

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: June 26, 2024

Attendance:

EXECUTIVE SESSION		
<b>Board Discussions</b>	<p><b>New Issues Discussion:</b></p> <ul style="list-style-type: none"> <li>- Overdue fines- Bylaws and Resolution 16</li> <li>- Transfer Title</li> <li>- Complaint Discussion</li> </ul> <p><b>Motion to Adjourn Executive</b></p>	
<b>Welcome</b>		
<b>Introduction</b>	<b>Welcome-</b> James Byrne	
<b>TOPIC</b>	<b>DISCUSSION/VOTE</b>	<b>ACTION ITEM</b>
<b>Approve Previous Minutes</b>	<b>May Board Meeting Minutes</b>	N/A
PUBLIC COMMENTS/ COMPLAINTS		
	<p><b>Concern:</b> Yard is an eyesore, debris unraked, trash and junk in the side yard, blackberries uncontrolled.</p> <p><b>LLVCC Response:</b> Eyesore letter was sent to homeowner.</p>	
	<p><b>Concern:</b> Boxes and trash in front of the porch, overgrowth of easement, trash in the easement.</p> <p><b>LLVCC Response:</b> Letters were sent concerning the trash in the easement and well as an eyesore letter to the homeowner.</p>	
	<p><b>Concern:</b> Weeds proliferating in lake, otters eating fish.</p> <p><b>LLVCC Response:</b> Lake was treated for weeds on May 23<sup>rd</sup>. Otters are transient and we do not have a way to deal with them.</p>	
	<p><b>Concern:</b> Large dog outside, unleashed, barks constantly.</p> <p><b>LLVCC Response:</b> Dog needs to be under control of the homeowner. A dog letter was sent to homeowner</p>	

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	advising them of covenants and county ordinance pertaining to uncontrolled dogs.	
	<p><b>Concern:</b> Why is it that certain Board Members can be compensated? - i.e. office and patrol. They can serve in these positions as employees - but should not be allowed to also be Board Members. This is definitely a conflict of interest.</p> <p><b>LLVCC Response:</b></p>	
<b>LETTERS TO THE BOARD</b>		
<b>Patrol Summer Activities</b>	<p>It would be suggested and wise to have the patrol on high alert on weekends and actually patrolling. Cars parked at beach and boat launch don't have stickers. Are they not supposed to ask if they are residents and asked for proof if no sticker?</p> <p>Our HOA fees should be spent on monitoring lake access to Members and Guests of Members (when members present) Also, cleaning up after people leave debris, etc. at the access points.</p> <p>Just an observation as we walk lake daily - had to remind persons Sat. parked in fire lane by fishing dock that they could not park on grass either. No respect and disregard so assume they are not Members.</p> <p>This lovely benefit of a private lake should be a priority for patrol - not just driving around during the week.</p> <p>Clean the signage and add more - that might deter those that don't have right to use property without permission. They don't pay HOA dues.</p> <p><b>Response:</b></p>	
<b>OFFICER REPORTS</b>		
<b>President</b>	<b>President's Report-</b> James Byrne	
<b>Vice President</b>	<b>VP Report-</b> Mark Murray	
<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> \$31,036.78</li> <li>- <b>Savings:</b> \$5.00</li> <li>- <b>Litigation:</b> \$53,635.03</li> </ul>	

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- **Reserve:** \$110,000.00
- **MM:** \$330,126.42
- **CD:** \$83,189.90

**Budget 2024-2025**

Total Revenue: 90.1%

Total Expenses: 14.0%

**Payment Plans for Dues:**

- Information: One plan was paid off last month. We now have two homeowners on payment plans.

**Proposed and/or Approved Expenditures for New 24-25 Fiscal Year**

- Gazebo and Playground Landscaping- \$2,500
- Lake Weed Treatment- \$7950
- Spray Wash of Tennis Courts- \$700
- Computer Equipment- Reserves- \$2,500
- Computer Networking and Security- \$1,500
- Website Upgrade- Adding Private Board and Homeowners Only Pages- \$500.00
- Shredding Event- Old Documents- \$900
- Background Checks- \$300
- Training/CPR Class- \$900
- Community Picnic- \$2000
- Garage Sale Ads- \$100
- Christmas Events- \$675
- Boat Launch Organization- pending
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- pending
- Replace the auxiliary Slide Gate- pending

**Year-end Financial Statement for FY 23-24-** Sylvia Banzon

- Discussion and Vote

**PO # 27 Landscaping Swin Area and Playground-**

Total \$1632.00. Within budget.

