

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: July 24, 2024

Attendance:

Welcome		
<b>Introduction</b>	<b>Welcome-</b> James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
<b>Approve Previous Minutes</b>	<b>June Board Meeting Minutes</b>  <b>Annual Community Meeting Minutes</b>	
PUBLIC COMMENTS/ COMPLAINTS		
	<p><b>Concern:</b> If at all possible - can HOA post another sign (on metal) - not the paper under plastic signs - down by the water at boat launch... Not sure if needed anywhere else. Dogs must be on leash. I'm all for dogs getting cool this week but should be on leash for everyone's protection -</p> <p>Neighbors who should read the signs that say no dogs on lease at entrance to boat launch <u>need a reminder.</u></p> <p>I cleaned the signs tonight myself (filthy). and trimmed branches blocking the signage.</p> <p>One more sign down by the water about dogs on leash can help (us) neighbors who try to state the rules to not get cursed at by those that don't think it is a rule to follow.</p> <p><b>LLVCC Response:</b> Thank you for your recommendation and cleaning the signs. We are considering options.</p>	
	<p><b>Comment:</b> <a href="https://wdfw.wa.gov/species-habitats/species/procyon-lotor#conflict">https://wdfw.wa.gov/species-habitats/species/procyon-lotor#conflict</a></p> <p>Good article on why trapping and moving is not a great solution. Best for them to add a lock at night if possible and remove food sources (i.e. pick up food at night and not leave food out) which is likely what they were after.</p>	
	<p><b>Concern:</b> It sure would've been nice if you had mentioned that people need to keep their animals, especially cats, contained on their property and from being a nuisance to</p>	

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	<p>neighbors. They have and still are killing birds and destroying the nests with the baby birds still inside.</p> <p><b>LLVCC Response:</b> Pets are to be on a leash and under the control of their owners at all times. We encourage you to work with your neighbors and let them know if their pets have escaped their home. A formal complaint can be filed if the neighbors ignore your request.</p>	
	<p><b>Comment:</b> I just wanted to inform the Lakeland Community HOA that our mailbox was vandalized this morning sometime between 8:30 and 10:30 AM. The door was ripped off the front and thrown into our driveway—its tabs broken so it can no longer be re-attached. Our mailbox opens from both sides and the back was also open, I'm guessing they were attempting to remove that as well.</p> <p>Has anyone else in the area reported any issues? I'm going to order a replacement door, but residents should be on the lookout for vandals, my guess is bored kids on summer break.</p>	
	<p><b>Concern:</b> I wanted to report a list/sample of homes in Lakeland Village that are or seem to be in violation of neighborhood covenants. Please note this is just a sample, as there are many other homes not listed with unmowed lawns (maybe Lakeland Patrol should be reporting violations?).</p> <p><b>LLVCC Response:</b> LLVCC has a process to deal with eyesore properties. The office is sending letters to the homeowners not following the neighborhood covenants. It is one of the functions of Patrol to report these violations. Thank you for your email and providing a list.</p>	
	<p><b>Concern:</b> Can anything be done about the house on Country Club drive — cars parked on front lawn. Boxes piled high on porch.</p> <p>He runs for public office and his home and yard is filled with vehicles. Boxes, signs etc.</p> <p>It could be a fire hazard with all the boxes on porch and garage. It is such an eyesore—It is wrong to have his property in such a mess.</p> <p>Please do something!!!!</p> <p><b>LLVCC Response:</b> LLVCC has a process to deal with eyesore properties. The office is sending letters to homeowners not following the neighborhood covenants.</p>	

