

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: March 27, 2024 @ 5:35 PM

Board Members Present: Maureen Allen, Sylvia Banzon, James Byrne, Scott Horsfall, Don Huibregtse, Micah Loucks, and Mark Murray (virtual)

Absent: Clint Fretz and Peter Nash

Others Present: Debbie Leslie and Mary Helton.

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>February Board Meeting Minutes</p> <p>Motion: Scott motioned to accept the February meeting minutes as written. Second: Don Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>February Community Meeting Minutes</p> <p>Motion: Micah motioned to accept the Community meeting minutes as written. Second: Scott Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p>	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: Why are chickens not allowed?</p> <p>LLVCC Response: According to the covenants: "No noxious or offensive shall be carried on upon a lot nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except cats, dogs, or other household pets may be kept, but not for any commercial purpose. Household pets shall not be allowed to become annoyance or nuisance to the neighborhood".</p>	
LETTERS TO THE BOARD		

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

Letter of Resignation	Peter Nash, Board member is resigning from the Board as of April 23, 2024.	
\OFFICER REPORTS		
President	<p>Past President's Report- James Byrne</p> <p>Board Officers Elections- James Byrne</p> <ul style="list-style-type: none"> - President- - Vice President - Secretary/Treasurer <p>Motion: Scott motioned to accept the nomination of James Byrne for President.</p> <p>Second: Mo</p> <p>Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Motion: Don motioned to accept the nomination of Mark Murray for Vice-President.</p> <p>Second: Scott</p> <p>Ayes: Mo, Sylvia, Scott, Don, Micah, and James</p> <p>Oppose: None</p> <p>Abstain: Mark</p> <p>Motion: Maureen motioned to accept the nomination of Sylvia Banzon for Treasurer.</p> <p>Second: Mo</p> <p>Ayes: Mo, James, Scott, Don, Micah, and Mark</p> <p>Oppose: None</p> <p>Abstain: Sylvia</p>	
Vice President	VP Report- Peter Nash No report	
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$22,372.21 - Savings: \$5.00 - Litigation: \$91,995.46 - Reserve: \$109,407.50 - MM: \$94,254.41 - CD: \$81,798.19 <p>Budget 2023-2024 Total Revenue: 97.8% Total Expenses: 77.4%</p> <p>Motion: James motioned to move \$41,900 from the</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Litigation fund to a new money market account to use for operations and capital expenses. Second: Scott Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>Electronic Vote: CD Accounts Motion: Sylvia motioned to close the current KCU 6-month CD and transfer the funds to open a 7-month CD with a higher interest rate with the authorized signers from the previous CD which are James Byrne, Sylvia Banzon and Don Huibregtse. Second: Micah Ayes: Mo, Clint, Scott, Don, Micah, and Mark Oppose: None Abstain: James, Sylvia and Don</p> <p>Bookkeeping Contract and Termination - Discussion Olympic Tax contract will be terminated on March 31, 2024. They will continue on an hourly basis to complete and submit our first quarter and year end taxes. They will also complete our year-end financial statement for the last fiscal year. Around the Sound is the new bookkeeping company and they will start on April 1, 2024.</p>	<p>Treasurer to open new account and transfer the indicated funds.</p> <p>Treasurer to make transactions indicated on this motion.</p>
--	--	--

OPERATIONS

<p>Office</p>	<p>Privacy Rights- Sylvia Banzon- tabled. - What is considered private information? - Policy on privacy</p> <p>Reserve Study Annual Capital Expenses Scheduled for 2024 - Replacement of office computers-</p> <p>Motion: James motioned to use \$1500 to do an assessment of the office equipment and software. Second: Micah Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>Background Checks- Sylvia Banzon - Discussion To conduct background checks with the new fiscal year for all Board members and employees.</p>	<p>Office to schedule assessment as indicated on this motion.</p> <p>Office to schedule the background checks.</p>
----------------------	---	--

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

<p>Maintenance</p>	<p>Bathroom Broken Pipe- Don Huibregtse - PO #22- Bathroom broken pipe- \$2500.00 quote. Funds available in the budget from Maintenance and Contract. The total for the work is \$2819.25.</p> <p>Motion: James motioned to accept the PO #22 Second: Don Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p>	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log Motion: Don motioned to accept the logs as written Second: James Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>Complaint Tracking Log No new complaints for this month</p> <p>Neighbor Parking Complaint Don presented a complaint as it was determined that this is a neighbor-to-neighbor issue.</p>	
<p>COMMITTEES</p>		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report-</p> <p>ACC Logs Approval- Don Huibregtse Motion: Don motioned to accept the logs as presented Second: Micah Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>ACC Appointments- Tabled to next meeting</p> <p>New Construction- Don Huibregtse - 440 E. Lakeshore Dr. New construction meeting. The lot owners applied for their permit. We are waiting on them to tag the trees they want to remove; to ensure it meet requirements before granting permit.</p> <p>Tree Removal- Don Huibregtse Request arborist for the removal of the tree.</p> <p>Motion: Micah motioned to request an arborist certification for the removal of the tree to determine if is indeed a hazard to home.</p>	<p>Notify homeowners’ of arborist certification is needed.</p>