**Reserve Study**

- Level 3 annual report updates
- Funding of Reserve Account Review

**Insurance Policies**

- Review and Vote
- Budgeted amount Variance Vote

**NEW BUSINESS**

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	<p><b>Non- Residential Use Permit Application</b></p> <ul style="list-style-type: none"> <li>- Discussion and Vote</li> </ul>	
<b>OPERATIONS</b>		
<p><b>Maintenance</b></p>	<p><b>Painting Women’s Bathroom- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- Information (tabled)</li> </ul> <p><b>Document Shredding- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Culvert Maintenance- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Tennis Courts- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- Information and Update</li> </ul>	
<p><b>Office</b></p>	<p><b>Privacy Rights- Sylvia Banzon</b></p> <ul style="list-style-type: none"> <li>- Review and Vote on policy</li> </ul> <p><b>Reserve Study Annual Capital Computer Equipment Expense- Mary Helton</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Website: Resident and Board-only Portal</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Background Checks- Mary Helton</b></p> <ul style="list-style-type: none"> <li>- Update</li> </ul> <p><b>Office Schedule Changes- Sylvia Banzon</b></p> <ul style="list-style-type: none"> <li>- July 3- start at 10:00</li> <li>- Close July 4-7</li> </ul> <p><b>Inventory Update- Mary Helton</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Community Directory- Sylvia Banzon</b></p> <ul style="list-style-type: none"> <li>- Information- Over 175 members included. The directory will be ready for distribution on July 1.</li> </ul> <p><b>Email Vote:</b>  <b>Flowers for Funeral on Deceased Spouse</b>  <b>Motion:</b> Don motioned to approve flowers to send to the celebration of life for Pete’s wife.  <b>Second:</b> Sylvia  <b>Ayes:</b> Mo, Sylvia, James, Scott, Don, Micah, Mark, and Deb  <b>Oppose:</b> None  <b>Abstain:</b> Clint</p>	

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<b>Patrol/Compliance</b>	<p><b>Incident Tracking Log</b></p> <ul style="list-style-type: none"> <li>- No incidents</li> </ul> <p><b>Complaint Tracking Log</b></p> <ul style="list-style-type: none"> <li>- Review and approval.</li> </ul>	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman’s Report- James Byrne</b></p> <p><b>ACC Logs Approval-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- Review and approval.</li> </ul> <p><b>New Construction Pending and Permits Log- Mary Helton</b></p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul>	
<b>Lake Management</b>	<p><b>Chairman’s Report-</b> Scott Horsfall</p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Slide Gate and Underwater Inspection of Docks-Quote</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul>	
<b>Hearing</b>	<p><b>Chairman’s Report-</b> Maureen Allen</p> <ul style="list-style-type: none"> <li>- No hearings</li> </ul>	
<b>Safety</b>	<p><b>Chairman’s Report-</b> Deb Wallace</p> <ul style="list-style-type: none"> <li>- Information</li> </ul> <p><b>Security Cameras</b></p> <ul style="list-style-type: none"> <li>- Information and Update</li> </ul> <p><b>Sheriff’s Report-</b> Maureen Allen</p> <p>The focus of both Advisory Meetings was the introduction and attributions of the candidates that are running for the 2024 open Mason County Commissioner’s Position. The candidates are Randy Neatherlin, William Harris, and Ted Jackson.</p> <p>Mr. Neatherlin has held this position for the past 3 terms and is running as an Independent. He expressed how hard it is to hold onto a commissioner’s job in Mason County, he addressed the situation involving Fire District 12, praised Sheriff Spurling, and reviewed the funds spent to improve the officer’s new safety equipment, uniforms, and rental of the current autos as renting is much less expensive than purchasing new because of excessive mileage etc. Mason County Public Defender position is crushing the legal system and plea</p>	

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	<p>bargaining is out now and if can't prosecute then the offender will be released. Currently the "top of the hill" construction is a large problem in Belfair.</p> <p>William Harris is running as a Republican. Retired decorated USAF Colonel. One of his main goals is to address the problem regarding the lack of Public Defense Attorneys and because of that, 2/3 of offenders will not get prosecuted. His other goals are to address Mason County citizens public safety, homelessness, addiction, mental illness, economic growth, offer reliable and affordable utility services, efforts to attract new businesses.</p> <p>Ted Jackson has previously served as Game Warden and took that position very seriously. Has lived in Mason County for 29 years. He has been an Executive Director of United Way.</p> <p>An attendee asked for everyone to be watchful for folks who are stealing copper wiring. He and others in his very remote area do not have cell service and depend on their land line. In the past 6 months there have been 3 outages one lasted for 30 days and concerns are for safety and 911 issues. See suspicious occurrences call and report to Sheriff!!!</p> <p>Humane Society Representative, Kathy reported in the past 2 years there have been 64 hundred spay and neuters. Today 37 are scheduled to be performed. It takes a huge amount of money a month to run the Humane Society Facility. 5 acres behind High School is the focal point for a new 5,000 sq. ft. facility. Currently only 11 dogs and 17 cats are being held.</p>	
<b>WORK GROUPS</b>		
<p><b>Strategic Planning Work Group</b></p>	<p><b>Work Group Report-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Beach and Playground Landscaping STP Approval Update</li> </ul> <p><b>Boat Launch Organization-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- County permit? (tabled)</li> </ul>	
<p><b>Resolution 26</b></p>	<p><b>Work Group Process-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>-Review and Vote on final draft.</li> </ul> <p><b>ACC Members Appointment- James Byrne</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul>	

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<b>OLD BUSINESS</b>		
<b>EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<b>New Issues Votes:</b> <ul style="list-style-type: none"> <li>- Overdue fines- Bylaws and Resolution 16</li> <li>- Transfer Title</li> <li>- Complaint</li> </ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>June 26, 2024</b>	<b>7:00 PM Community Meeting</b> <ul style="list-style-type: none"> <li>- Guest Speaker- Mason County Sherriff- Ryan Spurling</li> </ul>	
<b>July 24, 2024</b>	<b>5:30 PM Board of Directors Meeting</b>	
<b>UPCOMING EVENTS</b>		
<b>Aug 3, 2024</b>	<b>Garage Sale</b>	
<b>Aug 17, 2024</b>	<b>Annual Community Picnic</b>	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		