

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: February 25, 2026

Attendance:

EXECUTIVE OFFICERS SESSION		
	<p>Playground Improvement</p> <ul style="list-style-type: none"> - Discussion <p>Late Fees</p> <ul style="list-style-type: none"> - Discussion <p>Maintenance</p> <ul style="list-style-type: none"> - Docks <p>Website Documents</p> <ul style="list-style-type: none"> - Discussion <p>Boat Launch</p> <ul style="list-style-type: none"> - Process <p>Tennis Courts</p> <ul style="list-style-type: none"> - Discussion 	
CLOSED EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Weekends Calls - Damages Claim - Attorney Fees - Late Fees - Email issue - Concrete - Tree Removal without permit - Division 7 - Budget Discussion 	
Welcome		
Open Meeting	<p>Welcome- James Byrne</p> <p>Call for New Business- James Byrne</p> <ul style="list-style-type: none"> - Add topics <p>Board Director Openings- James Byrne</p> <ul style="list-style-type: none"> - Call for volunteers/Appointments 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>January Board Meeting Minutes – James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval 	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		

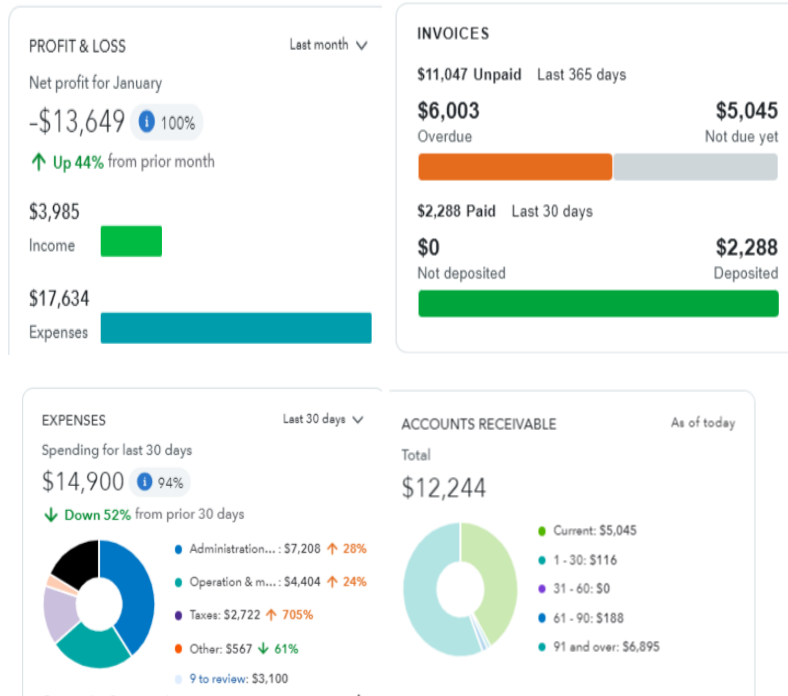
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BOARD LETTERS		
Letter to DNR	<ul style="list-style-type: none"> - The following is a summary of a letter sent from the Board to DNR to address our members' concerns. - LakeLand Village Community Club (LLVCC) consists of more than 950 homes in the historic town of Allyn in Mason County. Our residents value the peace and safety of the community, including the ability to walk freely in the neighborhood. While the noise from ongoing shooting is disruptive, the more critical concern is the risk posed by projectiles entering residential areas. Some of the activity reported involves semi-automatic weapons and rifles. The possibility of a stray round injuring a resident, child, or passerby is an unacceptable risk. <p style="margin-left: 40px;">We respectfully request that the Department of Natural Resources restrict or prohibit target shooting on these parcels pursuant to WAC 332-52-100(1)(a)(i), which allows the Department to limit recreational activities on DNR-managed lands to protect public safety.</p>	
OFFICER REPORTS		
President	<p>President's Report- James Byrne</p> <p>Attorney Search- James Byrne</p> <ul style="list-style-type: none"> - Discussion 	
Vice President	<p>VP Report- Mark Murray</p> <p>LLVCC Branding- Mark Murray</p> <ul style="list-style-type: none"> - Discussion 	
Treasurer	<p>Treasurer's Report February 12, 2026- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$19,230 - Litigation: \$46,284 - Reserve: \$167,148 - MM: \$227,731 - CD: \$58,279 <p>Budget 2025-2026</p> <ul style="list-style-type: none"> - Total Revenue: 114% - Total Expenses: 76% 	

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Proposed and/or Approved Expenditures for New 25-26 Fiscal Year

- Easter Event \$325- **Completed**
- Fishing Derby \$350- **Completed**
- Gazebo and Playground Landscaping- **Completed**
- Gazebo Water Leak Repair- \$13,650- **Completed**
- Replace Playground Set- \$43,000 (Reserves)- **In progress**
- Replace Fence in Playground- \$7,000 (Reserves)- **In progress**
- 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- **Completed**
- Christmas Events- \$650- **Completed**
- Shed Installation- \$7,000- **In progress**
- Website Addition- \$400- **In progress**

HOA Payment Plans and Liens:

- LLVCC has five property liens.
- No foreclosures
- No payment plans

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	<p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - PO #49 Playground Playset Removal/Installation- Budget \$43,000. Current Expenses: 19,991. Open. - PO #50 Website Additions- Budget \$375. Expenses: \$308. Paid and close. - PO #51 Shed Installation- Budget \$7,000. Expenses \$5750. - PO #52 Truck Replacement- Budget \$20,000 Expenses \$24,000. <p>Reserve Study Proposal- Sylvia Banzon</p> <ul style="list-style-type: none"> - Rescind previous vote - Discussion 	
NEW BUSINESS		
PUBLIC COMMENTS/QUESTIONS- New Business		
OPERATIONS		
<p>Maintenance</p>	<p>Maintenance Shed- James Byrne</p> <ul style="list-style-type: none"> - Discussion <p>Weeds and Sod replacement in the Gazebo Area- James Byrne</p> <ul style="list-style-type: none"> - Postponed to Spring <p>Boat Launch Gravel- James Byrne</p> <ul style="list-style-type: none"> - To be scheduled <p>Playground Equipment- James Byrne</p> <ul style="list-style-type: none"> - Discussion <p>Playground Fence- Mark Murray</p> <ul style="list-style-type: none"> - Discussion <p>Concrete Barrier- James Byrne</p> <ul style="list-style-type: none"> - Discussion <p>Fishing Dock- James Byrne</p> <ul style="list-style-type: none"> - Discussion 	
<p>Office</p>	<p>Upcoming Office Closures- Sylvia Banzon</p> <ul style="list-style-type: none"> - February 26-27 - March 12-13 - April 2-3 	

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	<p>Purchase Order Form Template- Mary Helton - Approval</p> <p>Community Calendar Updated- Mary Helton - Discussion</p> <p>Website Updates and Maintenance- Mark Murray - Discussion</p> <p>Shredding Event- Mary Helton - Scheduled June 18th</p>	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log- James Byrne - Review and approval</p> <p>Complaint Tracking Log- James Byrne - Review and approval</p> <p>Eyesore Log- James Byrne - Review and approval</p> <p>Electronic Vote: Motion: James motioned to approve a \$4,000 variance to replace the Patrol truck with a 2020 model. Second: Mark Ayes: James, Sylvia, Dale, Carol, Mark and Deb Oppose: None Abstain: Mo and Scott</p>	
COMMITTEES		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- Mark Murray - Report</p> <p>ACC Logs Approval- Mark Murray - Review and approval</p> <p>New Construction Permits Log- Mark Murray - Review and approval</p> <p>Replanting Log- Mark Murray - Review and approval</p> <p>Project Completion Log- Mark Murray - Review and approval</p>	
<p>Building</p>	<p>Chairman’s Report- Dale Leaman - Committee Recommendations Discussion</p> <p>Community Survey- Dale Leaman</p>	

