

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: April 23, 2025

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	March Board Meeting Minutes	
Possible Vacancy	Appointment Discussion	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Concern	<p>Concern: We are waiting for our road into our five homes to be repaired MARINE VIEW LANE to pay for dues. Thank you</p> <p>LLVCC Response: Marine View Lane is not owned by the HOA. Most roads in LLV are owned and maintained by the county. Per the Mason County GIS parcel viewer Marine View Lane appears to be a private road because there is no county easement, and the property is privately owned. There may be an easement and/or road maintenance language in your property deed that would clarify among the homeowners who are responsible.</p> <p>The condition of a private road not maintained by the HOA does not affect your dues, or your liability to pay those.</p>	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	President's Report- James Byrne	
Vice President	VP Report- Mark Murray	
Treasurer	<p>Treasurer's Report- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$36,637 - Litigation: \$54,103 - Reserve: \$139,170 - MM: \$340,556 	

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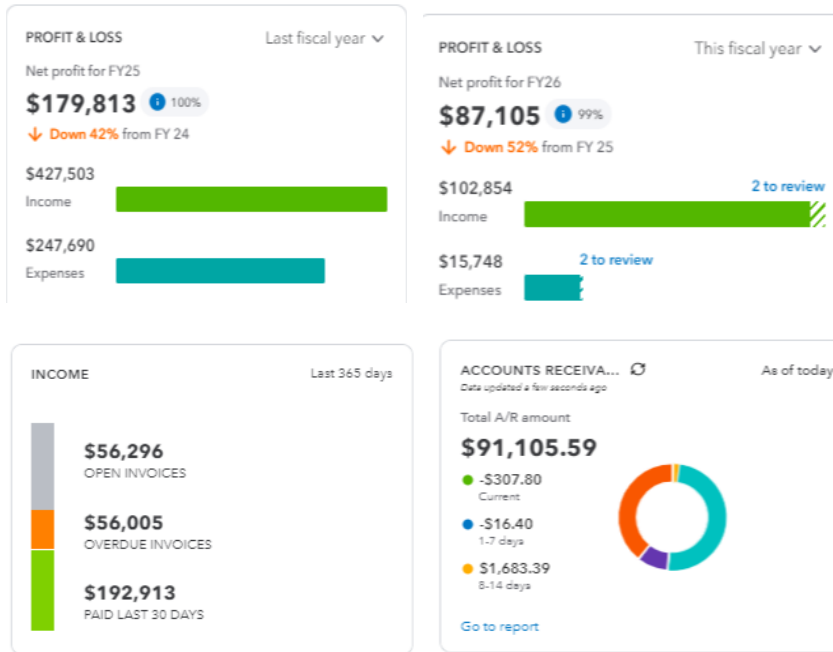
- **CD:** \$72,217

Budget 2024-2025

- Total Revenue: 147.24%
- Total Expenses: 101.84%

Budget 2025-2026

- Total Revenue: 32.99 %
- Total Expenses: 5.61%



Proposed and/or Approved Expenditures for New 25-26 Fiscal Year

- Fishing Derby \$350
- Gazebo and Playground Landscaping- \$1,500
- Gazebo Wate Leak Repair- \$18,500
- Replace Playground Set- \$33,000 (Reserves)
- Replace Fence in Playground- \$7,000 (Reserves)
- Lake Weed Treatment- \$14,000
- Tennis Courts Maintenance- \$750
- Shredding Event- Old Documents- \$925
- Background Checks- \$150
- Training/CPR Class- \$800
- Community Picnic- \$1,850
- Garage Sale Ads- \$75
- July 4th Americana Décor- \$50
- Boat Lauch Upkeep- \$1,500
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700
- Halloween Décor- \$50
- Christmas Events- \$650

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	<p>New CD for Audit funds- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion & Approval <p>Payment Plans and Liens:</p> <ul style="list-style-type: none"> - Three homeowners in payment plan. - Four homeowners have successfully paid off their accounts - LLVCC has a total of ten property liens. <p>PO #33 Truck Tune Up & Maintenance- Estimated total \$400 Budget \$1500.</p> <ul style="list-style-type: none"> - Discussion & Approval 	
NEW BUSINESS		
OPERATIONS		
Maintenance	<p>Gazebo Leak Repair Update- Mary Helton</p> <ul style="list-style-type: none"> - Discussion 	
Office	<p>Title Transfer Process for Inherited Properties- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>Non-Profit Annual Report - Mary Helton</p> <ul style="list-style-type: none"> - Update <p>Dam Safety Inspection Fee - Mary Helton</p> <ul style="list-style-type: none"> - Update <p>Community Meeting Guest Speaker- Mary Helton</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>Resignation- Patrol/Compliance Position</p> <ul style="list-style-type: none"> - Discussion 	
PUBLIC COMMENTS/QUESTIONS- New Business		

