

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: June 26, 2024

Attendance: Maureen Allen, James Byrne, Sylvia Banzon, Don Huibregtse, Micah Loucks, Mark Murray, and Deb Wallace (on the phone).

Not Present: Clint Fretz and Scott Horsfall.

Attendance: Mary Helton, Natascha Roof, Barb & Mal Thomson, Jerry Cloyd, Julie McDowell, Dale Leaman, Debbie Leslie, and Deb Hall

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 Discussion: Follow process as we do for HOA dues.</li> <li>- Transfer Title Discussion: Follow process. Send letter to homeowner.</li> <li>- Complaint Discussion Discussion: Create response</li> <li>- Follow up on email Discussion: Send response</li> </ul>	
<b>Motion to Adjourn Executive</b>	<p><b>Motion:</b> James motioned to adjourn executive session.  <b>Second:</b> Mo  <b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>Welcome</b>		
<b>Introduction</b>	<b>Welcome-</b> James Byrne	<b>5:30 pm</b>
<b>TOPIC</b>	<b>DISCUSSION/VOTE</b>	<b>ACTION ITEM</b>
<b>Approve Previous Minutes</b>	<p><b>May Board Meeting Minutes</b></p> <p><b>Motion:</b> Mo motioned to approve the minutes as presented.  <b>Second:</b> Don  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	N/A

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<b>PUBLIC COMMENTS/ COMPLAINTS</b>		
	<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 advising them of covenants and county ordinance pertaining to uncontrolled dogs.</p>	
	<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> There is nothing in the Bylaws or Articles of Incorporation that precludes the Board from hiring board members. The Board ensures that we hire individuals based on their qualifications and skills without prejudice. Hiring qualified personnel for the office and Patrol is always a challenge.</p> <p>In our experience, the HOA benefits from the dual role of these individuals because they are totally vested in our community.</p> <p>About being allowed to be Board members: These individuals were voted in by the community. We are not allowing them to be on the Board, the community elected them to be on the Board.</p>	

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	<p>Lastly, to answer the questions about conflict of interest, the Board addresses this by ensuring that employed board members abstain themselves from voting on anything that deals with employment, salaries, etc.</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 the right to use property without permission. They don't pay HOA dues.</p> <p><b>LLVCC Response:</b> Thank you for your suggestions. We do not have weekends built in on the Patrol schedule. Since weekends are when we have most people in our neighborhood, we rely on our homeowners to be our eyes and ears. We understand your concern but even if we wanted to implement these extra services, they were not budgeted into our current fiscal year.</p> <p>The Beach Authority staff monitors vehicles at the gazebo/beach for resident stickers when they are present from 12-6 pm. They have the means to ensure that the people visiting the beach are our residents and they will remind people to place their stickers somewhere visible or get one from the office.</p> <p>Please keep in mind that we cannot control everything in our community; if you see something, say</p>	

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	something. The more we do this, outsiders will realize that LLVCC common areas are private.	
<b>OFFICER REPORTS</b>		
<b>President</b>	<p><b>President’s Report-</b> James Byrne No report. Votes on items from the Executive Session.</p> <ul style="list-style-type: none"> <li>- Overdue fines-</li> </ul> <p><b>Motion:</b> James motioned to follow up with these homeowners and follow the process used for all other assessments. <b>Second:</b> Micah <b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James</p> <ul style="list-style-type: none"> <li>- County Title transfer</li> </ul> <p><b>Motion:</b> James motioned to follow up with homeowner and follow the process used for all dues and fees. <b>Second:</b> Don <b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James</p>	
<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> <li>- <b>Reserve:</b> \$110,000.00</li> <li>- <b>MM:</b> \$330,126.42</li> <li>- <b>CD:</b> \$83,189.90</li> </ul> <p><b>Budget 2024-2025</b> Total Revenue: 90.1% Total Expenses: 14.0%</p> <p><b>Payment Plans for Dues:</b></p> <ul style="list-style-type: none"> <li>- Information: One plan was paid off last month. We now have two homeowners on payment plans.</li> </ul> <p><b>Proposed and/or Approved Expenditures for New 24-25 Fiscal Year</b></p> <ul style="list-style-type: none"> <li>- Gazebo and Playground Landscaping- \$2,500</li> <li>- Lake Weed Treatment- \$7950</li> </ul>	

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- 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

**Motion:** Sylvia motioned to approve YEFS as presented.

**Second:** Micah

**Ayes:** Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.

**Oppose:** None

**Abstain:** James

**PO # 27 Landscaping Swim Area and Playground-**  
Total \$1632.00. Within budget.

**Reserve Study-** Sylvia Banzon

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

**Motion:** James motioned to approve the completed form for the Level 3 update of the Reserve Study

**Second:** Deb

**Ayes:** Maureen, Sylvia, Don, Micah, Mark, and Deb.

**Oppose:** None

**Abstain:** James

**Motion:** Sylvia motioned to approve funding the Reserve Account in the amount of \$30,000. This includes a \$5,000 contribution for last FY 23-24 and to fund the account for the new FY 24-25.