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	<p><b>Concern:</b> How does the board justify a "resolution" that applies new rules and requirements effectively amending the covenants, without meeting the requirements for passing an amendment?</p> <p><b>LLVCC Response:</b> A Homeowners Association (HOA) resolution is a formal document created by the board of directors to record decisions on specific issues or to clarify the governing documents. Resolutions are a vital tool for managing a community association and are necessary to legitimize the board's operations. They can include additional rules, procedures, or guidelines to help with the community's day-to-day operations.</p> <p>Resolution 26 does not apply new rules and requirements affecting the covenants. The intent is to provide transparency with how the ACC conducts its work and ensures consistency in reviewing applications. Covenants architectural control rules vary by division but generally include, for example, building size, proportions, shape, height, exterior design, 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". Divisions 7, 8, 9, 11, 12-1, 12-2 and 14 contain language that needed clarification when it came to other approved roof materials. The covenants on these divisions stated "Alternate roofing and fence materials shall be approved by the ACC and adopted by a resolution of the Board"</p> <p>This resolution now clarifies the statements on these covenants allowing metal roofs as it has been requested by homeowners.</p>	
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**LETTERS TO THE BOARD**

<p><b>LLVCC Donation</b></p>	<p>Hi! My wife and I just got back from riding our bikes around the neighborhood and found that the lake and park do not have bike racks to secure bikes too. We were wondering what the protocol may be for us to purchase one and gift it to the community to be installed at the lake. It would make it nicer for people to have a place to park their bikes instead of in the parking lot or scattered around.</p>	
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	<p>It's just an idea, but my wife and I would love to give back to the neighborhood and think this would be a great way to start.</p> <p><b>LLVCC Response:</b> We are pleased to accept the donation and we would happily get it installed.</p>	
<p><b>Resolution 26</b></p>	<p>Is resolution 26 being voted on tonight? Agendas for any meeting must be sent out with the notice at least 14 days prior to the meeting per our bylaws and RCW 64.38.035. Moreover the board is required to inform and get feedback from members on significant issues - the ACC is as significant as anything for an HOA.</p> <p>Don't get me wrong, I'm glad to see there might be an effort to finally bring ACC transparency and operations into legal compliance, but please inform the members of what's happening, or provide an adequate description of the matter in the agenda.</p> <p>Maybe you're only at a preliminary stage, but I can't tell from the agenda that was only just posted.</p> <p><b>LLVCC Response:</b> Resolution 26 was approved unanimously at the June 26, 2024, meeting. An announcement is forthcoming as it is our practice to notify the community of all new and revised resolutions.</p> <p>In answer to your concerns about agendas, the bylaws and RCW 64.38.035 require notifications of 14 days prior to a meeting do not pertain to regular board meetings. The 14-day notification pertains to special meetings and meetings requiring community votes.</p>	
<p><b>Resolution 26</b></p>	<p>Our bylaws do not specify a notice duration for regular board meetings, but the law does. I kindly encourage you to re-read 64.38.035 here: <a href="https://app.leg.wa.gov/rcw/default.aspx?cite=64.38.035">https://app.leg.wa.gov/rcw/default.aspx?cite=64.38.035</a></p> <p>It can't be more clear, quoting verbatim: <i>(2) Not less than fourteen nor more than fifty days in advance of any meeting of the association, the secretary or other officers specified in the bylaws shall cause notice of the meeting to be provided to each owner in accordance with this chapter.</i></p> <p>Further, our bylaws require the board to inform and listen to members regarding significant issues (Article III, Section B).</p>	

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	<p>As architectural control is fundamental to the purpose of the board (Article I, Section C) any changes to this significant process and director's committee warrants member consultation.</p> <p>Three questions:</p> <ol style="list-style-type: none"> <li>1. Can you explain why the 14 day notice law you referenced wouldn't apply to LLVCC?</li> <li>2. Why were these changes made without providing a draft to the community which you serve?</li> <li>3. Does the board believe it is being open and transparent in enacting these major changes?</li> </ol> <p><b>LLVCC Response:</b></p> <ol style="list-style-type: none"> <li>1. LLVCC provides notices of meetings a year ahead of time. We post our meeting schedule on the website in December for the following year. The notices of the meetings are also sent every month a week prior to every Board meeting.</li> <li>2. We strive to listen to and answer all members' concerns. We followed the same process as we have done with prior resolutions. It was discussed and agreed by the Board that this Resolution is no different or more important than Resolution 16 or 25, 27 or 28 that were created or amended in the past year.</li> <li>3. The Board has been open and transparent. The resolution was approved, and the final draft is posted on the portal. The office sent an announcement to the community alerting them of changes.</li> </ol>	
<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> \$70,327.99</li> <li>- <b>Savings:</b> \$5.00</li> <li>- <b>Litigation:</b> \$53,553.94</li> <li>- <b>Reserve:</b> \$137,200.00</li> <li>- <b>MM:</b> \$243,754.32</li> <li>- <b>CD:</b> \$82,440.70</li> </ul> <p><b>Budget 2024-2025</b>            Total Revenue: 92.1%            Total Expenses: 27.6%</p>	

