

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: October 22, 2025

Attendance:

| EXECUTIVE SESSION | | |
|---|---|--------------------|
| | Maintenance Issues <ul style="list-style-type: none">- Discussion ACC Logs Verification <ul style="list-style-type: none">- Discussion Foreclosure <ul style="list-style-type: none">- Discussion Employee Evaluations and Salaries <ul style="list-style-type: none">- Discussion Playground Improvement <ul style="list-style-type: none">- Discussion CC Operating Cost <ul style="list-style-type: none">- Discussion | |
| Welcome | | |
| Introduction | Welcome- James Byrne | |
| TOPIC | DISCUSSION/VOTE | ACTION ITEM |
| Approve Previous Minutes | September Board Meeting Minutes – James Byrne | |
| PUBLIC COMMENTS/ COMPLAINTS- Old Business | | |
| Patrol responses | Concern: We received a call to report two young men parked on the shoulder and walking down the driveway of a vacant house. They looked 'suspicious' Response: Patrol drove by the street and talked to them. They were with a moving company, and they were waiting for the moving truck. | |
| | Concern: It was reported that a man wrapped in a blanket was sitting on a bench at the basketball courts, attempting to light something in a tinfoil. Response: Resident requested the man to leave premises. The man didn't move. Patrol was called and by the time patrol got there the man was gone and was no longer on the premises. | |

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| LETTERS TO THE BOARD | | |
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| OFFICER REPORTS | | |
| President | President's Report- James Byrne <ul style="list-style-type: none"> - Follow up Gazebo Damages - Follow up Cameras - Thank you | |
| Vice President | VP Report- Mark Murray | |
| Treasurer | Treasurer's Report- Sylvia Banzon Assets: <ul style="list-style-type: none"> - Checking: \$27,954 - Litigation: \$46,851 - Reserve: \$176,756 - MM: \$254,665 - CD: \$78,312 Budget 2025-2026 <ul style="list-style-type: none"> - Total Revenue: 108% - Total Expenses: 69% <div> <div> <div>PROFIT & LOSS</div> <div>Last month ▾</div> <div>Net profit for September</div> <div> -\$15,148 100% </div> <div> ↓ Down 177% from prior month </div> <div> <div>\$6,958</div> <div>Income</div> <div></div> </div> <div> <div>\$22,106</div> <div>Expenses</div> <div></div> </div> </div> <div> <div>INVOICES</div> <div>\$15,893 Unpaid Last 365 days</div> <div> <div>\$14,296</div> <div>Overdue</div> <div></div> </div> <div> <div>\$1,597</div> <div>Not due yet</div> <div></div> </div> <div> <div>\$7,855 Paid Last 30 days</div> <div> <div>\$0</div> <div>Not deposited</div> <div></div> </div> <div> <div>\$7,855</div> <div>Deposited</div> <div></div> </div> </div> </div> <div> <div>EXPENSES</div> <div>Last 30 days ▾</div> <div>Spending for last 30 days</div> <div> \$14,815 95% </div> <div> ↓ Down 42% from prior 30 days </div> <div> <div> <div></div> <div>ADMINISTRATION / OFFICE</div> </div> <div> <div></div> <div>OPERATION & MAINTENANCE</div> </div> <div> <div></div> <div>UTILITIES</div> </div> <div> <div></div> <div>Other</div> </div> <div>6 to review</div> </div> <div> <div>ACCOUNTS RECEIVABLE ⓘ</div> <div>As of today</div> <div>Date updated 3 minutes ago</div> <div>Total A/R amount</div> <div> \$17,422.32 </div> <div> <div> <div>\$1,596.50</div> <div>Current</div> </div> <div> <div>\$0.00</div> <div>1-7 days</div> </div> <div> <div>\$4,527.51</div> <div>8-14 days</div> </div> </div> </div> </div> </div> | |

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)

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- 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**
- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 – **Completed**
- Fish Plant- \$3,200- **Completed**
- 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. A partial payment was received. The homeowner agreed to make payments.

Open Purchase Orders:

- **PO #42 Slide Gate and dock inspection-** Budget \$4,800 Cost \$6,198. Capital account. Variance Vote approved. **Paid and closed.**
- **PO #45 Gazebo Water Trench-** Estimate total \$1252. Misc maintenance account. Within budget. **Paid and closed.**
- **PO #46 Gazebo Roof Leak-** Estimate of repairs \$680. Misc maintenance account. Within budget. **Paid and closed.**
- **PO #47 Metal frame Picnic Tables-** Replacing damaged tables. Estimate total \$3,200. Common Areas account. Not budgeted. **Paid and closed.**
- **PO #48 Security Cameras-** Estimate \$400. Non budgeted. Common Areas account. **Paid and closed.**

CD expiring in November- Sylvia Banzon

- Review and Approval

Plan: To move half of the funds to the Diamond Money Market earning 2.75% and reinvest the other half into a 5-month CD earning 3.5%. The new account will be opened using the current signers James Byrne, Mark Murray, and Sylvia Banzon.

