

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: February 28, 2024 @ 4:56 pm

Board Members Present: Maureen Allen, Sylvia Banzon, James Byrne, Scott Horsfall, Don Huibregtse, and Mark Murray

Absent: Micah Loucks and Peter Nash

Others Present: Mary Helton, Debbie Leslie, and Randall & Deb Wallace

Welcome		
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Introduction	Welcome- James Byrne	
Approve Previous Minutes	January Board Meeting Minutes Motion: Don motioned to accept the January meeting minutes as written. Second: Mark Ayes: Mo, Sylvia, Scott, Don and Mark Oppose: None Abstain: James	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	Concern: 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. LLVCC Response: 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.	
	Concern: If someone purchases a house or a lot how long do they have to do construction and landscaping? LLVCC Response: A homeowner has one year for construction after a lot is cleared and a year for landscaping once the house is constructed. Due to materials shortages the ACC may provide additional time.	

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	<p>Concern: Letter of suspension from common areas sent almost two months later. All this time my son is causing mischief in the community, and I just now know about it. Why are we so late sending this letter? People on Facebook make many bad/mean comments about my son. If you have a problem with him, I need to know so I can take care of it. I am asking the Board that you let me know as early as possible when a complaint is made so I can address it with my son.</p> <p>LLVCC Response: The letter was delayed due to the timeline of the process. The complaint was received on November 15th (there is no meeting in November due to a holiday), the complaint was addressed at the December meeting. The letter was delayed due to unforeseen circumstances as we had to close the office for two weeks for sickness and for the holiday season. The Board reconvened as soon as possible in January and an effort was made to approve the letter via email instead of waiting for the January meeting for approval. Due to holidays, we had an unusual gap of 1.5 months between the December and January meeting. We will make every effort to alert homeowners when a complaint has been made as soon as possible. We apologize for the delay.</p>	
	<p>Concern: Totally opposed to this. This is not the way to change CC and Rs. If the board thinks this is a good idea for just allowing metal roofs, like the barn type on Lakeland way and having the owner go door to door to change the CC and R they should all resign from the board. This is against what LLV was started with having all properties similar and not standing out.</p> <p>LLVCC Response: Thank you for your message. The Community response to the survey indicated an overwhelming response to allow metal roofs. The draft amendment is intended to help ensure some level of consistency among divisions while retaining the original intent of the CCR for roof style and color. Only divisions that obtain required approval from members would adopt a CCR revision. The proposed language specifies an architectural standard, and each homeowner permit application requires ACC review and approval which will preclude a poor architectural choice or an unacceptable color. The Board believes there is evidence that metal roofs can be quite beautiful and fit the LLV community. As LLVCC develops and expands it is</p>	

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	<p>essential to keep pace with the changes and adapt to new materials available in construction.</p>	
	<p>Concern: Lakeland Village is not an "investment" club. Money in savings was not budgeted to purchase land - especially land they already have a right to use. If the board has extra money, lower the dues - not raise them. Use of money to purchase land by the board would be another illegal act beyond the authority of the board. Individual board members can be held responsible for this illegal act since it is not within the authority of the board. In accord with the articles of incorporation, a land transaction would require 75% approval of all owners.</p> <p>Response: Thank you for your email. It is true that we are not an investment club. The money in savings has been utilized for the past two years to offset budget expenses (see budget package sent earlier this month) to ensure the annual due increase is minimal. In that spirit, we are planning to fund the purchase of the land from savings so that we can keep annual increases to a minimum. The vacation of Island Place has been decided by the county and they are asking us to purchase it to annex it to our current lot 66. Is the Board intention to poll the community before the purchase of the land.</p> <p>According to the Articles of Incorporation:</p> <p style="text-align: center;">ARTICLE VIII.</p> <p>Section 1. The Club may, at any time, annex additional residential properties and common areas to the properties described in Article III, and so add to its membership under the provisions of Article IV; provided that annexation of additional properties other than properties within the general plan of development provided for in Section 2 hereof, shall require the assent of two-thirds (2/3rds) of the members of the Club.</p> <p>Section 2. If within 15 years from the date of recording of the Declaration of Covenants, Conditions and Restrictions applicable to the properties described in Article III, the developer should develop additional lands within the area described in Exhibit "A" attached to said Declaration, such additional lands may be annexed to the existing property without the assent of the members of this Club.</p>	

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LETTERS TO THE BOARD

**Budget Concern-
January 18, 2023**

Letter received:

