

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Minutes



Date: January 24, 2024 @ 5:36 pm

Board Members Present: Maureen Allen, Sylvia Banzon, James Byrne, Clint Fretz, Don Huibregtse, Micah Loucks, Mark Murray, and Peter Nash

Absent: Scott Horsfall

Others Present: Mary Helton, Jeaneen Hamlett, Ronald & Sherrie Hatch, Carrol Roesler, Pat Hymas, and Shawn Bonneaux

| Welcome                         |   |             |
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| <b>Introduction</b>             | <b>Welcome-</b> James Byrne   |             |
| TOPIC                           | DISCUSSION/VOTE   | ACTION ITEM |
| <b>Approve Previous Minutes</b> | <p><b>December Board Meeting Minutes</b><br/> <b>Motion:</b> James motioned to accept the December meeting minutes as written.<br/> <b>Second:</b> Don<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p>  | N/A         |
| PUBLIC COMMENTS/ COMPLAINTS     |   |             |
|                                 | <p><b>Concern:</b> There are otters in the channel again. They are quite active; I thought you might want to know.</p> <p><b>LLVCC Response:</b><br/>                     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</p> |             |

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recommended for this reason.

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.

Bass fishing appears to have been negatively impacted, and we saw many bass scales on the dock (they are much larger and harder than trout scales).

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.

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.

All that said, we propose the following:

- Otter kills vs new fish cost comparison
  - 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:
  - LMC to call USDA trapper CG Hartness for advice.
  - LMC to call WDFW area biologist for advice.

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|  | <p><b>Concern:</b> 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><b>LLVCC Response:</b> Refer to quiet hours in Resolution 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><b>Concern:</b> 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><b>LLVCC Response:</b> We don't have a policy for cameras. This is a neighbor-to-neighbor conversation.</p>   |  |
|  | <p><b>Concern:</b> Why can't we have the directory back? We consulted with an attorney and were told that there are no legal repercussions on providing a directory to the community. If people don't want their information in it, you can just delete it.</p> <p><b>LLVCC Response:</b> Given the many inquiries and after consulting with our legal counsel, the Board has reconsidered their position on the directory. The option to "opt in" to be included in the directory will be added to the election ballot and a directory will be created after receiving written consent from homeowners. This option will be added to the new homeowner information sheet as well.</p>  | <p><b>Office to modify ballots to include an "Opt In" option for homeowners to be included in the directory. Options for "opt in" with phone number or without phone number.</b></p> |

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| LETTERS TO THE BOARD   |   |  |
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| <p><b>Vacation 415- E. Island Place- received December 8, 2023</b></p> | <p>Letter received from Mason County Department of Public Works</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><b>Community Concerns- received November 21, 2023</b></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 welcoming and not get sucked into the bullying culture. So, I provide the following.</p> <ol style="list-style-type: none"> <li>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;</li> </ol> |  |

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|  | <p>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.</p> <p>2. RCW <a href="#">64.38.057</a> clearly is intended to take precedence over HOAs governing documents.</p> <p>“(1) The governing documents may not prohibit the installation of ... wildfire ignition resistant landscaping.”</p> <p>“(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> <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> <p>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 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 –</p> |  |
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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.

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.

**LLVCC Response:**

Thank you for your concerns and feedback. See below, the responses to the inquiries.

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 tree removal follows the law and covenants.
3. Answer: The Board has not committed and has not decided on the purchase of 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.
4. Answer: We do not charge members for

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|                        | <p>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 sought 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> |  |
| <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</p> <p><b>Assets:</b></p> <ul style="list-style-type: none"> <li>- <b>Checking:</b> \$21,931.59</li> <li>- <b>Savings:</b> \$1,336.82</li> <li>- <b>Litigation:</b> \$91,936.88</li> <li>- <b>Reserve:</b> \$109,088.33</li> <li>- <b>MM:</b> \$106,534.36</li> <li>- <b>CD:</b> \$81,581.51</li> </ul>   |  |

