spent \$1840. Pending payment.</li></ul> <p><b>Property Lien Letters-</b> Sylvia Banzon Attorney sent letters to homeowners to start collections and/or lien process on ten properties. We collected \$820.00 for one property. Uncollected dues on the remaining properties are totaling \$8300 including attorney fees.</p> <p><b>Tax Return 2022-</b> Sylvia Banzon</p> <p><b>New Checking Account for KCU-</b> Sylvia Banzon</p> <ul style="list-style-type: none"><li>- Set up account</li></ul> <p><b>Key Bank Money Market for Reserve Funds-</b> Sylvia Banzon Kitsap Bank savings currently earning 0.5%.</p> <p><b>Proposal:</b> Open an account in Key Bank and move funds from Kitsap Bank. Key Bank has a promotion rate of 4% for 6 months and market rate thereafter. Their current market rate is 1.5%.</p>	
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**OPERATIONS**

<b>Office</b>	<b>Olympic Tax Contract-</b> James Byrne <ul style="list-style-type: none"><li>- Meeting with Olympic Tax</li></ul>	
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	<ul style="list-style-type: none"> <li>- Terminate account</li> </ul> <p><b>Bookkeeping and Payroll:</b>  <b>Around the Sound Bookkeeping- Gig Harbor</b></p> <ul style="list-style-type: none"> <li>- \$85 per hr- anticipating 5-8 hours per month.</li> <li>- Covers bookkeeping entries, payroll, payroll taxes, 1099's, W2s, etc.</li> </ul> <p><b>Community Picnic-</b> Mary Helton  <b>Discussion:</b> We have quote from a caterer for Hot Dogs and Hamburgers served with fixings for \$1800.00 with decorations and paper supplies we are looking at \$1900. We are asking community members to bring their own beverages and a dessert to share.</p> <p><b>Email Vote:</b>  <b>Motion:</b> Sylvia motioned to approve \$400 over budgeted for the community picnic.  <b>Second:</b> Don  <b>Ayes:</b> Mo, Sylvia, James, Clint, Scott, Don and Peter  <b>Oppose:</b> None  <b>Abstain:</b> None</p> <p><b>Dues late fees-</b> Mary Helton</p>	
<b>Maintenance</b>	<p><b>Restoration of horseshoe pits-</b> Mary Helton</p> <p><b>Painting Restrooms-</b> Mary Helton</p> <p><b>Wasp/Yellow Jacket Nest around the gazebo-</b> Mary Helton</p>	
<b>Patrol/Compliance</b>	-	
<b>Beach Authority</b>	-	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman's Report-</b> James Byrne</p> <p><b>ACC Logs Approval-</b> Don Huibregtse</p> <p><b>Tree Removal-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- 530 E. Soderberg Rd</li> </ul>	
<b>Lake Management</b>	<p><b>Chairman's Report-</b> Peter Nash</p> <p>-</p>	
<b>Hearing</b>	<b>Chairman's Report-</b> Scott Horsfall	
<b>Safety</b>	<b>Sheriff Report-</b> Maureen Allen	

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<b>WORK GROUPS</b>		
<b>Strategic Planning Work Group</b>	<b>Work Group Report-</b> Sylvia Banzon	
<b>Resolution 26</b>	<b>Work Group-</b> Peter Nash - Call out for members	
<b>NEW BUSINESS</b>		
<b>Resolution 25</b>	<b>Home Business Permit Form-</b> James Byrne	
<b>Vacation Island Place Road</b>	<p><b>Intent to purchase land-</b> James Byrne - 5330 sq ft for \$4797 (\$0.90 per sq ft)</p> <p><b>Discussion:</b> County reached out to the office asking if we can let them know by Aug 10<sup>th</sup> if the Board will vote in favor of "intend to purchase the land for Island Place Road if vacated by the county". This land is adjacent to Lot 66.</p> <p><b>Email Vote:</b> <b>Motion:</b> Sylvia motioned to approve the "intent to purchase the land for Island Place Road if vacated by the county" <b>Second:</b> Don <b>Ayes:</b> Mo, Sylvia, Scott, Don and Peter <b>Oppose:</b> None <b>Abstain:</b> Clint and James</p>	
<b>No Smoking Policy</b>	<b>No Smoking Policy for all Common Areas-</b> James Byrne	
<b>Division 14</b>	<b>New covenant language?-</b> Don Huibregtse	
<b>Signage</b>	<b>Political/Social view point signs or flags –</b> Don Huibregtse	
<b>Volunteers</b>	<b>Insurance Coverage-</b> James Byrne We have coverage in our general policy under medical coverage, but only up to \$10,000 per person. Attached is another carrier that covers volunteers. Premiums are pretty reasonable, about \$300/year.	
<b>OLD BUSINESS</b>		
<b>Resolution 11</b>	<b>Protection of View Rights Revision-</b> James Byrne	
<b>Employee Background Checks</b>	<b>Research and Proposal-</b> Maureen Allen	

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<b>EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<b>Replanting Plan</b>	
	<b>Barking Dog Issue</b>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>		
<b>UPCOMING MEETINGS</b>		
<b>Aug 23</b>	5:30 pm Board Meeting	
<b>Sept 27</b>	5:30 pm Board Meeting	
<b>UPCOMING EVENTS</b>		
<b>ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		