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	- Discussion	
Lake Management	<p>Chairman's Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>Lake Anderson Log- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion 	
Hearing	<p>Chairman's Report- Dale Leaman</p> <ul style="list-style-type: none"> - No hearing 	
Safety	<p>Chairman's Report- Deb Wallace</p> <p>The Safety Committee met on January 16, 2026. Attending: James Byrne, Dale Leaman, Maureen Allen, Randy and Deb Wallace</p> <p align="center">-</p> <p>Discussion included:</p> <ul style="list-style-type: none"> - Planning for the destruction of the old fence in the playground area and the construction of the new fence. Also includes tearing down the shed in the playground area as it is not cost effective to fix it. The project is expected to take 3 – 5 days and will be done in March/April. - E-mail went out to the community for volunteers with dates and times for help with the fence and shed project. - Deb will handle scheduling of volunteers for each day and will compile a list of the tools they may have for the project. - Forms for volunteers to sign for insurance purposes. - Coordinating lunch and beverages for the volunteers along with photographs of the volunteers for the website (Mo & Deb?). - James and Mark will coordinate the property line, determine the fence length and purchase materials and reserve heavy equipment for demo and a dumpster. - We will need a safety and construction lead for each day along with a daily briefing (Dale?) <p>Sheriff's Report- Maureen Allen</p> <ul style="list-style-type: none"> - The entire Sheriff's Meeting was a discussion about the article in the Mason County Journal addressing Senate Bill 5974 that could cause the removal of elected sheriffs with an individual appointed by the Governor. 	
OLD BUSINESS		
MEETING ADJOURNMENT		
Motion to Adjourn		
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	

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UPCOMING MEETINGS		
March 25, 2026	6:00 PM Board of Directors	
April 22, 2026	6:00 PM Board of Directors	
UPCOMING EVENTS		
April 4, 2026	Easter Bunny Comes to Allyn	
May 2, 2026	Fishing Derby	
June 18, 2026	Shredding Event	
MEETING ADJOURNMENT		
Motion to Adjourn		

Steve Duenkel - Candidate for Lakeland Village Community Club Board

I have a longstanding love for Lakeland Village. My parents first purchased a condominium in Deer Haven back in the 1990's, and I remember my dad taking my kids to the annual fishing derbies. Later, my parents purchased a home at 100 E Westlake Way, that my family and I rented from them. There, we had many incredible memory making events with family and friends, including a lot of magical times on Anderson Lake. Later, my parents purchased a condominium in Glen Allyn, and I later purchased the unit next door to them in 2016. That is where I regularly played golf with my Dad. Those golf adventures were some of the best times I had with him. Ultimately, I purchased my parent's condominium when my Dad became terminally ill, and my parents could no longer be snowbirds and decided to live in Arizona full time.

I still own my condominium in Lakeland Village. Lakeland Village is the heart of Allyn, and I want to see the development continue to grow and thrive for future generations. It would be an honor to serve on the Board and do what I can to help.

Thank you for your consideration.

Steve Duenkel
360-204-8711

Dear Members of the HOA Board,

My name is Libby Finerty, and I am writing to formally express my interest in serving on the Lakeland Village Homeowners Association Board. As a new member of the neighborhood I'd love the opportunity to contribute my time, skills, and perspective to support our community.

My professional background includes experience in real estate, social work, mental health, education, and client advocacy, which shows that I'm able to communicate effectively, collaborate with diverse groups, and approach challenges with fairness and empathy. I am skilled at problem-solving, listening to concerns, and working toward solutions that balance individual needs with the well-being of the broader community.

I believe transparency, respect, and collaboration are essential to a strong HOA, and I am committed to upholding these principles.

I am dependable, organized, and willing to dedicate the time necessary to fulfill the responsibilities of a board member. I would be honored to serve our community and contribute to making it an even better place to live.

Please see my experience and education below. Thank you for your consideration. I would be happy to discuss my interest further and answer any questions.

Sincerely,
Libby Finerty
440 East Lake Shore Drive
425-442-7201

Professional Summary

Education

Master of Social Work (MSW),
University of Washington, 2015-2016

Bachelor of Social Work (BSW)
University of Washington, 2013-2015

Licenses & Certifications

- Licensed Social Worker, LICSW/ Mental Health Therapist
- Real Estate Agent, 2005-2008

Professional Experience

Mental Health Therapist/Private Practice-2023-Present

Elementary School Social Worker-2018-2024

Mukilteo School District

Early Childhood Education Assistance Program – Parent Support / Social Worker- 2016-2018

Real Estate Agent-2005-2008

Core Skills

- Community Resource Coordination
- Communication & Negotiation
- Documentation & Compliance
- Mental Health Counseling & Therapy
- Child & Family Advocacy
- Crisis Intervention
- Case Management
- Client Relationship Management
- Assessment & Treatment Planning

Professional Strengths

- Strong ethical judgment
- Unbiased
- Calm under pressure
- Excellent interpersonal skills
- Adaptable across clinical, educational, and business settings

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Date: January 28, 2026

Attendance: Sylvia Banzon, James Byrne, Scott Horsfall, Dale Leaman, Carol Low, and Mark Murray.

Not Present: Maureen Allen and Deb Wallace

Others Present: Mary Helton, James Pervis, Debbie Leslie, Bill & Barbara McFarland, Zenaida Tiemeyer, Will Harris, and Kristian Schonberg

EXECUTIVE OFFICERS SESSION		
	<p>Maintenance Issues</p> <ul style="list-style-type: none"> - Current shed is leaking and the roof replacement will be over \$6000. We'll discuss options at the meeting today. <p>Playground Improvement</p> <ul style="list-style-type: none"> - This is going well. We still have to remove the posts from the ground. <p>Past due payments</p> <ul style="list-style-type: none"> - Discussion 	
Welcome		
Open Meeting	<p>Welcome- James Byrne</p> <p>Call for New Business- James Byrne</p> <ul style="list-style-type: none"> - Add topics <p>Board Director Openings- James Byrne</p> <ul style="list-style-type: none"> - Call out for volunteers 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>December Board Meeting Minutes – James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Motion: Scott motioned to approve the minutes as presented. Second: Carol Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Piles of Dirt in Park	<p>Question: Why is there a pile of dirt in the park? When are you planning to remove it?</p>	