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| | Salary increases- James Byrne <ul style="list-style-type: none"> - Discussion and Approval | |
| NEW BUSINESS | | |
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| PUBLIC COMMENTS/QUESTIONS- New Business | | |
| | | |
| OPERATIONS | | |
| Maintenance | | |
| Office | Holiday Closures- Sylvia Banzon <ul style="list-style-type: none"> - November 26-28 - December 24- Jan 2 - December 29-30 administrative days for invoices and end of year stuff. We will not be open to the public. Confirmation of Halloween Judges- Mary Helton | |
| Patrol/Compliance | Incident Tracking Log <ul style="list-style-type: none"> - Review and approval Complaint Tracking Log <ul style="list-style-type: none"> - Review and approval Eyesore Log <ul style="list-style-type: none"> - Review and approval | |
| COMMITTEES | | |
| Architectural Control (ACC) | Chairman's Report- Mark Murray ACC Logs Approval- Mark Murray <ul style="list-style-type: none"> - Review and approval New Construction Permits Log- Mark Murray <ul style="list-style-type: none"> - Review and approval Replanting Log- Mark Murray <ul style="list-style-type: none"> - Review and approval Project Completion Log- Mark Murray <ul style="list-style-type: none"> - Review and approval | |
| Building | Chairman's Report- Dale Leaman Building Committee Update- Dale Leaman | |

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| Lake Management | Chairman's Report- Scott Horsfall The inspection of the docks and the slide gate took place on Sept. 25th. Slide Gate Valve Replacement- Scott Horsfall <ul style="list-style-type: none">- Discussion | |
| Hearing | Chairman's Report- Dale Leaman <ul style="list-style-type: none">- Held one complaint validation meeting | |
| Safety | Chairman's Report- Deb Wallace The Safety Committee met on October 16, 2025. Members needed for this committee. Attending: Maureen Allen, Randy and Deb Wallace Discussion included: <ul style="list-style-type: none">- Concerns about the LLVCC restrooms in the playground area that are potentially being used by non-residents. At the Sherriff's meeting on October 15th, a resident asked Under Sheriff Jason Dracobly what could be done about this. His recommendation was to post NO TRESSPASSING and RESIDENTS ONLY signs at both entrances to the playground/bathroom areas. This would allow the Sherriff or backup to respond to a call and make an arrest if they are in the area. Currently there are signs at the entrance near the Gazebo but not at the backside of the playground. We also confirmed that cameras have been ordered to be placed in the bathroom area. Sheriff's Report- Maureen Allen <ul style="list-style-type: none">- Sheriff's Meeting Report Under-Sheriff Jason Dracobly conducted the meeting for Sheriff Spurling. Budget approval for more deputies and equipment will hopefully be signed off by December 1. Declining sales tax collection because of on-line purchases is hurting the counties of Kitsap, Thurston, and Mason. There is a government mandate that the State Superior Court requires Public Defenders to reduce their caseloads, which would give them more time for public defense investigations, even though an increase in crimes exists. Two million dollars are needed next year to fun 10-11 current public defenders. Three officers were recently hired for the jail, but because of recent elevated crime, six more are seriously needed. | |

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| | <p>The deceased female body found at Hwy 3 and Pickering was actually there for 3 or more months.</p> <p>Three years ago, because of social distancing caused by COVID, officers were not allowed to be proactive to conduct traffic stops, for example, speeding and reckless driving. Now there is a renewal of training for 15 officers to be not only reactive, but proactive.</p> <p>Harstine Island has been declared a "Hat Area" because of continued criminal activity and abandoned vehicles. The Health Dept. is also involved because of developing health issues there. A "Set Team" has been developed and designed to focus on community issues.</p> <p>An attendee asked, "Why is the reduced speed to 20 mph located on Hwy 3 at the grade school active on weekends, school dismissal days, and at night?" The continued slowdown when not needed is actually desensitizing adherence to the reduction of speed. An officer was requested to research and address the issue.</p> <p>Mason County has grown 400% in just two years. If folks have county issues, they should attend county commissioners' meetings and voice their concerns.</p> | |
| OLD BUSINESS | | |
| | | |
| MEETING ADJOURNMENT | | |
| Motion to Adjourn | | |
| CLOSED SESSION | | |
| Board Discussions | New Issues: <ul style="list-style-type: none">- Fence without permit- RVs – Division 7 and 8- New construction 1 to 2- Weekends Calls | |
| PRIOR ACTION ITEMS | | |
| DISCUSSION | Action Item List- James Byrne | |
| UPCOMING MEETINGS | | |
| November 19, 2025 | 5:00 PM Budget Preparation Work Group | |
| December 3, 2025 | 5:30 PM Board of Directors Meeting | |

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| UPCOMING EVENTS | | |
|---------------------|---|--|
| October 27-31, 2025 | Halloween Décor Contest | |
| December 6, 2025 | Santa Comes to Allyn Town- Waterfront Park 11am-2pm | |
| MEETING ADJOURNMENT | | |
| Motion to Adjourn | | |
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