

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: February 26, 2025

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	January Board Meeting Minutes February Special Meeting- Dept. of Ecology Minutes	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Comment:	<p>I bought my house in 2003. It was built in 1985 with a cedar shake roof. It needed a new roof in 2003. I wanted to replace it with cedar shakes, but the cost was \$ 18,000. Composition roof was \$7,000. Composition would essentially ruin the appearance of my house, so I looked into metal. The metal roof was also \$18,000, so I chose it. (with LVCC permission). The metal is an alloy of aluminum, and copper. Aluminum will not rust, and copper resists growth. Most people think it is tile. The problem with tile is its heavy weight. There are several houses on Westlake; that had to replace the tiles because the rafters were 4x4s on 24" centers, and they eventually bowed due to the weight. Plus, some tiles (concrete) easily crack with any unequal pressure from the face or the base. Composition roofs include ingredients which are organic and therefore will promote growth of moss. So will some tiles because they are porous. Those who are concerned about metal roofs can look at mine.</p>	
Concern	<p>Concern: Cell Phones used for banking. (?) This is not appropriate, and residents probably don't read minutes to know their check information is captured on staff cell phones for deposits! Ask bank for a remote capture machine if no one takes deposits to bank. Minimal cost and more security.</p> <p>LLVCC Response: The cell phone is used to access the mobile app. No information is kept on the cell phone. Having a cell phone in the office also provides a way to do step two verifications and provides flexibility for using mobile banking and other mobile apps which we are not currently able to use. We have researched remote capture devices and</p>	

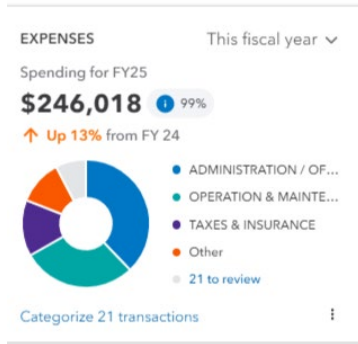
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	<p>the cost range anywhere from \$300 to \$1000. To add this feature, our bank charges \$30 per month for the use of remote deposit. We are considering the benefits vs. costs.</p>	
<p>Comments to consider:</p>	<p>Treasurers report should include a simple Profit and loss statement - easy % of monthly dues offset by expenses in the month. I'm sure you are already doing one and this can be summary or modified version.</p> <p>Response: Great suggestion, however, since the income for the HOA is received mostly at the beginning of the fiscal year, it makes sense to do the report year to date.</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: \$17,485 - Litigation: \$48,489 - Reserve: \$139,058 - MM: \$168,840 - CD: \$82,385 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 100% - Total Expenses: 100.5% <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div data-bbox="443 1373 813 1755" style="border: 1px solid #ccc; padding: 5px; width: 45%;"> <p>PROFIT & LOSS This fiscal year ... ▾</p> <p>Net profit for FY25 to date</p> <p>\$50,621 📈 98%</p> <p>⬇️ Down 85% from this time in FY24</p> <p>\$296,647 12 to review</p> <p>Income </p> <p>\$246,026 21 to review</p> <p>Expenses </p> <p><small>Categorize 33 transactions</small></p> </div> <div data-bbox="841 1373 1195 1745" style="border: 1px solid #ccc; padding: 5px; width: 45%;"> <p>INCOME Last 365 days</p> <p>\$15,832</p> <p>OPEN INVOICES</p> <p>\$15,832</p> <p>OVERDUE INVOICES</p> <p>\$5,029</p> <p>PAID LAST 30 DAYS</p> </div> </div>	

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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 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**

Payment Plans and Liens:

- Four homeowners have a payment plan. Three homeowners are actively making payments.
- LLVCC has a total of eleven property liens.

CD expiring this month

- Discussion and vote

NEW BUSINESS

Resolution 25

- Discussion and vote

OPERATIONS

Maintenance

Office

Email Vote: Waiving Late Fees

There was a property that had been for sale for a while. The bank wanted to do a short sale to avoid foreclosure. The

