

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: December 4, 2024 @ 5:30 pm

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

Not Present: Don Huibregtse and Micah Loucks

Attendance: Mary Helton, Joseph Komperda, Julie McDowell, Dave Sutton, Janson Byers, and Debbie Leslie.

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	October Board Meeting Minutes Motion: Mo 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		
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	

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	<p>there was an expectation by the Association that the restrooms were being cleaned.</p> <p>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.</p> <p>Thanks in advance for your consideration and have a good day.</p> <p>LLVCC Response: Thank you for letting us know. Both issues were addressed.</p>	
Eyesore	<p>Concern: Several complaints, by phone and in person, concerning the toilet, vacuum cleaner and dishwasher on side of the road in front of house.</p> <p>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.</p>	
Speeding	<p>Concern: Speeding through the village</p> <p>LLVCC Response: An email was sent to the community for drivers and walkers to be aware of each other and slow down.</p>	
Trash	<p>Concern: Homeowner dumping trash in common areas trash cans.</p> <p>LLVCC 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.</p>	
Vandalism	<p>Concern: Electrical box tagged on the corner of Lakeland Way and Lakeshore Dr.</p> <p>LLVCC Response: A report was made to the sheriff's department.</p>	

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LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne No report	
Vice President	VP Report- Mark Murray No report	
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$21,282 - Litigation: \$51,881 - Reserve: \$138,457 - MM: \$193,771 - CD: \$81,432 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 97.1% - Total Expenses: 66.1% <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 Deferred - Christmas Events- \$675 <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. Paid and closed.</p> <p>Payment Plans and Liens:</p> <ul style="list-style-type: none"> - 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 	

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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

Motion: James motioned to increase boat storage fees for the proposed FY 25-26 budget to \$30 year. This increase will help offset the expenditure on the Boat Launch project.

Second: Scott

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

Oppose: None

Abstain: James

Email Vote: Boat with Trailer Fees for FY 25-26

Motion: Dale motioned to make the cost of storing small, day-use boats *on trailers* in the boat launch area \$100.00 for the proposed FY 25-26 budget. Trailers take up more space, limiting the number of boats that can be stored at the Boat Launch. This increase will help offset the expenses of the recent project.

Second: Don

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

Oppose: None

Abstain: None

Transfer Fees

- Discussion and Vote

Motion: James motioned to increase transfer fees for the proposed FY 25-26 budget to \$500 to offset operations expenses.

Second: Deb

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

Oppose: None

Abstain: James

Office Cell Phone Service

- Discussion and vote

Motion: James motioned to add cell phone service for the office to be used when making deposits and other operations requiring a cell. Currently, staff are using their own personal cell phones.

Second: Dale

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

Oppose: None

Abstain: James

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	<p>Funding Audit</p> <ul style="list-style-type: none">- Discussion and vote <p>Motion: James motioned to pull the Audit line item from the proposed FY 25-26 budget and utilize savings funds if needed. This action will keep the increase of the proposed dues for FY 25-26 to a negligible amount.</p> <p>Second: Scott</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Funding Reserves</p> <ul style="list-style-type: none">- Proposed FY 25-26 Budget funding. <p>Email Vote: Switching to QB online</p> <p>Motion: Sylvia motioned to reconsider the previous vote and switch to QuickBooks Online by January 17th. This will provide significant savings on the transition and have us running smoothly prior to the new fiscal year.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, James, Scott, Don, Dale, Micah, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: None</p>	
NEW BUSINESS		
	<p>February Election and Budget Meeting</p> <ul style="list-style-type: none">- Guest Speakers Discussion <p>The Fire Chief has requested to speak at our next community meeting to talk about Emergency Evacuation Routes. We also have a request from North Mason School District Transportation Department to come and do a call out for bus drivers. It was decided to have the Fire Chief as a guest speaker for the February meeting.</p> <p>Political Flag vs Sign</p> <ul style="list-style-type: none">- Discussion <p>Motion: James motioned to move this topic to the Executive Session.</p> <p>Second: Mo</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Van Parked in Driveway</p> <ul style="list-style-type: none">- Discussion <p>A complaint was filed about a van parked at a home on Sterling Dr. The van is professionally converted with AC and heater on top. According to the covenants for our division, the RV is not allowed.</p>	

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	<p>The homeowner is present. He asked permission to park in front of the house and it was approved before the purchase.</p> <p>There will be a hearing about this issue at the end of the week. The Board will wait for the committee's recommendation before deciding on this.</p>	
PUBLIC COMMENTS / QUESTIONS- New Business		
Julie McDowell	<p>Comment: HOA fees are extremely low compared to anywhere else in the county. The Board should propose a significant increase to compete with the market and will keep the dues the same for a while; funds can be placed in savings or investments to use for future projects. Another suggestion is to do a supplemental assessment with the option to pay over 5 years for those not able to afford it. Tax increases aren't incremental; why are we doing that for the HOA dues? We need to start thinking about how to fund future projects. The Board should consider increasing the dues.</p>	
Debbie Leslie-	<p>Question: Asking what the plan for the lake is for next year to control the weeds.</p> <p>Discussion later at the meeting.</p>	
Janson Byers	<p>Comments to Reconsider: "Submitted proposal for a boat rental business and you didn't approve. My intent is to be used by residents of the community only. I will not advertise beyond the community." He wanted to share the experience to only LakeLand people. He would get liability insurance to cover himself. He doesn't think that would be a problem with traffic.</p> <p>It was decided to add this to the Executive Session for discussion. We will email you a response.</p>	
Janson Byers	<p>Questions: Can we place buoys or flags marking the logs in the water that are not visible?</p>	
OPERATIONS		
Maintenance		
Office	<p>FAQs for Portal - Mark Murray</p> <p>Calendar for 2025- Mary Helton - Discussion and Vote</p> <p>Motion: Scott motioned to approve 2025 Calendar.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p>	<p>Mark will review FAQs and send revisions to the office.</p>

