

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: Sept 25, 2024

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	August Board Meeting Minutes	
PUBLIC COMMENTS/ COMPLAINTS		
	<p>Concern: I'm sure Patrol has notified homeowner on Lakeshore Drive (don't have exact address) but can't miss it in front yard - that these trees are dead and should be removed. If they fall and block road - homeowners will not be happy!</p> <p>LLVCC Response: We agree the tree looks dead; however, it is up to the homeowner to take care of it. There is nothing in the covenants that will force them to take down a dead tree.</p>	
	<p>Concern: I hope that the board has filed for the new regulation, the Corporate Transparency Act (ACT). It is being challenged, but a ruling might not happen before the September deadline. This is a Federal ACT!</p> <p>LLVCC Response: Thank you for your email and thinking of us to ensure we are following new regulations. LLVCC has already filed a report with the CTA.</p>	
	<p>Concern: In addition to home being not well kept, this vehicle has not moved in <u>over two years</u>. I walk by daily. It has out of state expired plates. I'm sure Patrol has seen this - homeowner should be asked to update, wash or sell and remove. Very ugly to neighborhood.</p> <p>LLVCC Response:</p>	
	<p>Concern: Homeowner probably already fined for potential water hazard (mosquito fest) and walking hazard when pulling over for cars. Homeowner should be asked to fill these holes with gravel or dirt. I'm sure Patrol has already addressed?</p>	

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	<p>Plus right across from Bistro while you are eating.. yuck.</p> <p>LLVCC Response: It is up to the homeowner to take care of it.</p>	
	<p>Concern: Hi, we haven't been on the lake for a while and were shocked to see this large area of weed growth right in front of the Horsfall's property. It happened really fast as we weren't gone that long!!</p> <p>In 30 years of living here, I have never seen this much of this small leaf weed before. It's really scary to know our little lake could be taken over so quickly resulting in even more extensive and expensive treatments if allowed to continue to spread.</p> <p>Is there any plan to do anything about it soon?</p> <p>LLVCC Response: We've reviewed your concerns about the weed growth in Lake Anderson. We've seen these weeds proliferate over the past few months. These and other weed concerns will be discussed with the Board at our meeting next week.</p> <p>We have to weigh the advisability of treating these weeds against the fact that we are not budgeted for further treatment of the Lake this year, that the late Fall and Winter months are fast approaching (and the weeds will not proliferate during these months) and the Lily Pads, which make up much of the growth, are natural and therefore the county will only allow us to treat a small portion of them.</p> <p>We plan to have a meeting with our consultant and to make sure that we'll have sufficient activities for next year's weed growth in the lake. Rest assured, we will be doing something about the weed growth next year, if not sooner.</p>	
	<p>Concern: Something needs to be done about the lily pads in the channel. They have gotten worse and are spreading in the channel and lake.</p> <p>LLVCC Response: We've reviewed your concerns about the Lily Pads and their proliferation in Lake Anderson. These and other weed concerns will be discussed with the Board next week. We have to weigh the advisability of treating these Lily Pads against the fact that we are not budgeted for further treatment of the Lake this year, that the late Fall and Winter months are fast approaching (and the weeds will not proliferate during these months) and the Lily Pads are natural and therefore the county will only allow us to treat a small portion of them.</p>	

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	<p>We do plan to have a meeting with our consultant and to make sure that we'll have sufficient activities planned for next year's weed growth in the lake. Rest assured, we will be doing something about the Lily Pad growth next year, if not sooner.</p>	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne	
Vice President	VP Report- Mark Murray	
Treasurer	<p>Treasurer's Report- James Byrne</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$21,417.07 - Litigation: \$53,622.22 - Reserve: \$137,535.33 - MM: \$222,831.97 - CD: \$94,244.32 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 95.5% - Total Expenses: 49.0% <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- \$2,400- Completed - Lake Weed Treatment- \$9950- 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- Completed - 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 In Progress - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,500 pending - Replace the auxiliary Slide Gate- Reserves- \$17,000 pending <p>PO # 30 Shredding Event- Not Budgeted. Total expenses are \$909. This event was created to clear up space from old documents in the shed and the office. The shredding event</p>	