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	<p>Response: We will remove that when we start working on the playground project.</p>	
Beach Trespassers	<p>Question: Who do we call when there are people at the beach after hours?</p> <p>Response: At this time, we do not have someone or the means to pay for someone that can be on-call 24 hours. We are adding a No Trespassing sign to the chain, so it is more visible as a deterrent.</p>	
Dock Boards	<p>Question: Why were dock boards replaced with treated wood instead of cedar?</p> <p>Response: We were not aware of this until it was pointed out. The boards will be replaced in the spring with untreated cedar or fir boards. The executive officers realized there is a lack of supervision of contractors since we lost Don, and this will be corrected in the upcoming year.</p> <p>During meeting, James Purvis, a member, volunteered to donate materials for replacing dock surfaces.</p>	
Tennis Courts	<p>Concern: As a resident and avid tennis and pickleball participant, I want to encourage the Lakeland Village Maintenance team to clean up and repair the tennis courts. With the popularity of pickleball, I would recommend a dedicated pickleball court along with the existing tennis court. It is my hope this summer to get a senior group of players together and good courts would facilitate this as well as being a good reflection on the community.</p> <p>Response: The net was removed and a sign provided to indicate closure of the north court in June 2025. It was closed due to uneven surfaces that present a safety hazard. The courts are owned by the golf course and leased to Lakeland Village; our lease is renewed in April 2026. The board will be discussing next steps for the tennis courts over the course of the next few meetings.</p>	
LETTERS TO THE BOARD		
OFFICER REPORTS		
President	<p>President's Report- James Byrne</p> <ul style="list-style-type: none"> - Discussion <p>Attorney Search- James Byrne</p> <ul style="list-style-type: none"> - Discussion 	
Vice President	VP Report- Mark Murray	

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	<p style="text-align: center;">- Discussion</p>	
<p>Treasurer</p>	<p>Treasurer's Report January 21, 2026- Sylvia Banzon</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$21,602 - Litigation: \$46,348 - Reserve: \$166,969 - MM: \$222,453 - CD: \$58,163 <p>Budget 2025-2026</p> <ul style="list-style-type: none"> - Total Revenue: 114% - Total Expenses: 73% <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 48%;"> <p>PROFIT & LOSS Last month ▾</p> <p>Net profit for December 2025</p> <p style="font-size: 1.2em;">-\$24,403 📉 100%</p> <p style="font-size: 0.8em;">↓ Down 254% from prior month</p> <p>\$5,486 Income </p> <p>\$29,889 Expenses </p> </div> <div style="width: 48%;"> <p>INVOICES</p> <p>\$16,394 Unpaid Last 365 days</p> <p style="font-size: 1.2em;">\$6,287 Overdue</p> <p style="font-size: 1.2em;">\$10,107 Not due yet</p> <div style="width: 100%; height: 15px; background: linear-gradient(to right, orange 33%, gray 33% 66%, gray 66% 100%);"></div> <p>\$2,146 Paid Last 30 days</p> <p style="font-size: 1.2em;">\$0 Not deposited</p> <p style="font-size: 1.2em;">\$2,146 Deposited</p> <div style="width: 100%; height: 15px; background-color: green;"></div> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 48%;"> <p>EXPENSES Last 30 days ▾</p> <p>Spending for last 30 days</p> <p style="font-size: 1.2em;">\$13,982 📉 95%</p> <p style="font-size: 0.8em;">↓ Down 57% from prior 30 days</p> <div style="display: flex; align-items: center;"> <ul style="list-style-type: none"> • Administration / office: \$7,193 ↓ 16% • Operation & maintenance: \$3,615 ↑ 28% • Utilities: \$1,464 ↓ 2% • Other: \$1,710 ↓ 91% • 8 to review: \$1,274 </div> </div> <div style="width: 48%;"> <p>ACCOUNTS RECEIVABLE As of today</p> <p>Total</p> <p style="font-size: 1.2em;">\$17,860</p> <div style="display: flex; align-items: center;"> <ul style="list-style-type: none"> • Current: \$10,107 • 1 - 30: \$0 • 31 - 60: \$256 • 61 - 90: \$1,363 • 91 and over: \$6,134 </div> </div> </div> <p style="margin-top: 20px;">Proposed and/or Approved Expenditures for New 25-26 Fiscal Year</p> <ul style="list-style-type: none"> - Easter Event \$325- Completed - Fishing Derby \$350- Completed - Gazebo and Playground Landscaping- Completed - Gazebo Water Leak Repair- \$13,650- Completed - Replace Playground Set- \$43,000 (Reserves)- In progress - 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 – Completed - Fish Plant- \$3,200- Completed - Halloween Décor- \$50- Completed - Christmas Events- \$650- Completed <p>HOA Payment Plans and Liens:</p> <ul style="list-style-type: none"> - One homeowner in payment plan. - LLVCC has a total of five property liens. - There is one property in foreclosure proceedings. Two payments received. <p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - PO #49 Playground Playset Removal/Installation- Budget \$43,000. Current Expenses: 19,991.00. Open. - PO #50 Website Additions- Budget \$375. Current Expenses: \$0. Open. <p>Reserve Study Proposal- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Motion: Carol motioned to approve the Reserve Study Proposal Second: Dale Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p>	
NEW BUSINESS		
PUBLIC COMMENTS/QUESTIONS- New Business		
Will Harris	<p>I am very impressed with the members of the Building and Amenities Committee. We have a lot of talent on this committee. It was made clear to us that the committee is focused on form and function.</p> <p>I wanted to bring to the attention of the Board the fact that many households are struggling and you need to be prepared to answer questions about “fiscal and financing”.</p>	
James Pervis	<p>Question: I would like to know what areas the HOA owns?</p> <p>Response: The HOA leases the office, tennis courts and the cart path that connects Lakeland Way with Westlake Way N. The HOA owns basketball courts, gazebo/beach area, playground, fishing docks, dam, boat launch, lot 66 in front of the boat launch and lot 55 adjacent to the cart path.</p>	
James Pervis	Concern: Shooting behind E Westlake S. It seems like they are using automatic weapons.	

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	<p>Discussion summary: The Department of Natural Resources owns the land, and shooting there is permitted under the law. Call Sheriff for safety concerns, call County Commissioner or write to DNR.</p>	
<p>James Pervis</p>	<p>Concern/ Discussion: DNR is spraying herbicides on their land, but the runoffs are affecting neighboring properties. There is no notification of the spraying. I had trees dying in my property from the runoff.</p> <p>Response: Writing a letter to DNR with the specific dates and times to account for personal damages.</p>	
<p>OPERATIONS</p>		
<p>Maintenance</p>	<p>Maintenance Shed- James Byrne</p> <ul style="list-style-type: none"> - The roof has failed for the current shed. It will cost over \$7000 to repair the roof. - We currently only utilize half of the shed and we do not need such a large building. - Discussion on replacing roof or getting a smaller new unit. <p>Motion: James motioned to get a new shed not to exceed \$7,000. Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Motion: James motioned to place the new shed near the basketball courts for easy access from the office. Second: Carol Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Weeds and Sod replacement in the Gazebo Area- James Byrne</p> <ul style="list-style-type: none"> - This will be a spring project. <p>Boat Launch Gravel- James Byrne</p> <ul style="list-style-type: none"> - This will be a spring project. <p>Playground Fence- James Byrne</p> <ul style="list-style-type: none"> - The playground fence behind the playset has failed; it needs to be replaced. We got some quotes on this, but we think we can manage this with some members of the Board and volunteers. 	