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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>ACC Appointment- James Byrne</p> <ul style="list-style-type: none"> - Discussion 	
Lake Management	<p>Chairman’s Report- Scott Horsfall</p> <p>Lake Treatment</p> <p>AquaTechnex went out last Wednesday to do his review of Lake Anderson. From that review he will prepare treatment maps which we will forward to the committee for review.</p> <p>The first treatment will come early in May, so that plenty of time goes by before the May 26th Memorial Day holiday (bearing in mind that we have a fishing derby to be held on May 3rd.) The lake treatment will preferably take place in the latter part of the week of May 5th.</p> <p>The second treatment will take place in July, after the July 4th holiday.</p> <p>We will monitor weed growth to see if a third treatment is necessary and advisable.</p> <p>Lake Testing. The testing of Lake Anderson will take place the week of April 21st.</p> <p>Dam Issues</p> <p>The self-inspection of Lake Anderson’s dam took place in January and has been confirmed by the State’s Department of Ecology. The inspection of the slide gate will get underway in late May.</p> <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall</p> <ul style="list-style-type: none"> - Deferred <p>Dam Emergency Action Plan- 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 	

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Safety	<p>Chairman's Report- Deb Wallace</p> <ul style="list-style-type: none">- Safety Report <p>Ongoing concerns of speeding cars, creating a potentially dangerous situation for pedestrians walking on the Lakeland Drive Road. It was noted that some of the drivers seem to have no concern that they are speeding and could potentially injure someone walking on the side of the road. We will talk to Sheriff Sperling about placing speeding signs on the lower Lakeland Drive Road in addition to the speeding signs placed in the upper area of the community by the Lakeland Patrol. We will also ask if he has any other ideas to slow down the speeding cars.</p> <p>We are still working on creating a flyer that would be an educational piece for community residents in the event of a wildfire or another major emergency event. Our challenges are finding the funding for printing the flyers and postage to mail them to the residents that do not use e-mail. We discussed setting up a booth at Allyn Days to hand out flyers and provide information on National Disaster Preparedness.</p> <p>Sheriff's Report- Maureen Allen</p> <ul style="list-style-type: none">- Sheriff's April Meeting Report <p>This report compiles information from the Spencer and Bistro Restaurant Meetings. In the year 1985 a new Mason County Jail opened with a capacity of 45 folks however 55 inmates were there to take residency at that time. The current jails capacity has been a recurring issue leading to overcrowded conditions and discussions about a new jail for years. For many years there have been periodic reports about the progress of the plans for the jail with additional assistance of medical staff dealing with drug intake issues and other medical support. However, after the 5th study regarding the entire jail project the conclusion is determined that there will NOT be a new jail built in Mason County. The 60-million-dollar price tag is more than can be secured for the project to go forward. The county must accept its current building. What a disappointment for those who have been monitoring and hoping for a new Mason County Jail and Health Care Facility.</p> <p>The Polar Plunge event was a huge success with proceeds going to the dive team, chaplain, canine and marine patrol departments.</p> <p>There was a suicide attempt on the High Steele Bridge which ended up with both the rescuing officer and suicide attempter falling off the bridge and into the water. Both were saved by another officer and the Emergency Control Team.</p> <p>Telephone fraud is on the rise. Note: The Sheriff's Office will NEVER call and ask for money. It is a scam, and such calls should be reported to the Sheriff's Office.</p>	
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	Sheriff controlled drones are now being used for underwater search for drowned bodies and as assistance with the Swat Team.	
WORK GROUPS		
Strategic Planning Work Group		
OLD BUSINESS		
	LLVCC Fire Hydrants- Roy Harrington - Update	
EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Possible Foreclosures - Application and Criteria Process - Membership - Complaint - Environmental Attorney Letter/Fees - New construction- Attorney Letter - Documenting complaints from compliance. - Applicability of warning for ACC topics. - Start date for new construction: what is it and how to record it. - Non LLVCC construction - Resolution 16 Tier 4 Fines 	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
May 28, 2025	5:30 PM Board of Directors Meeting	
June 25, 2025	5:30 PM Board of Directors Meeting	
June 25, 2025	7:00 PM Community Meeting	
UPCOMING EVENTS		
May 3, 2025, TBD	Fishing Derby	
June 24, 2025	Shredding Day	
MEETING ADJOURNMENT		
Motion to Adjourn		