

Date: December 4, 2024

Attendance:

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| **Welcome** |  |  |
| **Introduction** | **Welcome-** James Byrne |  |
| **TOPIC** | **DISCUSSION/VOTE** | **ACTION ITEM** |
| **Approve Previous Minutes** | **October Board Meeting Minutes** |  |
| **PUBLIC COMMENTS/ COMPLAINTS- Old Business** | | |
| **Political Signs** | I have seen a few signs that state Lakeland Village wants me to vote for a specific candidate in the upcoming election.  Why is Lakeland Village endorsing a political candidate?  As a resident, do I get the opportunity to vote on which political candidate Lakeland Village should endorse?  **LLVCC Response**: LakeLand Village HOA does not endorse any particular political candidate. Any statement to that effect is made by the candidate themselves. Every resident has the right and responsibility to make up their own mind as to what candidate to support. |  |
| **Political Signs** | **Comment:** Please note: It is also illegal to steal, trash, remove signage posted on private property.  Thank you for the regulations for political signage. |  |
| **Bathroom Cleaning and Speeding** | Association's attention:  1. If anyone has been hired to clean the community restrooms near the picnic area of the lake, please note that the ladies’ restroom is not being properly cleaned (I can't speak to the men's side). The evidence of this is that there has been the same, let's say "stain," in the toilet for the past 2 months (at least). I just wanted to make this known in case there was an expectation by the Association that the restrooms were being cleaned.  2. I'm sure you are made aware of this often, but can another "slow down and share the road" reminder be sent? I was almost run down by someone on E Old Ranch who was going at least 15 miles over the speed limit. He was not paying attention as he headed directly towards me and made no attempt to make room or slow down until he was literally inches away from me. Had this happened to an older adult with less mobility/agility or someone walking a dog, I believe the consequences would have been dire. Appreciate your help in continuing to punctuate this message.  Thanks in advance for you consideration and have a good day.  **LLVCC Response:** Thank you for letting us know. Both issues were addressed. |  |
| **Eyesore** | **Concern:** Several complaints, by phone and in person, concerning the toilet, vacuum cleaner and dishwasher on side of the road in front of house.  **LLVCC Response:** Sent Compliance Officer to observe property. The items remained even after trash pickup occurred. Eyesore letter sent 11/6/24. Homeowners will remove. |  |
| **Speeding** | **Concern:** Speeding through the village  **LLVCC Response:** An email was sent to the community for drivers and walkers to be aware of each other and slow down. |  |
| **Trash** | **Concern:** Homeowner dumping trash in common areas trash cans.  **Response:** Homeowner was notified to please refrain from doing so in the future. LLVCC trash cans are not for dumping household trash. In the winter months we lower the frequency of trash for money savings. |  |
| **Vandalism** | **Concern:** Electrical box tagged on the corner of Lakeland Way and Lakeshore Dr.  **Response:** A report was made at the sheriff department. |  |
| **LETTERS TO THE BOARD** | | |
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| **OFFICER REPORTS** | | |
| **President** | **President’s Report-** James Byrne |  |
| **Vice President** | **VP Report**- Mark Murray |  |
| **Treasurer** | **Treasurer’s Report**- James Byrne  **Assets:**   * **Checking:**  $21,282 * **Litigation:** $51,881 * **Reserve:** $138,457 * **MM:** $193,771 * **CD:** $81,432   **Budget 2024-2025**   * Total Revenue: 97.1% * Total Expenses: 66.1%   **Proposed and/or Approved Expenditures for New 24-25 Fiscal Year**   * 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 Lauch Organization- $9,000 **Completed** * Slide Gate Inspection and Underwater Inspections of Docks- Reserves- $4,500 pending * Replace the auxiliary Slide Gate- Reserves- $17,000 **Deferred** * Christmas Events- $675   **PO # 32 Boat Launch Project-** Budget $4000. Proposed expenses are $9000. Variance will be deducted from capital funds to finalize the project this year. **Paid and closed.**  **Payment Plans and Liens:**   * Four homeowners have a payment plan. Two homeowners are actively making payments and two are not. A lien letter was sent to one of the homeowners since their account is past due for over 2 years. The other homeowner is accruing late fees. * LLVCC had a total of ten active liens at the beginning of the month. Two liens were released this month due to home sales. Eight liens remain.   **Boat Storage Fees**   * Discussion and Vote   **Transfer Fees**   * Discussion and Vote   **Office Cell Phone**   * Discussion and vote   **Funding Audit**   * Discussion and vote   **Funding Reserves**   * Discussion |  |