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|  | <p><b>Budget 2023-2024</b><br/>Total Revenue: 98.6%<br/>Total Expenses: 70.2%</p> <p><b>Open Purchase Orders April- January 2024</b></p> <ul style="list-style-type: none"><li>- <b>PO #21- Dash Camera for Patrol Vehicle-</b> Estimated cost \$269.98. This is not a budgeted item; funds are available from maintenance. <b>Purchased and closed.</b></li></ul> <p><b>Olympic Tax Letter of Engagement</b></p> <ul style="list-style-type: none"><li>- <b>Discussion:</b> We received a quote from our current accounting firm, and it is almost double that of a year ago. The Board feels that the quote received is too high for the work they are currently doing. The office staff have taken a lot of the work in-house. We have an agency that will do the same type of work for less.</li></ul> <p><b>Motion:</b> James motioned to keep the current accounting firm through March and start the new bookkeeping agency in March to have an overlap for one month to ensure that entries are caught up and the new agency gets used to our processes.</p> <p><b>Second:</b> Micah<br/><b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/><b>Oppose:</b> None<br/><b>Abstain:</b> James</p> <p><b>Budget Draft for FY 24-25</b></p> <ul style="list-style-type: none"><li>- The proposed budget was reviewed by all members of the Board with new dues assessed at \$265.00.</li></ul> <p><b>Motion:</b> Micah motioned to approve final budget draft as presented.<br/><b>Second:</b> Maureen<br/><b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/><b>Oppose:</b> None<br/><b>Abstain:</b> James</p> <p><b>Budget Community Letter and Documents</b></p> <ul style="list-style-type: none"><li>- Discussion- Sylvia shared a draft of the letter to be sent to the community with supporting documents. The Board reviewed documents.</li></ul> <p><b>Motion:</b> James motioned to approve letters and supporting documents as presented.</p> | <p><b>Office to close PO.</b></p> <p><b>Treasurer to work with new bookkeeping agency to ensure a smooth transition.</b></p> |
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|                      | <p><b>Second:</b> Don<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p>   |   |
| <b>OPERATIONS</b>    |   |   |
| <p><b>Office</b></p> | <p><b>Reorganizing Office Space- Mary Helton</b></p> <ul style="list-style-type: none"> <li>- Discussion- The office staff would like to reorganize the space and organize supplies to help with efficiency. We would like to be able to do this on a weekend, so we are not affecting office hours.</li> </ul> <p><b>Motion:</b> James motioned to approve extra time for office reorganization on the weekend.<br/> <b>Second:</b> Don<br/> <b>Ayes:</b> Maureen, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James and Sylvia</p> <p><b>Division Map- Mark Murray</b></p> <ul style="list-style-type: none"> <li>- <b>Discussion-</b> Mark created a community map to be posted on our website. The map is color coded and divided by divisions. Links to the covenants pertaining to the division were added for easy navigation.</li> </ul> <p><b>Vacation of Island Place</b></p> <ul style="list-style-type: none"> <li>- Discussion of recommendation by County. Research needs to be done on pricing, value, and the taxes before making a decision.</li> </ul> <p><b>Motion:</b> Clint motioned to request the owners of lot 65 to pay \$2398.50 to the HOA for the purchase of the Island Place vacation to gain accessibility.<br/> <b>Second:</b> Mark<br/> <b>Ayes:</b> Maureen, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> Sylvia<br/> <b>Abstain:</b> James</p> <p><b>Background Checks Policy- Sylvia Banzon</b></p> <ul style="list-style-type: none"> <li>- <b>Discussion-</b> Board members reviewed the new policy for background checks.</li> </ul> <p><b>Motion:</b> James motioned to approve policy as written.<br/> <b>Second:</b> Clint<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> <p><b>Election Ballots- Sylvia Banzon</b></p> | <p><b>Office to research tax ramifications for the community.</b></p> |

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|                                    | <p align="center">- <b>Discussion-</b> Board members reviewed the electronic absentee and the proxy ballots.<br/> <b>Motion:</b> Don motioned to approve ballots as presented<br/> <b>Second:</b> Maureen<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p>  |  |
| <b>Patrol/Compliance</b>           | <p><b>Incident Tracking Log</b><br/> <b>Motion:</b> James motioned to accept the log and the actions taken<br/> <b>Second:</b> Clint<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> <p><b>Complaint Tracking Log</b><br/> <b>Motion:</b> Don motioned to accept the log and the actions taken<br/> <b>Second:</b> Maureen<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> |  |
|                                    | <p><b>Email Vote January 16, 2024</b><br/> <b>Motion:</b> Sylvia motioned to approve letter of suspension of a member from Common Areas per discussion on December 6, 2023, Board meeting.<br/> <b>Second:</b> James<br/> <b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Scott, Micah, Mark, and Peter.<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p>  |  |
| <b>COMMITTEES</b>                  |  |  |
| <b>Architectural Control (ACC)</b> | <p><b>Chairman’s Report- ACC Logs Approval-</b> Don Huibregtse<br/> <b>Motion:</b> Mark motioned to approve the ACC logs.<br/> <b>Second:</b> Clint<br/> <b>Ayes:</b> Maureen, Sylvia, Clint, Don, Micah, Mark, and Peter<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> <p><b>Metal Roofs-</b> James Byrne</p>   |  |

