

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: Sept 25, 2024 @5:30pm

Attendance: Maureen Allen, James Byrne, Scott Horsfall, Don Huibregtse, Dale Leaman, Mark Murray, and Deb Wallace, Micah Loucks

Not Present: Sylvia Banzon

Attendance: Mary Helton, Deb Hall, Gary Shirbish

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	August Board Meeting Minutes Motion: Mo motioned to approve the minutes as presented. Second: Micah Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James	
PUBLIC COMMENTS/ COMPLAINTS		
	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! 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.	
	Concern: I hope that the board has filed for the new regulation, the Corporate Transparency Act (CTA). It is being challenged, but a ruling might not happen before the September deadline. This is a Federal ACT! 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.	
	Concern: In addition to home being not well kept, this vehicle has not moved in <u>over two years</u> . I walk by daily.	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>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: Thank you for your email. Eyesore letters are sent every month to homeowners and fines are assessed when appropriate.</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? 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. 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>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<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> <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		
PUBLIC COMMENTS/QUESTIONS		
Speed Sign	Speed limit observance. Can we get data on speeders from the speed sign?	Don to follow up.
Shredding Event	Thumbs up. Suggestion: How about a brush shredding event at Lot 66? Vegetation only.	
Publicity Campaign	Suggestion: Community Pride Clean Up.	
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% 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

Proposed and/or Approved Expenditures for New 24-25 Fiscal Year

- 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- **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

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 was opened to the community as the difference in cost to just shredding office paperwork was negligible. **Paid.**

Motion: Don motioned to close this PO.

Second: Scott

Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb.

Oppose: None

Abstain: James

PO # 32 Boat Launch Project- Budget \$4000. Proposed expenses \$9000. Can the variance be deducted from capital funds to finalize the project this year?

- Discussion and Vote

Motion: James motioned to use capital funds to cover the variance for the boat launch project.

Second: Mark

Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb.

Oppose: None

Abstain: James

Boat Storage Credit- Mary Helton

- Should we give a \$5 discount on next year's boat storage fees to the homeowners affected by the boat launch project? **Discussion and Vote**

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Motion: James motioned to give a \$5.00 discount to boat owners affected by the boat launch project on next year's boat storage fees as a token of appreciation for the inconvenience.</p> <p>Second: Micah</p> <p>Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
OLD BUSINESS		
OPERATIONS		
Maintenance	<p>Gazebo Water Leak- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion- Tabled <p>Shredding Events Update - Don Huibregtse</p> <ul style="list-style-type: none"> - Both events were successful but second one was not as good as first. Moving forward we suggest doing it once a year. <p>Docks Maintenance- James Byrne/Mary Helton</p> <ul style="list-style-type: none"> - Far end of lake has had problems in the past. Discussed premade docks at Mitchells Lumber for less but they are not the correct size. Closing this action as the dock is ok for now. 	
Office	<p>Website: Resident-only Portal- Mary Helton</p> <ul style="list-style-type: none"> - Should up to 200 renters be added to the Resident only portal? Board said yes with no opposing. Agreed that it should be updated and alpha organized. <p>Background Checks Update- Mary Helton</p> <ul style="list-style-type: none"> - All okay <p>Belfair Christmas Parade- Mary Helton</p> <ul style="list-style-type: none"> - LLCVV has been asked to have a float and get involved in the Christmas parade. - Will revisit in October. <p>2025 Calendar- Mary Helton</p> <ul style="list-style-type: none"> - Approval and Vote <p>Motion: Don motioned to add a shredding event to 2025 calendar and to accept the calendar as presented.</p> <p>Second: Scott</p> <p>Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	<p>Action item for Micah to investigate it</p>