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	<p>Abstain: James</p> <p>Business Ads in Portal Classifieds- Mary Helton - Discussion and Vote A few homeowners have contacted the office asking to advertise their business in the classified section of our internet portal. It was discussed that there is a difference between selling an item and an ongoing business. Motion: Sylvia motioned to not permit business type advertisement in the portal. Second: Deb Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Office Cell Phone - Discussion and Vote The office used to have a cell phone, and it was canceled at some point for lack of use. As technology advanced, the office staff have been using their own cell phones for banking (depositing checks), ID codes, getting instructions, taking pictures for office use, etc. The phone will be free, and the service increase would not affect the proposed budget.</p> <p>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.</p> <p>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</p>	
<p>Patrol/Compliance</p>	<p>New Patrol Driver- James Byrne - Welcome Randy Wallace</p> <p>Incident Tracking Log - Review and approval Motion: Dale motioned to approved log as presented. Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None</p>	

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	<p>Abstain: James</p> <p>Complaint Tracking Log - Review and approval Motion: Scott motioned to approve log as presented. Second: Deb Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Eyesore Log - Review and approval Motion: Sylvia motioned to approve log as presented Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	
COMMITTEES		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- Mark Murray</p> <p>ACC Logs Approval- Mark Murray - Review and approval. Motion: James 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: Deb motioned to approve log as presented. Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Replanting Log- Mark Murray - Review and approval Motion: Scott motioned to approve log as presented. Second: Mo Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall We are proposing at least two weed treatments in the budget for FY 25-26. We will start earlier in the spring and then later in the summer. We started late this year due to the change of Lake Management Chair.</p>	

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	<p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall</p> <ul style="list-style-type: none"> - We had this scheduled and lost the opportunity window. We need to re-schedule. <p>Defer Above Task and Expenditure from Reserve Study</p> <ul style="list-style-type: none"> - Discussion and Vote <p>Motion: Scott motioned to defer the slide gate and dock inspection capital task to the FY 25-26.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
<p>Hearing</p>	<p>Chairman’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Eyesore complaint Recommendation <p>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.</p> <ul style="list-style-type: none"> - Discussion and Vote <p>Motion: Mo motioned accept recommendation as presented.</p> <p>Amended Motion: James motioned to keep the original \$25 fine since 6 months have passed from the first eyesore letter sent to the homeowner to remedy the situation and defer future fines until March 3, 2025 as requested.</p> <p>Second: Scott</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
<p>Safety</p>	<p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> - No Report <p>Sheriff’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - No Report <p>Note: Meetings for the 2nd Thursdays are relocated to The Bistro at 11:30 am downstairs.</p>	
<p>WORK GROUPS</p>		
<p>Strategic Planning Work Group</p>	<ul style="list-style-type: none"> - The group met on November 13, 2024, discussed projects accomplished this year and acknowledged those who worked on the Landscaping of the 	

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	<p>Gazebo/Playground areas and the Boat Launch project recently completed.</p> <ul style="list-style-type: none"> - We talked about upcoming projects and the possible need for another survey to the community for feedback. 	
OLD BUSINESS		
	<p>Gazebo Water Leak Quote- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Vote <p>We have contacted numerous plumbers including the water company with no luck to fix this problem. Some think the scope is too big and/or didn't want to do the asphalt remediation. We finally got a quote from a vendor willing to do the project. To continue we need to change the schedule and reallocate funds from our reserve study.</p> <p>Motion: Dale motioned to accept the quote presented and proceed with the project before next summer.</p> <p>Second: Mark</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Reallocate and Defer Funds from Reserve Study</p> <ul style="list-style-type: none"> - Discussion and Vote <p>The reserve study has the replacement of the pick-up truck used by Patrol for FY 25-26. The pick-up truck is still in good condition and the consensus is that this item can be pushed forward another 3 or 5 years.</p> <p>Motion: James motioned to change the reserve study schedule for the replacement of the pick-up truck on FY 25-26 and reallocate the funds to fix the gazebo water leak.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
Adjourn Meeting	<p>Motion: Sylvia motioned to adjourn meeting to Executive Session at 6:33 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"> - Legal fees - Overdue fine - Survey - Markers 	

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	<ul style="list-style-type: none"> - New Construction - Political Signs - Van - Boat Rental - Delayed construction x 3 - Hearing Committee Recommendation 	
<p>Overdue Fine Motion: James motioned to follow our process and place a lien on the property. Second: Scott Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>		
<p>Political Signs vs Flags Motion: James motioned to send a letter to complainant that the signage resolution and covenants do not apply to a flag. Second: Dale Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>		
<p>Adjourn Executive @ 7:55 pm.</p>		
<p>PRIOR ACTION ITEMS</p>		
DISCUSSION	Action Item List- James Byrne	
<p>UPCOMING MEETINGS</p>		
Jan 22, 2025	5:30 PM Board of Directors Meeting	
<p>UPCOMING EVENTS</p>		
Holiday Office Hours	Closed Dec 24 th 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	
<p>MEETING ADJOURNMENT</p>		
Motion to Adjourn	<p>Motion: James motioned to adjourn the meeting at 8:11 pm Second: Dale Ayes: Mo, Sylvia, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p>	