**Second:** Deb

**Ayes:** Maureen, Sylvia, Don, Micah, Mark, and Deb.

**Oppose:** None

**Abstain:** James

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	<p><b>Insurance Policies-</b> Sylvia Banzon</p> <ul style="list-style-type: none"><li>- Review and Vote</li></ul> <p><b>Discussion:</b> We received the insurance quotes for this upcoming year, and, as expected, insurance policies have gone up. The auto policy is higher by \$350, and the Umbrella policy is up by \$1,050. The Professional Liability is within the budgeted amount as well as the Business/Property Liability Policy. The total amount for all policies is \$25,924.16. We are still waiting for the Volunteer Accident Policy quote. The budgeted amount was \$25,200.</p> <p><b>Motion:</b> Mark motioned to approve a variance to the budgeted amount to pay for the insurance policies, not to exceed \$1,500. This will include the Volunteer Accident Policy.</p> <p><b>Second:</b> Mo</p> <p><b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb.</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>NEW BUSINESS</b>		
	<p><b>Non- Residential Use Permit Application</b></p> <ul style="list-style-type: none"><li>- Discussion and Vote</li></ul> <p><b>Discussion:</b> Reviewing a new short-term rental application. Homeowner submitted application and plan.</p> <p><b>Motion:</b> Sylvia motioned to approve the application as presented.</p> <p><b>Second:</b> Micah</p> <p><b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb.</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>OPERATIONS</b>		
<b>Maintenance</b>	<p><b>Painting Women’s Bathroom-</b> Don Huibregtse</p> <ul style="list-style-type: none"><li>- Information (<b>tabled</b>)</li></ul> <p><b>Document Shredding-</b> Don Huibregtse</p> <ul style="list-style-type: none"><li>- Information</li></ul> <p>We found another company that does shredding for \$309 per 2 hours. They have two openings available on July 30<sup>th</sup> and Sept 24 for 2 hours each. We want to shred non-required old documents stored in the shed and open it to the community as a service.</p> <p><b>Motion:</b> Don motioned to approve the shredding event</p> <p><b>Second:</b> Mo</p> <p><b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb.</p> <p><b>Oppose:</b> None</p>	

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	<p><b>Abstain:</b> James</p> <p><b>Culvert Maintenance-</b> Don Huibregtse</p> <ul style="list-style-type: none"><li>- Information</li></ul> <p>We have placed a call to the County to clear the side of the roads within Lakeland Village. We do not know when they will come but they told us that we are on their schedule.</p> <p><b>Tennis Courts-</b> Don Huibregtse</p> <ul style="list-style-type: none"><li>- Information and Update</li></ul> <p>The floor on one side of the tennis courts is bubbling up. We do not own the tennis courts and our lease is now year to year. The owners are not willing to make any improvements. We may need to close the one side eventually.</p>	
<p><b>Office</b></p>	<p><b>Privacy Rights-</b> Sylvia Banzon</p> <ul style="list-style-type: none"><li>- Review and Vote on policy</li></ul> <p><b>Discussion:</b> LLVCC has adopted a privacy policy to ensure that the information provided is handled and disposed of appropriately.</p> <p><b>Motion:</b> Don motioned to approve the Privacy policy as presented.</p> <p><b>Second:</b> Mo</p> <p><b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.</p> <p><b>Oppose: None</b></p> <p><b>Abstain: James</b></p> <p><b>Reserve Study Annual Capital Computer Equipment Expense-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Information- We are installing new computers on Wednesday, July 3<sup>rd</sup>. Our response to emails and work-related activities may be delayed.</li></ul> <p><b>Website Portal: Member Only Page</b></p> <ul style="list-style-type: none"><li>- Information- We have a training on the member only page in the website portal on July 2<sup>nd</sup>. The NEW member only page will go Live shortly after that. We will make an announcement once is ready.</li></ul> <p><b>Background Checks-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Update- All backgrounds check for the Board and employees will be completed by the end of the month.</li></ul>	