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Second: James Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James</p> <p>House Painting Permit Don wants the opinion of the Board on approving the color for painting a property. Motion: Micah motioned to approve color presented Second: James Ayes: James, Sylvia, Scott, Don, Micah, and Mark Oppose: Mo Abstain: None</p>	
<p>Lake Management</p>	<p>Discussion: The Board member resigning as of April 23, 2024 is also the Chair of this committee. A new Chairman is needed.</p> <p>Motion: James motioned to appoint Scott as the chairman to the lake management committee. Clint is the second director for this committee. Second: Micah Ayes: Mo, Sylvia, Don, Micah and Mark Oppose: None Abstain: Scott and James</p> <p>Chairman’s Report- Scott Horsfall Scott did an inspection of the Dam and the weir. He submitted letters to three other companies and Aqua Technex to get quotes for water treatment for this coming year.</p> <p>Reserve Study Annual Capital Expenses Scheduled for 2024</p> <ul style="list-style-type: none"> - Replace Auxiliary Slide Gate - Slide Gate inspection and underwater inspection of all docks included in the reserve study. 	<p>Scott to get quotes for the slide gate replacement and docks inspections.</p>
<p>Hearing</p>	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - No hearings. <p>Since Scott accepted the Chair position for the Lake Management Committee, a new chair is needed for the Hearing Committee. Motion: James motioned to appoint Maureen to Chair the Hearing Committee. Second: Scott Ayes: Sylvia, James, Scott, Don, Micah and Mark Oppose: None Abstain: Maureen</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Motion: James motioned to appoint Micah as the second Director for this committee.</p> <p>Second: Don</p> <p>Ayes: Mo, Sylvia, James, Scott, Don and Mark</p> <p>Oppose: None</p> <p>Abstain: Micah</p>	
<p>Safety</p>	<p>Sheriff's Report- Maureen Allen CITIZENS AUXILIARY ADVISORY SHERIFF'S MEETING Special Guest Attendee: Mr. Will Harris</p> <p>The first item on agenda was performing an honoring of the two recent officers that were killed in the line of duty. So far this year 11 officers have died in auto accidents in the line of duty.</p> <p>After around the room introductions, it was great to see 5 attendees from LakeLand Village. That does not seem like many, but more than usual.</p> <p>Mr. Harris introduced himself and spoke about his running for Mason County District 1 Position and he discussed his credentials.</p> <p>The Citizens of Washington State Pursuit Initiative passed. Most law enforcement are against as it is dangerous. According to the Sheriff, pursuit is a balancing act. What was the crime? Worth endangering citizens? If not, a killing has occurred, pursuit is not recommended and specialized training is needed. Officers need "PIT" maneuver training. The disabling of a vehicle by pushing and spiking is another option. All options could create endangerment to vehicle occupants as well as law enforcement.</p> <p>Recently the Sheriff, along with 11 hundred other Sheriff's, attended a special law enforcement meeting in Reno. The subject matter was presented by a Border Patrol Chief. Majority of folks crossing are not Mexicans or those seeking the American Dream. Currently, the majority are coming from countries who are our enemies. The Director of FBI does not know how many terrorists are currently in our country. FBI Homeland Security is aware of and monitoring the interests in attacking churches, and other places of worship and religious gatherings. Mostly folks from India are crossing from Canada to USA. The folks who are now coming via waterways are military aged and not families. The Sheriff does not want to start profiling, however if</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	citizens see something SAY something. PAY ATTENTION and always be aware and watchful in your surroundings. WA is the 2nd highest state for stolen vehicles in the USA (2-4 vehicles are stolen daily in Belfair).	
WORK GROUPS		
Strategic Planning Work Group	Work Group Report- Sylvia Banzon - No report. Meeting next week.	
Resolution 26	Work Group Process- Mark Murray -Resolution draft	Set up an ACC meeting workgroup with Mark. Sent the draft to Mark.
Security Cameras	Work Group Report- James Byrne - Needs to select criteria for bids.	James and Don to work on this.
OLD BUSINESS		
ADJOURNMENT TO EXECUTIVE SESSION		
	Motion: James motioned to adjourn meeting and start executive session. Second: Scott Ayes: Mo, Sylvia, Scott, Don, Micah and Mark Oppose: None Abstain: James	
EXECUTIVE SESSION		
Board Discussions	Dog Concern Appeal Vacation of Island Place Attorney Response Inventory Board Vacancy Lakeland Village New Division 15 A - 16.39 acres - 21 Single family - One 61 occupancy multifamily unit	
RESUME MEETING - James resumed meeting at 7:12 pm.		
	Dog concern Appeal- No action	
	Vacation of Island Place Motion: Scott motioned that we forgo buying the	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	vacated land adjacent to lot 66 with the assurance that we can buy it later and that the owners of lot 65 cannot buy the portion adjacent to lot 66. Second: Micah Ayes: all Oppose: None Abstain: James	
	Attorney Response- No action	
	Inventory	Office staff to do an inventory of office supplies and equipment. Maureen and Don to do an inventory of the shed supplies. For security, office staff to find out who all has keys for the office, and shed. Rekey all areas and re-issue new keys.
	Board Vacancy	Invite Gunner Scott to the next meeting.
	Lakeland Division 15A- No action	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
April 24, 2024	5:30 PM Board of Directors Meeting	
May 22, 2024	5:30 PM Board of Directors Meeting	
June 26, 2024	5:30 PM Board of Directors Meeting	
June 26, 2024	7:00 PM Community Meeting	Guest Speaker – Sheriff Mo to invite sheriff to the meeting
UPCOMING EVENTS		

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

March 30, 11:00-1:00	Easter Bunny Comes to Allyn	
May 4	Family Fishing Derby	Office to ensure we have at least two scales for the event.
ADJOURNMENT		
Motion to Adjourn	Motion: Don motioned to adjourn meeting at 7:17 pm. Second: Scott Ayes: Mo, Sylvia, Scott, Don, Micah, and Mark Oppose: None Abstain: James	