

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: September 27, 2023

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	August Board Meeting Minutes	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: Stairs to the playground are dangerous. Please consider taking them out and create a path instead or repairing them so they are safe for adults and children.</p> <p>LLVCC Response: We replaced and secure the wood on the handrails to make them safer.</p>	
	<p>Concern: Two Vehicles were speeding through LLV. The initial report was for kids slamming doors of complainant, which escalated to speeding and yelling by kids in cars.</p> <p>LLVCC Response: Patrol called 911 to report the incident. Multiple 911 calls.</p>	
	<p>Concern:</p> <ol style="list-style-type: none"> 1. 26 trees were removed. Lot was clear cut w/o approval and in violation of Div I Covenants. 2. Clear cutting property. ACC permit guidelines new home construction permit process. Project Permit application. No silt fence present at lake front. 3. Clear cutting property. Division 1 Covenants, Resolution #8, Natural vegetation, Resolution #17, Evergreen tree recycling, Resolution #26, Architectural Control Committee. <p>LLVCC Response:</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

LETTERS TO THE BOARD		
Displeasure of Board Actions	<p>Concern: Displeasure with actions taken regarding the property at 220 E. Village View, which is a blight on our community. At the last Board meeting you said they would need to “have a plan that was acceptable” by next March. Then you stated it would all need to be completed by then. Which is it? If you haven’t seen a plan by now, you surely can’t expect it to be done within a few months, all of which are winter months! How is it possible for you to allow all those trees to be cut down, left lying on the property with no plan to fix it?</p> <p>LLVCC Response: To ensure the privacy of the homeowners; not all the details on this property were discussed in public at the last meeting. The homeowners of this property have submitted a landscaping and re-planting plan to the Board. The first and second drafts of the re-planting plan were rejected by the Board with recommendations. The homeowners are seeking help from the Mason County Conservation District to help them with designing their re-planting plan that will meet our recommendations.</p>	
Tree Removal Proposal	<p>Concern: I would ask that you add to the proposal that homeowners must remove dead trees.</p> <p>LLVCC Response: We will take this under advisement.</p>	
OFFICER REPORTS		
President	President’s Report- James Byrne	
Vice President	VP Report- Peter Nash	
Treasurer	<p>Treasurer’s Report- Sylvia Banzon - See attached reports.</p> <p>Budget 2023-2024 Total Revenue: 97.1% Total Expenses: 66.2%</p> <p>Open Purchase Orders March- June 2023</p> <ul style="list-style-type: none"> - PO # 18- Vacation of Island Place- Estimated cost \$4797. This is not a budgeted item; funds are available for this investment. - PO #19- Community Picnic- (\$1500 Budgeted) Total spent \$1840. Paid and closed. 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Tax Return 2022- Sylvia Banzon We received the revised tax return. The document was sent on September 13, 2023, meeting the deadline. The amount owed was \$364.</p> <p>Covenant Revisions Cost- Sylvia Banzon</p> <ul style="list-style-type: none"> - Grandfathering previous request? <p>Late Fees Waived</p> <ul style="list-style-type: none"> - wrong email address - create policy. 	
OPERATIONS		
Office	<p>Olympic Tax Contract- James Byrne</p> <ul style="list-style-type: none"> - Meeting with Olympic Tax - Terminate account? - <p>Bookkeeping and Payroll: Around the Sound Bookkeeping- Gig Harbor</p> <ul style="list-style-type: none"> - Start Service in November 2023? <p>Phishing Letter- Mary Helton</p> <p>Office Hours- Mary Helton</p>	
Maintenance	<ul style="list-style-type: none"> - Clean the Weir - Film on restrooms windows - Paint playground equipment - Clean Tennis and Basketball Courts 	
Patrol/Compliance	<p>Helping your neighbor</p> <ul style="list-style-type: none"> - 41 E Westlake Way <p>Incident Tracking Log</p> <p>Complaint Tracking Log</p>	