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	<ul style="list-style-type: none"> - There was a discussion about expanding the scope of this project to add a fence to the back of the playground. People are using the playground as a short cut and cut through to the back of LLVCC properties. The proposed expansion must be formally quoted and then approved through a vote. - Safety Committee will take over the approved fence project to coordinate volunteers. The office will send out a call for volunteers. 	
Office	<p>Website changes- Mark Murray</p> <ul style="list-style-type: none"> - We are creating a page on our website that will be community managed for sharing current clubs and new clubs' information. <p>Upcoming Office Closures- Sylvia Banzon</p> <ul style="list-style-type: none"> - February 26-27 - April 2-3 	
Patrol/Compliance	<p>Incident Tracking Log- James Byrne</p> <ul style="list-style-type: none"> - Review and approval. <p>Motion: Dale motioned to approve log as presented Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Complaint Tracking Log- James Byrne</p> <ul style="list-style-type: none"> - Review and approval. <p>Motion: Sylvia motioned to approve log as presented. Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Eyesore Log- James Byrne</p> <ul style="list-style-type: none"> - Item #70 Lakeland Way- A letter was sent on November 5, 2026. There was no response from the homeowner, and the problem still exists. <p>Motion: Sylvia motioned to follow Resolution 16 and a \$25 fine to be assessed to the property account. Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <ul style="list-style-type: none"> - Item #74 Westlake Way- Camper visible <p>Motion: Sylvia motioned to follow Resolution 16 and to send a warning letter Second: Mark</p>	

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	<p>Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>- Item # 73 Landscaping issues Motion: Carol motioned to follow Resolution 16 and to send a warning letter Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>- Item #72 Utility Trailer Motion: Sylvia motioned to follow Resolution 16 and to send a warning letter Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>- Item #76 Utility Trailer The trailer is hidden from view and is only visible from one side of the road. We will remove this item from the list.</p> <p>- Item #71 Dirt Piles in front of the yard. A letter was sent prior and there was no response from the homeowner, and the problem still exists. Motion: James motioned to follow Resolution 16 and a \$25 fine to be assessed to the property account. Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>- Item #80 Garbage Cans Motion: James motioned to follow Resolution 16 and to send a warning letter Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Truck Issues and Repairs- James Byrne</p> <p>- The Patrol truck is showing its age. The 2009 vehicle requires extensive repairs. According to the estimate it would take 5K- 7K to repair, plus it needs tires. The cost of repairs exceeds the value of the truck. Motion: James motion to replace the truck and to approve a variance of \$5000 to the capital reserves money allocated to this item for a total of \$22,000.</p>	
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	<p>Second: Dale Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p>	
COMMITTEES		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- Mark Murray - Report ACC Logs Approval- Mark Murray - Review and approval. Motion: Carol motioned to approve log as presented Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>New Construction Permits Log- Mark Murray - Review and approval. Motion: Sylvia motion to approve log as presented Second: Mark Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Replanting Log- Mark Murray - Review and approval. Motion: Mark motion to approve log as presented Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Project Completion Log- Mark Murray - Review and approval. Motion: Mark motion to approve log as presented Second: Sylvia Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p> <p>Resolution 26- Mark Murray - The resolution proposed amendments reflect changes in the ACC's authority to approve projects. The revisions were discussed at the meeting. Motion: Mark motion to approve resolution as presented with one typo edit on #19. Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>ACC Guidelines- Mark Murray</p> <ul style="list-style-type: none"> - The website will feature the revised ACC guidelines once they have been updated. 	
<p>Building and Amenities Committee</p>	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - The playground upgrade is moving forward. The committee plans to distribute a survey to the community next month to gather input on both existing and potential future amenities. 	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>Lake Anderson Log- Scott Horsfall</p> <ul style="list-style-type: none"> - Deferred <p>Lake Weeds- Scott Horsfall</p> <ul style="list-style-type: none"> - Weed treatments will be schedule in Spring and Summer. 	
<p>Hearing</p>	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - No hearing. 	
<p>Safety</p>	<p>Safety Committee - James Byrne</p> <ul style="list-style-type: none"> - Report <p>The Safety Committee met on January 16, 2026. Attending: James Byrne, Dale Leaman, Maureen Allen, Randy and Deb Wallace</p> <p>Discussion included:</p> <ol style="list-style-type: none"> 1. The area between the docks and shore in the gazebo area needs to be addressed. There is 5-6 inches of water that needs to be filled in with concrete wall blocks. This item will go back to the committee for solution. 2. The fence in the playground needs to be removed and replaced. We are going to reach out for volunteers to help with this project. There is a plan for this with a call for volunteers. 3. The playground is under construction, and it is closed until April when the new playground equipment is completed. 4. The shed is in the process of being repaired or replaced due to failure of the roof. There is a plan for the replacement of the shed. <p>Chairman’s Report- Deb Wallace</p> <ul style="list-style-type: none"> - No meeting <p>Sheriff’s Report- Maureen Allen</p> <ul style="list-style-type: none"> - Sheriff’s Meeting Report 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<ul style="list-style-type: none">• A detective from the Mason County Sheriff's Department gave a report on the process of finding and arresting Sean Gregory Harris for the murder of Mallory Barbour, whose nude body was found close to the Park & Ride off Pickering Rd. The report in the Shelton Mason County Journal left out the most important detail in the investigation. While researching Mallory's computer, the screen showed her refrigerator. On the door of the fridge was a Post-It note with a single address and cell phone number, which led to the arrest of Mr. Harris. During the arrest, Mallory's purse, with numerous items including her identification inside, were found along with gun shell casings in the apartment, which matched those found next to her body. The Post-It note became a hero!!• An organized burglar group has been found and broken up. The search extended to many counties.• Mason County became a county in 1854. The first sheriff was established by appointment. At the time, only 25 men over 21 could vote. State Patrol was established in 1921. At that time, no drivers' licenses were required because they weren't needed for a horse and buggy!• Currently, the jail is not crowded. Folks are being arrested and released back on the streets.• Mental health issues are the majority of help calls to the Sheriff's office.• New gun license permits and renewals to carry are being handled at the State Patrol office.• The auditor's website now has information regarding House Bill 2298 to lock and protect private property.• The Dare Program is only in one school now. Recently 2 12-year-olds have overdosed in Mason County.• An attendee asked the Sheriff to post all Sheriff Meetings, location, and dates. He will address that issue as he thought the information was already available.• By law, all Fire Department vehicles cannot speed.• Currently, there are typically two deputies and supervisors in the north and south end of the county. On a good day. There are four assigned in the north and south. Need more qualified prospects for law enforcement. Many cannot pass testing and requirements.	
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LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

OLD BUSINESS		
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: Second: Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James	
CLOSED EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Weekends Calls - Executive Officers Meeting - Survey Communication - New Construction - Lot 66 - Tennis courts 	
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
February 11, 2026	6:00 PM Town Hall Meeting for Budget Discussion	
February 25, 2025	6:00 PM Board of Directors	
February 25,2025	7:00 PM Budget/Election Meeting	
UPCOMING EVENTS		
TBD	Easter Bunny Comes to Allyn	
MEETING ADJOURNMENT		
Motion to Adjourn	Motion: Dale motioned to adjourn meeting at 7:11 pm Second: Scott Ayes: Sylvia, Scott, Dale, Carol, and Mark Oppose: None Abstain: James	