| **NEW BUSINESS** | | |
|  | **February Election and Budget Meeting**   * Guest Speakers Discussion   **Reallocate and Deferred Funds from Reserve Study**   * Discussion and Vote   **Political Flag vs Sign**   * Discussion   **Van Parked in Driveway**   * Discussion |  |
| **OPERATIONS** | | |
| **Maintenance** |  |  |
| **Office** | **FAQs for Portal** - Mark Murray  **Calendar for 2025**- Mary Helton   * Discussion and Vote   **Business Ads in Portal Classifieds**- Mary Helton   * Discussion and Vote   **Office Cell Phone**   * Discussion and Vote   **Email Vote: Lien Foreclosure**  We have been contacted by a representative of HUD and appear to be in a 30-day waiting period for getting paid. We are coming to this conclusion since they have asked for our information and a payoff that is good for 30 days. We would like to hold off on Dille law firm starting foreclosure of the Lien until the 30 days have elapsed.  **Motion:** James motioned to wait 30 days to see if we get paid by the HUD representative before starting foreclosure proceedings.  **Second:** Sylvia  **Ayes:** Mo, Sylvia, James, Scott, Don, Dale, Micah, Mark and Deb.  **Oppose:** None  **Abstain:** None |  |
| **Patrol/Compliance** | **New Patrol Driver- James Byrne**   * Welcome Randy Wallace   **Incident Tracking Log**   * Review and approval   **Complaint Tracking Log**   * Review and approval   **Eyesore Log**   * Review and approval |  |
| **COMMITTEES** | | |
| **Architectural Control (ACC)** | **Chairman’s Report-** Mark Murray  **ACC Logs Approval-** Mark Murray   * Review and approval.   **New Construction Permits Log-** Mark Murray   * Review and approval   **Replanting Log**- Mark Murray   * Review and approval |  |
| **Lake Management** | **Chairman’s Report-** Scott Horsfall   * No report   **Slide Gate and Underwater Inspection of Docks-** Scott Horsfall   * Discussion |  |
| **Hearing** | **Chairman’s Report-** Maureen Allen   * **Eyesore complaint Recommendation**   The request for a hearing by homeowners regarding “inconsistencies” was in reference to the previous hearing committee decision verbiage of “evidence of progress and/or completion”. Provided pictures of the attempted progress were reviewed and progress was made in compliance with the previous decision. Homeowners are now requesting an extension of total completion to March 3, 2025. If that date is approaching and they are unable to complete the project, they will hire help to comply with the March 3, 2025, completion date.   * Discussion and Vote |  |
| **Safety** | **Chairman’s Report**- Deb Wallace   * Report   **Sheriff’s Report**- Maureen Allen |  |
| **WORK GROUPS** | | |
| **Strategic Planning Work Group** | * The group met on November 13, 2024, discussed projects accomplished this year and acknowledged those who worked on the Landscaping of the Gazebo/Playground areas and the Boat Launch project recently completed. * We talked about upcoming projects and the possible need for another survey to the community for feedback. |  |
| **OLD BUSINESS** | | |
|  | **Gazebo Water Leak Quote-** James Byrne   * Discussion and Vote |  |
| **PUBLIC COMMENTS/QUESTIONS- New Business** | | |
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| **EXECUTIVE SESSION** | | |
| **Board Discussions** | **New Issues:**   * Legal fees * Overdue fine * Survey * Markers * New Construction * Political Signs * Van * Delayed construction x 3 |  |
| **PRIOR ACTION ITEMS** | | |
| **DISCUSSION** | **Action Item List**- James Byrne |  |
| **UPCOMING MEETINGS** | | |
| **Jan 22, 2025** | 5:30 PM Board of Directors Meeting |  |
| **UPCOMING EVENTS** | | |
| **Holiday Office Hours** | Close Dec 24th through Jan 1 |  |
| **Dec 7, 2024** | Santa Comes to Allyn 11:00 am to 1:00 pm |  |
| **Dec. 18th** | Holiday Lights Contest Judging 6:30 pm |  |
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| **MEETING ADJOURNMENT** | | |
| **Motion to Adjourn** |  |  |
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