

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: July 23, 2025

Attendance:

<b>Welcome</b>		
<b>Introduction</b>	<b>Welcome-</b> James Byrne	
<b>TOPIC</b>	<b>DISCUSSION/VOTE</b>	<b>ACTION ITEM</b>
<b>Approve Previous Minutes</b>	<b>June Board Meeting Minutes</b>	
<b>Board Vacancies</b>	<b>Board of Director Applicant</b> - <b>Mike Columbus</b>	
<b>PUBLIC COMMENTS/ COMPLAINTS- Old Business</b>		
<b>Lake Concerns</b>	<p><b>Concern:</b> We received a call from a homeowner that has lived here for many years, and he is concerned about the water level going down. He wants to know if there are any changes to the Dam and wants us to provide more information about the lake.</p> <p><b>LLVCC Response:</b> The next treatment of the Lake will take place in the next week or two. We will find out soon and will send a notice out to the community.</p> <p>We don't know about the water level in the Lake. Other than the usual summertime drops in the water level. The weir does have a small leak that is letting some water through, but it doesn't seem to be having an effect on the overall water level in the lake. We are looking into fixing the leak later in the year when the water levels drop further.</p>	
<b>Playground</b>	<p><b>Concern:</b> I'm unsure whether someone already notified you, I meant to call on Monday. My granddaughter and I went to the playground on Saturday around 6:15pm. Someone had pooped (big pile) in the play structure tunnel. Don't know if anyone has cleaned it up, nonetheless the tunnel should be disinfected.</p> <p>My granddaughter thought a dog pooped, yet it looked adult/teenage size to me. There were boys (ages 12-14 ish) on bikes leaving the park when we arrived, unsure whether they could have been the culprit(s). Yuck! I'm unsure whether I could clean it up - for sure I would need a hose, mask, and lots of Lysol!</p> <p>Also, on Sunday afternoon there wasn't a beach attendant and there was lots of goose poop near the shoreline where the kids enter and exit the water. If there was a poop scooper available for public use, I would have taken care of that.</p>	

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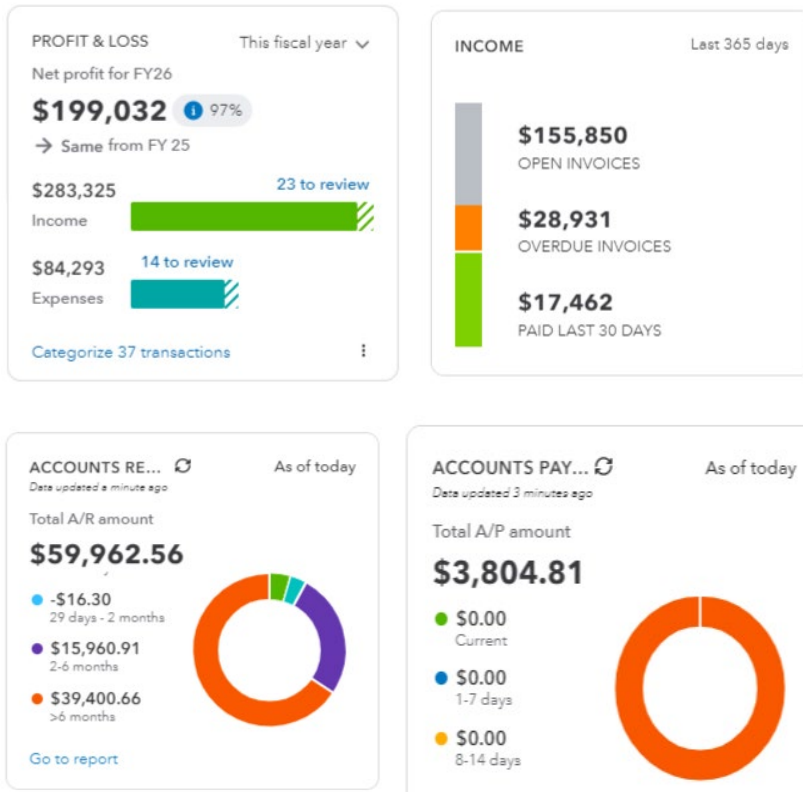
## Board Meeting Agenda

	<p><b>LLVCC Response:</b> The play structure tunnel was cleaned and disinfected. We have three members working as beach attendants and we are doing everything possible to cover all shifts. We may have some holes in the schedule at times. Our maintenance and beach attendants will clean the goose poop.</p>	
<b>Fireworks in LLVCC</b>	<p><b>Complaint:</b> As you can imagine, a lot of our neighbors are older and frail and cannot travel far to take their pets out on nights when fireworks are on full display. There are a lot of complaints on the Lakeland Village Residents page. Can we get together to pass something that does not allow fireworks in the village (okay to say go to the park/waterfront)?</p> <p>How would we go about doing this? Please advise. I have at least 3-4 families who are interested. I personally am not bothered by them, but I do worry about animals and wildlife. Happy to start a petition if that is the way to go.</p> <p>The city of Shelton for example banned it completely. Do we have something in our bylaws?</p> <p><b>LLVCC Response:</b> There is nothing in our rules that prohibit them, and they are allowed in the county rules.</p> <p>If you wanted to ban them, you would have to gather signatures and have the covenants for your division changed and this would only ban them from your division. You would also have to have someone of authority behind the decision to enforce the rules. The HOA cannot enforce that.</p>	
<b>LETTERS TO THE BOARD</b>		
<b>OFFICER REPORTS</b>		
<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> \$20,317</li> <li>- <b>Litigation:</b> \$46,848</li> <li>- <b>Reserve:</b> \$161,564</li> <li>- <b>MM:</b> \$298,875</li> <li>- <b>CD:</b> \$88,212</li> </ul> <p><b>Budget 2025-2026</b></p>	