Balance Sheet

LAKELAND VILLAGE COMMUNITY CLUB

As of February 24, 2026

DISTRIBUTION ACCOUNT	TOTAL
Assets	
Current Assets	
Bank Accounts	
Biller Genie ACH Sweep Account	0.00
Biller Genie CC Sweep Account	0.00
KCU 5-month CD 004	20,990.37
KCU 5 month CD 005	15,413.55
KCU Business Checking #0007	16,585.54
KCU Business MM #0001	24,732.75
KCU Employee Checking #0008	826.25
KCU MM Diamond #0006	71,152.08
KCU PremMM 002	99,000.00
KCU Savings #0000	0.00
Key Bank Checking #9554	1,050.83
Key Bank Litigation #9709	46,284.94
Key Bank MM #9422 -Cap Reserves	167,148.33
Kitsap Bank CD #1828	21,876.57
Kitsap Bank Checking #1596	26,107.55
Kitsap Bank Holding MM #1818	8,249.06
Total for Bank Accounts	\$519,417.82
Accounts Receivable	
ACCOUNTS RECEIVABLE	1,469.70
Total for Accounts Receivable	\$1,469.70
Other Current Assets	
Payroll Corrections	0.00
Payroll Refunds	174.84
Petty Cash	315.83
PREPAID INSURANCE	7,084.01
QuickBooks Tax Holding Account	-112.30
UNDEPOSITED FUNDS	2,850.00
Total for Other Current Assets	\$10,312.38
Total for Current Assets	\$531,199.90
Fixed Assets	
2009 FORD RANGER	10,500.00
ACCUM DEPRECIATION	-198,602.99
FURNITURE & FIXTURES	0.00
IMPROVEMENTS	150,584.20
NAVY EASEMENT LAND	3,980.00
OFFICE EQUIPMENT	2,355.45

Balance Sheet

LAKELAND VILLAGE COMMUNITY CLUB

As of February 24, 2026

DISTRIBUTION ACCOUNT	TOTAL
PROPERTY & EQUIPMENT	48,335.87
Total for Fixed Assets	\$17,152.53
Total for Assets	\$548,352.43
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Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
ACCOUNTS PAYABLE	672.24
Total for Accounts Payable	\$672.24
Credit Cards	
T-MOBILE REBATE CC 1885	0.00
Total for Credit Cards	\$0.00
Other Current Liabilities	
6560 TAXES & INSURANCE	
PAYROLL TAXES-EMPLOYER	-539.15
Total for 6560 TAXES & INSURANCE	-\$539.15
ASSOC. TAXES PAYABLE	0.00
CHECKS HELD	0.00
CONTRACT LIABILITIES	0.00
Direct Deposit Liabilities	197.65
Direct Deposit Payable	0.00
PAID TIME OFF PAYABLE	2,307.03
PAYROLL LIABILITIES	3,585.26
PREPAID MEMBER DUES	0.00
Total for Other Current Liabilities	\$5,550.79
Total for Current Liabilities	\$6,223.03
Total for Liabilities	\$6,223.03
Equity	
Opening Bal Equity	0.00
RETAINED EARNINGS	470,391.82
Net Income	71,737.58
Total for Equity	\$542,129.40
Total for Liabilities and Equity	\$548,352.43

LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
CAPITAL FUNDS		45,000.00	-45,000.00	
INTEREST REVENUE				
C/D INTEREST INCOME	2,636.14	2,500.00	136.14	105.45 %
MONEY MARKET ACCOUNT INTEREST	6,451.80	4,800.00	1,651.80	134.41 %
SAVINGS ACCOUNT INTEREST	14.10	20.00	-5.90	70.50 %
Total INTEREST REVENUE	9,102.04	7,320.00	1,782.04	124.34 %
Returned Check Charges	0.00		0.00	
REVENUE				
A-MEMBERSHIP DUES	270,337.85	273,458.00	-3,120.15	98.86 %
BOAT STORAGE FEES	1,721.19	1,750.00	-28.81	98.35 %
COVENANT VIOLATION FINES	32,048.06	3,000.00	29,048.06	1,068.27 %
FINANCE CHARGES / LATE FEES	12,544.36	2,500.00	10,044.36	501.77 %
LIEN COLLECTIONS	23,402.33	2,000.00	21,402.33	1,170.12 %
LIEN FEES CHARGED	819.43	2,000.00	-1,180.57	40.97 %
LLVCC RECORDS REQUEST FEE	3.40	6.00	-2.60	56.67 %
MISC. DEPOSITS	26.10	100.00	-73.90	26.10 %
NOTARY SERVICES	470.00	400.00	70.00	117.50 %
PROPERTY TRANSFER FEES	19,536.16	24,000.00	-4,463.84	81.40 %
PROPERTY WALKAROUNDS	370.94	925.00	-554.06	40.10 %
RETURNED CHECK FEES	124.31	30.00	94.31	414.37 %
SIGN FEES-ADDITIONAL	966.19	750.00	216.19	128.83 %
Total REVENUE	362,370.32	310,919.00	51,451.32	116.55 %
Technology_Fees_BG	133.50		133.50	
Unapplied Cash Payment Income	1,367.57		1,367.57	
Total Income	\$372,973.43	\$363,239.00	\$9,734.43	102.68 %
GROSS PROFIT	\$372,973.43	\$363,239.00	\$9,734.43	102.68 %
Expenses				
ADMINISTRATION / OFFICE				
ACCOUNTING & TAX SERVICES	487.96	6,000.00	-5,512.04	8.13 %
ADMINISTRATION MILEAGE	108.74	160.00	-51.26	67.96 %
ADVERTISING		200.00	-200.00	
BACKGROUND CHECKS	39.90	150.00	-110.10	26.60 %
BANK FEES & SERVICE CHARGES	946.21	3,750.00	-2,803.79	25.23 %
CAMERAS SERVICE	216.00		216.00	
CELLPHONE SERVICE	3,710.62	1,800.00	1,910.62	206.15 %
CLUBHOUSE CARPET CLEANING	1,207.98	1,250.00	-42.02	96.64 %
COMPUTER SUBSCRIPTIONS				
ADOBE	195.39	320.00	-124.61	61.06 %
CONSTANT CONTACT	727.61	800.00	-72.39	90.95 %
EXTERNAL ACCESS	215.03	200.00	15.03	107.52 %
INTUIT-QUICKBOOKS	3,095.21	2,500.00	595.21	123.81 %
MICROSOFT OFFICE 365	672.20	100.00	572.20	672.20 %

LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Total COMPUTER SUBSCRIPTIONS	4,905.44	3,920.00	985.44	125.14 %
CONVENIENCE FEES	652.83	500.00	152.83	130.57 %
LEGAL FEES	1,420.00	6,000.00	-4,580.00	23.67 %
LEGAL FEES-LIENS & FORECLOSURE	12,448.55	8,000.00	4,448.55	155.61 %
MASON COUNTY AUDITOR	1,880.62	2,000.00	-119.38	94.03 %
NON PROFIT REPORT	20.00	125.00	-105.00	16.00 %
OFFICE RENT	2,250.00	3,000.00	-750.00	75.00 %
OFFICE SUPPLIES				
COPIER LEASE	3,517.51	4,200.00	-682.49	83.75 %
GENERAL OFFICE SUPPLIES	902.85	1,000.00	-97.15	90.29 %
OFFICE EQUIPMENT	408.85	500.00	-91.15	81.77 %
POSTAGE & DELIVERY	261.67	1,500.00	-1,238.33	17.44 %
PRINTING	727.72	800.00	-72.28	90.97 %
Total OFFICE SUPPLIES	5,818.60	8,000.00	-2,181.40	72.73 %
PAYROLL OFFICE COORDINATOR	49,090.12	58,200.00	-9,109.88	84.35 %
RESERVE STUDY		0.00	0.00	
TECHNICAL SUPPORT	1,094.67	1,500.00	-405.33	72.98 %
WEBSITE	340.00	1,000.00	-660.00	34.00 %
Total ADMINISTRATION / OFFICE	86,638.24	105,555.00	-18,916.76	82.08 %
BAD DEBT	25,096.29		25,096.29	
CAPITAL RESERVES				
CAPITAL EXPENSES	31,452.50	45,000.00	-13,547.50	69.89 %
FUNDING RESERVES		40,000.00	-40,000.00	
Total CAPITAL RESERVES	31,452.50	85,000.00	-53,547.50	37.00 %
COMMUNITY EVENTS				
CHRISTMAS LIGHT CONTEST	250.00	300.00	-50.00	83.33 %
CHRISTMAS- KIDS	361.95	350.00	11.95	103.41 %
CPR TRAINING	595.00	800.00	-205.00	74.38 %
EASTER	179.00	325.00	-146.00	55.08 %
FISHING DERBY	267.45	350.00	-82.55	76.41 %
GARAGE SALE	79.46	75.00	4.46	105.95 %
HALLOWEEN DECOR	50.00	50.00	0.00	100.00 %
JULY 4TH AMERICANA DECOR	50.00	50.00	0.00	100.00 %
PICNIC	1,810.10	1,850.00	-39.90	97.84 %
SHREDDING EVENT	618.00	625.00	-7.00	98.88 %
Total COMMUNITY EVENTS	4,260.96	4,775.00	-514.04	89.23 %
DEPRECIATION		6,970.84	-6,970.84	
INSURANCE	-0.86		-0.86	
BOARD OF DIRECTOR INSURANCE	5,343.13	5,500.00	-156.87	97.15 %
PROPERTY LIABILITY INSURANCE	15,015.00	12,250.00	2,765.00	122.57 %
UMBRELLA POLICY	5,149.00	6,500.00	-1,351.00	79.22 %
VEHICLE INSURANCE	2,524.00	2,300.00	224.00	109.74 %

LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
VOLUNTEER INSURANCE	300.00	350.00	-50.00	85.71 %
Total INSURANCE	28,330.27	26,900.00	1,430.27	105.32 %
OPERATION & MAINTENANCE	-304.14		-304.14	
COMMON AREA IMPROVEMENTS				
BEACH/GAZEBO	1,878.58	1,800.00	78.58	104.37 %
BOAT STORAGE	130.68	1,500.00	-1,369.32	8.71 %
PLAYGROUND/BATHROOMS		1,200.00	-1,200.00	
Total COMMON AREA IMPROVEMENTS	2,009.26	4,500.00	-2,490.74	44.65 %
COMMON AREA LANDSCAPING	8,072.00	8,600.00	-528.00	93.86 %
PORTABLE RESTROOM	713.80	725.00	-11.20	98.46 %
TENNIS COURTS				
TENNIS COURT LEASE	25.00	25.00	0.00	100.00 %
TENNIS COURT MAINTENANCE	72.14	750.00	-677.86	9.62 %
Total TENNIS COURTS	97.14	775.00	-677.86	12.53 %
Total COMMON AREA LANDSCAPING	8,882.94	10,100.00	-1,217.06	87.95 %
COMPLIANCE/PATROL				
PATROL SUPPLIES	177.99	200.00	-22.01	89.00 %
VEHICLE FUEL	2,722.81	2,800.00	-77.19	97.24 %
VEHICLE MAINTENANCE	1,730.67	2,300.00	-569.33	75.25 %
VEHICLE REGISTRATION	96.25	125.00	-28.75	77.00 %
Total COMPLIANCE/PATROL	4,727.72	5,425.00	-697.28	87.15 %
LAKE MAINTENANCE				
DEPT. OF ECOLOGY-DAM FEES	2,416.00	2,500.00	-84.00	96.64 %
FISH	3,200.00	3,200.00	0.00	100.00 %
NOXIOUS WEEDS	13,322.50	14,000.00	-677.50	95.16 %
REPAIRS & OTHER MAINTENANCE	7,669.11	11,000.00	-3,330.89	69.72 %
WATER TESTING	225.00	600.00	-375.00	37.50 %
Total LAKE MAINTENANCE	26,832.61	31,300.00	-4,467.39	85.73 %
MAINTENANCE				
CONTRACT HOURS	3,950.00	4,500.00	-550.00	87.78 %
MAINTENANCE SUPPLIES	1,318.11	1,500.00	-181.89	87.87 %
MISC	11,834.82	18,500.00	-6,665.18	63.97 %
SPEED SIGNS		500.00	-500.00	
Total MAINTENANCE	17,102.93	25,000.00	-7,897.07	68.41 %
PAYROLL-GROSS				
BEACH AUTHORITY	7,872.15	9,000.00	-1,127.85	87.47 %
COMPLIANCE/PATROL	16,015.44	20,725.00	-4,709.56	77.28 %
MAINTENANCE	1,433.62	2,060.00	-626.38	69.59 %
Total PAYROLL-GROSS	25,321.21	31,785.00	-6,463.79	79.66 %
TREE REMOVAL		5,000.00	-5,000.00	
Total OPERATION & MAINTENANCE	84,572.53	113,110.00	-28,537.47	74.77 %
Payroll Expenses	-482.35		-482.35	

LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY_2025_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Taxes	526.51		526.51	
Total Payroll Expenses	44.16		44.16	
PAYROLL-GROSS				
COMPLIANCE/PATROL	565.07		565.07	
MAINTENANCE	19.21		19.21	
Reimbursements	2.32		2.32	
Total PAYROLL-GROSS	586.60		586.60	
TAXES				
FEDERAL INCOME TAX	3,261.75	2,500.00	761.75	130.47 %
PAID LEAVE	1,783.22	2,500.00	-716.78	71.33 %
PAYROLL TAXES-EMPLOYER	12,100.47	16,000.00	-3,899.53	75.63 %
Total TAXES	17,145.44	21,000.00	-3,854.56	81.64 %
TAXES (deleted)				
PAID LEAVE (deleted)	153.68		153.68	
Total TAXES (deleted)	153.68		153.68	
TRANSFER FEE EXPENSES				
NAME SIGNS & POSTS	5,684.13	4,400.00	1,284.13	129.18 %
Total TRANSFER FEE EXPENSES	5,684.13	4,400.00	1,284.13	129.18 %
UTILITIES				
Garbage	1,254.13	1,500.00	-245.87	83.61 %
INTERNET & PHONE	2,126.56	2,400.00	-273.44	88.61 %
PUD 3	11,688.58	14,100.00	-2,411.42	82.90 %
SEWER	1,210.41	1,500.00	-289.59	80.69 %
WATER	637.15	600.00	37.15	106.19 %
Total UTILITIES	16,916.83	20,100.00	-3,183.17	84.16 %
Total Expenses	\$300,881.63	\$387,810.84	\$ -86,929.21	77.58 %
NET OPERATING INCOME	\$72,091.80	\$ -24,571.84	\$96,663.64	-293.39 %
Other Expenses				
Reconciliation Discrepancies-1	354.22		354.22	
Total Other Expenses	\$354.22	\$0.00	\$354.22	0.00%
NET OTHER INCOME	\$ -354.22	\$0.00	\$ -354.22	0.00%
NET INCOME	\$71,737.58	\$ -24,571.84	\$96,309.42	-291.95 %

Purchase Order

1. Purchase order must be completed and approved prior to any Board member or Staff member with the Exception of the Office Manager ordering supplies or services.
2. The LLVCC Office Manager will order products/services.
3. Submit price quotes/estimates with Purchase Order.

