

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: January 24, 2024

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	December Board Meeting Minutes	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: There are otters in the channel again. They are quite active; I thought you might want to know.</p> <p>LLVCC Response: In reference to reports of otters in the lake:</p> <p>They don't relocate otters anymore, it's prohibitively expensive and not very effective, as they will come and go on their own.</p> <p>The USDA will trap and euthanize beavers as they can be an environmental threat (removing threatened/protected shore vegetation). We had this done a couple of years ago, but they won't remove river otters from our lake just to protect non-native largemouth, bluegill or stocked rainbow trout. If otters threatened the wild coho vulnerable in the outflow creek in October, it would be a different story. Otters prefer smaller slower fish (per WDFW), so they're primarily going after the young bass and bluegill. Yes, they'll get some trout, but trout are very fast and ours are all over 10" when planted, as recommended for this reason.</p> <p>We had plenty of otters this time last year, and they moved away on their own, as the USDA predicted. Despite last year's otters, we had the best derby results in years for both the number and size of trout. Note that freshly planted pellet fed trout are very easy to catch. Fishing in the spring for fish acclimated for six months is different - they're a bit wiser, more elusive and larger.</p> <p>Bass fishing appears to have been negatively impacted, and we saw many bass scales on the dock</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>(they are much larger and harder than trout scales).</p> <p>Otters can be destructive and a nuisance on land, and private trappers can be hired to euthanize them. We don't see evidence that otters are impacting the trout and think it's too early to call for them all to be killed. There have been videos posted on our local Facebook group "showing otters feeding on trout." These videos show otters staying in one spot bobbing up and down, and clearly NOT feeding on trout. Trout are spooked easily and fast. They won't stay in one spot so close to shore posing as a buffet. Again, it is far more likely they are feeding on smaller bass and bluegill trying to hide in the weeds.</p> <p>And a note about those weeds in front of the same property in the videos. Those are native pondweeds, but can be noxious and are treated, but are not as much of a concern as invasive curly leaf pondweed. The water must be 60 degrees for the herbicide to work. We simply can't treat weeds in the winter. Further, weeds are most prevalent in front of properties where shorelines have been cleared, lacking filtration and shade, allowing more sun and fertilizer run-off to feed the weeds.</p> <p>All that said, we propose the following:</p> <ul style="list-style-type: none">• Otter kill vs new fish cost comparison<ul style="list-style-type: none">○ Office to find a private trapper for a quote (I'll ask USDA for a recommendation)○ Office to get quotes on more fish post- derby.• Fact finding:<ul style="list-style-type: none">○ LMC to call USDA trapper CG Hartness for advice.○ LMC to call WDFW area biologist for advice.	
	<p>Concern: I'm contacting you regarding gas-powered leaf blowers being used by landscaping/lawn services in the neighborhood: they're very loud and disruptive, as I'm a professional that works from home. They're especially disruptive when used in the rain, since it takes around three times as long to clear wet debris (there's a landscaper across the street that's been blowing leaves in one spot for the past hour, making it very difficult for me to focus in meetings).</p> <p>LLVCC Response: Refer to quiet hours in Resolution</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>16 under Prohibited Activities- B9 says: "Creating loud noises or performing loud activities at any time, but especially during the hours of 11:00 P.M. to 8:00 A.M. Construction noise shall be limited to the hours of 7:00 A.M. To 9:00 P.M."</p>	
	<p>Concern: What is the policy for cameras? I have a neighbor with a camera on the side of the house pointed at my bedroom window. There is very little yard space in there that belongs to the neighbor.</p> <p>LLVCC Response: We don't have a policy for cameras. This is a neighbor-to-neighbor conversation.</p>	
<p>LETTERS TO THE BOARD</p>		
<p>Vacation 415- E. Island Place- received December 8, 2023</p>	<p>Hello Parties,</p> <p>I have re-opened the November 8, 2023 Vacation 415 hearing to gather additional information from Mason Public Works on the safety impacts of vacating the cul-de-sac right of way located at 20 E. Island Place and 21 E. Island Place. At the November 8, 2023 hearing Mr. Gripp had made some compelling comments on the safety impacts of removing that right of way. I wanted to make sure the County Commissioners had all the information they needed to resolve that issue. If anyone would like to respond to the attachment below, please do so by 5:00 pm, 12/15/23 by sending an email to all the parties to this email. If a responsive email is filed, the County may file a reply to all parties to this email by 5:00 pm, 12/20/23. Thank you for your consideration.</p>	
