

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: April 23, 2025 @ 5:32 pm

Attendance: Maureen Allen, Sylvia Banzon, James Byrne, Roy Harrington, Scott Horsfall, Dale Leaman, Mark Murray, and Deb Wallace

Not Present: Don Huibregtse

Others Present: Kristian Schonberg

Welcome		
Introduction	Welcome- James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	March Board Meeting Minutes Motion: Mark motioned to approve the minutes as presented. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James	
Board Vacancy	Appointment Discussion Roy is resigning his elected position effective tomorrow.	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Concern	Concern: We are waiting for our road into our five homes to be repaired MARINE VIEW LANE to pay for dues. Thank you 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. The condition of a private road not maintained by the HOA does not affect your dues, or your liability to pay those.	
LETTERS TO THE BOARD		

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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 - CD: \$72,217 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 147.24% - Total Expenses: 101.84% <p>Budget 2025-2026</p> <ul style="list-style-type: none"> - Total Revenue: 32.99 % - Total Expenses: 5.61% <div> <div> <p>PROFIT & LOSS Last fiscal year ▾</p> <p>Net profit for FY25</p> <p>\$179,813 100%</p> <p>↓ Down 42% from FY 24</p> <p>\$427,503</p> <p>Income </p> <p>\$247,690</p> <p>Expenses </p> </div> <div> <p>PROFIT & LOSS This fiscal year ▾</p> <p>Net profit for FY26</p> <p>\$87,105 99%</p> <p>↓ Down 52% from FY 25</p> <p>\$102,854</p> <p>Income </p> <p>\$15,748</p> <p>Expenses </p> </div> </div> <div> <div> <p>INCOME Last 365 days</p> <p>\$56,296</p> <p>OPEN INVOICES</p> <p>\$56,005</p> <p>OVERDUE INVOICES</p> <p>\$192,913</p> <p>PAID LAST 30 DAYS</p> </div> <div> <p>ACCOUNTS RECEIVA... As of today</p> <p>Data updated a few seconds ago</p> <p>Total A/R amount</p> <p>\$91,105.59</p> <ul style="list-style-type: none"> ● -\$307.80 Current ● -\$16.40 1-7 days ● \$1,683.39 8-14 days <p>Go to report</p> </div> </div> <p>Proposed and/or Approved Expenditures for New 25-26 Fiscal Year</p> <ul style="list-style-type: none"> - 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 	

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	<ul style="list-style-type: none"> - Training/CPR Class- \$800 - Community Picnic- \$1,850 - Garage Sale Ads- \$75 - July 4th Americana Décor- \$50 - Boat Launch Upkeep- \$1,500 - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 - Halloween Décor- \$50 - Christmas Events- \$650 <p>New CD for Audit funds- Sylvia Banzon Currently the audit funds are in a money market account with our operational funds. It was discussed to open a CD to place the audit funds earning a higher interest rate.</p> <p>Motion: Sylvia motioned to approve opening a CD with KCU for the audit funds. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James</p> <p>Electronic Vote:</p> <p>Motion: Sylvia motioned to remove Don Huibregtse from the bank accounts due to his resignation and to add Mark Murray to all bank accounts. Second: James Ayes: Mo, Sylvia, James, Scott, Dale, and Deb Oppose: None Abstain: Mark</p> <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 #29 Gazebo Water Leak Repairs- Estimated total \$13,650. Capital Reserves Budget \$18,540. Deposit paid \$6,815.00</p> <p>PO #33 Truck Tune Up & Maintenance- Estimated total \$400 Budget \$1500. Total \$390.89. Paid and Close.</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"> - This work is scheduled for May 7 to finish by May 14th. 	

