

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: July 24, 2024

Attendance: James Byrne, Sylvia Banzon, Scott Horsfall, Don Huibregtse, Micah Loucks, Mark Murray, and Deb Wallace

Not Present: Maureen Allen and Clint Fretz

Attendance: Mary Helton, Eric Eberhardt, Dan & Linda Blowers, Mal & Barb Thomson, Mel & Pat Yinling, Julie McDowell, Dale Leaman, Jerry Cloyd, Becky Anderson, Debbie Leslie, Natascha Roof and Elizabeth Drumlake.

Welcome		
Introduction	Welcome- James Byrne	Meeting starts at 5:30 pm
TOPIC	DISCUSSION/VOTE	ACTION/COMMENT
Approve Previous Minutes	<p>June Board Meeting Minutes Motion: Don motioned to approve the minutes as presented. Second: Deb Ayes: Sylvia, Scott, Don, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>Annual Community Meeting Minutes Motion: Scott motioned to approve the minutes as presented. Second: Micah Ayes: Sylvia, Scott, Don, Micah, Mark and Deb. Oppose: None Abstain: James</p>	
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: 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 a 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>	

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	<p>LLVCC Response: Thank you for your recommendation and cleaning the signs. We are considering options.</p>	
	<p>Comment: https://wdfw.wa.gov/species-habitats/species/procyon-lotor#conflict</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>Concern: 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 neighbors. They have and still are killing birds and destroying the nests with the baby birds still inside.</p> <p>LLVCC Response: 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>Comment: 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>Concern: 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>LLVCC Response: 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>	

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	<p>Concern: 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>LLVCC Response: LLVCC has a process to deal with eyesore properties. The office is sending letters to homeowners not following the neighborhood covenants.</p>	
	<p>Concern: 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>LLVCC Response: 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</p>	

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	<p>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>	
PUBLIC COMMENTS/QUESTIONS		
<p>Mel Yinling- Westlake Way N</p>	<p>Concern: Can the Board consider unlocking the gate on Westlake N in case we need to use the road in that direction during fire season?</p> <p>Response: The Board has identified to provide keys strategic individuals to unlock the gate in case of an emergency.</p>	
<p>Malcolm Thomson</p>	<p>Question: When is the county coming to clean the roads? There is a tractor parked in the Village; does that mean they are going to start soon?</p> <p>Response: We are on their schedule but do not know when they are going to do it. We are low in their priority.</p> <p>Question: There is a lot in Lakeshore where trees were removed and now all the stumps were removed as well. Is there a permit for construction on this property?</p> <p>Response: At this time there is no construction permit approved for construction on this lot.</p>	
<p>Beth Drumlake</p>	<p>Question: Can you consider posting "not for public use signs" to the gazebo and boat launch areas?</p> <p>Response: There is an order for new Private Beach sign for the Gazebo Area. Boat Launch signage will be considered with the Boat Launch organization project.</p> <p>Question: Are there any plans for the Boat Launch organization? There are boats with no stickers. Landscaping needs to be cleaned up.</p> <p>Response: The SPWG are working on a project to organize the Boat Launch. We are waiting for a county permit to proceed with the project.</p> <p>Question: Why can the HOA be proactive and go out into the lake to look for people violating covenants?</p>	

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	<p>Response: Please note that Board members are volunteers. LLVCC does not own a boat, and this would require someone to have a boat and the time to do this. We cannot put this responsibility on volunteers. The Lake Management Chair does make rounds at pre-determined times during the year and would notify us if there is anything inappropriate. We rely on the members of the community to be our eyes and ears for compliance.</p>	
<p>Natascha Roof</p>	<p>Question: Are you considering the cameras from the sheriff?</p> <p>Response: Yes, we are. The Safety Committee will spear this and will provide recommendations to the Board.</p> <p>Comment: The owners of the Lakeshore property that removed the stumps are placing sand on the shoreline of their property to make a sandy beach and I was told that this was not allowed.</p> <p>Response: The HOA was not aware of this happening. We will follow up.</p>	
<p>Jerry Cloyd</p>	<p>Comment: Why are you not addressing the digging happening next door?</p> <p>Response: One of our Board members went and talk with the contractor doing the work and he was told that they check with the county and were told the homeowners didn't need a permit. They do need to fill out an application for a permit with the ACC. We will reach out to them.</p>	
<p>Becky Anderson</p>	<p>Question: Why are the sewer covers below surface; they are too deep?</p> <p>Response: We do not own the roads. These issues will need to be addressed with Mason County Public Works.</p>	
<p>Barbara Thomson</p>	<p>Question: There are all these houses that are not being taken care of in the neighborhood. What is the HOA doing about this?</p> <p>Response: We have seen an increase in neglected properties in the neighborhood. We have sent out over 20 eyesore letters to homeowners this past month. We are following our process which will include fines. We cannot make people take care of their homes, but we will fine them and eventually put a lien on their properties if it gets to that point. Please note this is a slow process as we need to provide homeowners with time to remedy their situation.</p>	

