

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: January 22, 2025

Attendance:

Resignation of Board Member: Micah Loucks

Appointment of Board Member: Roy Harrington

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	December Board Meeting Minutes	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
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.	
Question:	Asking what the plan for the lake is for next year to control the weeds. LLVCC Response: The plan is to have two weed treatments next year. We will start earlier in the spring and then have another later in the summer.	
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 wants to share the experience with only LakeLand people. He will have liability insurance for coverage. He doesn't think that would be a problem with traffic. Response: Thank you for your comments and questions at the 12/4 board meeting as a follow-up to your prior request to operate a business renting your boat for use on Lake Anderson to LLV members. The board briefly discussed it and, while you may revise and resubmit a proposal, several board	

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	<p>members expressed reservations about the proposal. Lake Anderson is a LLVCC (private) common area (not your property) for the exclusive use of members and guests. Our rules (Resolution 25) allow some nonresidential use of private property but do not apply to common areas including the lake.</p> <p>HOA approval for business use of the lake, or any other common area such as the community beach or boat launch, would need to be authorized by the HOA through license or concession. We have not contemplated issuing license or concession for use of our common areas. We would not proceed with granting license or concession without thoughtful consideration and input from the entire community. Approving your proposal would also establish a precedent and potentially lead to more requests and other business uses of the lake which could affect the residential quality of the neighborhood.</p>	
<p>Buoys/Flags</p>	<p>Questions: Can we place buoys or flags marking the logs in the water that are not visible?</p> <p>Response: For discussion at this meeting.</p>	
<p>LETTERS TO THE BOARD</p>		
<p>OFFICER REPORTS</p>		
<p>President</p>	<p>President’s Report- James Byrne</p>	
<p>Vice President</p>	<p>VP Report- Mark Murray</p>	
<p>Treasurer</p>	<p>Treasurer’s Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$19,272 - Litigation: \$50,796 - Reserve: \$138,999 - MM: \$179,141 - CD: \$81,846 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 99% - Total Expenses: 76.7% <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 	

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	<ul style="list-style-type: none"> - 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 Deferred - Replace the auxiliary Slide Gate- Reserves- \$17,000 Deferred - Christmas Events- \$675- Completed <p>Payment Plans and Liens:</p> <ul style="list-style-type: none"> - Four homeowners have a payment plan. Three homeowners are actively making payments. - LLVCC has a total of nine liens; three are active liens making payment. <p>Draft Budget FY 25-26 Package Approval</p> <ul style="list-style-type: none"> - Discussion and vote <p>Budget Town Hall- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion 	
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NEW BUSINESS

	<p>Amend Bylaws</p> <p>Lawsuit - Settlement Letter</p> <p>Compliance Issue – 180 E Lakeland Way</p> <p>Certified Letter – Notice to Agencies</p> <p>Resolution -Building</p>	
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OPERATIONS

Maintenance		
Office	<p>Email Vote: Kitsap Bank CD</p> <p>We have a 12- month CD maturing January 14th.</p> <p>Motion: Sylvia motioned to renew the maturing CD to a 15- month paying 4.10% interest rate at Kitsap Bank. The CD will be opened using the current signers on record.</p> <p>Second: Micah</p> <p>Ayes: Sylvia, James, Scott, Don, Dale, Micah, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: Mo</p>	

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	<p>Switching to QuickBooks Online- Mary Helton</p> <ul style="list-style-type: none"> - Update <p>Recommended Services- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>FAQs for Portal - Mark Murray</p> <ul style="list-style-type: none"> - Discussion 	
Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Complaint Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Eyesore Log</p> <ul style="list-style-type: none"> - Review and approval <p>Trash cans View- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion 	
PUBLIC COMMENTS/QUESTIONS- New Business		
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 <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Solar Panels- Mark Murray</p> <ul style="list-style-type: none"> - Discussion <p>Roof Warranty- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion <p>Division 1-6 Covenant Deviation Language for Other Building Materials- Mark Murray</p> <ul style="list-style-type: none"> - Discussion <p>ACC Guidelines- Mark Murray</p>	

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	<ul style="list-style-type: none"> - Discussion and approval <p>Garden Boxes Permit- Don Huibregtse</p> <ul style="list-style-type: none"> - Discussion and approval <p>Resolution 25- Mark Murray</p> <ul style="list-style-type: none"> - Discussion and approval 	
Lake Management	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - No report <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall</p> <ul style="list-style-type: none"> - Deferred <p>Dam Inspection- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>Buoys or Flags- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion 	
Hearing	<p>Chairman’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Recommendations <p>Recreational vehicle regularly parked in driveway Background: The complainant raises the issue of a vehicle that is clearly designed as a camper (a class B motorhome) being parked daily on the driveway in front of the residence. The Board had previously approved this vehicle, as it is also a regularly driven daily-use vehicle by the homeowner. Principal complaint is the “slippery slope” issue. Complainant acknowledges there is no eyesore issue. Committee discussed prior approval, the current complaint, and the governing covenants. Recommendation: The recommendation is that the vehicle does not fall readily into the existing definitions of vehicles prohibited from long-term parking, which were written before this type of vehicle (large van conversions) was common. It is suggested that the Board draft and adopt a resolution clarifying this situation. No suggestion to reverse the decision by the Board regarding this specific vehicle, or for another recently approved similar vehicle.</p> <ul style="list-style-type: none"> - Discussion and Vote <p>RV Van parked on lawn and covered with tarp Background: Homeowner feels that since there are 2 other similar vehicles, which were Board approved, he should also be allowed to park his exposed, tarp-covered RV van on his property. He admitted that he will not use the vehicle as a commuter, but only for recreational outings in good weather.</p>	