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Office	<p>Title Transfer Process for Inherited Properties- Sylvia Banzon It was discussed that to transfer accounts, the office will need a copy of death certificate to change the member's name on the HOA account.</p> <p>Non-Profit Annual Report - Mary Helton The non-profit annual report was filed and paid for in February 2025.</p> <p>Dam Safety Inspection Fee - Mary Helton The dam inspection fee was paid this month.</p> <p>Community Meeting Guest Speaker- Mary Helton We have two possible speakers for the June meeting. Deb and Mark will make the invitations and will let the office know to send out communication to the community.</p>	
Patrol/Compliance	<p>Incident Tracking Log - Review and approval Motion: Dale motioned to approve the log as presented. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James</p> <p>Complaint Tracking Log - Review and approval Motion: Mo motioned to approve the log as presented. Second: Mark Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James</p> <p>Eyesore Log - Review and approval Motion: James motioned to approve the log as presented. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James</p> <p>Resignation- Patrol/Compliance Position We will offer the Lead position to our current Patrol employee and will post a second Patrol driver position.</p> <p>Motion: James motioned to approve offering our current Patrol employee the Lead Patrol/Compliance position with a 90-day probationary period. A pay adjustment will be determined at the 90-day evaluation.</p>	

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	Second: Mark Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James	
PUBLIC COMMENTS/QUESTIONS- New Business		
COMMITTEES		
Architectural Control (ACC)	Chairman's Report- Mark Murray ACC Logs Approval- Mark Murray - Review and approval Motion: Mark motioned to approve the log as presented. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James New Construction Permits Log- Mark Murray - Review and approval Motion: Mark motioned to approve the log as presented. Second: Sylvia Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James Replanting Log- Mark Murray - Review and approval Motion: Mark motioned to approve the log as presented. Second: Deb Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James ACC Appointment- James Byrne - Discussion James appointed Dale Leaman as the 3 rd Board member of the ACC.	
Lake Management	Chairman's Report- Scott Horsfall Lake Treatment Braden from 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. 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	

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	<p>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 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	
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</p>	

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	<p>opened with a capacity of 45 folks however 55 inmates were there to take residency at that time. The current jail's 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 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> <p>Sheriff controlled drones are now being used for underwater search for drowned bodies and as assistance with the Swat Team.</p>	
WORK GROUPS		
Strategic Planning Work Group		
OLD BUSINESS		
	<p>LLVCC Fire Hydrants- Roy Harrington</p> <ul style="list-style-type: none">- Update <p>There was a visual inspection made on fire hydrants in the community. There are a total of 33 hydrants in the community. There is one fire hydrant in Division 1-10. The rest are in Divisions 1-14.</p> <p>Note: Fire hydrants were installed per building code guidelines at the time.</p>	
MEETING ADJOURNMENT		
Motion to Adjourn	<p>Motion: Scott motioned to adjourn to executive at 6:37 pm.</p> <p>Second: Sylvia</p> <p>Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	

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EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none">- Possible Foreclosures The Board discussed current property liens. Referring three properties to our attorney to start foreclosure proceedings.- Application and Criteria Process The Board discussed communication going to the community about Building Committee and the application and criteria process. Mr. Byrne appointed the following Board members to the Building Committee. These members will be responsible for reviewing applications and selecting the rest of the members. Sylvia Banzon, Dale Leaman and Mark Murray were appointed to the committee. Mr. Byrne will remain as an advisor.- Membership The Board was approached by the Chamber of Commerce to join their Mason County Chapter. The board decided that our organization would not benefit from this membership.- Complaint The Board reviewed the complaint findings, and a letter will be sent to the complaint with the findings.- Environmental Attorney Letter/Fees Discussion was deferred to the next meeting.- New construction- Attorney Letter The letter received was reviewed and a response was sent to the attorney.- Documenting complaints from compliance Deferred.- Applicability of warning for ACC topics. Deferred.- Start date for new construction: what is it and how to record it. Discussed briefly.- Non LLVCC construction Discussion.- Resolution 16 Tier 4 Fines The Board discussed the Tier 4 fines in resolution 16. The tier provides a range, and it is not clear to the office staff when to increase the rate. It was discussed that the office will apply the lesser amount on tier 4 unless it is otherwise directed by the Board. This will be done on a case-by-case basis.	

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MEETING RETURN @ 7:35 PM		
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	Motion: Roy motioned to adjourn meeting at 7:39 pm. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Dale, Mark and Deb Oppose: None Abstain: James	