Date Requested: _____ Amount Approved: _____

Product or Project:

Vendor	Description	Notes	Amount

Requested By: _____ Signature: _____
Date: _____

Approved By: _____ Signature: _____
Date: _____

Board President or Treasurer

Account (i.e. maintenance supplies, legal fees, reserve, operating supplies, etc.)

LAKELAND VILLAGE COMMUNITY CLUB CALENDAR – 2026

Wed. January 28	5:30pm	Monthly Board of Directors Meeting
Wed. February 25	5:30pm	Monthly Board of Directors Meeting
Wed. February 25	7:00pm	<i>BUDGET/ELECTION COMMUNITY Meeting</i>
Wed. March 25	5:30pm	Monthly Board of Directors Meeting **2026-2027 New Board of Directors**
Sat. April 4	11:00am- 12:30 pm	<i>EASTER BUNNY COMES TO ALLYN Waterfront Park, 11am – 2pm</i>
Wed. April 22	5:30pm	Monthly Board of Directors Meeting
Sat. May 2	7:00am	<i>FAMILY FISHING DERBY (Weigh in 10:00am)</i>
Wed. May 27	5:30pm	Monthly Board of Directors Meeting
Thurs. June 18	12:00 pm	<i>SHREDDING EVENT (12-2)</i>
Wed. June 24	5:30pm	Monthly Board of Directors Meeting
Wed. June 24	7:00pm	<i>LAKELAND VILLAGE COMMUNITY Meeting</i>
July 2-4		<i>AMERICANA CONTEST</i>
Wed. July 22	5:30pm	Monthly Board of Directors Meeting
Sat. August 8	8:00-5:00	<i>GARAGE SALE</i>
Sat. August 22	4:00-6:00	<i>ANNUAL PICNIC – Beach Gazebo Area</i>
Wed. August 26	5:30pm	Monthly Board of Directors Meeting
Wed. September 23	5:30pm	Monthly Board of Directors Meeting
Fri. October 23	11:00am	<i>FISH PLANT</i>
Wed. October 28	5:30pm	Monthly Board of Directors Meeting
October 31		<i>HALLOWEEN DECORATION CONTEST</i>
NOVEMBER		No Board of Directors Meeting
Wed. November 18	4:30pm	<i>Budget Preparation Work Group</i>
Wed. December 2	5:30pm	Monthly Board of Directors Meeting
Sat. December 5	11:00 am- 12:30 pm	<i>SANTA COMES TO ALLYN TOWN Waterfront Park, 11am – 2pm</i>
December 16-18		<i>CHRISTMAS LIGHTS CONTEST</i>

A	B	C	D	E
66	Early Feb Cart path on Navy Property	Randy Wallace	A gentleman from out of town became confused and tried to make the ferry back to Seattle by going through our cart path. He thought the chain at the gate was the ferry closing and tried to run it.	Sheriff was called, gentleman was taken for psych eval, truck was towed
67	2/22/2026 Fishing Dock	Randy Wallace, resident.	Two teenagers were observed by another resident fishing, then messing with the dock itself. He photographed them as they separated the two parts of the dock. One half floated into the lake. The resident contacted Patrol	Sheriff was called, boys were identified, parents and grandparents notified. Early morning Feb. 23, boys and father came out from West Seattle and reattached the parts of the dock. Further punishment (at parents' request), boys will help repair docks into spring and summer.

1/26/2026		Sterling Dr	Trash cans in front of garage				Board President and Patrol to observe Wed. 1/28.	
1/26/2028	LLVCC	Tennis courts	Courts not maintained.		Maintain courts		Forwarded to Board	
	Cedarland Renters		Trash thrown out of house and car into yard and driveway.				Emailed Jessica at Cedarland. Sent one complaintant the complaint form.	
2/9/2026		1080 E Old Ranch Rd		Res 16	Clean it up			

DATE OF PERMIT	NAME	ADDRESS	LOT/DIV	PERMIT ENDS	REPLANT CONDITIONS
8/12/2024		E Rainier Ct	65/11	10/31/2024	1:01
8/22/2024		E Sterling Dr	8/12-1.	4/1/2025	1 fir to be replanted
9/5/2024		E Hofaker	43/12-1	11/30/2024	
8/29/2024		E Rainier Ct	53/11	12/31/2024	4 alders, a cedar, a pine
9/26/2024		E Hofaker Rd	33/12	1/31/2024	3 to be planted
9/26/2024		E Mountain View Dr	26/2.	6/1/2025	Replace firs
10/18/2024		E Hofaker Rd	36/12-1.	11/15/2024	4 trees approved; new native 1:1
10/23/2024		E Allynview Dr	3/10.	12/31/2024	Replace fir w/ smaller species

1/15/2025		E Rainier Dr	8/8 .	4/15/2025	3-4 trees
1/30/2025		E Soderberg Rd	12/12-2.	6/1/2025	1:1, Native, 6'
4/24/2025		E Channel Dr	96/5	6/15/2025	2 trees
5/7/2025		E Hofaker	43/12-1	5/30/2025	black Lace Elderberry
5/23/2025		E Rainier Dr	113/8	7/31/2025	Remove 2, replant 4 as per plan
5/30/2025		E Old Ranch Rd	103/11	7/31/2025	Rhododendron, weeping spruce
9/12/2025		E Olympic Dt	5/11A	12/31/2025	6' tree, same species
		E Lakeshore Dr			TBD- see MOU. 7 native trees in landscaping plan, to be approved by Board.
8/19/2025		E Lakeshore Dr		11/30/2025	4 6 ft douglas Fir Trees
9/4/2025		E Old Ranch Rd B4			Replace three trees

10/23/2025	E Soderberg Rd			four trees
11/5/2025	E Fairway Dr	52/6	12/31/2025	Replant 1 Fir
1/16/2026	E Soderberg Rd	47/12-1	4/1/2026	Replace with cedars

Replant plan received	REPLANT COMPLETION DATE	NOTES
Not requested	Complete	Emailed for update 9/22/25; Confirmed w/ pics.
Not requested	Confirmed w/ Pics	Emailed for update 9/22/25; Confirmed w/ pics.
Not requested	Reported Complete	Emailed for update 9/22/25; Verbal confirmation
Received		As per Hearing. Emailed for update 9/22/25
Not requested		Emailed for update 9/22/25
Not requested		Emailed for update 9/22/25
	Complete	Will send pics. Emailed for update 9/22/25. 9/26: Has 4 trees. Will plant 9/27-28
	Confirmed w/ Pics	Pics requested. Emailed for update 9/22/25; Confirmed w/pics

Not requested	Reported Complete 4/1/2025	Emailed for update 9/22/25; Verbal confirmation
	Confirmed w/ Pics	Emailed for update 9/22/25; Confirmed w/pics
		Emailed for update 9/22/25
	Reported Complete	Emailed for update 9/22/25; Verbal confirmation
Yes		Emailed for update 9/22/25
	Confirmed No pics. Can drive by	Emailed for update 9/22/25; Emailed confirmation
Yes		No visible tree.
		Note Deadline in the letter
Missed 9/15 deadline; Rec. Final plan 10/14/25	Complete	Note Deadline in the letter Nov. 30, 2025. Completed in 2/2/26 with 4 x 3ft trees. Fine Paid
No response as of Sept 22; NR 10/14/25. Fine paid 12/3/25. Reminder sent about replanting 12/5/25.	No trees 1/14/26	Fine; Folder in Board Correspondence; Reminder to pay fine sent 9/18/25; Letter with notice of late fees sent 11/20. Letter was sent on 2/2/26 with fine for \$25.

