

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: June 25, 2025

Attendance:

EXECUTIVE SESSION		
<b>Board Discussions</b>	<b>New Issues:</b> <ul style="list-style-type: none"><li>- Anonymous complaint process</li><li>- Complaint Validation Process</li><li>- Foreclosure, Bankruptcy and Fines</li><li>- Settlement</li><li>- Paid Fines</li><li>- Late fees discussion</li><li>- ACC log maintenance</li><li>- Reimbursement</li><li>- Incident</li></ul>	
<b>Welcome</b>		
<b>Introduction</b>	<b>Welcome-</b> James Byrne	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
<b>Approve Previous Minutes</b>	<b>May Board Meeting Minutes</b>	
<b>Board Vacancies</b>	<b>Board Director Appointment</b> <ul style="list-style-type: none"><li>- <b>Carol Ann Low- Welcome</b></li></ul>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
LETTERS TO THE BOARD		
<b>Playground Concern</b> (partially redacted for privacy)	<b>Concern:</b> I want to bring your attention to the driveway up to the restrooms and playground from Lakeland Dr... ...Gravel should not be on the blacktop. I suggest the gravel be removed and blacktop be continued up the bank or at least installing a type of gravel that can be compacted into the soil. Driving up the hill and down twice a day creates a major problem. Maybe a temporary solution would be to remove the gravel, compact what little bit of gravel that might remain on the bank and not drive up and down the bank to open and close restrooms.  <b>LLVCC Response:</b>	
OFFICER REPORTS		

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<b>President</b>	<b>President's Report-</b> James Byrne	
<b>Vice President</b>	<b>VP Report-</b> Mark Murray	
<b>Treasurer</b>	<p><b>Treasurer's Report-</b> Sylvia Banzon</p> <p><b>Assets:</b></p> <ul style="list-style-type: none"> <li>- <b>Checking:</b> \$18,067</li> <li>- <b>Litigation:</b> \$49,257</li> <li>- <b>Reserve:</b> \$156,500</li> <li>- <b>MM:</b> \$351,607</li> <li>- <b>CD:</b> \$72,550</li> </ul> <p><b>Budget 2025-2026</b></p> <ul style="list-style-type: none"> <li>- Total Revenue: 92%</li> <li>- Total Expenses: 20%</li> </ul> <div> <div> <p>PROFIT &amp; LOSS <span>This fiscal quarter ▾</span></p> <p>Net profit for Q1 FY26</p> <p><b>\$85,811</b> <span>98%</span></p> <p>↓ Down 11% from Q4, FY25</p> <p>\$141,596 <span>18 to review</span></p> <p>Income</p> <p>\$55,785 <span>7 to review</span></p> <p>Expenses</p> <p><a href="#">Categorize 25 transactions</a></p> </div> <div> <p>INCOME <span>Last 365 days</span></p> <p><b>\$35,322</b></p> <p>OPEN INVOICES</p> <p><b>\$33,322</b></p> <p>OVERDUE INVOICES</p> <p><b>\$9,067</b></p> <p>PAID LAST 30 DAYS</p> </div> </div> <div> <div> <p>ACCOUNTS RECEI... <span>As of today</span></p> <p>Data updated a minute ago</p> <p>Total A/R amount</p> <p><b>\$71,101.62</b></p> <p>● \$2,000.00 <span>Current</span></p> <p>● -\$16.50 <span>1-7 days</span></p> <p>● -\$1.20 <span>8-14 days</span></p> <p><a href="#">Go to report</a></p> </div> <div> <p>EXPENSES <span>This fiscal year ▾</span></p> <p>Spending for FY26</p> <p><b>\$55,785</b> <span>99%</span></p> <p>↑ Up 100% from FY 25</p> <p>● OPERATION &amp; MAINTENANCE</p> <p>● ADMINISTRATION / OFFICE</p> <p>● UTILITIES</p> <p>● Other</p> <p>● 7 to review</p> <p><a href="#">Categorize 7 transactions</a></p> </div> </div> <p><b>Proposed and/or Approved Expenditures for New 25-26 Fiscal Year</b></p> <ul style="list-style-type: none"> <li>- Fishing Derby \$350- <b>Completed</b></li> <li>- Gazebo and Playground Landscaping- <b>\$1,500 In progress</b></li> <li>- Gazebo Wate Leak Repair- \$13,650- <b>Completed</b></li> <li>- Replace Playground Set- \$33,000 (Reserves)</li> <li>- Replace Fence in Playground- \$7,000 (Reserves)</li> <li>- Lake Weed Treatment- \$14,000 <b>Completed for Spring</b></li> <li>- Lake Water Testing- \$600 <b>Completed</b></li> <li>- Tennis Courts Maintenance- \$750 <b>In progress</b></li> <li>- Shredding Event- Old Documents- \$925- <b>Upcoming</b></li> <li>- Background Checks- \$150- <b>In progress</b></li> </ul>	

