

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: September 24, 2025

Attendance:

EXECUTIVE SESSION		
	<p><b>Winter Maintenance</b></p> <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <p><b>Maintenance Issues</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>ACC Logs Verification</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Foreclosure</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Employee Evaluations and Salaries</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Bathroom Issues</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<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>August Board Meeting Minutes</b> – James Byrne	
<b>PUBLIC COMMENTS/ COMPLAINTS- Old Business</b>		
<b>Boat Launch</b>	<p><b>Complaint:</b> Port-a-potty was not removed immediately after Labor Day.</p> <p><b>Response:</b> Port-a-potty was scheduled for removal on September 6<sup>th</sup>. It was delayed, but it has been removed at the present time.</p>	
<b>New Construction</b>	<p><b>Concern:</b> Sewer line across property w/o permit from County. County says it needs land modification permits. Also complained about the height of the home.</p> <p><b>Response:</b></p>	
<b>Lot 30-32 Division 12-2 Soderberg Rd</b>	<p><b>Concern:</b> Eyesore, not mowed, many cars in driveway.</p> <p><b>Response:</b></p>	

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<b>Free stuff</b>	<p><b>Concern:</b> Suggests a three-day limit for people putting free stuff by the road.</p> <p><b>Response:</b></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> \$24,908</li> <li>- <b>Litigation:</b> \$48,349</li> <li>- <b>Reserve:</b> \$161,701</li> <li>- <b>MM:</b> \$276,931</li> <li>- <b>CD:</b> \$78,132</li> </ul> <p><b>Budget 2025-2026</b></p> <ul style="list-style-type: none"> <li>- Total Revenue: 107%</li> <li>- Total Expenses: 64%</li> </ul> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 48%;"> <p><b>PROFIT &amp; LOSS</b> <span style="float: right;">Last month ▾</span></p> <p>Net profit for August</p> <p><b>-\$5,470</b> <span style="color: blue;">100%</span></p> <p>↑ Up 85% from prior month</p> <p>\$25,546 Income <span style="display: inline-block; width: 100px; height: 10px; background-color: green; margin-left: 20px;"></span></p> <p>\$31,016 Expenses <span style="display: inline-block; width: 100px; height: 10px; background-color: blue; margin-left: 20px;"></span></p> <p><a href="#">See profit and loss report</a></p> </div> <div style="width: 48%;"> <p><b>INVOICES</b></p> <p>\$15,825 Unpaid <span style="float: right;">Last 365 days</span></p> <p><b>\$11,716</b> <span style="float: right;"><b>\$4,110</b></span></p> <p>Overdue <span style="float: right;">Not due yet</span></p> <p>\$6,884 Paid <span style="float: right;">Last 30 days</span></p> <p><b>\$0</b> <span style="float: right;"><b>\$6,884</b></span></p> <p>Not deposited <span style="float: right;">Deposited</span></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 48%;"> <p><b>EXPENSES</b> <span style="float: right;">Last 30 days ▾</span></p> <p>Spending for last 30 days</p> <p><b>\$25,566</b> <span style="color: blue;">100%</span></p> <p>↓ Down 52% from prior 30 days</p> <div style="display: flex; align-items: center;"> <ul style="list-style-type: none"> <li><span style="color: blue;">●</span> OPERATION &amp; MAINTENANCE</li> <li><span style="color: green;">●</span> ADMINISTRATION / OFFICE</li> <li><span style="color: purple;">●</span> COMMUNITY EVENTS</li> <li><span style="color: orange;">●</span> UTILITIES</li> <li><span style="color: red;">●</span> Other</li> </ul> </div> <p><a href="#">View all spending</a></p> </div> <div style="width: 48%;"> <p><b>ACCOUNTS RECEIVABLE</b> <span style="float: right;">As of today</span></p> <p><small>Data updated 2 minutes ago</small></p> <p>Total A/R amount</p> <p><b>\$20,915.31</b></p> <div style="display: flex; align-items: center;"> <ul style="list-style-type: none"> <li><span style="color: green;">●</span> \$4,109.50 Current</li> <li><span style="color: blue;">●</span> \$0.00 1-7 days</li> <li><span style="color: orange;">●</span> \$699.00 8-14 days</li> </ul> </div> <p><a href="#">Go to report</a></p> </div> </div>	

## LAKELAND VILLAGE COMMUNITY CLUB

### Board Meeting Agenda

- 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 4<sup>th</sup> Americana Décor- \$50 **Completed**
- Boat Launch Upkeep- \$1,500 **In progress**
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 – **In progress**
- Fish Plant- \$3,200- **In progress**
- Halloween Décor- \$50- **In progress**
- Christmas Events- \$650

#### HOA Payment Plans and Liens:

- One homeowner in payment plan.
- LLVCC has a total of six property liens.
- There is one property in foreclosure proceedings.