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<p>Debbie Leslie</p>	<p>Comment: What do we need to do to replace the supporting wall in the playground?</p> <p>Response: This would require an STP form and needs to be brought forward through the Strategic Planning Workgroup for approval.</p>	
<p>LETTERS TO THE BOARD</p>		
<p>LLVCC Donation</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> <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>LLVCC Response: We are pleased to accept the donation and we would happily get it installed.</p>	
<p>Resolution 26</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>LLVCC Response: 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>	

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Resolution 26	<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: https://app.leg.wa.gov/rcw/default.aspx?cite=64.38.035</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). 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">1. Can you explain why the 14-day notice law you referenced wouldn't apply to LLVCC?2. Why were these changes made without providing a draft to the community which you serve?3. Does the board believe it is being open and transparent in enacting these major changes? <p>LLVCC Response:</p> <ol style="list-style-type: none">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.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.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.	
OFFICER REPORTS		
President	President's Report- James Byrne No report	

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<p>Vice President</p>	<p>VP Report- Mark Murray No report</p>	
<p>Treasurer</p>	<p>Treasurer’s Report- Sylvia Banzon Assets: <ul style="list-style-type: none"> - Checking: \$70,327.99 - Savings: \$5.00 - Litigation: \$53,553.94 - Reserve: \$137,200.00 - MM: \$243,754.32 - CD: \$82,440.70 <p>Budget 2024-2025 Total Revenue: 92.1% Total Expenses: 27.6%</p> <p>Proposed and/or Approved Expenditures for New 24-25 Fiscal Year</p> <ul style="list-style-type: none"> - Fishing Derby- \$350 Completed. - Gazebo and Playground Landscaping- \$2,500 Completed. - Lake Weed Treatment- \$7950 Completed. - Spray Wash of Tennis Courts- \$700 Completed. - Computer Equipment- Reserves- \$1800 Completed. - Computer Networking and Security- Reserves- \$1,500 Completed. - Website Upgrade- Adding Private Board and Homeowners Only Pages- \$500.00 Completed. - Shredding Event- Old Documents- \$900 Pending - Background Checks- \$300 Completed. - Training/CPR Class- \$900 Completed. - Community Picnic- \$2000 Pending - Garage Sale Ads- \$100 Pending - Christmas Events- \$675 - Boat Launch Organization- \$4,000 Pending - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$5000 Pending - Replace the auxiliary Slide Gate- \$14000 Pending <p>PO # 27 Landscaping Swin Area and Playground- Total \$2100. Within budget. This includes the landscaping, plants, and signs.</p> <p>Reserve Study Account- Sylvia Banzon</p> <ul style="list-style-type: none"> - Accounts were funded for 24-25 FY with \$25,000 and a \$5,000 make up for 23-34 FY. <p>Insurance Policies- Sylvia Banzon</p> <ul style="list-style-type: none"> - Renewed and paid for 24-25 FY. - \$12,816 Business Liability - \$2,253 Auto Insurance </p>	<p>Question: Are these separate pots of money with pre-determined expenses?</p> <p>Response: Yes, they are based on the Budget.</p>

