

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: March 26, 2025

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

Not Present: James Byrne

Others Present: Gene Johnson, James Groat, Taryn Aguirre, Debbie Leslie, Therese Montgomery, Kristian Schonberg and Mary Helton.

Welcome		
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Introduction	Welcome- James Byrne	
Approve Previous Minutes	February Board Meeting Minutes Discussion: There was discussion about amending the language to the safety report but after research we realized that the amended language was for the March Agenda not the February Minutes. Motion: Scott motioned to approve the minutes as presented. Second: Deb Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark February Budget/Election Meeting Minutes Motion: Scott motioned to approve the minutes as presented. Second: Mo Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark Board Officer Elections Discussion: James Byrne was nominated as President for the 25-26 fiscal year by Mark Murray. Motion: Dale motioned to approve James as President for the next fiscal year. Second: Mo Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Discussion: Mark Murray was nominated for Vice President by Don.</p> <p>Motion: Dale motioned to approve Mark as Vice President for the next fiscal year.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark</p> <p>Discussion: Dale nominated Sylvia Banzon for Secretary/Treasurer for the next fiscal year.</p> <p>Motion: Mo motioned to approve Sylvia as Secretary/Treasurer for the next fiscal year.</p> <p>Second: Scott</p> <p>Ayes: Mo, Roy, Scott, Don, Dale, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark and Sylvia</p> <p>Committee Appointments</p> <p>Discussion: It was discussed that the current Director Committee Chairs are doing an amazing job. Everybody was asked if they would like to continue in their position and there was agreement.</p> <p>Motion: Scott motioned to approve Mark, Don and Sylvia to continue in the ACC with Mark as Chair.</p> <p>Second: Mo</p> <p>Ayes: Mo, Roy, Scott, Dale, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark, Sylvia, and Don</p> <p>Motion: Mo motioned to approve Dale to continue as Hearing Committee Chair.</p> <p>Second: Sylvia</p> <p>Ayes: Mo, Sylvia, Roy, Scott, Don, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark and Dale</p> <p>Motion: Don motioned to approve Scott to continue as Lake Management Committee Chair.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Roy, Don, Dale, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark and Scott</p> <p>Motion: Mo motioned to approve Deb to continue as the Safety Committee Chair.</p> <p>Second: Scott</p> <p>Ayes: Mo, Sylvia, Roy, Scott, Don, and Dale</p>	
--	---	--


LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Oppose: None Abstain: Mark and Deb</p>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Beavers	<p>Concern: Beavers have cut down several trees and bushes on one property and the neighbor's property.</p> <p>LLVCC Response: USDA trapper has been contacted to trap and relocate the beavers.</p>	
Future of Golf Course and the Country Club	<p>Questions: What is the future of the golf course and this building? There are rumors that the Andersons are planning on selling the golf course. Can the HOA start planning and buy the golf course?</p> <p>LLVCC Response: This is the first time we have heard about this. We are not even certain that the rumors are truth. This will require a special assessment and vote from the community.</p>	
Officer Election Process	<p>Question: How do you fill Board Officers Positions? Seems insular.</p> <p>LLVCC Response: From the Bylaws Article V Officers A Election: "At the first meeting of the Board of Directors after the annual election meeting of the members, the Board of Directors shall elect its President, Vice-President, Secretary, and Treasurer from among the Directors. One Director may hold the offices of the Secretary and Treasurer at the same time. Officers of the Association so elected shall hold office until their successors are qualified." Per Bylaws, you are required to be a Board member to become an officer.</p>	
Fence issue	<p>Question: Concern with a dilapidated fence- how to get attention?</p> <p>LLVCC Response: The first step is to talk with the neighbor about the fence. Depending on the condition, fill out a complaint as an eyesore. This may go to hearing and the hearing committee (comprised of two Board members and two or three members of the community) makes a recommendation for Board approval.</p>	
Hearing outcomes	<p>Comment: I want to let you know that you are doing a great job with the minutes. They are informative and capture a lot of information unlike the past years when the minutes were very minimal.</p> <p>Question: How do I find out the outcome of a hearing?</p> <p>LLVCC Response: All hearing outcomes can be found in the Hearing Committee section in minutes. Names are redacted for privacy.</p>	

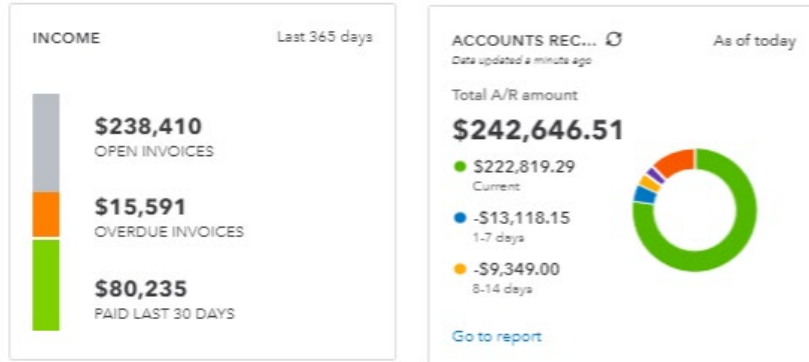
LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

