

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: Oct 23, 2024 @ 5:30 pm.

Attendance: Maureen Allen, Sylvia Banzon, James Byrne, Scott Horsfall, Dale Leaman (virtual), Mark Murray, and Deb Wallace

Not Present: Don Huibregtse and Micah Loucks

Attendance: Mary Helton and Deb Hall

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	September Board Meeting Minutes Motion: Scott motioned to approve the minutes as presented. Second: Deb Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Speed Sign	Speed limit observance. Can we get data on speeders from the speed sign? LLVCC Response:	Don to follow up.
Shredding Event	Suggestion: How about a brush shredding event at Lot 66? Vegetation only. LLVCC Response: Thank you for your suggestion, we can investigate this for the future.	
Publicity Campaign	Suggestion: Community Pride Clean Up. LLVCC Response: This is a great idea for one of our committees to follow up.	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne	

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	<ul style="list-style-type: none"> - No report 	
<p>Vice President</p>	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report 	
<p>Treasurer</p>	<p>Treasurer’s Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$21,067 - Litigation: \$52,676 - Reserve: \$137,988 - MM: \$206,953 - CD: \$94,546 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 95.5% - Total Expenses: 56.0% <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- \$925- Completed - Background Checks- \$300- Completed - Training/CPR Class- \$900- Completed - Community Picnic- \$2000- Completed - Garage Sale Ads- \$100- Completed - Boat Launch Organization- \$9,000 Completed - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,500 pending - Replace the auxiliary Slide Gate- Reserves- \$17,000 pending - Christmas Events- \$675 <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 was opened to the community as the difference in cost to just shredding office paperwork was negligible. Paid and closed.</p> <p>PO # 32 Boat Launch Project- Budget \$4000. Proposed expenses are \$9000. Variance will be deducted from capital funds to finalize the project this year. Opened.</p> <p>KCU CD Reinvest- Sylvia Banzon Discussion: Current CD over \$50,000 expires November 5, 2024. Proposing to renew the CD with \$40,000 and use the remaining approx. \$12,000 for operation expenses. The CD</p>	

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	<p>account will open using the current signers. The new CD will be at the current rate of around 4%.</p> <p>Motion: Deb motioned to approve reinvesting CD for \$40,000 utilizing current approved signers. Second: Mark Ayes: Mo, Scott, Dale, Mark and Deb. Oppose: None Abstain: James and Sylvia</p>	
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NEW BUSINESS

	<p>LLVCC Sign on Homestead- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Vote <p>The owner wants to move it. Thoughts are to move it and place it in proximity to the concrete sign.</p>	<p>James to pick up and place in the shed for now.</p>
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	<p>STP from Safety Committee</p> <ul style="list-style-type: none"> - Discussion: There is a need for “kids @ play” signs on the road between the playground and the gazebo. Cars and Golf Carts drive fast in this area. Children and adults cross the street in this area and cars do not see them. <p>Motion: Sylvia motion to approve the purchase of children at play signs to be placed in the gazebo and playground areas. Second: Mark Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	
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OPERATIONS

Maintenance		
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Office	<p>Holiday Calendar- Sylvia Banzon</p> <ul style="list-style-type: none"> - Changing office hours on Wednesday, Nov 27 8-1 pm - Close Thursday and Friday Nov 28-29 - Close Dec 24th through Jan 1 - Discussion <p>Office hours change and closures were approved. No vote needed.</p> <p>Revised Forms- Mary Helton</p> <ul style="list-style-type: none"> - Eyesore Language - Extended Parking Form - ACC Project Permit - FAQs for Portal (tabled to next meeting) 	
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	<p>Motion: Sylvia motioned to approve the eyesore language and add to the upcoming newsletter. Second: Scott Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Motion: James motioned to disapproved extended parking revisions. The form is return to previous format. Second: Scott Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Motion: James motioned to approve the revisions to the ACC Project Permit form. Second: Mark Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log - Review and approval Motion: Mo motioned to approve log as presented. Second: Deb Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Complaint Tracking Log - Review and approval Motion: Mark motioned to approve log as presented. Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Eyesore Log - Review and approval Motion: Deb motioned to approve log as presented. Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>- 60 E Lake Forest Discussion: Tabled to follow up via email after inspection.</p>	

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COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report- Mark Murray - No report</p> <p>ACC Logs Approval- Mark Murray - Review and approval. Motion: Sylvia motioned to approve log as presented. Second: Mark Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>New Construction Permits Log- Mark Murray - Review and approval Motion: Mark motioned to approve log as presented. Second: Scott Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Replanting Log- Mark Murray - Review and approval Motion: James motioned to approve log as presented. Second: Deb Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	
Lake Management	<p>Chairman’s Report- Scott Horsfall - No report</p> <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall - The inspection was postponed. Meeting with AquaTechnex in November.</p>	
Hearing	<p>Chairman’s Report- Maureen Allen - No hearing</p>	
Safety	<p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> • Emergency Evacuation plan <p>We determined as a committee that we would pursue a “grassroots” version of a Neighborhood Watch Team and Welcome Committee for the existing and new residents of LLCVV due to the fact that the HOA does not have the ability to support this project.</p> <p>Debbie Koeneman and Deb Wallace (along with husbands, Guy and Randy) went on a ride along with Captain Jim</p>	

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Hedder of the Mason County Fire Department. We were able to see Merton Creek Road in its entirety and learned that we should be able to access this route in the event of an emergency. We are looking into the option of putting up signs directing people where to turn as it is a long road but would serve as an alternate route to Hwy 3.