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	<ul style="list-style-type: none"> - \$6,328 Umbrella Policy - \$5,307 Professional Liability - \$300 Volunteer Accident Insurance <p>Federal Income Tax for 2023</p> <ul style="list-style-type: none"> - Reviewed by a second accountant. The tax return was submitted and paid \$2,324.00. <p>KCU CD Expires 8/3/24</p> <ul style="list-style-type: none"> - Discussion <p>Our options are to renew the CD for another 6 months or for 1 year at a rate of 4.5% or to open a new CD (new money) for 7 months at a rate of 5%. If opening the new CD, we would need to rollover the funds from the old CD to the MM to make sure we have enough expendable money.</p> <p>Motion: Sylvia motioned to open a new CD for 7 months at a rate of 5% by transferring funds from KB and rollover the current CD funds into the Money Market for current fiscal year expenses.</p> <p>Second: Don</p> <p>Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Motion: Sylvia motioned to continue with the current signers of record who are James Byrne, Sylvia Banzon and Don Huibregtse.</p> <p>Second: Micah</p> <p>Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	<p>Question: In the last meeting you guys talked about having a second account revise tax return to ensure the taxes were assessed accurately, did that happen?</p> <p>Response: Yes, it was reviewed by a second accounting firm, and it was determined that it was accurate. As we have increased our tax revenue, taxes owed were higher than expected.</p>
NEW BUSINESS		
	<p>Division 12-2 Vehicle Parking- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion <p>The homeowner is requesting to park his van in front of the house. The van is set up as a camper. The covenants for this division do not allow RV/campers to be visible and need to be housed in the garage. The question for is this vehicle falls into the definition of an RV/camper?</p> <p>Motion: Don motioned to push it to executive session.</p> <p>Second: Mark</p> <p>Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb.</p>	<p>We will discuss and get back via email.</p>

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	<p>Oppose: None Abstain: James</p>	
OPERATIONS		
<p>Maintenance</p>	<p>Painting Women’s Bathroom- Don Huibregtse - Information This project was completed in early July.</p> <p>Culvert Maintenance- Don Huibregtse - Information We have contacted the county for this service. We do not know when they are going to come and do it. We are lower in their priority list.</p> <p>Tennis Courts- Don Huibregtse - Information and Update We are keeping up with the tennis courts. Comment received from the public that the tennis courts look very nice.</p> <p>Gazebo Water Leak- move to Executive Session. - Discussion</p> <p>Bike Rack Location - Discussion- The Safety Committee will take this on and will assess the area for safety and determine a location.</p>	
<p>Office</p>	<p>Reserve Study Annual Capital Computer Equipment Update- Mary Helton - Information. We have new computers, they are networked. They are faster and provide us with mobility and accessibility.</p> <p>Website: Resident and Board-only Portal- Mary Helton - Information- The resident portal is ready to use. In the next couple of months, we will be working on designing the new portal and providing access to our members.</p> <p>Community Directory- Sylvia Banzon - Very popular. We have provided over 125 directories. We already have recommendations for improvement and numerous people that want to be added; the next version will be in the fall.</p> <p>Late Fees Adjustment- Mary Helton - Discussion of Request. We have a homeowner requesting a waiver on his late fees. The fees are over 90 days past due. The homeowner didn’t receive any of our communication or statements due to a</p>	<p>Question: Now that you have the new computers, do you have a security plan?</p> <p>Response: Yes, all our locks have been changed and we have created a log to include anyone that has keys to the office and other common areas.</p>

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	<p>typo error on his profile. We had the wrong email address. Also, we had the wrong mailing address. The homeowner has been in and out of the hospital in the past months.</p> <p>Motion: Mark motioned to waive the fees due to the typographical error. Second: Don Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>LLVCC Auction- Mary Helton - Discussion We have some items that we need to auction. We will follow the same process we did with the boats last year.</p> <p>Scanning Project- Mary Helton - Discussion. Mary and Sylvia will be working on Saturday on a document scanning project to ensure we take advantage of the shredding event.</p> <p>Shredding Old Documents- Mary Helton - Proxy Votes 1974-2023 According to RCW 64.38.045- 4N proxy votes only need to be kept for one year. The office would like to have all these documents shredded this coming week.</p> <p>Motion: Sylvia motioned to shred all proxy votes documents. Second: Deb Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p>	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log - Review and approval Motion: Sylvia motioned to approve as presented. Second: Micah Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Complaint Tracking Log - Review and approval. Motion: James motioned to approve as presented. Second: Scott Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p>	