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>2024 Fall Directory- Mary Helton</p> <ul style="list-style-type: none">- Review <p>Motion: Micah motioned to add renters to the directory if they want to be included. Second: Don Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p>	
Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none">- Discussion <p>Motion: Deb motioned to approve log as presented. Second: Mark Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>Complaint Tracking Log</p> <ul style="list-style-type: none">- Review and approval. <p>Motion: Micah motioned to approve log as presented. Second: Mark Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>Patrol Vehicle Incident- James Byrne</p> <ul style="list-style-type: none">- Move to Executive- Damage Approval <p>Discussion and Vote moved to executive meeting</p> <p>Eyesore Log</p> <ul style="list-style-type: none">- Review and approval of fines <p>Motion: Mark motioned to approve log as presented. Second: Micah Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p>	
COMMITTEES		
Architectural Control (ACC)	<p>Chairman's Report- Mark Murray</p> <p>The revised application process for new construction is working well. We've processed three applications and it appears to be helping members understand the process. It is also providing better documentation of approvals and conditions that must be met to obtain a permit.</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>ACC Logs Approval- Mark Murray - Review and approval.</p> <p>Motion: Don and Mark discussed log and Don motioned to approve log as presented. Second: Mark Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>New Construction Permits Log- Mark Murray - Review and approval</p> <p>Motion: Scott motioned to approve the log as presented. Second: Mark Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James due to conflict of interest</p>	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall - Information We've had renewed complaints about weed growth in the Lake, both the regrowth of weeds treated earlier and of Lily Pads. 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>Scott talked to AquaTechnex about coming to a meeting with the committee in November to discuss planning needs for next year.</p> <p>AquaTechnex recommends a treatment next spring as per normal practice.</p> <p>Slide Gate and Underwater Inspection of Docks- Quote The inspection of the docks and slide gates will take place on the weekend of October 19th. This is partly so that Scott can be there, as we will attempt to open the slide gate valves.</p>	<p>Dale</p>
<p>Hearing</p>	<p>Chairman’s Report- Maureen Allen - Eyesore hearing 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> <p>Motion: Mo motioned to approve recommendation from the Hearing Committee. Second: Mark</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>- Incomplete construction hearing</p> <p>Recommendation: The committee recommends a fine of \$100.00 per lot for not complying with building covenants.</p> <p>Motion: Micah motioned to approve a one-time fine per lot with reevaluation by 11/15/24. Second: Mo Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James due to conflict of interest</p>	
<p>Safety</p>	<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 information, learning if they have special needs, etc. Some larger divisions would require more than one person to manage. ○ 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 	
<p>WORK GROUPS</p>		
<p>Strategic Planning Work Group</p>	<p>Boat Launch Organization- Don Huibregtse</p> <ul style="list-style-type: none"> - Boats temporary parking - Update - Trailers Discussion 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	Discussion: Almost all boats were removed from the area. We want to thank all the homeowners for taking care of this for us. The work will start in October, and we hope to complete it by the end of the month.	
NEW BUSINESS		
Boat Launch Comments	Suggestion: Issue numbered slots for boat/trailer parking. Spend money resurfacing pavement so boats don't get scratched launching them and charging more so people use it as a private storage place because it is cheaper than storing it at a private place.	
	Suggestion: To repave the path along side of lake.	
Member Only Portal	Question: How to get into the portal? Response: Go to www.llvcc.com . In the upper right-hand corner, there is a link for "Member Page". Click on that and follow the prompts to register. Permission will be granted within 5 business days.	
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: Don motioned to Adjourn to Executive Session at 6:50 p.m. Second: Scott Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James	
EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Reserve Study Review - Divers' inspection - Safety Committee Recommendation 	
Adjournment	James adjourns the executive session at 7:23 p.m. 9/25/24 Reserve Study Review Motion: Scott motioned to accept the Reserve Study and do a review before next summer. Second: Micah Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James Divers Inspection Motion: James motioned to approve the inspection of the slide gate by a volunteer, subject to signing a liability waiver for underwater inspection.	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Second: Scott Ayes: Mo, Scott, Don, Dale, Micah, Mark and Deb. Oppose: None Abstain: James</p> <p>Patrol Vehicle Incident Motion: James motioned that a check for \$367.18 be written to the homeowner affected by the incident. Second: Scott Ayes: Mo, Scott, Dale, Micah, Mark and Deb. Oppose: None Abstain: James and Don</p>	
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		
Oct. 18, 2024	Fish Plant	
MEETING ADJOURNMENT		
Motion to Adjourn	<p>Motion: Don motioned to adjourn the meeting at 7:53 p.m. Second: Micah Ayes: Mo, Sylvia, Scott, Don, Dale, Mark and Deb. Oppose: None Abstain: James</p>	

Submitted by
 Sylvia Banzon
 LLVCC Secretary/Treasurer