

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes



Date: May 28, 2025

Attendance: Maureen Allen, James Byrne (virtual), Scott Horsfall, Dale Leaman, Mark Murray, and Deb Wallace.

Not Present: Sylvia Banzon

Others Present: Jim Freeman, Anne Peterson, Bryan & Natasha Roof, Mike Rhodes, Dave Anderson, Therese Montgomery, Barb & Mal Thomson, James Pervis, Debbie Leslie, Carol & Mike Low, and Mary Helton.

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 Motion: Mo motioned to approve the minutes as presented. Second: Scott Ayes: Mo, Scott, Dale, Mark and Deb. Oppose: None Abstain: James	
Board Vacancies	Board Director Appointment - Carol Ann Low Introduction Carol introduced herself and expressed her reasons for wanting to serve on the Board. - Non-Qualifying Applicant There was another application for a Board member position that 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		
Water Leak from homeowners' property	Concern: There is a water leak from the owner's property across the street from the gazebo. It affects the gazebo property; have you reach out to the property owner? What are you going to do about it? LLVCC Response: LLVCC is continuing to investigate this.	
New Building	Comment: Have we thought of this all the way through. Who is going to do the maintenance? Cleaning the bathrooms?	

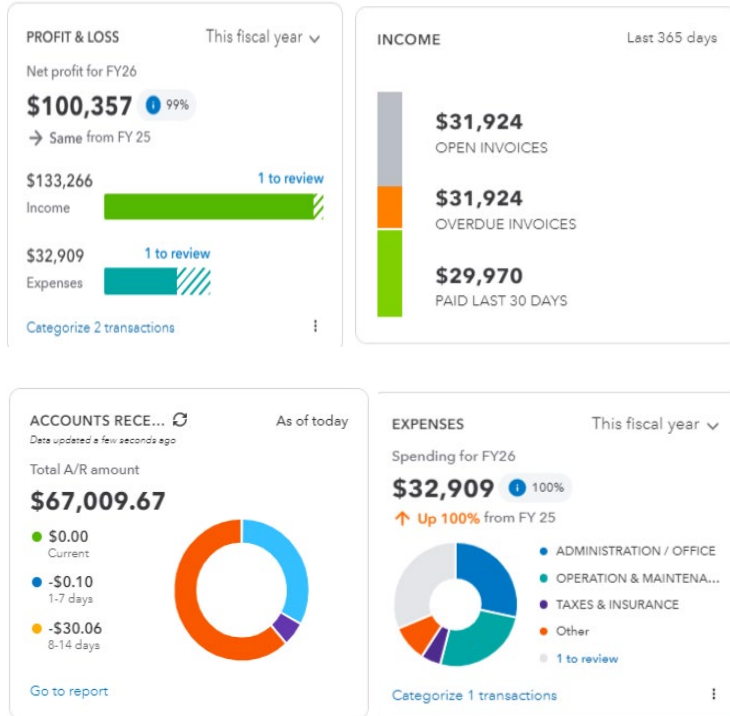
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	Comment: There is not a lot for children to do up here. Can you include or consider activities for children to do to make the community more appealing to families?	
	Comment: Why don't you use this building?	
	Comment: Sometime is less expensive to build a new building than to try to repair or remodeled an old building.	
	Comment: Building can be 3D printed and modular	
	Question: Are you considering the demographics of the neighborhood and how that is changing. LLVCC Response: The creation of a Building Committee that includes community members will address a lot of these questions. Please refer to Resolution 29 for more information.	
Complaint process	Question: What is your complaint process? LLVCC Response: Our complaint process is outlined by the Bylaws and Covenants and Resolution 16.	
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 In progress**
- Gazebo Wate Leak Repair- \$13,650- **Completed**
- Replace Playground Set- \$33,000 (Reserves)
- Replace Fence in Playground- \$7,000 (Reserves)
- Lake Weed Treatment- \$14,000 **Completed for Spring**
- Lake Water Testing- \$600 **Completed**
- Tennis Courts Maintenance- \$750 **In progress**
- Shredding Event- Old Documents- \$925
- Background Checks- \$150
- Training/CPR Class- \$800 **Completed**
- 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

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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	<p>Open Purchase Orders:</p> <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. Paid and closed. - PO #34 Lake Treatment and Mapping- Estimate total \$8,796. Budget \$14,000. Leaving \$5200 for the second treatment. Paid and closed. - PO #35 Gazebo/Playground Landscaping- Estimated total \$1150. Budget \$1500. - PO #36 Lake Water Testing- Estimated total \$225 Budget \$600. Paid and closed. <p>Water Surcharge- James Byrne</p> <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. <p>Motion: James motioned to pay surcharge upfront the whole amount.</p> <p>Second: Mark</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
NEW BUSINESS		
OPERATIONS		
Maintenance	<p>Gazebo Leak Repair Update- Mary Helton</p> <ul style="list-style-type: none"> - The plumbing work was completed except for the landscaping. 	
Office	<p>Locking Picnic Tables- Mary Helton</p> <ul style="list-style-type: none"> - Discussion: We are not able to find the key for unlocking the picnic tables. - Recommendation: To have maintenance cut the locks and replace the locks with new key for the picnic tables. <p>Good Neighborhood Vet- Mary Helton</p> <ul style="list-style-type: none"> - Office to call and get more information to see if we can host an event. 	
Patrol/Compliance	<p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Mo motioned to approve log as presented.</p> <p>Second: Scott</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	