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COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report- Mark Murray</p> <ul style="list-style-type: none"> - Resolution 26 was revised and recorded with the county. <p>ACC Logs Approval- Don Huibregtse</p> <ul style="list-style-type: none"> - Review and approval. <p>Motion: Don motioned to approve as presented Second: Deb Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>New Construction Pending and Permits Log- Mary Helton</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Sylvia motioned to approve as presented. Second: Micah Ayes: Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Lakefront outdoor work without permit- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>We got a call at the office about a homeowner having big equipment in their backyard and doing landscaping all the way to the lake. A member of the Board went and talked to the contractor, and they said the county didn’t require a county permit. Homeowners were not present.</p> <p>Motion: James motioned to reach out to the homeowners to inform them that they need to do a permit application and provide a copy of the letter from the county not requiring a permit. Second: Mark Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p>	
Lake Management	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Information <p>Maintenance Dock Replacement</p> <ul style="list-style-type: none"> - Discussion - - Should this be included in the Reserve Study? No. We should consider adding it to the next Reserve Study. <p>Motion: James motioned to not add the maintenance dock to the current reserve study. Second: Micah</p>	<p>Question: Is there going to be a second round of spraying?</p> <p>Response: We did the first spray late so we were hoping that the first spray would keep during the season.</p>

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	<p>Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Motion: Scott motioned to inspect all five docks; the three included in the Reserve study plus the maintenance docks before we do any repairs. Second: Micah Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Slide Gate and Underwater Inspection of Docks- Quote - Information (tabled)</p>	<p>Suggestion: You may need to budget more than one spray per year with climate change.</p>
<p>Hearing</p>	<p>Chairman’s Report- Maureen Allen - No hearings</p>	
<p>Safety</p>	<p>Chairman’s Report- Deb Wallace</p> <p>Southwest portion of the Clubhouse parking area- 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>Golf cart safety – 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 be sent out notifying Lakeland Village residents of this, so the privilege is not revoked.</p> <p>Banning fireworks in the Village – 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 from fireworks, the Village has very limited access to evacuate.</p> <p>Emergency evacuation plan – 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</p>	

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	<p>another emergency. It could be as simple as educating the members/residents about their options based on their location.</p> <p>Playground/Lake, park safety – 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>Security Cameras - Information and Update James has information from his research; he will transfer this information to the Safety Committee for follow-up.</p> <p>Sheriff’s Report- Maureen Allen - No report</p>	
WORK GROUPS		
Strategic Planning Work Group	<p>Work Group Report - Boat Launch Organization- Don Huibregtse We have two bids for this project. We are working with the county for permits.</p>	<p>Question: Why do you need a permit?</p> <p>Response: The work planned for this area will be within 50 feet from the lake.</p>
	Adjourned to Executive Session at 6:40 pm.	
EXECUTIVE SESSION		
Board Discussions	<p>Adjourn from Executive Session at 7:34 pm</p> <p>New Issues- Van parking - Discussion</p> <p>Board member Discussion Motion: James motioned to remove Clint Fretz as a Board member per the Bylaws, Article IV- D Removal which disqualifies a Board member that has missed three consecutive meetings May, June and July without reasonable cause as determined by the Board of Directors. Second: Micah Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p>	

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	<p>Motion: James motioned to declare a vacant position to the Board and appoint Dale Leaman. Second: Scott Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Motion: James motioned that employees cannot carry pepper spray or carry weapons while on duty. The office staff is to create a policy and add it to the Employee Handbook. Second: Scott Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p> <p>Fines- Discussion of adding late fees to past due fines</p> <p>Motion: James motioned to follow the same process for dues with fines and charge late fees to past due fines. Fees will be charge retroactively to all current fines due and after 30 days for future fines. Second: Micah Ayes: Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James</p>	
OLD BUSINESS		
	-None	
UPCOMING MEETINGS		
Aug. 28, 2024	5:30 PM Board of Directors Meeting	
Sept. 26, 2024	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
July 30, 2024	Community Shredding Event- 12-2 pm	
Aug. 3, 2024	Garage Sale 8-5 pm	
Aug. 17, 2024	Annual Community Picnic- 4 -6 pm	
Sept. 24, 2024	Community Shredding Event- 12-2 pm	
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: Don motioned to adjourn meeting at 7:44 pm Second: Scott	

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	Ayes: Maureen, Sylvia, Scott, Don, Micah, Mark, and Deb. Oppose: None Abstain: James	

Submitted by
Sylvia Banzon
LLVCC Secretary/Treasurer