

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: May 22, 2024

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	April Board Meeting Minutes	N/A
Board Vacancy	Consideration of two Board Candidates Deb Wallace Jennifer Ryan	
PUBLIC COMMENTS/ COMPLAINTS		
	Concern: Disabled vehicle in driveway. Can it be removed or placed in the garage? HOA should not allow junk vehicles in the driveways. LLVCC Response:	
	Concern: Do we have any way of making that LARGE roaming dog who seems to belong to a trailer on Homestead stay at home? I worry that some families may have a 2- or 3-year-old child playing in their own yard being confronted by an animal twice their size! I know the board has no jurisdiction, but can they offer a solution? (The office has had 4-5 calls about this dog.) LLVCC Response:	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne	
Vice President	VP Report- Mark Murray	
Treasurer	Treasurer's Report- Sylvia Banzon Assets: - Checking: \$28,328.19 - Savings: \$5.00 - Litigation: \$92.165.75	

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	<ul style="list-style-type: none"> - Reserve: \$110,339.42 - MM: \$299,292.75 - CD: \$82,690.99 <p>Budget 2024-2025 Total Revenue: 82.1% Total Expenses: 8.6%</p> <p>Payment Plans</p> <ul style="list-style-type: none"> - Review <p>Community Directory</p> <ul style="list-style-type: none"> - Discussion and Review- 150 members included. - Cost - Publication dates 	
NEW BUSINESS		
OPERATIONS		
Maintenance	<p>Power Wash Tennis Courts- Don Huibregtse</p> <ul style="list-style-type: none"> - PO #25- Tennis Courts Maintenance- \$650.00 quote. Funds available in the budget from Maintenance and Contract. Approved for \$700 at the last meeting. Paid and closed. <p>Document Shredding- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion: 	
Office	<p>Privacy Rights (tabled)</p> <ul style="list-style-type: none"> - What is considered private information? - Policy on privacy <p>Reserve Study Annual Capital Expenses Scheduled for 2024- Mary Helton</p> <ul style="list-style-type: none"> - Replacement of office computers STP - Website Resident Portal STP <p>Website: Resident-only Portal</p> <ul style="list-style-type: none"> - STP from Shameless Promotions <p>Background Checks- Mary Helton</p> <ul style="list-style-type: none"> - Update: Authorization form to be approved <p>Fishing Derby- Maureen Allen</p> <ul style="list-style-type: none"> - Update <p>Inventory Update- Mary Helton (tabled)</p> <p>Beach Authority and CPR Class – Mary Helton</p> <ul style="list-style-type: none"> - Update 	

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<p>Patrol/Compliance</p>	<p>Incident Tracking Log - Review and approval.</p> <p>Complaint Tracking Log - Review and approval.</p> <p>Security: Re-keying and Re-issuing keys - PO # 23- Re-keying- \$245.68 total. Funds available in the budget from Maintenance-Supplies. Approved for \$500 at the last meeting. Paid and closed.</p>	
<p>COMMITTEES</p>		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- James Byrne</p> <p>ACC Logs Approval- Don Huibregtse - Review and approval.</p> <p>New Construction Pending and Permits Log- Mary Helton (tabled) - Review</p>	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall - PO #24- Survey of Lake Anderson- \$650 quote. Funds available in the budget from Lake Maintenance- Noxious Weeds</p> <p>Email Discussion:</p> <ul style="list-style-type: none"> • During its survey of the Lake the week of May 6th, Aquatechnex found more weeds that needed treatment than has traditionally been the case – the current estimate is for treatment of 12.6 acres, compared to 4 to 8 acres in the past. The additional growth is probably due to the clear conditions on the day of the survey (allowing Aquatechnex to discover more weeds that might have been obscured in the past), the fact that we are getting to the first treatment later than normal, and general conditions conducive to weed growth. The estimate for the treatment of Lake Anderson is \$7935. • During a meeting of the Lake Committee held on May 15th, it was stated by Aquatechnex that, due to the later nature of getting started, the two treatments generally undertaken by the Board could be combined into one. This might make the second one unnecessary. We will monitor the lake and see if further treatment is necessary, but of course that will be brought to the Board, if necessary, at a later date. Because we want to get the treatment completed by Memorial Day weekend, we are asking the Board to vote on this motion by email. 	