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	<p>He was informed that RVs can be temporarily parked upon lots for loading and unloading but not stored, per Division 12 covenants, Article VIII, Section 1 (d). His position is "others in the same division have like vehicles parked (stored) and allowed."</p> <p>Recommendation: The recommendation from the committee is that since the subject vehicle will be parked and stored on their lawn in the front yard and it will not be driven regularly, the committee determined that the existing covenant for Div. 12, Article VIII, Section 1 (d) must be adhered to.</p> <ul style="list-style-type: none"> - Discussion and Vote <p>Tree removal without approval by ACC Permit.</p> <p>Background: Homeowner was in hopes of reducing the fine because he did originally tag the 16 out of 45 trees that were within the proposed footprint of construction before removal. He discussed the future building process, then came back to the subject of the complaint, tree removal without approved ACC permit.</p> <p>Recommendation: The committee's decision is to maintain the fine as determined and referenced in the LLVCC communication letter dated 10/29/24, sent, received, and acknowledged by homeowner. Tree removal was done without an ACC permit. This was in response to complaint about the site work started without a permit.</p> <ul style="list-style-type: none"> - Discussion and Vote <p>Hearing Committee Chair- James Byrne</p> <ul style="list-style-type: none"> - Appointment 	
<p>Safety</p>	<p>Chairman's Report- Deb Wallace</p> <ul style="list-style-type: none"> - Safety Report <p>The Safety Committee meeting was on December 11, 2024. A round "table" discussion covered introductions, and individual concerns regarding safety issues. Some highlights are below:</p> <ol style="list-style-type: none"> 1. Camera's – Concern about mailboxes being broken into and mail stolen, speeding cars on the main roads, golf carts being driven without concern for the safety people walking on the road and children at play. Don Huibregtse had some ideas of how we could work with existing cameras in the common area of the Gazebo and also have them activated in the Patrol trucks (this has been done). 2. Child at play signs will be installed in a few of the common areas where the highest volume of speeding vehicles occurs. We determined the best use of the signs would be placed on posts and Don Huibregtse would oversee that. 3. With the growing population it is a concern that we have limited access with our ingress and egress, especially in the event of an emergency like a wildfire. Fire Chief K.C. 	

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Whitehouse will be attending our February 26th community meeting and speaking to us about the Mason County evacuation plan.

We are meeting again on January 22nd.

Sheriff's Report- Maureen Allen

- SHERIFF'S REPORT JANUARY 2025
- The Sheriff Department is in the process of developing an online report of possible crimes. All entries will be reviewed, and an appropriate officer will be sent immediately if the offence is in process and handled as a 911. Sheriff Spurling is hoping that the new Governor will adhere to his campaign promise of one county deputy per thousand. The Sheriff prefers two deputies per thousand to support the citizens of Mason County. We need more neighborhood watch committees for all communities as problems are increasing.
- The yearly "Shop with A Cop" at Walmart was a huge success. 49 children participated with \$179.00 to purchase gifts with free gift wrapping. This event is financially supported thru Charlie's Vision Organization. This is the same organization that supported the fund-raising event to acquire the new Command Center Vehicle for the Sheriff's Department.
- The Sheriff, along with the Mason County Auditor Mr. Dunkel, are trying to address the issue of "No Animal Control Officer in Mason County". When there is a commissioner allocated reduction for the Sheriff's Department, the first removed funding is Animal Control in the past and currently. Mr. Dunkel is in favor of trying to transfer the funding to the Auditors Department which should eliminate the removal of funding and get and keep the much needed and requested funding from the residents of Mason County.
- The study for the funding of a new MC Jail is still a major issue. The cost is extreme, and the requested need is not only jail cells, but for a mental health facility. According to Sheriff Spurling, jail cells are not the answer to handle folks with drug and mental issues. He also said that for multiple reasons, there have been several jails statewide that have shut down.
- An announcement of a "Polar Plunge" at Alderbrook Resort will occur on February 12 at noon. It is a great fun event, and he invited all to attend. Numerous officers have done the dunk!!!! And will be there again, including Sheriff Spurling.

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WORK GROUPS		
Strategic Planning Work Group	- Meeting January 29, 2025	
OLD BUSINESS		
	Gazebo Water Leak Quote- James Byrne - Discussion and Vote	
EXECUTIVE SESSION		
Board Discussions	New Issues: - Liens - Hearing and fines - Legal issues - Dam report	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Feb 26, 2025	5:30 PM Board of Directors Meeting	
Feb 26, 2025	Budget/ Election Community Meeting	
UPCOMING EVENTS		
TBD	Easter Bunny Comes to Allyn	
MEETING ADJOURNMENT		
Motion to Adjourn		