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|                               | <p><b>Discussion:</b> We have numerous requests for metal roofs. To make a change or amend all Division covenants it would require a one-page addendum that will include all divisions. The survey reflects an overwhelming interest in wanting metal roofs. 86% of responses were Yes. Roofs will need to meet the over 40-year warranty and the ACC will need to approve the roof including color. Create a communication to close survey with approved wording.</p> <p><b>New Dock Construction- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- <b>Information:</b> We have a new dock request. There are county requirements and ACC requirements. The homeowner needs to get approval before they can build.</li> </ul> <p><b>Tree Removal on NAVY Property</b></p> <ul style="list-style-type: none"> <li>- <b>Discussion:</b> HOA does not own the land. There are three or four trees that are dying in the NAVY property.</li> <li>- The NAVY does not have an opinion. We have sent pictures and emails and have not received any responses.</li> <li>- Our lease requires NAVY’s permission to act on this.</li> <li>- This should require a permit from the county as they are close to the lake. The NAVY will need to request a permit to be able to cut a tree close to the lake.</li> <li>- The trees are not over the path, they are leaning towards the lake. The trees do not present a safety risk currently.</li> </ul> | <p><b>Mark is to provide information and wording to share with the community.</b></p> <p><b>Office is to create communication to close the survey and introduce next steps.</b></p> |
| <p><b>Lake Management</b></p> | <p><b>Chairman’s Report-</b> Peter Nash<br/>The otters didn’t impact the fish last year and we believe they are not eating the trout. They are eating blue gill and bass. The expense of killing the otters vs. buying fish, will need to be researched.</p>  |   |
| <p><b>Hearing</b></p>         | <p><b>Chairman’s Report-</b> Scott Horsfall<br/>No hearings this month</p>  |   |
| <p><b>Safety</b></p>          | <p><b>Sheriff’s Report-</b> Maureen Allen<br/>CITIZENS 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</p>  | <p><b>Office to send a call out for the sheriff’s meetings.</b></p>   |

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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.

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 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 drone (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.

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

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|                                      | <p>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> |   |
| <b>WORK GROUPS</b>                   |   |   |
| <b>Strategic Planning Work Group</b> | <p><b>Work Group Report-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Survey Comments were formatted to be posted on website.</li> </ul>  | <p><b>Office to post survey comments to the website.</b></p> <p><b>Office to send letters to Anderson &amp; Sons and to the county with the pertinent comments from the survey.</b></p> |
| <b>Resolution 26</b>                 | <p><b>Work Group Process-</b> Peter Nash</p> <ul style="list-style-type: none"> <li>-Resolution draft</li> </ul> <p>No report or discussion</p>   |   |
| <b>Security Cameras</b>              | <p><b>Work Group Report-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- Criteria selected for bids. Tabled to next meeting.</li> </ul>   |   |
| <b>Motion Adjourned</b>              | <p><b>Motion:</b> James motioned to adjourn to executive session at 7:30 pm. Public and office staff were dismissed.</p> <p><b>Second:</b> Don</p> <p><b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Micah, Mark, and Peter.</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>  |   |
| <b>OLD BUSINESS</b>                  |   |   |
|                                      | <b>No old business</b>  |   |
| <b>EXECUTIVE SESSION</b>             |   |   |
| <b>Board Discussions</b>             | <p><b>MOU and fines-</b></p> <p><b>Rules and Regs- Arborist Requirement- Tabled</b></p> <p><b>Community Directory</b></p> <p><b>Trespassing Letter</b></p>  |   |

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| <b>Adjournment Executive Session</b> | <p><b>Motion:</b> James motioned to adjourn from executive session at 8:56 pm.<br/> <b>Second:</b> Micah<br/> <b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Micah, Mark, and Peter.<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p>   |  |
| <b>Resume Meeting</b>                |  |  |
| <b>Board Discussions</b>             | <p><b>MOU and fines</b><br/> <b>Motion:</b> James motioned to send a letter to the attorney with the corrected facts and supporting documents.<br/> <b>Second:</b> Micah<br/> <b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Micah, Mark, and Peter.<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> <p><b>Community Directory</b><br/> <b>Motion:</b> James motioned to add the option to “opt in” into LLVCC directory to the ballot. Homeowners should have the option of adding a phone number. The office will add to the New Homeowner information sheet and create a form for people to provide their consent. This should meet the legal requirements.<br/> <b>Second:</b> Don<br/> <b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Micah, Mark, and Peter.<br/> <b>Oppose:</b> None<br/> <b>Abstain:</b> James</p> | <p><b>Draft letter for attorney.</b></p> <p><b>Office to add directory item to ballot, create consent form, and add to new owner info sheet.</b></p> |
| <b>PRIOR ACTION ITEMS</b>            |  |  |
| <b>DISCUSSION</b>                    | <b>Action Item List-</b> James Byrne   |  |
|                                      |  |  |
| <b>UPCOMING MEETINGS</b>             |  |  |
| <b>February 28, 2024</b>             | 5:30 pm Board of Directors Meeting   |  |
| <b>February 28, 2024</b>             | 7:00 PM Budget/Election Community Meeting  |  |
| <b>March 27, 2024</b>                | 5:30 Board of Directors Meeting  |  |
|                                      |  |  |
| <b>UPCOMING EVENTS</b>               |  |  |
| <b>TBD</b>                           | Easter Bunny Comes to Allyn  |  |

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Minutes

|                          |  |  |
|--------------------------|--|--|
| <b>May 4</b>             | Family Fishing Derby   |  |
|                          |  |  |
| <b>ADJOURNMENT</b>       |  |  |
| <b>Motion to Adjourn</b> | <b>Motion:</b> James motioned to adjourn the meeting at 9:06 pm.<br><b>Second:</b> Maureen<br><b>Ayes:</b> Maureen, Sylvia, James, Clint, Don, Micah, Mark, and Peter.<br><b>Oppose:</b> None<br><b>Abstain:</b> James |  |
|                          |  |  |
|                          |  |  |