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	<p>Email Vote: Motion: Scott motioned to approve the quote for the noxious weeds' treatment for \$7935 that exceeds the budgeted \$7500 and to treat the lake before Memorial Day weekend. Second: Mark Ayes: Sylvia, James, Scott, Don, and Micah Oppose: None Abstain: Maureen, Clint, and Mark</p> <ul style="list-style-type: none"> - Slide Gate Inspection Quote - Reserve Study Docks Inspection Quote 	
<p>Hearing</p>	<p>Chairman's Report- Maureen Allen</p> <ul style="list-style-type: none"> - No hearings 	
<p>Safety</p>	<p>Sheriff's Report- Maureen Allen</p> <p>MAY CITIZENS AUXILIARY ADVISORY SHERIFF'S MEETINGS</p> <p>Crime within Shelton has recently elevated. The latest gang related drive by event ended with 20 rounds shot into a private residence. No deaths reported. For years the Sheriff's Department has had knowledge of a serious animal abuse situation and legally could not enter the property. Luckily a dog escaped, was caught in an emaciated condition which gave the Sheriff's Department the right to enter the property to return the dog and then proceeded to shut down the horrific nightmare situation. Found 67 dogs in terrible condition and 1 dead horse. Total Vet bill for dogs came to \$1000.00. Mason County Humane Society helped to place surviving animals. Donations helped to pay the debt.</p> <p>The Sheriff talked extensively about security cameras. He emphasized the importance of investing in cameras for homeowners and recommends "FLOCK CAMERAS". He also wants all HOA'S and large housing developments to start and maintain a neighborhood Block Watch plan.</p> <p>Guest Speaker, Mr. Steve Dunkel (Mason County Auditor), addressed the multiple serious issues that have and could occur during voting processes. Received voting envelopes containing white powder, bombs in election boxes, and stolen boxes as examples. We are in crazy times. Efforts are actively occurring to address</p>	

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	<p>sent ballots by deceased individuals, folks who vote in two different counties and states, or just don't cancel their voting location and vote at their new home county. Shelton and Belfair in person voting locations do not have an accurate way to monitor double voting. The only ID verified are the last "4" digits of SS number. The East Coast vote closure drastically interferes with West Coast voting as the winner is announced before the polls close on West Coast. A meeting attendee addressed the issue of outside envelope party marking as an invasion of privacy and if outside letter does not match the inside selection the vote is NOT counted in a Presidential Election. The attendee marked "I" as independent and voted for another party. However, the vote was not counted because the envelope did not match the inside vote. The person simply expressed they are an independent to be free to vote for any person of any party. Mr. Dunkel said in the future encourage an Independent to run for office so your vote will count!!!! Voter fraud is a major problem that has not been eliminated in Washington State at this time. Need volunteers to count ballots.</p>	
WORK GROUPS		
<p>Strategic Planning Work Group</p>	<p>Work Group Report- Sylvia Banzon</p> <ul style="list-style-type: none"> - Boat Launch Landscaping and Storage STP Approval - Boats vs Trailers - Beach and Playground Landscaping STP Approval 	
<p>Resolution 26</p>	<p>Work Group Process- Mark Murray</p> <ul style="list-style-type: none"> -Resolution draft <p>ACC Members Appointment- James Byrne</p>	
<p>Security Cameras</p>	<p>Work Group Report- James Byrne</p> <ul style="list-style-type: none"> - Criteria selected for bids. 	
OLD BUSINESS		
EXECUTIVE SESSION		
<p>Board Discussions</p>	<p>Open issues:</p> <ul style="list-style-type: none"> - Attorney Letters - Safety Committee Engagement 	

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	New Issue <ul style="list-style-type: none"> - Dog Complaint - Retaining Wall - Utility Easement Issue - Removing Trees - Mailboxes 	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
June 26, 2024	5:30 PM Board of Directors Meeting	
June 26, 2024	7:00 PM Community Meeting <ul style="list-style-type: none"> - Guest Speaker- Mason County Sherriff- Ryan Spurling 	
UPCOMING EVENTS		
Aug 3, 2024	Garage Sale	
Aug 17, 2024	Annual Community Picnic	
ADJOURNMENT		
Motion to Adjourn		