<p>Fire hydrants</p>	<p>Concern: There is a concern that there are not enough fire hydrants in the community. Who maintains them?</p> <p>LLVCC Response: The Safety committee have been meeting with Central Mason Fire to find out more information on this. More to come...</p>	
<p>Articles of Incorporation and Division 15</p>	<p>Question: According to the Articles of Incorporation, any annexation requires a community vote, don't we need to have a community vote to add Division 15? When is this happening?</p> <p>LLVCC Response: Members' vote is not required for this property because the land in question is not an annexation. This land was allotted for development at a later time, it was included in the original plan. It is our understanding that all the properties owned by Andersons is considered LakeLand Village regardless of whether it was developed, is in development or allotted for future development.</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: \$27,323 - Litigation: \$47,393 - Reserve: \$139,111 - MM: \$234,620 - CD: \$72,048 <p>Budget 2024-2025</p> <ul style="list-style-type: none"> - Total Revenue: 101.67% - Total Expenses: 101.63% <div data-bbox="423 1537 841 1923" style="border: 1px solid #ccc; padding: 5px;"> <p>PROFIT & LOSS This fiscal year ... ▾</p> <p>Net profit for FY25 to date</p> <p>\$128,123 ⓘ 99%</p> <p>↓ Down 61% from this time in FY24</p> <p>\$375,305 Income 9 to review</p> <p>\$247,181 Expenses 5 to review</p> <p>Categorize 14 transactions ⓘ</p> </div> <div data-bbox="867 1537 1284 1923" style="border: 1px solid #ccc; padding: 5px;"> <p>EXPENSES This fiscal year ▾</p> <p>Spending for FY25</p> <p>\$247,181 ⓘ 100%</p> <p>↑ Up 13% from FY 24</p> <div style="display: flex; align-items: center;">  <ul style="list-style-type: none"> ● ADMINISTRATION / OF... ● OPERATION & MAINTENANCE ● TAXES & INSURANCE ● Other </div> <p>5 to review</p> <p>Categorize 5 transactions ⓘ</p> </div>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



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.

Mailers and Postage Costs

Stamps price keeps going up 73 cents currently and expecting it to go up to 78 cents. We have numerous homeowners that want everything mailed to them. We spent over \$1000 on mailing the Budget Packet and Election materials. This is something that can be emailed easily and we also have the option of voting electronically. Most banks and businesses are charging for paper statements. Proposing to charge for paper mail as a service.

NEW BUSINESS

Resolution 25

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Revision was provided to clarify language on the business use of a residence.</p> <p>Motion: Dale motioned to approve the resolution as presented. Second: Deb Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark</p> <p>Articles of Incorporation and Division 15 See Public Comments/Concerns section for information.</p>	
OPERATIONS		
Maintenance	<p>Gazebo Water Leak Repair</p> <ul style="list-style-type: none"> - We have this scheduled to start repairs in April. 	
Office	<p>Title Transfer Process for Inherited Properties- Sylvia Banzon We have had a few homeowners that have passed away recently and have had requests for changing names on the properties. We do not have a process for name change. We should not take someone’s phone call saying that they have inherited the property without verification. It was discussed that we would need a copy of death certificate, change of title or any other legal document to verify inheritance.</p> <p>Dam Annual Report- Mary Helton</p> <ul style="list-style-type: none"> - Report was submitted and approved by Mason County. 	
Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Dan motioned to approve the log as presented. Second: Dale Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark</p> <p>Complaint Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Don motioned to approve the log as presented. Second: Scott Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark</p> <p>Eyesore Log</p> <ul style="list-style-type: none"> - Nothing new 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

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>Motion: Mark motioned to approve the log as presented. Second: Don Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark</p> <p>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Mark motioned to approve the log as presented. Second: Deb Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark</p> <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none"> - No new items 	
Lake Management	<p>Chairman's Report- Scott Horsfall</p> <ul style="list-style-type: none"> - The lake survey will be conducted in April - The first lake treatment will be shortly after the Fishing Derby in May for curly-leaf pond weed. - The second treatment will be scheduled in July for lily pads and yellow iris. <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall</p> <ul style="list-style-type: none"> - Deferred to next fiscal year <p>Dam Inspection- Scott Horsfall</p> <ul style="list-style-type: none"> - Completed. Dale complimented Scott for the work he is doing on this. 	
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 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

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.

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.

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, CPR certified, etc.

This will be a work in progress.

As other safety issues occur, our committee will respond as needed.

Sheriff's Report- Maureen Allen

This report compiled information from the Spencer and Bistro meetings.

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.

The previous history of reported fatalities was 10-15 per year. 2024 there were 7.

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.

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 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.

So far 173 thousand pounds of garbage has been removed from the encampments on Hwy 3.

Mason County has 2 permanently assigned state patrol offices. State Patrol is funded for 12 officers but only has 7. Their academy did have 46 cadets but is now down to 39. There is a shortage of State Patrol vehicles as they are continually getting struck by drunk drivers.

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<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 over fentanyl.</p> <p>If tagging is found anywhere in, take pictures and paint over it and send pictures to the police. If other gangs view it, 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 Call to Order 6:48 pm		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Resolution 29 draft <p>Resolution 29 presented to form a committee to evaluate the construction of a community center.</p> <p>Motion: Mark motioned to approve the draft with amended language.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb</p> <p>Oppose: None</p> <p>Abstain: Mark</p> <ul style="list-style-type: none"> - Legal Issues <p>Discussion: Refer to attorney</p> <p>Adjourned 7:38 pm.</p>	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
Apr 23, 2025	5:30 PM Board of Directors Meeting	
May 28, 2025	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
April 19, 2025	Easter Bunny Comes to Allyn	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

MEETING ADJOURNMENT		
Motion to Adjourn	Motioned to adjourned 7:40 pm. Second: Deb Ayes: Mo, Sylvia, Roy, Scott, Don, Dale, and Deb Oppose: None Abstain: Mark	