LLVCC

I believe the covenant states that the yearly increase in dues will be determined by the rate of inflation. The official inflation is 3.5% which would make the dues \$268.00. I can afford the \$300 and that is not the issue. The issue is the Community Club playing fast and loose with the covenant. When my house was built by covenant 60% of trees were to remain on the lot. I have trees to deal with. The lots across the street from me were heavily forested. The Community Club let developers clear cut those lots contrary to the covenant. The Community Club feels it can give exemptions from the covenant to who it likes. I do not believe that is the case. I believe that when the community club gives an exemption to anyone from the covenant that part of the covenant is no longer in affect. The community club cannot play favorites with the covenant just as the state cannot play favorites with the law. I will pay the \$300 but please justify the increase. PS- I will pay within days after a bill is mailed to me as I have in the past.

LLVCC Response: This letter is in response to your letter received at the office dated 1/18/2024. In your letter you mentioned that you heard our dues were increasing to \$300 for the upcoming fiscal year 24-25. We want to let you know that the information you received is incorrect. Enclosed is a copy of the budget packet that we will be mailing to the community in the next few days. As you can see, the proposed budget increase is \$10.00, for a total dues payment of \$265.00.

About your statement of the Community Club playing fast and loose with the covenants, we want to assure you that the current Board is constantly referring to the Bylaws, covenants and resolutions that govern LLVCC to ensure that all decisions made are aligned with our governing documents and WA state law. If at any time you observe something occurring that appears to violate a covenant, please feel free to report it to us using the appropriate form posted on the HOA website.

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	<p>Please note that there are times when homeowners may do something on their property that is in violation of a covenant that we are not aware of. In these cases, we often respond when the matter is reported to us and impose fines or require remediation of their actions if possible.</p> <p>Thank you for your concern.</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: \$28,665.52 - Savings: \$5.00 - Litigation: \$91,936.88 - Reserve: \$109,088.33 - MM: \$97,873.31 - CD: \$81,581.51 <p>Budget 2023-2024 Total Revenue: 98.6% Total Expenses: 70.2%</p> <p>Bookkeeping Contract and Termination</p> <ul style="list-style-type: none"> - Discussion- The Board has decided not to renew the contract with the current accounting firm. <p>Kitsap Bank Signatures Authorization Motion: Sylvia motioned to have James Byrne and herself, as current President, and Treasurer be the authorized signers for the Kitsap Bank CD and money market accounts. Second: Mark Ayes: Don, Mo, Mark, Scott, and Clint (phone) Oppose: None Abstain: James and Sylvia</p>	<p>The office will send a letter of termination to the current agency.</p>
OPERATIONS		
Office	<p>Office Closure:</p> <ul style="list-style-type: none"> - March 14th <p>Voluntary Contribution Program- Unemployment</p> <ul style="list-style-type: none"> - Discussion- 	

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	<p>Motion: James motioned to not participate in the contribution program Second: Maureen Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James</p> <p>Privacy Rights</p> <ul style="list-style-type: none"> - What is considered private information? - Policy on privacy <p>Discussion: Name and address are not private information. Telephone and email address may be considered private. Redacting information policy Emergency contact is considered private information.</p> <p>We need to do more research and will need to create a policy to provide guidance. Tabled until a draft policy is presented.</p>	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log Motion: James motioned to approve the incident tracking log. Second: Scott Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James</p> <p>Complaint Tracking Log Motion: James motioned to approve the complaint tracking log Second: Scott Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James</p> <p>Email Vote January 30, 2024 Motion: Mark motioned to approve the following recommended language for those wanting to change the covenants to add metal roofs. Language is as follows: <i>"As an alternate to roof materials outlined in Covenants of Divisions #-#, standing seam, corrugated (or similar), and other metal roofing that mimics slate, tile, wood shingles/shakes, or architectural asphalt roofs shall be permitted when approved by the ACC. Roofs must be painted/coated to prevent corrosion/discoloration,</i></p>	

