

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: March 26, 2025

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	February Board Meeting Minutes February Budget/Election Meeting Minutes Board Officer Elections Committee Appointments	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Concern	Concern: Beavers have cut down several trees and bushes on one property and the neighbor's property. LLVCC Response: USDA trapper has been contacted to trap and relocate the beavers.	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne	
Vice President	VP Report- Mark Murray	
Treasurer	Treasurer's Report- Sylvia Banzon Assets: <ul style="list-style-type: none"> - Checking: \$27,323 - Litigation: \$47,393 - Reserve: \$139,111 - MM: \$234,620 - CD: \$72,048 Budget 2024-2025 <ul style="list-style-type: none"> - Total Revenue: 101.67% - Total Expenses: 101.63% 	

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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:

- Six homeowners have a payment plan. One homeowner has successfully paid off his account this month. Three homeowners are actively making payments.
- LLVCC has a total of ten property liens.

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	<p>Mailers and Postage Costs</p> <ul style="list-style-type: none"> - Discussion 	
NEW BUSINESS		
	<p>Resolution 25</p> <ul style="list-style-type: none"> - Discussion and vote <p>Articles of Incorporation and Division 15</p> <ul style="list-style-type: none"> - Discussion 	
OPERATIONS		
Maintenance		
Office	<p>Title Transfer Process for Inherited Properties- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>Dam Annual Report- Mary Helton</p> <ul style="list-style-type: none"> - Update <p>Mailers and Postage Costs</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 	
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 	
Lake Management	<p>Chairman's Report- Scott Horsfall</p> <ul style="list-style-type: none"> - No report 	

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	<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>We discussed our progress on the Emergency Safety Flyer to be distributed to the LLVCC community. It will depend on the type of flyer we create and the cost of printing and distributing.</p> <p>We are planning to make a brief announcement in the next newsletter about what our Safety Committee is working on and that we will be looking for volunteers to help with the project.</p> <p>We would also like to identify people living in the community that would have skills and be willing to help residents in the event of an emergency including a major fire, earthquake, flood, snowstorm or other major events. This could include people with chainsaws, doctors, RN’s, firefighters, etc.</p> <p>We discussed speaking with our local politicians and City of Allyn to learn what they can do to help. This will be a work in progress.</p> <p>As other safety issues occur, our committee will respond as needed.</p> <p>Sheriff’s Report- Maureen Allen</p> <p>This report compiled information from the Spencer and Bistro meetings.</p> <p>There is an effort and not yet concluded with Thurston County to establish a combined county animal control facility. Special guest Sgt. Jason Roe shared his responsibilities within Mason and Thurston County.</p> <p>The previous history of reported fatalities was 10-15 per year. 2024 there were 7.</p> <p>The illegal left-hand turns at McDonalds in Belfair have increased easy ticketing and fines. The most complained location is the intersection of Hwy 3 and Johns Prairie Rd.</p> <p>Question: How do you coordinate between agencies to address incidents? Radio frequencies and will respond if available. Spencer Lake and Phillips Lake are experiencing high crime events. An</p>	

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	<p>attendee said that since a slow or no response from deputies, the matter will be handled by residents in the area. The Sheriff advised not to do that as they could end up in jail and do report all incidents.</p> <p>So far 173 thousand pounds of garbage has been removed from encampments.</p> <p>Mason County has 2 permanently assigned State Patrol Officers. State Patrol is funded for 12 officers but only has 7. Their academy did have 64 cadets but is now down to 39. There is a shortage of State Patrol vehicles as they are continually getting struck by drunk drivers.</p> <p>The Rapid Development Team will respond to disaster emergencies.</p> <p>The Skokomish Indian Tribe is now under Federal Control no longer Mason County. Illegal Alien Laws restrict ability to function.</p> <p>Meth is now the #1 killer drug.</p> <p>If tagging is found, take pictures and paint over it. If other gangs view, they will attempt territory revenge.</p> <p>Attendee announced that the 1932 Navy Building, now Belfair Grade School, is in disrepair and a new school is much needed.</p>	
WORK GROUPS		
Strategic Planning Work Group		
OLD BUSINESS		
EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Resolution 29 draft - Legal Issues 	
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	

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UPCOMING EVENTS		
April 19, 2025	Easter Bunny Comes to Allyn	
MEETING ADJOURNMENT		
Motion to Adjourn		