Cameras were discussed as an option to purchase. We discussed that the HOA does have authority to place cameras in the Common Areas, but not on the County-owned roads so is not an option for cameras to be placed on the telephone poles. It was determined that residents should purchase cameras for their own properties to protect mailboxes and their home. Also, to call the Sheriff if they see crime-related incidents.

We discussed the job description of the Safety Patrol, and the committee has a better understanding of what they do and their value to the community.

Sheriff's Report- Maureen Allen

Meetings began with attendee introductions around the room. Belfair is the fastest and largest growing community in Mason County. The DARE Program is reactivated in schools with more trained officers located in grade schools. Focus is extensive on 5th grade students and is more advanced than just saying NO to drugs. The training is how to make good decisions regarding multiple issues. Apparently, the Squaxin Tribe is experiencing an epidemic of drug usage and is decimating the tribe.

The Mason County Auditor, Steve Dunkel, spoke extensively about the upcoming election. He mentioned the crazy actions by some like bomb threats, white powder in drop boxes. There will be 12 ballot drop boxes throughout the county. He suggested using the drop box located at the new Sheriff's Office on Old Belfair Hwy. The drop box that was located at the Library in Belfair has been removed because of the unlawful incident that occurred last year. Currently there are 45,505 registered voters in Mason County. Signatures will be referenced. Do not sign a ballot that belongs to someone else. If caught it is a Class C Felony!! Do not vote 2 times or in multiple counties or states. He requested that everyone vote early.

An attendee informed everyone about the upcoming Christmas Parade that will take place in Belfair on December 1st at 5p.m. There will be a Santa located at McClendon's Hardware Store during the holidays.

Sheriff Spurling announced at the Belfair gathering that after conversing with the new owner of Burger Claim, the monthly

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	meetings at the Burger Claim Restaurant will continue as previously scheduled. The 2 nd Thursday of every month at 11:30 a.m.	
WORK GROUPS		
Strategic Planning Work Group	<p>Boat Launch Organization- Don Huibregtse</p> <ul style="list-style-type: none"> - Update- The work is done at the boat launch. We need to number the spaces before bringing boats back. <p>Next meeting November 13, 2024</p>	
OLD BUSINESS		
	<p>Belfair Christmas Parade- Micah Loucks</p> <ul style="list-style-type: none"> - Discussion <p>Nobody has time to take on this project. This topic is closed.</p> <p>Gazebo Water Leak- Don Huibregtse/James Byrne</p> <ul style="list-style-type: none"> - Discussion (tabled) 	
PUBLIC COMMENTS/QUESTIONS- New Business		
MEETING ADJOURNMENT		
Motion to Adjourn	<p>Motion: Scott motioned to Adjourn to Executive Session at 6:18 pm.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Bookkeeping Bids - Landscaping Bids - AquaTechnex Bid - Pay Increase for FY 2025-2026 - Audit Recommendation - Playground Equipment - Boat Rental Business - Tree removal 	
Adjournment of Executive Session	<p>Scott motioned to adjourn executive session at 7:00 pm.</p> <p>Second: Mo</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	

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Discussion: Transition bookkeeping services to QuickBooks at the start of the new fiscal year as a cost savings.

Discussion: Transition of landscaping services for better cost.

Discussion: AquaTechnex bid discussed. We need to get one more bid from another company for next year.

Discussion: We have very good employees that are dedicated to our community. We need to make sure we can retain good employees and provide a modest pay increase.

Motion: James motioned to approve pay increases of 3% for office and compliance staff and 2.75% for beach attendants and patrol staff.

Second: Scott

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

Oppose: None

Abstain: Sylvia

Motion: James motioned to recommend an audit for a fiscal year to the community every 4 years.

Second: Mark

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

Oppose: None

Abstain: James

Motion: James motioned to deny the non-residential application for a boat rental due to possible increase in traffic, repercussion to the lake, liability and safety of our community.

Second: Deb

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

Oppose: None

Abstain: James

Motion: James motioned to fine \$500/tree for a total of \$8,000 for removing trees without approval.

Second: Scott

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

Oppose: None

Abstain: James

Motion: James motioned to have our attorney handle the lawsuit and to file a notice of appearance and a summary judgement motion for us.

Second: Deb

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

Oppose: None

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	Abstain: James	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Dec 4, 2024	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
Dec 7, 2024	Santa Comes to Allyn	
Dec 18, 2024	Holiday Lights Contest Judging 6:30 pm	
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: James motioned to Adjourn at 7:18 pm. Second: Scott Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James	

Respectfully submitted

Sylvia Banzon