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	<p>realtor requested the Board to waive the late fees to ensure they would qualify for the short sale. After much deliberation the Board agreed to waive the fees to avoid the foreclosure and all the legal fees that will cost the HOA. The amount waived was \$185.00. The decision was to waive the fees if the short sale went forward. In the event the home went into foreclosure the fees will be added plus any other expenses.</p> <p>Motion: Sylvia motion to waive late fees with the caveat that it would proceed as a short sale. If it goes to foreclosure we would revert to the full amount as requested from the realtor on the property. Second: James Ayes: Sylvia, James, Scott, Don, Dale, Mark and Deb. Oppose: None Abstain: Roy</p> <p>Switching to QuickBooks Online- Mary Helton - Update</p> <p>Title Transfer Process for Inherited Properties- Sylvia Banzon - Discussion</p> <p>Elections Update- Sylvia Banzon - Discussion</p>	
Patrol/Compliance	<p>Incident Tracking Log - Review and approval</p> <p>Complaint Tracking Log - Review and approval</p> <p>Eyesore Log - Review and approval</p>	
PUBLIC COMMENTS/QUESTIONS- New Business		
COMMITTEES		
Architectural Control (ACC)	<p>Chairman’s Report- Mark Murray</p> <p>ACC Logs Approval- Mark Murray - Review and approval.</p> <p>New Construction Permits Log- Mark Murray - Review and approval</p> <p>Replanting Log- Mark Murray - Review and approval</p>	

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	<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 	
Hearing	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - No hearings this month 	
Safety	<p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> - Safety Report <p>Our topic for discussion was the limited resources available to our LLVCC community in the event of an emergency response for a wildfire, earthquake or other type of emergency event. Listed below are highlights of our discussion.</p> <ul style="list-style-type: none"> • We discussed creating a one-page document that listed bullet points on wildfire preparation and a link to the CA Wildfire Preparedness video. Deb will talk to Fire Chief K.C. Whitehouse to see if he has already created a flyer for this purpose and if he knows of funds available to print flyers that could be distributed to the community • The Safety Committee would provide a wildfire preparedness flyer to be included in the LLVCC newsletter. • Don will talk to the Allyn Community Association to see about including an article on wildfire safety preparedness in the North Bay Review. • Maureen will talk to the Sheriff regarding his role in the event of a wildfire or other life-threatening event as it pertains to the community. <p>Sheriff’s Report- Maureen Allen SHERIFF'S CITIZENS AUXILIARY ADVISORY MEETING</p> <p>The meeting opened with the Pledge of Allegiance. Pastor Joel Harris was introduced. He talked about National Day of Recognition which was created by President Lincoln on March 1, 1861. Apparently, the country was more divided than it is today. Sometimes we pass judgement on others for their</p>	

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	<p>actions and verbiage. The pastor wants everyone to realize that when we point a finger at someone that we have three fingers pointing right back at yourself. He wants everyone to try to forgive themselves for wrong doings and those that have hurt us. He said that we all have an angel within us so we should try to look for the angel within others.</p> <p>Sheriff Spurling was encouraged by his recent visit to Olympia with the Governor and 35th district legislators. Mason County today has 4 open positions for new officers. Our ratio is 1 officer per thousand residents. MC has 2 jails. One for males and one for females. 7 deputies to cover 60-150 daily 911 calls with a yearly average of 26 thousand calls. Everyone is encouraged to please report all active suspected occurrences to 911. Since 1854 there has been an elected sheriff in Mason County and at that time MC was a part of Oregon Territory.</p> <p>Legislature is trying to take away from law enforcement the ability to stop folks for faulty auto equipment. Enforcement Officers are unhappy as numerous stops not only could address equipment issues, but also numerous stops discovered illegal drugs.</p> <p>Sheriff said that if only one tenth percent of sales tax was allocated to the Sheriff’s Department the needs for the general public would be better served. A thorough investigation and training process was explained on how an individual can become a functioning officer. The final step is an interview with Sheriff Spurling. He explains that his team is not just officers reporting to work. Every officer is a vital member of a family of Mason County Officers, and everyone looks out for and protects each other. The bitter pill that has had to be swallowed is after all the training and the expenses that add up to around \$170 thousand dollars, along comes an outside county offering more monthly wages than MC and away the newly accepted officer goes for more pay. It is very hard to compete against more wages. Currently 30% of MC Officers are women.</p> <p>A private attendee at the meeting offered to use his dump trailer to help clean up a homeless encampment, which is located near downtown Shelton. His offer was accepted.</p>	
WORK GROUPS		
Strategic Planning Work Group	Workgroup met on January 29, 2025. The group worked on the LLVCC Building Program Proposal that will be submitted to the Board that will address community’s comments in 2023 survey.	
OLD BUSINESS		

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EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Resolution 29 - 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	7:00 PM Budget/ Election Community Meeting	
March 26, 2025	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
TBD	Easter Bunny Comes to Allyn	
MEETING ADJOURNMENT		
Motion to Adjourn		