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	<p><b>Office Schedule Changes-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- July 3- Staff will start at 10:00 for computer installation.</li> <li>- Close July 4-7</li> </ul> <p><b>Inventory Update-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Information- Office inventory was completed June 12, 2024.</li> </ul> <p><b>Community Directory-</b> Sylvia Banzon</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 Employee’s 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>	
<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> <p><b>Motion:</b> Don motioned to approve logs as presented.  <b>Second:</b> Mo  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman’s Report-</b> James Byrne</p> <p><b>ACC Logs Approval-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- Review and approval.</li> </ul> <p><b>Motion:</b> Mark motioned to approve logs as presented.  <b>Second:</b> Deb  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	



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	<p><b>New Construction Pending and Permits Log-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Review and approval</li></ul> <p><b>Motion:</b> Micah motioned to approve new construction log</p> <p><b>Second:</b> Don</p> <p><b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb.</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>Lake Management</b>	<p><b>Chairman’s Report-</b> Scott Horsfall</p> <ul style="list-style-type: none"><li>- Information (tabled)</li></ul> <p><b>Slide Gate and Underwater Inspection of Docks-Quote (tabled)</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>Our first Safety Committee under new leadership was on June 19, 2024.</p> <p>In attendance were Pam Tollefsen, Debbie Koeneman, Karl Rubottom, Sue Banks, Jodi Littlefield, Scotty Ray, Don Huibregtse and Deb Wallace. Not present but updated was Barb Thompson.</p> <p>A round “table” discussion covered introductions, some background and individual concerns regarding safety issues. Some highlights are below:</p> <ol style="list-style-type: none"><li>1. Karl has a business that deals in finding grants and he thinks he may be able to find grants to help with some of the cost of projects such as sidewalks.</li><li>2. Install child at play signs in some of the common areas to protect children from cars, golf carts, mopeds, bikes, etc.</li><li>3. Prevent cars from driving over the dirt area of the LLVC/Bistro parking lot that is dirt, roots and electrical wiring as people think it is a driveway.</li><li>4. Install stop signs for golf carts to prevent injuries to pedestrians.</li><li>5. With the growing population it is a concern that we have limited access to our ingress and egress, especially in the event of an emergency.</li></ol>	

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I shared the survey from last year with the team and we are going to meet again on July 10th to discuss the above concerns and other items with the goal of solving a few of the easier issues to show progress and continue to work on more challenging ones.

**Security Cameras (tabled)**

- Information and Update

**Sheriff's Report-** Maureen Allen

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.

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 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.

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.

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.

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

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	<p>3 outages, one lasted for 30 days and concerns are for safety and 911 issues. If you 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>PUBLIC COMMENTS</b>		
<b>Questions for Sheriff</b>	<p><b>Concern:</b> Did the office receive my questions to the sheriff?</p> <p><b>Response:</b> We didn't receive it. Our outlook it had a glitch this past week and we lost email for over 24 hours.</p>	
<b>Cleaning brush around the roads.</b>	<p><b>Concern:</b> Is the County coming to clean the brush around the roads? In some areas visibility is poor especially when people are walking next to the road.</p> <p><b>Response:</b> Don called Mason County Public Works and added LLV to their schedule. We don't have a date as to when they will be here, but we are on the schedule.</p>	
<b>Carport at the Pro-Shop</b>	<p><b>Concern:</b> Do you have any authority over the golf club? Carport at Pro-Shop is very dangerous. One of these days is going to fall and it will be a liability.</p> <p><b>Response:</b> No. LLVCC does not have any authority over the gulf club.</p>	
<b>No Smoking Signs</b>	<p><b>Concern:</b> Where are the No smoking signs posted? There are people smoking dope at the Beach.</p> <p><b>Response:</b> No smoking signs are in the Gazebo Beach and the Playground areas. We also have them at the Boat Launch.</p>	
<b>Landscaping at the Park</b>	<p><b>Concern:</b> The landscaper mows and blows. They are not raking anything.</p> <p><b>Response:</b> We will talk to the landscaper to have them rake and pick up the clippings in that area.</p>	