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	<ul style="list-style-type: none"> <li>- Training/CPR Class- \$800 <b>Completed</b></li> <li>- Community Picnic- \$1,850</li> <li>- Garage Sale Ads- \$75</li> <li>- July 4<sup>th</sup> Americana Décor- \$50</li> <li>- Boat Launch Upkeep- \$1,500</li> <li>- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700</li> <li>- Halloween Décor- \$50</li> <li>- Christmas Events- \$650</li> </ul> <p><b>Payment Plans and Liens:</b></p> <ul style="list-style-type: none"> <li>- Five homeowners in payment plan.</li> <li>- LLVCC has a total of ten property liens.</li> </ul> <p><b>Open Purchase Orders:</b></p> <ul style="list-style-type: none"> <li>- <b>PO #29 Gazebo Water Leak-</b> Estimated total \$13,650 Budget \$18,500. <b>Paid and closed</b></li> <li>- <b>PO #34 Lake Treatment and Mapping-</b> Estimate total \$8,796. Budget \$14,000. Leaving \$5200 for the second treatment. <b>In progress.</b></li> <li>- <b>PO #35 Gazebo/Playground Landscaping-</b> Estimated total \$1150. Budget \$1500. <b>In progress.</b></li> <li>- <b>PO #36 Lake Water Testing-</b> Estimated total \$225 Budget \$600. <b>Paid and closed.</b></li> <li>- <b>PO #38 CPR Class/Certification-</b> Total \$595. Budget \$800. <b>In progress.</b></li> <li>- <b>PO #39 Shredding Event-</b> Estimated total \$625. Budget \$625. <b>Upcoming event.</b></li> </ul> <p><b>Accounting (a la carte) Services Proposal</b></p> <ul style="list-style-type: none"> <li>- Reviewing and reconciling bank and QB online entries- \$50 per hour</li> <li>- Tax Planning and Services- \$150 per return</li> </ul> <p><b>Insurance Policies- Total \$28,031 vs. Budgeted \$26,900</b></p> <ul style="list-style-type: none"> <li>- Liability Insurance \$15,015</li> <li>- Umbrella Insurance \$5,149</li> <li>- Auto Insurance- \$2,524</li> <li>- Board Insurance- \$5,343</li> <li>- Discussion and Approval</li> </ul>	
<b>NEW BUSINESS</b>		
<b>OPERATIONS</b>		
<b>Maintenance</b>	<p><b>Gazebo Landscaping-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Update</li> </ul> <p><b>Playground Toy-</b> Sylvia Banzon</p>	

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	<ul style="list-style-type: none"> <li>- Broken toy discussion</li> </ul>	
<b>Office</b>	<p><b>Locking Picnic Tables-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Update</li> </ul> <p><b>Good Neighborhood Vet-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Update</li> </ul> <p><b>Shredding Date Change-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Update</li> </ul> <p><b>Office Closure July 7-11-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Update</li> </ul>	
<b>Patrol/Compliance</b>	<p><b>Incident Tracking Log</b></p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Complaint Tracking Log</b></p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Eyesore Log</b></p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>New Patrol/Compliance Employees</b></p> <ul style="list-style-type: none"> <li>- Update and Welcome</li> </ul>	
<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman's Report-</b> Mark Murray</p> <p><b>ACC Logs Approval-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>New Construction Permits Log-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Replanting Log-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Project Completion Log-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul>	
<b>Lake Management</b>	<p><b>Chairman's Report-</b> Scott Horsfall</p> <p>The first treatment of Lake Anderson took place in May; we are scheduled for a second treatment in July (after the fourth of July holiday).</p>	