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	<p>was opened to the community as the difference in cost to just shredding office paperwork was negligible.</p> <p>PO # 32 Boat Launch Project- Budget \$4000. Proposed expenses \$9000. Can the variance be deducted from capital funds to finalize the project this year?</p> <ul style="list-style-type: none"> - Discussion and Vote <p>Boat Storage Credit- Mary Helton</p> <ul style="list-style-type: none"> - Should we give a discount (\$5?) on next year's boat storage fees to the homeowners affected by the boat launch project? Discussion and Vote 	
NEW BUSINESS		
OPERATIONS		
Maintenance	<p>Gazebo Water Leak- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion <p>Shredding Events Update - Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion <p>Docks Maintenance- James Byrne/Mary Helton</p> <ul style="list-style-type: none"> - Discussion 	
Office	<p>Website: Resident-only Portal- Mary Helton</p> <ul style="list-style-type: none"> - Information <p>Background Checks Update- Mary Helton</p> <ul style="list-style-type: none"> - Information <p>Belfair Christmas Parade- Mary Helton</p> <ul style="list-style-type: none"> - Discussion <p>2025 Calendar- Mary Helton</p> <ul style="list-style-type: none"> - Approval and Vote 	
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>Patrol Vehicle Incident- James Byrne</p> <ul style="list-style-type: none"> - Discussion - Damage Approval <p>Eyesore Log</p>	

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	- Review and approval	
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 	
Lake Management	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Information <p>We've had renewed complaints about weed growth in the Lake, both the regrowth of weeds treated earlier and of Lily Pads. As I said earlier, I am inclined NOT to treat the Lake again this year, as the quickly oncoming late Fall and Winter months will result in non-proliferation of the weeds (not to mention the fact that we are not budgeted for re-treatment).</p> <p>I've talked to AquaTechnex about coming to a meeting with the committee in November to discuss planning needs for next year.</p> <p>Slide Gate and Underwater Inspection of Docks- Quote</p> <ul style="list-style-type: none"> - Information <p>The inspection of the docks and slide gates will take place on the weekend of October 19th. This is partly so that I can be there, as we will attempt to open the slide gate valves.</p>	
Hearing	<p>Chairman’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Eyesore hearing <p>Recommendation: The committee recommends waiving the fine since the homeowner was in the process of clearing the lot around the time he received the letter; to include any interest and observation of continued maintenance.</p> <ul style="list-style-type: none"> - Incomplete construction hearing <p>Recommendation: The committee recommends a fine of \$100.00 per lot for not complying with building covenants.</p>	
Safety	<p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> • Emergency Evacuation plan <ul style="list-style-type: none"> ○ Create a list of names of residents that could assist in the event of an emergency situation, including medical professionals, people with equipment to remove trees from roads, etc. ○ Explore a neighborhood watch plan – creating a team for each division to work on getting to know your neighbors, exchanging contact 	

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	<p>information, learning if they have special needs, etc. Some larger divisions would require more than one person to manage.</p> <ul style="list-style-type: none"> ○ Schedule an education and awareness community meeting in the event of an emergency event to include Egress/Ingress routes, supplies to have on hand. Color coded signs for windows advising status of family. • Security Cameras – while discussing security concerns in the community, and possible solutions and funding, one idea was to replace our current Security Patrol with a monitored camera system. This is an area that we will continue to research. • Debbie Koeneman and Deb Wallace will meet with K.C. Whitehouse, Battalion Chief on September 23rd to discuss our Egress/Ingress route options and their recommendations for safe evacuation. <p>Sheriff’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - No report 	
WORK GROUPS		
Strategic Planning Work Group	<p>Boat Launch Organization- Don Huibregtse</p> <ul style="list-style-type: none"> - Boats temporary parking - Update - Trailers Discussion 	
OLD BUSINESS		
PUBLIC COMMENTS/QUESTIONS		
EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Reserve Study Review - Divers’ inspection - Safety Committee Recommendation 	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Oct 23, 2024	5:30 PM Board of Directors Meeting	
Dec 4, 2024	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		

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Oct. 18, 2024	Fish Plant	
MEETING ADJOURNMENT		
Motion to Adjourn		