<p>Community Concerns- received November 21, 2023</p>	<p>LLVC Board of Directors -</p> <p>I appreciate the Board's response to my previous emails. However, I'm disappointed with the lack of facts to back up the "opinions" provided. As a result, I consider the response just another example of bullying in the community by a small number of people. I recognize that my effort to correct this may be a waste of time. However, the voice of one of our residents who told me that they felt discriminated against, afraid, and unwelcome because of the actions of the LLVC board echoes in my head. I'm optimistic that new board members may make our community more</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>welcoming and not get sucked into the bullying culture. So, I provide the following.</p> <ol style="list-style-type: none">1. Road ownership - The county is going to bill the abutting property owners if Island Place is vacated; thus, the abutting property owners do not own the fee title to the road – we do not meet the “generally”. I recommend that you read the dedication for the road on the plot maps for Lakeland Village. Just because the county will not maintain the shoulders of the road right of way to what some people in LLVC might like; does not mean that the abutting property owners are required to maintain the road right of way. I do agree that we should encourage property owners to keep up the shoulders – but threatening letters is not the way to do this. I recommend that you retract the previous email to all members.2. RCW 64.38.057 clearly is intended to take precedence over HOAs governing documents. “(1) The governing documents may not prohibit the installation of ... wildfire ignition resistant landscaping.” “(2)(a) Therefore, it is the intent of the legislature to empower private property owners ... by prohibiting unreasonable homeowner association ... restrictions that limit private property owners' ability to deploy low-water landscaping techniques, while also ensuring private property owners' ability to create fire safe landscapes. <p>These are two excerpts from the law. This is about as clear as it can be. I recommend that you retract the previous email on tree cutting and let members know that they can remove trees for a fire buffer around their homes in accordance with accepted fire safety practices.</p> <ol style="list-style-type: none">3. Road vacation - At the hearing for vacation of Island place, the county stated they will bill LLVC about \$5000.00 (I may not have the exact amount right) and charge LLVC property taxes forever. Sounds like as soon as you petitioned for the vacation, you committed	
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LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>the money. Based on the articles of incorporation, the board may have exceeded their authority. As a minimum, it is shameful that the board took this action without consulting/informing all community members. What is the benefit to the community? I recommend that the board immediately withdraw the petition to vacate.</p> <p>4. Transfer fees and boat storage fees – covenants detail how assessments are to be assigned and collected. There are no provisions to charge community members to use common areas – costs are to be shared equally. You can understand how this is wrong by asking the question, 'should we charge a fee to use the playground or lake to pay for the "playground Nazi" (not my words). There is also no provision to collect lot transfer fees. These fees should be refunded to those harmed.</p> <p>5. The vote to amend the bylaws was a sham and the bylaw change is invalid. Changing the way votes are counted after the ballots were issued and counted is disingenuous. The covenants and bylaws are clear what is required to change the bylaws. The requirements were not followed. I recommend that a new election be held on the bylaws amendment after proper notice is given and a proper open meeting is held.</p> <p>LLVCC Response: Thank you for your concerns and feedback. See below, the responses to the inquiries.</p> <ol style="list-style-type: none">1. Answer: We are glad you agree with the information provided, the message in the newsletter was meant to be informative and not threatening.2. Answer: To ensure homeowners are following the law and the governing documents of the association, the process is and has been to require a project permit to ensure trees removed follows the law and covenants.3. Answer: The Board has not committed and has not made a decision in the purchase of	
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LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>the portion of Island Place adjacent to lot 66. If/when the decision is made the Board will seek community input for the purchase of the land.</p> <p>4. Answer: We do not charge members for using common areas except for the Boat launch if you are storing a boat. We do not charge for the use of the boat launch area; we only charge for the storage of the boat in the lot. HOA transfer fees are charged to cover the expenses of the necessary transitioning activities and paperwork from the seller to the buyer. According to Article 1 General Provisions Section G Powers #10 "Lakeland Village may, as a Washington State homeowners association..., #10 Impose and collect payments, fees, or charges for the use, rental, or operation of the common areas".</p> <p>5. Answer: We didn't change the way votes are counted. Votes were counted the same way it has been done for years; what the Board seek guidance was on the definition of a quorum. The changes in the bylaws were done as described on Article IX Governance-Letter K- Amendments- "Amendments to these Bylaws may be submitted to the membership by the Board of Directors, or by a petition of members in good standing to the Board of Directors representing twenty percent of the total votes of the Association. These Bylaws may be amended by the majority vote of the members in good standing voting at a meeting with a quorum".</p>	