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	<p><i>except copper which may form patina, and have a warranty of not less than forty (40) years. Roof type must fit the architectural character of the home and be earth tone in color."</i></p> <p>Second: James Ayes: Sylvia, James, Don, Scott, Micah, and Mark. Oppose: None Abstain: Maureen, Clint, and Peter</p>	
COMMITTEES		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report-</p> <p>ACC Logs Approval- Don Huibregtse</p> <p>Motion: James motioned to approve actions as described in the ACC logs. Second: Mark Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James</p> <p>Arborist Requirement: Motion: James motioned to change the language to project permit application to the following: “Tree removal that are diseased and/or pose a danger may require documentation from a certified arborist at the discretion of the ACC”. Second: Don Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James</p> <p>Vacation of Island Place Motion: James motioned to spend approximately \$5000 from savings subject to a community poll requesting opinions on this matter. Second: Don Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: Abstain: James</p>	
<p>Lake Management</p>	<p>Chairman’s Report- Peter Nash No report</p>	
<p>Hearing</p>	<p>Chairman’s Report- Scott Horsfall - Dog Concern Motion: Scott motioned to approve the recommendation from the Hearing Committee which states; “The dog’s presence off leash in the owner’s</p>	

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	<p>property is not a violation. The dog off leash or out of the owner’s control, beyond the owner’s property is a violation of both. We encourage the dog owner to ensure the dog is fully controlled when off the owner’s property”.</p> <p>Second: Don</p> <p>Ayes: Mo, Sylvia, Scott, Don, and Mark</p> <p>Oppose: None</p> <p>Abstain: James</p>	
<p>Safety</p>	<p>Sheriff’s Report- Maureen Allen CITIZENS AUXILIARY ADVISORY SHERIFF’S MEETING DATE: February 1, 2024 LOCATION: Spencer Lake Bar and Grill</p> <p>A historical first-time event occurred at this meeting. Historically the swearing in of new officers has previously occurred within the designated Sheriff’s Office. However, Sheriff Spurling wanted the General Public to witness this very important event, so the Citizens Auxiliary Advisory Meeting was the Sheriff’s choice for the event. The restaurant was more than packed with almost the entire Mason County Sheriffs, special guests of the two new officers and the usual attendees of the meetings. The new officers are Officer Dean Johnson and Officer Jessie Ogden. Both are previous officers of Mason County. The new pay scale brought them back as they have both been very partial to our County. While pinning on the special badge which was designed by the previous Sheriff Casey, the Sheriff described the significance of the 5 core values. Accountability for actions, done with respect, am I using integrity professionalism and partnership. Each new officer gave a personal speech and thanked all attending families, fellow officers, and general public. Commissioner Shutty was there and addressed general county issues. He said that he occasionally rides around with Sheriff Spurling and has gained unlimited respect for the officers within Mason County. Some of his talking points were about the 911 lifeline proposed tax increase, mental health, and recovery services, designated mental health professionals to accompany officers on calls, the local increase in drug use and death, public safety is a top priority, By-Pass meeting scheduled on February 13 and North Mason High School. He was asked by an attendee if the By-Pass could connect with Highway 101? Answer No. Also asked if the By-Pass could be 4 lanes? He is working on acquiring grants and prefers to not wait for donations to fund needed projects. Belfair is the most populated in all of Mason County.</p>	

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	Bill Hyatt reported that the Command Vehicle was 100% financed by the generosity of the community. The Command Vehicle and the new Swat Vehicle will be at the Grand Opening of the new Sheriff's facility in Belfair tomorrow 2/2/23.	
WORK GROUPS		
Strategic Planning Work Group	Work Group Report- Sylvia Banzon - No report	Meeting scheduled for next week.
Resolution 26	Work Group Process- Peter Nash -Resolution draft	This workgroup will be reassigned to Mark Murray to lead as Mark has volunteered.
Security Cameras	Work Group Report- Don Huibregtse - Criteria selected for bids. Motion: Sylvia motioned to have James write a scope of work for the security cameras to make it easier to compare bids. Second: Don Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James	This workgroup will be reassigned to James Byrne to lead as James's expertise on the subject.
OLD BUSINESS		
EXECUTIVE SESSION		
Board Discussions	Vacation of Island Place Rules and Regs- Arborist Requirement	Actions above.
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne - Discussion and Reassignments	
UPCOMING MEETINGS		
February 28, 2024	7:00 PM Budget/Election Community Meeting	
March 27, 2024	5:30 Board of Directors Meeting	
UPCOMING EVENTS		
March 30, 11:00-1:00	Easter Bunny Comes to Allyn	
May 4	Family Fishing Derby	

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ADJOURNMENT		
Motion to Adjourn	Motion: Don motioned to adjourn the meeting at 6:32 pm. Second: Clint Ayes: Mo, Sylvia, Scott, Don, and Mark Oppose: None Abstain: James	