

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



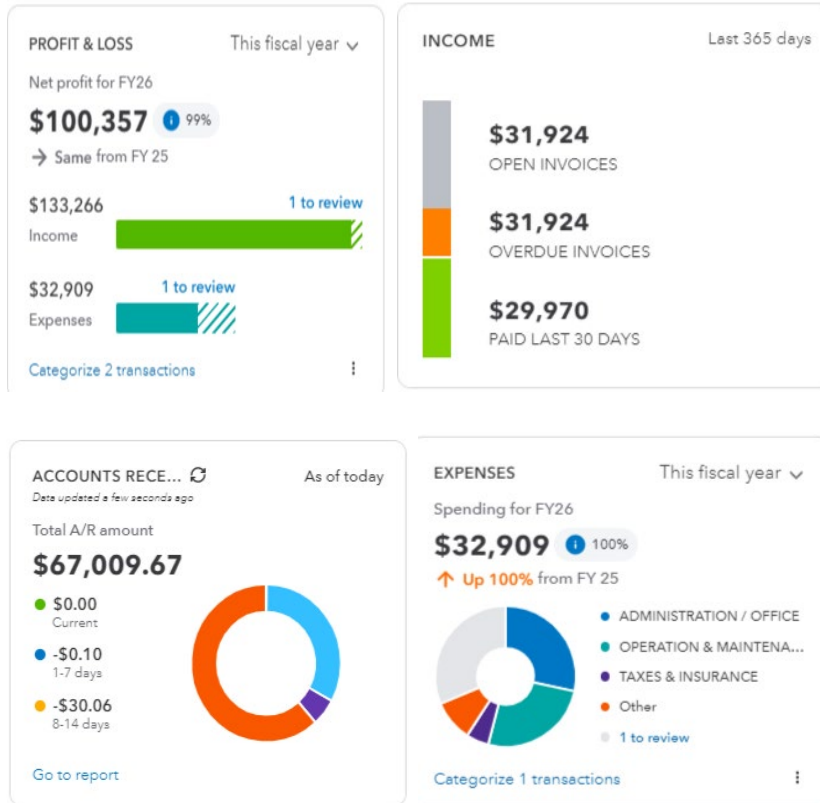
Date: May 28, 2025

Attendance:

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
In Memory	Moment of Silence for Don Huibregtse	
Approve Previous Minutes	April Board Meeting Minutes	
Board Vacancies	Board Director Appointment <ul style="list-style-type: none">- Carol Ann Low Introduction- Non-Qualifying Applicant This application for a Board member position does not meet the definition of a member in good standing according to the Bylaws Article 1 Section F #5.	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
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: \$27,993- Litigation: \$53,825- Reserve: \$163,230- MM: \$343,394- CD: \$87,380 Budget 2025-2026 <ul style="list-style-type: none">- Total Revenue: 42.46%- Total Expenses: 11.54%	

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

- Fishing Derby \$350- **Completed**
- 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
- Lake Water Testing- \$600
- 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

New CD for Audit funds- Sylvia Banzon

- Update - funded

Payment Plans and Liens:

- Five homeowners in payment plan.
- LLVCC has a total of ten property liens.

