

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: Aug 28, 2024

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	July Board Meeting Minutes	
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: Can you address with company that handles landscaping in boat launch area - they keep missing weeds between boats (with their weed whacker) and down by the water in front of the dock.</p> <p>LLVCC Response: This was taken care of by our Maintenance contractor.</p>	
	<p>Comment: I noticed that the family that "wanted to build a home" on the Island Place road has put the property up for sale at a significant profit. Looks like the Lakeland Board got duped. I would hope that the board learns from their reckless action that cost Lakeland residents money and loss of the use of Island Place cul-de-sac.</p>	
	<p>Comment: Why does everyone always hold events when it is so hot and muggy outside. August is the hottest month here. Have it in the spring or fall when it's not so miserable out.</p>	
	<p>Concern:</p> <p>LLVCC Response:</p>	
	<p>Concern:</p> <p>LLVCC Response:</p>	
LETTERS TO THE BOARD		
Concerned Resident	As a resident of Lakeland, I am concerned about the status of some yards that are neglecting to keep their property within keeping with Lakeland's beauty.	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Address @ 70 E Country Club Dr and also the property on the golf course side @ 1341 E Old Ranch Rd.</p> <p>If they have been told to clean up their property and have not done it, they should be fined.</p> <p>I would imagine neighbors are not happy and I would not want to take a guess golfing on Gen II and look at the "mess" in their backyard.</p> <p>Response: The office has sent letters to homeowners not following the upkeep of their properties. Homeowners are given 30 days to remedy their situation. The fines are imposed following the process defined in Resolution 16.</p>	
OFFICER REPORTS		
President	President's Report- James Byrne	
Vice President	VP Report- Mark Murray	
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$18,631.87 - Litigation: \$53,588.08 - Reserve: \$137,154.36 - MM: \$240,596.93 - CD: \$93,718.59 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 93.8% - Total Expenses: 37.3% <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- \$2,800- Completed - Computer Networking and Security- \$1,500-Completed - Website Upgrade- Homeowners Only Pages- \$500.00- Completed - Shredding Event- Old Documents- \$900- In Progress - Background Checks- \$300- Completed - Training/CPR Class- \$900- Completed - Community Picnic- \$2000- Completed - Garage Sale Ads- \$100- Completed - Christmas Events- \$675 - Boat Launch Organization- \$4,000 pending - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,500 pending - Replace the auxiliary Slide Gate- Reserves- \$17,000 pending 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>PO # 27 & 28 Landscaping Swin Area and Playground- Budget \$2400 Total expenses \$1985.44. Within budget. This includes the landscaping, plants, and signs. Paid and closed.</p> <p>PO # 24 Survey of Lake Anderson and Noxious Weeds Treatment- Budget \$7500. Total \$9,224.48. Variance approved in May 2024 minutes. Paid and closed.</p> <p>PO # 26 Replacement of Office computers- Budget \$2800 from Reserves. Balance of \$730.39 from \$1500.00 budgeted for Technical Support. Total \$3530.39 Paid and Closed.</p> <p>PO # 29 Locate water lines Gazebo- Non budgeted. Total \$440. Applied to Maintenance Supplies. Paid and closed.</p> <p>PO # 31 Community Picnic- Budget \$2000 Total \$1790.47 Within budget. Paid and closed.</p> <p>Intuit QuickBooks- Sylvia Banzon</p> <ul style="list-style-type: none"> - Subscription going up in price. Budgeted for \$800. The new subscription is \$849. Variance \$49. - Motion and vote 	
NEW BUSINESS		
OPERATIONS		
Maintenance	<p>Painting Bathroom Floors- Don Huibregtse</p> <ul style="list-style-type: none"> - Information <p>Gazebo Water Leak- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion <p>Shredding Events- Don Huibregtse</p> <ul style="list-style-type: none"> - Electronic Vote August 13, 2024 <p>Motion: Don motioned to have a second shredding event on September 24, 2024, at a cost of \$618.00. This is a variance of \$27.00 from the previous approved budget.</p> <p>Second: James</p> <p>Ayes: Sylvia, James, Scott, Don, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: Mo and Dale</p>	
Office	<p>Website: Resident-only Portal- Mary Helton</p> <ul style="list-style-type: none"> - Information <p>Past Due Fines and Late Fees- Sylvia Banzon</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

- **Definition of Past Due Account:** Any account with an outstanding balance above 30 days for any assessed amount.
- **Late Fees Discussion:** Set amount vs. a percentage discussion.
- **Discussion of the application of late fees** for fines and services provided; Bylaws- Article VII G-3 a-c.

Bylaws Insert:

Late Fees and Interest. The Association may add reasonable late fees, as well as interest of not more than 12% per annum, compounded annually, to any delinquent account and all assessments related thereto; and

Expenses and Fees. Any fees, charges or expenses, as specified at Article IX (D) below, including attorney fees and all costs of proceeding, with or without litigation, in pursuit of the collection of any assessments, as defined herein, including the payment of any charges having the effect of a lien against or associated with the subject lot.

Application of Payments. Payments made on member accounts will be applied in the following order, unless otherwise as specified by the Association: first to the oldest delinquency whether on account of an assessment or any other amount owed to the Association; then to more recent delinquencies in order, oldest first.