Beach Authority	<p>End of Season- September 4, 2023</p>	
COMMITTEES		
Architectural Control (ACC)	<p>Chairman's Report- James Byrne</p> <p>ACC Logs Approval- Don Huibregtse</p> <p>Overgrown weeds</p> <ul style="list-style-type: none"> - Orchard at 81 E. Lakeshore Dr. 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Replanting Plan Discussion: Homeowner requesting an extension to re-submit replanting plan. The homeowner has an appointment with County Conservation District for their opinion and needs to extend deadline for re-submission.</p> <p>Email Vote: Motion: Sylvia motioned to extend replanting plan resubmission. Second: Peter Aye: Maureen, Sylvia, James, Scott, Don, Micah, Mark and Peter Oppose: None Abstain: Clint</p> <p>New Construction - Don Huibregtse - 260 E. Lakeshore Dr.- 60 % of trees approved. Twenty-six trees were taken down.</p> <p>Trees cut without permit- Don Huibregtse - 21 Hofaker Rd.</p> <p>Metal Roofs- Don Huibregtse - Covenants review?</p>	
Lake Management	Chairman’s Report- Peter Nash -	
Hearing	Chairman’s Report- Scott Horsfall - No hearings	
Safety	No Sheriff’s Report- Maureen Allen	
WORK GROUPS		
Strategic Planning Work Group	Work Group Report- Sylvia Banzon - Meeting October 4, 2023, at 5:00 pm. -	
Resolution 26	Work Group Process- Peter Nash -Resolution draft	
NEW BUSINESS		
Rules and Regulations	No Smoking Policy for all Common Areas- Peter Nash <ul style="list-style-type: none"> • Smoking ban (rules and regs attached) <ul style="list-style-type: none"> ○ Added smoking prohibition (tobacco and marijuana) for all common areas. ○ I didn't want to change how the current 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>version is written, so I had to add the smoking prohibition in a few spots to be clear. Highlighted in yellow.</p> <ul style="list-style-type: none"> ○ Note, our state's non-smoking laws apply equally to tobacco and marijuana. As a public place, they may already be against the law on common areas. ● Suspensions (rules and regs attached) <ul style="list-style-type: none"> ○ Added tiered suspensions: <ul style="list-style-type: none"> ▪ 1st offence, 30 days ▪ 2nd offense, 60 days ▪ 3rd offense 3 to 12 months ○ Accounted for loophole/clarity: <ul style="list-style-type: none"> ▪ Being present on common area while suspended an offence. 	
OLD BUSINESS		
Resolution 11	Protection of View Rights Revision- James Byrne	
Employee Background Checks	Research and Proposal- Maureen Allen	
Volunteers	Insurance Coverage- James Byrne	
Division 14	New covenant language? - Don Huibregtse	
Tree Assessment Qualification	<p>Arborist Tree Risk Assessment Qualification</p> <p>Background: "The ISA Tree Risk Assessment Qualification (ISA TRAQ) is a voluntary qualification program designed to train and assess candidates in a specialized field of arboriculture. When a professional earns the ISA TRAQ credential, they should be recognized by their peers and the public as a tree care professional who has specialized knowledge in tree risk assessment."</p> <p>Motion: For all future danger tree removal applications to be approved, the board and/or ACC will require the opinion of a certified arborist with a valid Tree Risk Assessment Qualification (TRAQ) on the ISA's Basic Tree Risk Assessment Form. Removal of trees that are obviously dead do not require an arborist or Basic Tree Risk Assessment Form but are still subject to all other applicable rules.</p>	
Frequently Asked Questions	<p>FAQs- Scott Horsfall</p> <p>Discussion: Scott presented his FAQs document. The</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>FAQs were reviewed by James, Peter and Sylvia and will be sent to the rest of the group for approval.</p> <p>Email Vote: Motion: To approve drafted FAQs document and post on the website for information to the members. Second: Mark Aye: Sylvia, James, Scott, Don, Mark and Peter Oppose: None Abstain: Clint, Maureen and Micah</p>	
EXECUTIVE SESSION		
Board Discussions	<p>Replanting Plan</p> <p>Motion: Homeowner submitted replanting plan adding six Pacific Dogwood Trees.</p>	
PRIOR ACTION ITEMS		
DISCUSSION		
UPCOMING MEETINGS		
October 25	5:30 pm Board Meeting	
November 16	4:30 pm Budget Committee Meeting	
UPCOMING EVENTS		
ADJOURNMENT		
Motion to Adjourn		