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: \$21,931.59 - Savings: \$1,336.82 - Litigation: \$91,936.88 - Reserve: \$109,088.33 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<ul style="list-style-type: none"> - MM: \$106,534.36 - CD: \$81,581.51 <p>Budget 2023-2024 Total Revenue: 98.6% Total Expenses: 70.2%</p> <p>Open Purchase Orders April- January 2024</p> <ul style="list-style-type: none"> - PO #21- Dash Camera for Patrol Vehicle- Estimated cost \$269.98. This is not a budgeted item; funds are available from maintenance. <p>Olympic Tax Letter of Engagement</p> <ul style="list-style-type: none"> - Discussion <p>Annual State Non-Profit Report</p> <ul style="list-style-type: none"> - FYI- Submitted on 1/3/24. <p>Budget FY 24-25</p> <ul style="list-style-type: none"> - Discussion <p>Budget Community Letter and Documents</p> <ul style="list-style-type: none"> - Discussion 	
OPERATIONS		
Office	<p>Reorganizing Office Space- Mary Helton</p> <ul style="list-style-type: none"> - Discussion <p>Division Map- Mark Murray</p> <ul style="list-style-type: none"> - Discussion <p>Vacation of Island Place</p> <ul style="list-style-type: none"> - Discussion of recommendation by County <p>Background Checks Policy- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>Election Ballots</p> <ul style="list-style-type: none"> - Discussion 	
Patrol/Compliance	<p>Incident Tracking Log</p> <p>Complaint Tracking Log</p> <p>Email Vote January 16, 2024 Motion: Sylvia motioned to approve letter of suspension of a member from Common Areas per discussion on December 6, 2023, Board meeting. Second: James</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Ayes: Maureen, Sylvia, James, Don, Scott, Micah, Mark and Peter. Oppose: None Abstain: Clint</p>	
COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report-</p> <p>ACC Logs Approval- Don Huibregtse</p> <p>Metal Roofs- James Byrne - Survey Discussion</p> <p>New Dock Construction- Don Huibregtse - Discussion</p> <p>Tree Removal on NAVY Property - Discussion</p>	
Lake Management	Chairman’s Report- Peter Nash	
Hearing	Chairman’s Report- Scott Horsfall	
Safety	<p>Sheriff’s Report- Maureen Allen ITIZENS AUXILIARY ADVISORY SHERIFF’S MEETINGS</p> <p>DATE: January 4, and January 11, 2024</p> <p>The Sheriff Departments Pastor first led the meeting with the pledge of allegiance to the flag. He then reported on the killing of 123 Law Enforcement Officers in 2023. In 4 days of 2024, there has already been 1 Officer killed. He asked for prayers for the survivors. (Me) what a dreadful way to start a New Year. The Sheriff expressed his appreciation for the feedback from the attendees of the past Advisory Meetings.</p> <p>He is gearing up now to look at a conservative “Criminal Justice Tax”. The intent is to acquire dedicated funds for the hiring of more deputies. He is aware that an election year is not a good time to present to the public. His hopeful target is to acquire one deputy per 1,000 citizens within county. He wants a new “proactive” law enforcement. It is and has been “reactive” for the past 28 plus years. A new contract with Patrol Officers just got a raise that is more in line with other counties. Because of the increased wages, Mason County just received 2 officers from other local counties. The latest new hire won’t be ready for the streets until 2025. Need 16 more</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>deputies per capita. Still no permanent Public Defender. Funding is an issue and only "fill-ins" are supporting the court system. 2023 set a record of highest service calls at 25 thousand. There were as many as 1200 service calls for animal patrol like barking dogs etc. Need more help there. It has been mandated that school buses go to "electric". The Sheriff says that is very dangerous. He said, "he would rather go back to horses versus an electric Sheriff Vehicle." "ABSOLUTELY NOT!!!" A new evidence officer has been hired. All evidence regarding a murder must be retained, continuously inventoried {monitored} for 100 years. A bigger/better facility is needed as the inventory is mounting! New purchases- uniforms with bullet proof vests, handguns and rifles with red light, Swat, and a Command Vehicle and an underwater drown (cost \$80,000) it will assist with drownings. An interesting drowning fact, as a rule drowned bodies stay under water for 2 months and then surface. The drone also films underwater. Three canines have been replaced.</p> <p>February 2, 2024, will be the Grand Opening of the new precinct located on Old Belfair Hwy. \$2,000 a month for rent. The new Chief of Police is a local resident. The previous Chief was from California. A new Major Crime Unit has been formed. In the past, because of Covid, officers were restricted from monitoring speeding offenders. The monitoring has been reestablished and so has ticketing!! All deputies can now pursue violators again. Note: the chasing/stopping of speeders has helped in the finding of illegal drugs. Washington State experienced the highest number of fatal crashes ever in 2023. One case of death from the "Super Fentanyl" has occurred. People die from this drug before it even enters the blood stream.</p> <p>A representative from PUD 3 stated that their website now has current road conditions for county roads. Keep food, water, and blankets in your vehicle.</p>	
WORK GROUPS		
Strategic Planning Work Group	Work Group Report- Sylvia Banzon - Survey Comments and Letters	
Resolution 26	Work Group Process- Peter Nash -Resolution draft	
Security Cameras	Work Group Report- Don Huibregtse	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	- Criteria selected for bids.	
OLD BUSINESS		
EXECUTIVE SESSION		
Board Discussions	MOU and fines Rules and Regs- Arborist Requirement	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
February 28, 2024	5:30 pm Board of Directors Meeting	
February 28, 2024	7:00 PM Budget/Election Community Meeting	
March 27, 2024	5:30 Board of Directors Meeting	
UPCOMING EVENTS		
TBD	Easter Bunny Comes to Allyn	
May 4	Family Fishing Derby	
ADJOURNMENT		
Motion to Adjourn		