

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: December 6, 2023

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	October Board Meeting Minutes	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concerns: People in park after hours. Smoking, dogs off leash. Pete does not speak to violators; he just waits until they leave before putting up the chain.</p> <p>LLVCC Response:</p>	
	<p>Concern: Trees down across street, driveway, broke neighbor's name sign in Lakeshore Dr.</p> <p>LLVCC Response: The homeowner was contacted immediately, and the trees were removed from the street.</p>	
	<p>Concern: Dogs let loose at night, pooping indiscriminately. Trash cans left out.</p> <p>LLVCC Response: The complainant was given the homeowner's information to reach out to them about their tenants. The office is following up with the homeowner about their tenants. Fines will be imposed if the homeowner ignores the complaints.</p>	
	<p>Concern: Improper fence installation. Over property line.</p> <p>LLVCC Response: This is a neighbor dispute and does not pertain to the HOA.</p>	
	<p>Concern: Questionable trees around the golf course and homeowner's property. Who is responsible?</p> <p>LLVCC Response: Homeowners are advice to reach out to the Golf course folks for answers.</p>	

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	Otters are back. Two or three of them.	Peter to answer
	Concern: LLVCC Response:	
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LETTERS TO THE BOARD		
	<p>Concern: Please go read the plot maps for Lakeland Village to understand who owns the road. Roads are not owned by adjacent property owners. It is not an easement. Lakeland cannot enforce maintenance for the shoulders nor any other thing that happens on the road/shoulders. It's frustrating seeing the HOA put out false information (again) - this is just another example of bullying. Additionally, the HOA is misleading members on tree cutting - Homeowners are empowered by Washington State law to provide fire buffers around their homes. This means essentially it is the homeowners decision to remove any tree within 200 feet of their home. Btw there are new proposed build codes that will require a 30-foot buffer from all new homes. The HOA will get better cooperation if they are honest with members and knock off the bullying especially when some board members aren't complying with our covenants and bylaws.</p> <p>I went to the county hearing on vacating Island Place Road and spoke against this proposal based on safety concerns. But more disappointing is I learned that someone representing Lakeland village participated in the petition to do this. As far as I know there was no input from the community. This decision for Lakeland to participate in this disappointing. Besides the safety concerns, this makes no sense from a business standpoint.</p> <ol style="list-style-type: none"> 1. We already have use of the property. 2. We will lose the ability to put in the cul-de-sac in the future. 3. We will have to pay about \$5000 and pay property taxes forever. 	

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	<p>4. We will reduce the safety on the road. - two driveways on a curve of a collector road - people backing out into traffic.</p> <p>What was the benefit?</p> <p>LLVCC Response: About the roads, you are correct that the roads are not owned by the homeowners; however here is what we received from the county and when asked about responsibility of maintaining the easement in front of the homeowner’s property. <u>“As a rule, a city or county right-of-way is an easement for public travel. (An easement is a privilege or a right, distinct from ownership, to use in some way the land of another.) So, typically, a city or county does not own the fee title to the property underlying the public right-of-way; the abutting property owners have that fee title, and that title usually extends to the centerline of the right-of-way.”</u></p> <p>About cutting trees empowered by the WA state law, Firewise standards work in harmony with tree preservation. These new rules are not retroactive and will not surpass HOA covenants in existing developments.</p> <p>About the vacation of the Island Place Rd. The petition for vacating the road was initiated by the new homeowners of lot 65. The Board voted to join in their petition, and this was discussed at Board meetings and documented in multiple minute meetings earlier this year. About your points in the email:</p> <ol style="list-style-type: none"> 1. The county does not have any intention to build a cul-de-sac now or in the future. 2. Any new driveway approach as part of new construction will require a public works permit from Mason County which would assess the safety. This is not an HOA issue. 3. The HOA has not made a firm decision to purchase the extra square footage. 	
<p>Vacation Island Place</p>	<p>Letter received from Mason County Department of Public Works “Public Works reviewed the subject road vacation at East Lakeshore Dr and the entering and stopping sight distances at the existing cul-de-sac. A field review indicated the vacation will have no safety impacts on drivers or pedestrians crossing the road. Further, after</p>	

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	the development of adjoining lots, no sight distance safety problems were identified. Please contact David Smith, PE- Engineering & Construction Manager at 360-427-9670 ext. 523.”	
OFFICER REPORTS		
President	President’s Report- James Byrne	
Vice President	VP Report- Peter Nash	
Treasurer	<p>Treasurer’s Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$21,800.37 - Savings: \$91,735.32 - Litigation: \$91,821.72 - Reserve: \$108,463.00 - MM: \$52,589.19 - CD: \$61,157.38 <p>Budget 2023-2024 Total Revenue: 105.3% Total Expenses: 55.1%</p> <p>Open Purchase Orders April- December 2023</p> <ul style="list-style-type: none"> - No new purchase orders. <p>Notary Services</p> <ul style="list-style-type: none"> - Discussion <p>Kitsap Bank STP</p> <ul style="list-style-type: none"> - Discussion <p>Budget Draft for FY 24-25</p> <ul style="list-style-type: none"> - Discussion - 	
OPERATIONS		
Office	Cyber Monday Sale	
Patrol/Compliance	<p>Incident Tracking Log</p> <p>Complaint Tracking Log</p>	
COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report-</p> <p>ACC Logs Approval- Don Huibregtse</p> <p>Rules and Regs- Arborist Requirement- Don Huibregtse</p>	

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	<ul style="list-style-type: none"> - Review language <p>Metal Roofs- James Byrne</p> <ul style="list-style-type: none"> - Discussion 	
Lake Management	Chairman’s Report- Peter Nash	
Hearing	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - 301 E Rainier Ct - 180 E Lakeland Way 	
Reinstatement	<p>Email Vote November 29, 2023</p> <p>Motion: Sylvia Banzon motioned to reinstate Maureen Allen to the Hearing Committee starting December 6, 2023.</p> <p>Second: Scott</p> <p>Ayes: Sylvia, James, Don, Micah, and Peter</p> <p>Oppose: None</p> <p>Abstain: Mo, Clint, and Mark</p>	
Safety	<p>Sheriff’s Report- Maureen Allen</p> <p>No report</p> <p>Pacific Automation Cameras Proposal- Don Huibregtse</p>	
WORK GROUPS		
Strategic Planning Work Group	<p>Work Group Report- Sylvia Banzon</p> <ul style="list-style-type: none"> - Survey Comments - Strategic Plan Draft Proposal 	
Resolution 26	<p>Work Group Process- Peter Nash</p> <p>-Resolution draft</p>	
OLD BUSINESS		
EXECUTIVE SESSION		
Board Discussions	<p>Bankruptcy</p> <p>Lien Foreclosure</p> <p>MOU and fines</p> <p>Employee and Board Members Background Checks</p>	

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	<p>HR Handbook Amendment</p> <p>Trespassing a member</p> <p>Neighbor disputes</p> <p>Letter response</p> <p>Bank fees</p> <p>Employee Concern</p>	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
January 24th	5:30 pm Board Meeting	
UPCOMING EVENTS		
December 15	7:00 pm Holiday Lights Contest Judging	
December 25- January 1	Office Closure	
ADJOURNMENT		
Motion to Adjourn		