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<b>Concerns after office hours</b>	<p><b>Concern:</b> Is there a phone number to call for concerns after office hours?</p> <p><b>Response:</b> Call Patrol at 360-340-3931.</p>	
<b>Beach &amp; Playground Landscaping</b>	<p><b>Concern:</b> Debbie would like to have access to the hose in the Gazebo area to be able to water the plants that were planted by the landscaper.</p> <p><b>Response:</b> We will provide a key.</p>	
<b>Structures popping up on docks</b>	<p><b>Concern:</b> Are you allowing people to build structures on their docks?</p> <p><b>Response:</b> No, the structures mentioned were not permitted. We are working with the homeowners about this.</p>	
<b>Email vote about flowers</b>	<p><b>Concern:</b> How did the Board decide to send flowers on an electronic vote? Was this budgeted?</p> <p><b>Response:</b> Employees are employed by the Board. At this time, the Board decided to send flowers for the celebration of the life of our employee's wife. The funds used were from Office Supplies. This is our way to show support to our employees.</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>- Beach and Playground Landscaping STP Approval Update</li> </ul> <p>Debbie Leslie and Jodi Littlefield volunteered to help facilitate the beautification of our private beach and playground this year. The Board wants to express a big Thank You to both for coordinating this effort.</p> <p><b>Boat Launch Organization-</b> Don Huibregtse</p> <ul style="list-style-type: none"> <li>- County permit?</li> </ul> <p>It requires a permit and Don is working on it.</p>	
<b>Resolution 26</b>	<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>Discussion: This is an administrative resolution that is procedural in nature and is intended to provide transparency with how the ACC conducts its work and ensure consistency in reviewing applications. Covenants architectural control rules vary by division but generally include, for example, building size, proportions, shape, height, exterior design,</p>	

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	<p>exterior color, location on property, location of driveways and parking areas, fencing, landscaping, areas to be cleared and trees and natural vegetation to be removed, and temporary facilities and controls during construction (noise, work hours, trash, burning, etc.). Projects involving any, or all, of these items, and other architectural control topics outlined in Covenants are subject to ACC approval.</p> <p>The new resolution defines the ACC, clarifies terminology, outlines member responsibilities, and lists procedures for reviewing and approving/disapproving applications. It also defines the term "earth tone" and refers to Wikipedia as a guide for the ACC to use to consider color. Some covenants allow for other roof materials to be allowed when approved by resolution and as a result metal roofs are now allowed in some divisions.</p> <p><b>Motion:</b> Mark motioned to approve the resolution as drafted and reviewed by all members of the Board. <b>Second:</b> Don <b>Ayes:</b> Maureen, Sylvia, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>ACC Members Appointment-</b> James Byrne - Information</p> <p>Discussion: James asked for volunteers to be the ACC Chair. We would like to appoint Mark.</p> <p><b>Motion:</b> Sylvia motioned to appoint Mark Murray as the Chair of ACC and member of the sub-committee. <b>Second:</b> Don <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Motion:</b> James motioned to appoint Don Huibregtse as a member of the ACC sub-committee. <b>Second:</b> Micah <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James</p>	
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	<p><b>Motion:</b> Don motioned to appoint Sylvia Banzon as a member of the ACC sub-committee.  <b>Second:</b> Mark  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>OLD BUSINESS</b>		
<b>EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<p><b>New Issues Votes:</b></p> <ul style="list-style-type: none"> <li>- Overdue fines- Bylaws and Resolution 16 See President’s report</li> <li>- Transfer Title Voted under President’s report</li> </ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<p><b>Action Item List-</b> James Byrne</p> <p><b>Discussion:</b> We received our taxes today. The forms were reviewed by members of the Board. There was a concern about the amount of taxes owed \$2,324.00. This was higher than previous years.</p> <p><b>Motion:</b> James motioned to have our taxes reviewed by another accountant.  <b>Second:</b> Mark  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p> <p><b>Discussion:</b> It was brought up the need for a new attorney for the HOA. At least do some research to ensure we are getting the best services for the money spent.</p> <p><b>Motion:</b> James motioned to do some research on HOA attorneys. Maybe reach out to Alderbrook and McCormick Woods to see who they use as their attorney.  <b>Second:</b> Mark  <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb.  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	

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Board Meeting Agenda

UPCOMING MEETINGS		
<b>June 26, 2024</b>	<b>7:00 PM Community Meeting</b> - Guest Speaker- Mason County Sherriff- Ryan Spurling	
<b>July 24, 2024</b>	<b>5:30 PM Board of Directors Meeting</b>	
UPCOMING EVENTS		
<b>Aug 3, 2024</b>	<b>Garage Sale-</b> Notification will be sent soon for homeowners' participation and sign-up sheet.	
<b>Aug 17, 2024</b>	<b>Annual Community Picnic</b> Having a problem with reaching out to the music guy.  Working on the menu for this year. Last year, we had hamburgers and hot dogs, salad and baked beans.  Discussion about asking homeowners to bring their own drinks and a dessert to share.	
MEETING ADJOURNMENT		
<b>Motion to Adjourn</b>	<b>Motion:</b> Mark motioned to adjourn at 6:36 pm <b>Second:</b> Micah <b>Ayes:</b> Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb. <b>Oppose:</b> None <b>Abstain:</b> James	