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	<p><b>Proposed and/or Approved Expenditures for New 24-25 Fiscal Year</b></p> <ul style="list-style-type: none"> <li>- Fishing Derby \$350- <b>Completed</b></li> <li>- Gazebo and Playground Landscaping- \$2,500- <b>Completed</b></li> <li>- Lake Weed Treatment- \$7950- <b>Completed</b></li> <li>- Spray Wash of Tennis Courts- \$700- <b>Completed</b></li> <li>- Computer Equipment- Reserves- \$2,800</li> <li>- Computer Networking and Security- \$1,500</li> <li>- Website Upgrade- Adding Private Board and Homeowners Only Pages- \$500.00</li> <li>- Shredding Event- Old Documents- \$900</li> <li>- Background Checks- \$300- <b>Completed</b></li> <li>- Training/CPR Class- \$900- <b>Completed</b></li> <li>- Community Picnic- \$2000</li> <li>- Garage Sale Ads- \$100</li> <li>- Christmas Events- \$675</li> <li>- Boat Launch Organization- pending</li> <li>- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- pending</li> <li>- Replace the auxiliary Slide Gate- pending</li> </ul> <p><b>PO # 27 Landscaping Swin Area and Playground-</b> Total \$2100. Within budget. This includes the landscaping, plants, and signs.</p> <p><b>Reserve Study Account-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Account was funded for 24-25 FY.</li> </ul> <p><b>Insurance Policies-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Renewed and paid.</li> </ul> <p><b>Federal Income Tax for 2023</b></p> <ul style="list-style-type: none"> <li>- Reviewed by a second accountant. The tax return was submitted and paid \$2324.00.</li> </ul> <p><b>KCU CD Expires 8/3/24</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<b>NEW BUSINESS</b>		
	<p><b>Division 12-2 Vehicle Parking</b></p> <ul style="list-style-type: none"> <li>- Discussion</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</li> </ul> <p><b>Culvert Maintenance- Don Huibregtse</b></p> <ul style="list-style-type: none"> <li>- Information</li> </ul>	

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	<p><b>Tennis Courts- Don Huibregtse</b>          - Information and Update</p> <p><b>Gazebo Water Leak</b>          - Discussion</p> <p><b>Bike Rack Location</b>          - Discussion</p>	
<b>Office</b>	<p><b>Reserve Study Annual Capital Computer Equipment Update- Mary Helton</b>          - Information</p> <p><b>Website: Resident and Board-only Portal- Mary Helton</b>          - Information</p> <p><b>Community Directory- Sylvia Banzon</b>          - Very popular. We have provided over 125 directories. We had some recommendations and people that want to be added; the next version will be in the fall.</p> <p><b>Late Fees Adjustment- Mary Helton</b>          - Discussion of Request</p> <p><b>LLVCC Auction- Mary Helton</b>          - Discussion</p>	
<b>Patrol/Compliance</b>	<p><b>Incident Tracking Log</b>          - Discussion</p> <p><b>Complaint Tracking Log</b>          - Review and approval.</p>	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman’s Report- Mark Murray</b></p> <p><b>ACC Logs Approval- Don Huibregtse</b>          - Review and approval.</p> <p><b>New Construction Pending and Permits Log- Mary Helton</b>          - Review and approval</p>	
<b>Lake Management</b>	<p><b>Chairman’s Report- Scott Horsfall</b>          - Information</p> <p><b>Maintenance Dock Replacement</b>          - Discussion          - Should this be included in the Reserve Study?</p>	