LLVCC Auction Update- Mary Helton

- Discussion

Member Only Website- Mary Helton

- Discussion of Registered Renters

Firearms & Weapons Free Workplace Policy – Sylvia Banzon

- Discussion & Vote

Body Camera Proposal- Sylvia Banzon

- Discussion

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Discussion <p>Complaint Tracking Log</p> <ul style="list-style-type: none"> - Review and approval. <p>Request of Fine Removal- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion 	
COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report- Mark Murray</p> <p>ACC Logs Approval- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval. <p>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Resolution 25 Permits- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion Noncompliance <p>Non-Residential Permit Application- Sylvia Banzon Short Rental Application- 180 E Westlake Dr. N</p> <ul style="list-style-type: none"> - Discussion and Vote 	
Lake Management	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Information <p>The Lake Management Committee met on August 21, 2024. At this meeting discussions were held regarding whether to do another treatment of the lake (to control Lily Pad and Yellow Flag Iris growth as well as weed regrowth), and the inspection of docks and slide gates. No recommendations were made pending more information about both topics.</p> <p>Slide Gate and Underwater Inspection of Docks- Quote</p> <ul style="list-style-type: none"> - Information 	
Hearing	<p>Chairman’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Incomplete construction hearing - Eyesore hearing 	
Safety	<p>Chairman’s Report- Deb Wallace</p> <p>Budget for Safety Committee for the 2025-2026 plan year.</p> <ul style="list-style-type: none"> • Playground – remove railroad tiles and potentially install a split rail fence to keep kids safe from injuries. Also purchase “Child at Play” signs for the gazebo and playground areas. 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

- Security Cameras – To be discussed later
- Emergency evacuation and awareness education (Egress /Ingress)– Debbie and I are going to be meeting with K.C. Whitehouse, Battalion Chief for Central Mason Fire and EMS in late September to strategize with us and help with a plan of awareness and action should we need it.



K.C Whitehouse
Battalion Chief
Central Mason Fire & EMS
Shelton, WA 98584
kwhitehouse@cmfe.org
Work Cell: (360) 545-2037

Golf cart safety –

The Andersons need to be contacted to see if they would be willing to put up cautionary signs and potentially pay for them, to help golf cart drivers be aware of speed limits and stopping at stop signs to prevent potential injuries to pedestrians.

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.

Sheriff's Report- Maureen Allen

DATES: August 1 and August 8

Mr. William Harris, candidate for the upcoming election for Mason County Commissioner discussed the importance of getting informed about the position of commissioner and those interested in retaining and acquiring the commissioner position. Most importantly is to get out there and vote.

The carjacking which occurred last Friday in Shelton was explained in detail as the assailant successfully hit numerous vehicles on John Prairie Rd and was finally stopped by the "PIT" maneuver.

Officer DARE training is being started and will be implemented in the Pioneer School District. D- Division, A- Assess Decision, R-Respond, E-Evaluate the situation.

Announcement of the new meeting start time at the Burger Claim Restaurant. The new meeting time is 11:30 on the 2nd Thursday of each month.

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Discussed the file clerk position within the Sheriff’s Office to relieve officers of the tedious and time-consuming process to do paperwork. They belong out on the streets and not behind a desk.</p> <p>Homelessness was extensively discussed. Washington is the 9th worst state for homelessness. Most homeless folks do refuse to be helped. However, if there is not a bed available at any rescue facilities, no one is allowed to try to encourage someone to get help. People who squat on Public Property cannot be removed per Supreme Court. In Mason County living in vehicles is the largest form of homelessness.</p> <p>The Sheriff again encouraged placing “NO TRESPASSING” signs on personal property. He told a story about a person renting the lower level of her house and the owner tried to evict. The renter acquired a no contact order against the owner, so the owner of the house had to, by law, leave the property. Just a note: if your personal property is in “trust” and you personally want someone evicted, law enforcement CAN NOT evict.</p> <p>The Mason County Jail is again overwhelmed with prospective “visitors” and can now outsource to Nisqually.</p> <p>Mason County is again experiencing officers leaving for Thurston County because of the huge increase in wages and sign- in bonuses like \$15 and \$25 thousand dollars. Mason County cannot compete.</p> <p>Mason County again has the highest cases of fentanyl usage per capita in Washington State.</p> <p>Numerous fires have occurred within multiple homeless camps and the occupants refuse to leave. A question was asked: are the majority of the homeless US citizens or illegals? Answer: We are not allowed to ask.</p> <p>A male, age 15 with a gun hijacked a vehicle in Shelton. An officer found the car and went into pursuit and in the process the stolen car acquired 2 flat tires. Then the officer performed the “rub” which spun the car and it came to a stop. The officer arrested the individual, however since he was a juvenile, he could not interview. Gang members use under aged individuals because they know they will be released.</p>	
--	--	--

WORK GROUPS		
Strategic Planning Work Group	<p>Boat Launch Organization- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion and Vote - Boats temporary parking 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

OLD BUSINESS		
PUBLIC COMMENTS/QUESTIONS		
EXECUTIVE SESSION		
Board Discussions	<p>New Issues Votes:</p> <ul style="list-style-type: none"> - Overdue Dues <p>ACC Intake Process (ACC new home process, checklist, and communications revisions)</p> <ul style="list-style-type: none"> - Discussion <p>Replanting Plans- Mark Murray</p> <ul style="list-style-type: none"> - When does it apply? - Tracking and Monitoring <p>New Construction permit application</p> <ul style="list-style-type: none"> - Discussion <p>New home construction projects that have been underway for more than a year (tracking, notices)</p> <ul style="list-style-type: none"> - Discussion <p>Board email address</p> <ul style="list-style-type: none"> - Discussion 	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Sept. 25, 2024	5:30 PM Board of Directors Meeting	
Oct 23, 2024	5:30 PM Board of Directors Meeting	
Dec 4, 2024	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
Sept. 24, 2024	Community Shredding Event- 12-2 pm	
Oct. 18, 2024	Fish Plant	
MEETING ADJOURNMENT		
Motion to Adjourn		