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	<p><b>Slide Gate and Underwater Inspection of Docks-</b> Scott Horsfall</p> <ul style="list-style-type: none"><li>- Deferred</li></ul> <p><b>Beavers in the lake-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Discussion</li></ul>	
<b>Hearing</b>	<p><b>Chairman's Report-</b> Dale Leaman</p> <ul style="list-style-type: none"><li>- Eyesore- Unfinished yard and driveway, garbage cans out. Discussion: Homeowner agrees that garbage cans are in view. Construction permit is valid until Feb 2026.</li></ul> <p>Committee Recommendation: No action to be taken. Homeowner will remove trash cans from view.</p> <ul style="list-style-type: none"><li>- Discussion and Approval</li></ul>	
<b>Safety</b>	<p><b>Chairman's Report-</b> Deb Wallace</p> <ul style="list-style-type: none"><li>- Safety Report</li></ul> <p>The Safety Committee met on April 16, 2025. Discussion included: Ongoing concerns of speeding cars creating a potentially dangerous situation for pedestrians walking on the Lakeland Drive Road is still an issue. Sheriff Sperling's team recently placed two speed signs in the LLVCC community that are active now in addition to the existing speed sign managed by the LLVCC Patrol which are moved every other week.</p> <p>The Department of Natural Resources will be speaking at our Community Meeting June 25th to provide information on a free Wildfire Ready Neighborhood Fire Preparedness Assessment from their National Fire Protection Association (NFPA) certified technicians.</p> <p><b>Sheriff's Report-</b> Maureen Allen</p> <ul style="list-style-type: none"><li>- Sheriff's June Meeting Report</li></ul> <p>Locations: Spencer Lake Bar and Grill and Boat House Restaurant</p> <p>Chaplain Harris is always asked to open meetings. He will open and report with informative and inspirational words of history and wisdom.</p> <p>Sheriff Spurling addressed the new 1163 gun acquiring permit law. He mentioned that there are numerous civilians and law enforcement folks who are against this permit law. However,</p>	

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	<p>there are also numerous folks who are glad to see the requirements to obtain a purchase and permit.</p> <p>Harstine Island resident recently received a visit from law enforcement and MC Health Department with a search warrant because of numerous complaints from other residents. When we visited the garbage and mess was somewhat addressed but the search warrant is still active for a future visit.</p> <p>Help to resolve criminal activity by a Flock camera found a sex offender from another county within Shelton.</p> <p>At the new location of the Boat House new attendees of the advisory meeting were observed by Sheriff Spurling. He emphasized the importance of all citizens reporting any and all issues that appear to be unlawful or questionable. All calls are important as they verify to the commissioners how vital the Sheriff's Department is to the community and future funding. The phone number is 360-426-4441, to call for all issues. 60-150 911 calls are received daily.</p> <p>Thurston County Animal Control is now helping Mason County Animal Control with aggressive animals caught or trying to be caught and housed.</p> <p>Acquiring Public Defenders for Mason County is still an issue. Pay, case load, applicants are items of interest and if no PD, all offences will be dismissed.</p> <p>There is a current process to keep drug offenders on the street and not arrest. They will be offered a location to receive access to Methadone as treatment for their addiction. Once sober they will be given a chance to change their direction.</p> <p>Sheriff Spurling told a story about a local fisherman who did not know how to swim, and he fell into the lake. He was saved and learned a serious lesson. Always wear a life jacket while on the water even if you do know how to swim!!</p>	
<b>OLD BUSINESS</b>		
	<b>Building Committee Selection</b>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>June 25, 2025</b>	<p>7:00 PM Community Meeting</p> <p><b>Guest Speaker:</b> Jesse Duvall- Dept Natural Resources</p> <p><b>Topic:</b> Home Wildfire Preparedness</p>	

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<b>July 23, 2025</b>	5:30 PM Board of Directors Meeting	
<b>UPCOMING EVENTS</b>		
<b>July 3, 2025 (Date Changed)</b>	Shredding Day	
<b>July 3, 2025</b>	Americana Décor Contest	
<b>Aug 2, 2025</b>	Garage Sale	
<b>Aug 16, 2025</b>	Annual Picnic	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		