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	Open Purchase Orders: <ul style="list-style-type: none"> - PO #29 Gazebo Water Leak- Estimated total \$13,650 Budget \$18,500. A deposit was paid for \$6814.65. - PO #34 Lake Treatment and Mapping- Estimate total \$8,796. Budget \$14,000. Leaving \$5200 for the second treatment. - PO #35 Gazebo/Playground Landscaping- Estimated total \$1150. Budget \$1500. - PO #36 Lake Water Testing- Estimated total \$225 Budget \$600 Water Surcharge- James Byrne <ul style="list-style-type: none"> - Discussion and Approval- Paying the full amount of the surcharge will reflect overbudget for the water account, however it will be cost savings for the community in the long run. 	
NEW BUSINESS		
OPERATIONS		
Maintenance	Gazebo Leak Repair Update- Mary Helton <ul style="list-style-type: none"> - Update 	
Office	Locking Picnic Tables- Mary Helton <ul style="list-style-type: none"> - Discussion Good Neighborhood Vet- Mary Helton <ul style="list-style-type: none"> - Discussion hosting event Shredding Date Change June 24 to June 26 to July 3rd	
Patrol/Compliance	Incident Tracking Log <ul style="list-style-type: none"> - Review and approval Complaint Tracking Log <ul style="list-style-type: none"> - Review and approval Eyesore Log <ul style="list-style-type: none"> - Review and approval New Patrol/Compliance Employees <ul style="list-style-type: none"> - Update and Welcome Boat Parking- Mary Helton <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>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval 	
Lake Management	<p>Chairman's Report- Scott Horsfall</p> <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall</p> <ul style="list-style-type: none"> - Deferred 	
Hearing	<p>Chairman's Report- Dale Leaman</p> <ul style="list-style-type: none"> - Fines and late fees <p>Discussion: Homeowner provided a summary of circumstances leading to failure to pay. Significant personal and family challenges. The resident must get deed transferred. The homeowner requested late fees to be waived.</p> <p>Committee Recommendation: Retain fines and legal fees. Lien will stay in place until payment is complete. Waive \$1325 in late fees. No replanting plan required. The homeowner will set up a realistic payment plan for their situation.</p> <ul style="list-style-type: none"> - Discussion and Approval 	
Safety	<p>Chairman's Report- Deb Wallace</p> <ul style="list-style-type: none"> - Safety Report <p>Safety Committee Appointment- James Byrne</p> <p>Discussion: We have one Board member on this committee. We need at least two Board members.</p> <p>Sheriff's Report- Maureen Allen</p> <ul style="list-style-type: none"> - Sheriff's May Meeting Report <p>The main topic of today's meeting was about Flock Readers. This type of camera readers read license plates only with no facial identification. Big Brother is everywhere, especially if you have a</p>	

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	<p>phone. There are 9 cameras in Mason County watching entry to Shelton. These cameras are not used to monitor speeding, just vehicle ins and outs of a particular area with high crime like Alderbrook, Lake Limerick, and Grapeview area.</p> <p>LLV mostly has a problem with speeding. Fees are approximately \$3,000 a camera, \$2,500 a year for subscription. No installation allowed on PUD poles. Communities need to acquire their own poles. Flock representatives must install. Flock owns the acquired data and there is no connection to DOT. Shelton is leasing the cameras installed. There is no facial recognition because that could be a privacy issue in court. Identification is kept from law enforcement by Flock personnel. License plate covers are outlawed (must see plates)!!</p> <p>During a crime investigation Sheriff looks for privately owned cameras like Ring and will ask for access to the information on the private cameras. The Sheriff would like for everyone who does have cameras to report that to the Sheriff Department for record keeping.</p> <p>There have been 4 promotions issued within the department. Still missing a Jail Chief. A drug dog is currently sweeping the jail for drugs that somehow surface within the jail. Methadone is currently being supplied to homeless folks in Shelton.</p> <p>Seventy thousand pounds of garbage was removed from the homeless camp located on the hill east of downtown Shelton. The trench located at the homeless camp had 6' of human feces which provided contaminated runoff into the bay by the boat slips.</p>	
WORK GROUPS		
Strategic Planning Work Group		
OLD BUSINESS		
EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none">- Building Committee Selection- Environmental Attorney Letter/Fees- New construction- Attorney Letter- Non LLVCC construction- Discussion of meeting notes	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		

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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 Guest Speaker: Jesse Duvall- Dept Natural Resources Topic: Home Wildfire Preparedness	
UPCOMING EVENTS		
June 16, 2025	CPR Training	
July 3, 2025 (Date Changed)	Shredding Day	
Aug 2, 2025	Garage Sale	
Aug 16, 2025	Annual Picnic	
MEETING ADJOURNMENT		
Motion to Adjourn		