# **LAKELAND VILLAGE COMMUNITY CLUB**

## Board Meeting Agenda

- Total Revenue: 90%
- Total Expenses: 30%



### **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- **Upcoming**
- Background Checks- \$150- **In progress**
- Training/CPR Class- \$800 **Completed**
- Community Picnic- \$1,850
- Garage Sale Ads- \$75 **Completed**
- July 4<sup>th</sup> Americana Décor- \$50 **Completed**
- Boat Launch Upkeep- \$1,500
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700
- Halloween Décor- \$50
- Christmas Events- \$650

### **Payment Plans and Liens:**

- Two homeowners in payment plan; three paid off.
- LLVCC has a total of eight property liens.

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	<ul style="list-style-type: none"> <li>- Beginning foreclosure process on two properties.</li> </ul> <p><b>Open Purchase Orders:</b></p> <ul style="list-style-type: none"> <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>Paid and closed.</b></li> <li>- <b>PO #38 CPR Class/Certification-</b> Total \$595. Budget \$800. <b>Paid and closed.</b></li> <li>- <b>PO #39 Shredding Event-</b> Estimated total \$625. Budget \$625. <b>Paid and closed.</b></li> </ul> <p><b>Tax Return</b></p> <ul style="list-style-type: none"> <li>- Federal tax return was filed on July 15<sup>th</sup>.</li> <li>- Tax payment \$3,639.</li> </ul> <p><b>Late Fees</b></p> <ul style="list-style-type: none"> <li>- Minimum balances that apply</li> </ul>	
<b>NEW BUSINESS</b>		
<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>OPERATIONS</b>		
<b>Maintenance</b>		
<b>Office</b>	<p><b>Office Hours-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Tuesday and Thursday will open at 0900.</li> </ul> <p><b>Gazebo Recognition-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Discussion</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>	
<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>	

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	<b>New Construction Permits Log-</b> Mark Murray <ul style="list-style-type: none"><li>- Review and approval</li></ul> <b>Replanting Log-</b> Mark Murray <ul style="list-style-type: none"><li>- Review and approval</li></ul> <b>Project Completion Log-</b> Mark Murray <ul style="list-style-type: none"><li>- Review and approval</li></ul> <b>Resolution 26-</b> Mark Murray <ul style="list-style-type: none"><li>- Discussion</li></ul>	
<b>Building</b>	<b>Chairman's Report-</b> Dale Leaman	
<b>Lake Management</b>	<b>Chairman's Report-</b> Scott Horsfall We are scheduled for a second treatment in July (after the fourth of July holiday).  <b>Slide Gate and Underwater Inspection of Docks-</b> Scott Horsfall <ul style="list-style-type: none"><li>- Deferred</li></ul>	
<b>Hearing</b>	<b>Chairman's Report-</b> Dale Leaman <ul style="list-style-type: none"><li>- Discussion and Approval</li></ul> <b>Hearing: Tree Removal Fine</b> There was a complaint of four trees removed from the property line with the homeowner's consent from the neighbor. The homeowner didn't authorize the removal of trees; he was not aware that they were in his property as they are in the property line. The removal of the trees was solely the responsibility of the adjacent neighbor. The homeowner disputes that he should not be fine for the actions of others. They feel the neighbor should be fine and not them.  <b>Hearing Recommendation:</b> The committee recommends removing fines from this homeowner as responsibility appears to be solely that of the adjacent owner.	
<b>Safety</b>	<b>Chairman's Report-</b> Deb Wallace <ul style="list-style-type: none"><li>- Safety Report</li></ul> <b>Sheriff's Report-</b> Maureen Allen <ul style="list-style-type: none"><li>- Sheriff's June Meeting Report</li></ul>	
<b>OLD BUSINESS</b>		

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## Board Meeting Agenda

<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		
<b>EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<b>New Issues:</b> <ul style="list-style-type: none"><li>- Foreclosure Update</li><li>- New Construction Letter</li><li>- Common Areas</li><li>- Department of Ecology</li></ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>July 23, 2025</b>	5:30 PM Board of Directors Meeting	
<b>Aug 27, 2025</b>	5:30 PM Board of Directors Meeting	
<b>UPCOMING EVENTS</b>		
<b>Aug 2, 2025</b>	Garage Sale	
<b>Aug 16, 2025</b>	Annual Picnic	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		