

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

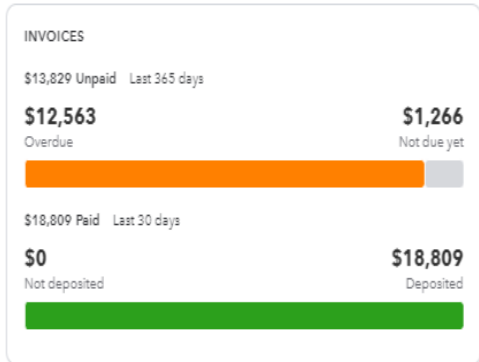
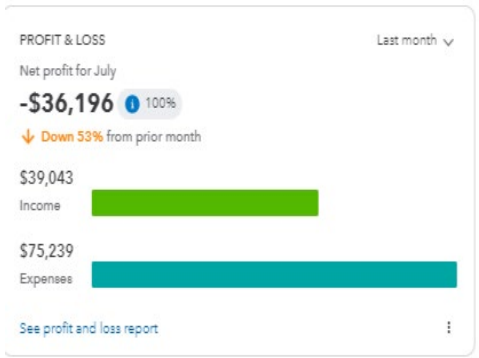


Date: August 27, 2025

Attendance:

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| Welcome | | |
| Introduction | Welcome- James Byrne | |
| TOPIC | DISCUSSION/VOTE | ACTION ITEM |
| Approve Previous Minutes | July Board Meeting Minutes – James Byrne | |
| PUBLIC COMMENTS/ COMPLAINTS- Old Business | | |
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| LETTERS TO THE BOARD | | |
| Request | <ul style="list-style-type: none"> - Re-establish the full use of the tennis courts - Remove the dead tree in the path behind the lake - Finishing the job surrounding the gazebo | |
| 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: \$13,715 - Litigation: \$50,678 - Reserve: \$161,632 - MM: \$292,457 - CD: \$88,645 Budget 2025-2026 <ul style="list-style-type: none"> - Total Revenue: 104% - Total Expenses: 58% Litigation Outcomes Settlements <ul style="list-style-type: none"> - Received \$19,000 (43%) Adjusted Credits \$24,805 (57%) | |

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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 Water Leak Repair- \$13,650- **Completed**
- Replace Playground Set- \$33,000 (Reserves)
- Replace Fence in Playground- \$7,000 (Reserves)
- Lake Weed Treatment- \$14,000 **Completed**
- Lake Water Testing- \$600 **Completed**
- Tennis Courts Maintenance- \$750 **Completed**
- Shredding Event- Old Documents- \$925- **Completed**
- Background Checks- \$150- **Completed**
- Training/CPR Class- \$800 **Completed**
- Community Picnic- \$1,850- **Completed**
- Garage Sale Ads- \$75 **Completed**
- July 4th Americana Décor- \$50 **Completed**
- Boat Launch Upkeep- \$1,500 **In progress**

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| | <ul style="list-style-type: none"> - Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 - Halloween Décor- \$50 - Christmas Events- \$650 <p>Payment Plans and Liens:</p> <ul style="list-style-type: none"> - Two homeowners in payment plan. - LLVCC has a total of eight property liens. Releasing two liens this month. - One foreclosure was settled. We have one property starting foreclosure. <p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - PO #34 Lake Treatment and Mapping- Estimate total \$8,796. Budget \$9,000. Leaving \$5200 for second treatment. Paid and closed. - PO #37 Staff Gauge- \$ 62. Within Budget. Paid and closed. - PO #40 Wild and Woodsy Catering- \$1839.71 Budget \$1850. Open - PO # 41 Aqua Technex- Second weed treatment. Estimate total \$4525. Budget \$5200 Paid and closed. <p>New Billing Application Update- Sylvia Banzon</p> <ul style="list-style-type: none"> - We are switching to a new billing application starting in August 2025. Homeowners will receive bills from Biller Genie instead of Autobooks. The new system will give the homeowners the option of paying via credit card or ACH. The new system will include discounted credit card charges. <p>CD Maturing August 25, 2025- Sylvia Banzon</p> <ul style="list-style-type: none"> - Proposal: To move the funds of the maturing \$10,000 plus CD to a PPM account. Once the account is open, we will transfer additional funds from the current money market to earn the 4.5% interest rate. • Premium Money Market (PMM) Account <ul style="list-style-type: none"> ○ A liquid account, meaning the rate may fluctuate based on market conditions ○ Currently it offers a 4.50% APY on balances between \$15,000 and \$99,999.00 <ul style="list-style-type: none"> ▪ Requires a minimum balance of \$15,000 to earn this rate | |
| NEW BUSINESS | | |
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| PUBLIC COMMENTS/QUESTIONS- New Business | | |
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| OPERATIONS | | |
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| Maintenance | <p>Winter Maintenance- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Maintenance Issues – Mary Helton</p> <ul style="list-style-type: none"> - Discussion | |
| Office | <p>Storage of Paper Products- Mary Helton/Maureen Allen</p> <ul style="list-style-type: none"> - Discussion <p>ESD Fine</p> <ul style="list-style-type: none"> - There was a charge of \$85.40 penalty due to errors on the unemployment tax and wage report. When transferring from QB desktop to QB online, two employees were missing the SOC numbers and job titles. These were not new employees, the information didn't transfer. The fine was paid and the issues resolved. <p>Jury Duty- Sylvia Banzon</p> <ul style="list-style-type: none"> - On call Sept 8-26 <p>Shelton-Mason County Journal- Sylvia Banzon</p> <ul style="list-style-type: none"> - Renewal <p>Microsoft 365 Upgrade- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>Gazebo Recognition STP- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion <p>Security Services- Mary Helton</p> <ul style="list-style-type: none"> - Discussion | |
| Patrol/Compliance | <p>Incident Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Complaint Tracking Log</p> <ul style="list-style-type: none"> - Review and approval <p>Eyesore Log</p> <ul style="list-style-type: none"> - Review and approval | |
| 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 | |