#### Open Purchase Orders:

- **PO #40 Wild and Woodsy Catering-** \$1839.71  
Community Events Budget \$1850. Within budget. **Paid and closed.**
- **PO #42 Slide Gate and dock inspection-** Budget \$4,800 Cost \$6,198. Variance Vote
- **PO #43 Truck Repair-** Replace alternator and battery-  
Budget Truck Maintenance \$1200 Cost \$710 Within budget. **Paid and closed.**
- **PO #44- Men's Bathroom Urinal Leak-** \$315. Misc. maintenance account. Within budget. **Paid and closed.**
- **PO #45 Gazebo Water Trench-** Estimate total \$1252. Misc maintenance account. Within budget. **Open.**
- **PO #46 Gazebo Roof Leak-** Estimate of repairs \$680. Misc maintenance account. Within budget. **Open.**

#### DOE Dam Permit Funds- Carol Low

- Review and Approval

### NEW BUSINESS

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>OPERATIONS</b>		
<b>Maintenance</b>		
<b>Office</b>	<p><b>ESD Fine</b></p> <ul style="list-style-type: none"> <li>- 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.</li> </ul> <p><b>L&amp;I Filing</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Office Closed- Microsoft 365 Upgrade- October 2nd-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<b>Patrol/Compliance</b>	<p><b>Closing Beach Area</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <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> <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>	

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	<p><b>Resolution 26-</b> Mark Murray          - Discussion</p>	
<p><b>Building</b></p>	<p><b>Chairman’s Report- Dale Leaman</b></p> <p><b>Building Committee Update:</b>          The committee has been divided into 3 subcommittees:          1. Survey and website information          2. Playground          3. Community Building Feasibility          Subcommittees meet separately and bring information back to full committee.</p>	
<p><b>Lake Management</b></p>	<p><b>Chairman’s Report-</b> Scott Horsfall</p> <p>The inspection of the docks and the slide gate will take place on the 25th.</p> <p><b>Recognition-</b> James Byrne</p>	
<p><b>Hearing</b></p>	<p><b>Chairman’s Report-</b> Dale Leaman          - Held one complaint validation meeting</p>	
<p><b>Safety</b></p>	<p><b>Chairman’s Report-</b> Deb Wallace          - No report.</p> <p><b>Sheriff’s Report-</b> Maureen Allen          - Sheriff’s Meeting Report          A special tribute was given to 911 responders for their service to our local community.</p> <p>Budgets for Washington State have received the largest income ever, but poor handling of funds has spent more than received.</p> <p>There was report of a vehicle accessing the LLVCC Park and damaging picnic tables and park property.</p> <p>People are beginning to fear retaliation if their identity is revealed to offenders of crime when a report is made to law officers. So, more hesitation is currently happening to report crimes.</p> <p>Serious escalation of attacks to first responders is occurring.</p> <p>A long extensive discussion occurred regarding Charlie Kirk’s mission to connect with college aged individuals, his faith, his family, numerous threats of death, and his belief in God.</p> <p>Mr. Neatherlin was asked if the property values are declining within Mason County. The answer was that the values within LLV are stable.</p>	

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	The sheriff is strongly encouraging the development of neighborhood watch for all communities.	
<b>OLD BUSINESS</b>		
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		
<b>CLOSED SESSION</b>		
<b>Board Discussions</b>	<b>New Issues:</b> <ul style="list-style-type: none"> <li>- Tree Removal</li> <li>- Delay Construction</li> <li>- Late Fees</li> <li>- Empty Lot</li> <li>- Common Areas Assessment</li> <li>- Weekends Calls</li> </ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>Sept 24, 2025</b>	5:30 PM Board of Directors Meeting	
<b>October 22, 2025</b>	5:30 PM Board of Directors Meeting	
<b>UPCOMING EVENTS</b>		
<b>October 17, 2025</b>	Fish Plant	
<b>October 27-31, 2025</b>	Halloween Décor Contest	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		