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	<p>Complaint Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Scott motioned to approve log as presented</p> <p>Second: Dale</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Eyesore Log</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Mo motioned to approve log as presented.</p> <p>Second: Dale</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>New Patrol/Compliance Employees</p> <ul style="list-style-type: none"> - We have a new employee Steven Grahl for Patrol. Randy will be training him in his duties. The President will do a ride along with Patrol to ensure they are clear on their duties. <p>Boat Parking- Mary Helton</p> <ul style="list-style-type: none"> - Not discussed. 	
PUBLIC COMMENTS/QUESTIONS- New Business		
Patrol	<p>Comment: Make sure the Patrol is calling or letting homeowners see if garage doors are left open at night.</p> <p>LLVCC Response: We have had a recent turnover with our Patrol personnel. We will ensure they know about this.</p>	
Westlake Dr. N	<p>Comment: People are driving up there and hanging on the cart path. Some of them look like they do not live here.</p> <p>LLVCC Response: Patrol cannot always be everywhere. If you know someone is trespassing, please call Patrol and the police.</p>	
Fire hydrants	<p>Questions: Where are they located?</p> <p>LLVCC Response: The water company is responsible for fire hydrant locations. LLVCC is not responsible for the hydrants or their maintenance. Below is a map with the locations provided by the water company.</p>	

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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>Motion: Mark motioned to accept log as presented.</p> <p>Second: Deb</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Motion: Mark motioned to approve log as presented.</p> <p>Second: Scott</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Motion: Mark motioned to approve log as presented.</p> <p>Second: Mo</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Motion: Mark motioned to approve log as presented.</p> <p>Second: Deb</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	

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Lake Management	<p>Chairman's Report- Scott Horsfall Initial water treatment was done in May before the open season. Water testing was done, and all values came back within normal limits. The beach area opened Friday May 23rd.</p> <p>Slide Gate and Underwater Inspection of Docks- Scott Horsfall - Deferred</p>	
Hearing	<p>Chairman's Report- Dale Leaman - Fines and late fees</p> <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. - Discussion and Approval was deferred to Executive.</p> <p>Electronic Vote: Motion: Sylvia motioned to revise the Hearing Committee recommendation to only waive the fees for March- May late fees. The lien will stay in place until the debt is paid, and the homeowner will be responsible for the cost of release. The resident will commit to a payment plan and get deed transfer into their name. If payments are missed late fees will apply.</p> <p>Second: Dale Ayes: Mo, Scott, Dale, Mark and Deb. Oppose: None Abstain: James</p> <p>Reasons for the Board revision: 1. Resident had a hearing three years ago and fines were reduced from \$4000 to \$2000. 2. Resident requested two payment plans in the past three years and have not made any payments. 3. Resident didn't pay dues for two years. 4. Resident received monthly statements and didn't make any attempts to communicate with the office. 5. Resident received letter from attorney advising a lien was going to be placed on the property and there was no communication. 6. Resident communicated with office when the lien was placed on their property asking for a hearing to remove two years of late fees.</p>	
Safety	<p>Chairman's Report- Deb Wallace - Safety Report- no report.</p>	

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Safety Committee Appointment- James Byrne

Discussion: We have one Board member on this committee. We need at least two Board members.

Appointment: James appointed Maureen Allen as a second Board member for the Safety Committee.

Sheriff's Report- Maureen Allen

- Sheriff's May Meeting Report

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 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.

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)!!

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.

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.

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.

Sheriff's Meeting is changing to 2nd Thursday from the LLVCC to the Boathouse at 11:30 am.

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OLD BUSINESS		
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: James motioned to adjourn to executive at 6:32 pm.	
EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none">- Building Committee Selection <p>Discussion: Review applications and select the committee by the next Board meeting.</p> <ul style="list-style-type: none">- Resolution 29 Revision <p>There are a couple of proposed changes for the resolution 29.</p> <p>Motion: James motioned to accept proposed changes.</p> <p>Second: Scott</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <ul style="list-style-type: none">- Litigation Settlement <p>Motion: James motioned to accept settlement with conditions</p> <p>Second: Dale</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p> <ul style="list-style-type: none">- New Law firm <p>Motion: James motioned to contact new law firm.</p> <p>Second: Scott</p> <p>Ayes: Mo, Scott, Dale, Mark and Deb.</p> <p>Oppose: None</p> <p>Abstain: James</p>	
MEETING RETURN -8:30 PM		
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
June 25, 2025	7:00 PM Community Meeting Guest Speaker: Jesse Duvall- Dept Natural Resources Topic: Home Wildfire Preparedness	
July 23rd	5:30 PM Board of Directors Meeting	
UPCOMING EVENTS		
July 3, 2025	Shredding Day	

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Aug 2, 2025	Garage Sale	
Aug 16, 2025	Annual Picnic	
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: James motioned to adjourn meeting at 8:48 pm. Second: Scott Ayes: Mo, Scott, Dale, Mark and Deb. Oppose: None Abstain: James	