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| | <p>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <p>Resolution 26- Mark Murray</p> <ul style="list-style-type: none">- Discussion | |
| <p>Building</p> | <p>Chairman’s Report- Dale Leaman</p> <p>July 14, 2025 1st meeting Introductions, set scope and call of the committee. Dispelled some misconceptions of the intent of the committee. Discussed prior strategic planning survey and its results. Planned to consider a new community survey regarding amenities.</p> <p>August 11, 2025 2nd meeting Discussed in more detail a possible community survey and realized in the discussion the committee was really looking at all physical amenities (not including the dam and lake), such as the playground and courts.</p> <p>As part of the discussion Mark Murray presented his research on the amenities available at communities similar to our own. Developed a plan regarding a new survey. The plan will result in a recommendation to the Board regarding a possible new survey.</p> <p>Mark presented a great deal of information regarding the challenges to building a structure on property currently owned by the HOA.</p> <p>Discussed the recently Board-approved project for the playground, and the committee’s role.</p> <p>Survey- James Byrne</p> <ul style="list-style-type: none">- Discussion | |
| <p>Lake Management</p> | <p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none">• The treatment of Lake Anderson took place during the week of August 4th. We will monitor the lake to see if further treatment is necessary. The Lake is low right now, due to seasonal fluctuation and the fact that we’ve had very little rain in the area for the summertime. | |

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| | <ul style="list-style-type: none"> • The Lake Management Committee met on Wed. Aug 20th. A report will be made at the Aug. 27 Board meeting. • The underwater inspection of the docks (at the Gazebo, the dam, and the boat launch) will take place in the near future. | |
| Hearing | <p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - No hearing | |
| Safety | <p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> - Safety Report <p>Sheriff’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Sheriff’s Meeting Report <p>The meeting opened with a recognition of a veteran Sheriff who was killed by a motorcyclist during a traffic stop in Eastern WA.</p> <p>Lake Cushman fire has consumed over 8,200 acres so far. Over 650 fire fighters on scene at a cost of 2.8 million dollars to date. Sprinklers as well as fire foil is being applied to cabins and other structures for protection.</p> <p>The DARE program is thriving for 5-6 graders but before child can be introduced to the program, parents must give written approval. To celebrate awesome behavior a privately funded event is called “Donut Day” for the students. OURCU?? has donated \$1,000 to the DARE program.</p> <p>Suicide and drug overdoses are a risk within the jail. The usage of drug scanner has had to be eliminated because the scanner can emit too much repeated radiation in the body and can be harmful.</p> <p>It takes approximately 400 hours to acquire the entire training for a drug dog at a cost of \$14,000. The new narcotic dog is Vali. The northern border is the new location for all narcotic drugs entering the USA. Twelve-year-olds are now the number 2 age group dealing from drug overdosing. Kids using new drug language over computer not known to parents. Makes hard to monitor. Drugs are getting delivered to homes.</p> <p>Lake reports around county are wake boats and people camping at launches causing damage and interference of launching and loading of boats.</p> | |
| OLD BUSINESS | | |
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| MEETING ADJOURNMENT | | |
| Motion to Adjourn | | |
| EXECUTIVE SESSION | | |
| Board Discussions | New Issues: <ul style="list-style-type: none"> - Oversight and Direction of Building Committee - Hearing Committee Process - Common Areas - Weekends Calls - Late Fees - Complaint 1 Shoreline - Complaint 2 Political signs - Complaint 3 Common Areas - Billing issue | |
| PRIOR ACTION ITEMS | | |
| DISCUSSION | Action Item List- James Byrne | |
| UPCOMING MEETINGS | | |
| Sept 24, 2025 | 5:30 PM Board of Directors Meeting | |
| October 22, 2025 | 5:30 PM Board of Directors Meeting | |
| UPCOMING EVENTS | | |
| October 17, 2025 | Fish Plant | |
| October 27-31, 2025 | Halloween Décor Contest | |
| MEETING ADJOURNMENT | | |
| Motion to Adjourn | | |
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