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	<p><b>Slide Gate and Underwater Inspection of Docks- Quote</b> - Information</p>	
<p><b>Hearing</b></p>	<p><b>Chairman’s Report-</b> Maureen Allen - No hearings</p>	
<p><b>Safety</b></p>	<p><b>Chairman’s Report-</b> Deb Wallace</p> <p><b>Southwest portion of the Clubhouse parking area-</b> It was observed that the area at the southwest portion of the parking lot has exposed electrical wires and looks bad. Apparently, it has been observed that people have exited the parking lot by using this area as a driveway. Scotty met with Steve Anderson, and he is now aware of it. Scotty Ray is researching barrier products and will follow up with Steve.</p> <p><b>Golf cart safety</b> – There has been concern that golf cart operators have been driving on county roads in an unsafe manner (not stopping at stop signs or looking out for people. Scotty Ray researched the rules for golf cart operation on County roads (RCW 46.08). Apparently, there has been no request to declare Lakeland Village a Golf Cart Zone, which would allow golf carts on the roads and there is no plan to request it. Currently, those using county roads for golf carts is tolerated by the Sheriff’s Office if carts are using safe and sane operations. It was suggested by our committee that a notice is sent out notifying Lakeland Village residents of this, so the privilege is not revoked.</p> <p><b>Banning fireworks in the Village</b> – there was discussion that we should address banning fireworks in Lakeland Village as they are bigger and more dangerous due to dry trees and landscape. There is concern that if a fire resulted in fireworks, the Village has very limited access to evacuate.</p> <p><b>Emergency evacuation plan</b> – It was suggested that with the large population in Lakeland Village (and more to come) we should have an evacuation plan in the event of a fire or another emergency. It could be as simple as educating the members/residents about their options based on their location.</p> <p><b>Playground/Lake, park safety</b> – There is concern that cars, mopeds, E-bikes, etc. are not slowing down in the areas where children play. We recommend getting “Children at Play” or some type of sign that could be posted in those areas reminding people to slow down and watch out for kids. Our next meeting will be held at the LLVCC office or Bistro on August 26th at 3:00.</p> <p><b>Security Cameras</b></p>	



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	<ul style="list-style-type: none"> <li>- Information and Update</li> </ul> <p><b>Sheriff's Report-</b> Maureen Allen</p> <ul style="list-style-type: none"> <li>- No report</li> </ul>	
<b>WORK GROUPS</b>		
<b>Strategic Planning Work Group</b>	<p><b>Work Group Report</b></p> <ul style="list-style-type: none"> <li>- <b>Boat Launch Organization-</b> Don Huibregtse</li> </ul>	
<b>OLD BUSINESS</b>		
<b>PUBLIC COMMENTS/QUESTIONS</b>		
<b>EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<p><b>New Issues Votes:</b></p> <ul style="list-style-type: none"> <li>- Vehicle Parking</li> </ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>July 24, 2024</b>	<b>5:30 PM Board of Directors Meeting</b>	
<b>Aug. 28, 2024</b>	<b>5:30 PM Board of Directors Meeting</b>	
<b>Sept. 26, 2024</b>	<b>5:30 PM Board of Directors Meeting</b>	
<b>UPCOMING EVENTS</b>		
<b>July 30, 2024</b>	<b>Community Shredding Event- 12-2 pm</b>	
<b>Aug. 3, 2024</b>	<b>Garage Sale 8-5 pm</b>	
<b>Aug. 17, 2024</b>	<b>Annual Community Picnic- 4 -6 pm</b>	
<b>Sept. 24, 2024</b>	<b>Community Shredding Event- 12-2 pm</b>	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		