	Null	Did not remove any trees.
Yes, w/permit		Tree in pot, not planted yet.
No, but stated on permit		

	A	B	C	D	E
144	Jan-26				
145	15th	E Rainier Ct	Roofing		Complete
146	30th	E Fairway Dr	Roofing emergency		Complete 1/9/2026
147	30th	E Fairway Dr	Metal roof		Complete
148	31st	E Fairway Dr	Deck addition		Will contact
150	31st	E Sterling Dr	Human door through garage		Door in, Dec. 2025. Paint in Spring.
151	31st	E Old Ranch Rd	Reroof house		Complete
152	31st	E Fairway Dr	Remove 13 dead/dying trees		Office to confirm
153	31st	E Westlake Way	Remove tree		Complete
154					
157	Feb-26				
158	15th	E Fairway Dr	Reroof house		Complete
159	15th	E Soderberg Rd	Remove two deciduous trees, replace w/cedars		Office to contact
160	15th	E Country Club Dr	Roofing		Complete 2/17/26
161					

Wednesday, February 25, 2026

LLVCC Building and Amenities Committee

Recommendations to LLVCC HOA Board of Directors

1. Collect Feedback Related to Current and Possible Future Amenities:

1. Use the online Community Feedback Survey developed by the committee (see attached hard copy example)
2. Host the online survey (and manage access and responses) using volunteer assistance and hosting tool
3. Provide survey opportunity to residents and owners (similar to previous surveys)
 1. LLVCC office sends email with link to survey to eligible residents
4. Provide hardcopy survey opportunity for eligible respondents as needed
 1. Details as determined by LLVCC HOA office staff, retaining anonymity
 2. Recommend/request a budget variance of up to \$250 for mailing costs

2. Survey Timeline:

1. Announce survey at public Board meeting on 02/25/26
 1. Board members do final testing 2/26-3/1
2. Send email to “open” online survey on Monday, 03/02/26
3. Mail/provide access to hardcopy survey as needed by Friday, 03/13/26
4. Ask for/encourage all survey responses by Thursday, 04/02/26
 1. Office staff enter hardcopy responses in to survey by Friday, 04/17/26

3. Survey Response Management:

1. Use online host tools to manage response data and create reports
2. Host prepares and transmits response data and reports to LLVCC office for long term records retention per existing law by Friday, 04/24/26
3. Survey reports/responses available to public by Monday, 05/04/26

Common Amenities in Other Western Washington Single-Family HOAs

For a non-gated, non-retirement community of around 1,000 single-family homes in western Washington, the most **common amenities provided by the homeowners' association (HOA)** typically include:

Outdoor & Recreation Amenities

- **Neighborhood Parks and Green Spaces:** Small parks or pocket parks for residents, often including benches, landscaped gardens, and open fields for play
- **Playgrounds:** Child-friendly playground equipment for families with children
- **Walking and Biking Trails:** Paved or natural trails for walking, jogging, or biking throughout the community, especially common in the verdant Pacific Northwest
- **Sports Courts:** Basic facilities like basketball and tennis courts, sometimes pickleball; these are popular for community recreation
- **Community Picnic and Barbecue Areas:** Designated picnic spots or shelter areas with tables and BBQ grills for resident gatherings

Community Services and Events

- **Clubhouse or Community Room:** A multipurpose space for resident meetings, classes, or social events. Larger communities might host holiday parties or seasonal gatherings
- **Social Events:** Organized activities such as holiday parties, summer picnics, or community garage sales foster a sense of neighborhood connection

Maintenance and Infrastructure

- **Landscaping of Common Areas:** Regular maintenance and enhancement of entryways, traffic circles, medians, and shared green spaces
- **Sidewalks and Path Lighting:** For communities that own them, well-lit, maintained sidewalks and pathways support safety and walkability
- **Trash and Recycling Services (Common Areas):** Not usually for individual homes, but for common area waste management and occasionally for events
- **Stormwater and Drainage Management:** Especially important in western Washington's wet climate, covering retention ponds or maintained drainage systems
- **Dog Parks or Pet Stations:** Pet waste stations with bags and disposal bins; large communities may also have fenced off-leash dog areas

Common Amenities in Other Western Washington Single-Family HOAs

Environmental or “Green” Features

- **Community Gardens:** Shared gardening plots are becoming more desirable, given the region’s eco-conscious culture
- **Recycling and Compost Facilities:** Support for communal recycling and sometimes composting operations

Typical Amenities Found Less Often

- **Swimming Pools:** Less common in non-gated, non-retirement Pacific Northwest HOAs, but occasionally present in large developments
- **Fitness Centers:** Rare outside gated or retirement communities, but some large HOAs may have a basic gym
- **Business/Co-Working Hubs:** These are an emerging trend but not yet widespread in traditional HOAs

Key Points Specific to Western Washington

- **Weather Considerations:** Covered shelters, well-drained play areas, and plentiful trees for shade and rain protection are highly valued
- **Community Size:** With 1,000 homes, expect a richer amenity set than a small neighborhood, including multiple parks, trail networks, and several sports/play areas

Community Feedback Survey

The LLVCC HOA Board tasked the Building and Amenities Committee with evaluating current and possible future HOA amenities needs to keep our community thriving. Common amenities in similar Western Washington neighborhoods are outlined here. Funding options like dues from community growth, grants, and partnerships may offset costs—we're committed to the community's best interests. Items outside LLVCC control are summarized here.

Please complete this anonymous survey and encourage your neighbors to do the same—your input may help shape priorities, enhance quality of life, and boost property values. It's important that every homeowner of record responds so your voice is heard (only one survey per lot).

One of the items that has been requested is an improved playground area for kids.

We are listening, and a new playground is already in the works.

We thank you in advance for taking the time to fill out this short survey to help us better understand your needs and wants.

1. **Please tell us a little about yourself.** *(check all that apply)*

- Retired or nearly retired
- Family with children
- Married couple / partner

Single / widow / widower

Other - Write In

What are the ages of the kids in your family that currently live with you.

0-4

5-9

10-14

15-18

19-25

2. How many residents are in your household?



3. Do you live in your home in LLV or do you have renters living in your home?

I live in my home

I rent my home long term

My home is primarily for short term rentals

I own a vacant lot in LLV

Other - Write In

Do you live in LLV more than 9 months per year?

Yes

No

4. In what division is your LLV property located? ([View village map](#))

Division 12-2



5. If a new community center were available, which spaces would your household use?

(select all that apply)

- Meeting rooms for clubs / classes (book club, gardening club, fishing club, table games, etc...)
- Large community space for events, music, speakers
- Exercise room (weights, treadmills, yoga etc...)
- Lounge area with TV for informal social gatherings
- Kitchenette
- Private event use (weddings, birthday parties, etc...)
- Game activity area (ping pong, other)
- Community library
- Other - Write In

6. Please rank up to 5 current or future outdoor amenities most important to your household.

Drag items from the left-hand list into the right-hand list to order them.



7. Overall, how satisfied are you with current LLVCC amenities?

Very dissatisfied Dissatisfied Neutral Satisfied Very satisfied

8. What one change would most improve your satisfaction?

More walkable space

Characters used: 19 out of 300.

9. In the future, how important could LLVCC-sponsored engagements (events, activities) be to your household?

- Not important, prefer independent activities
- Somewhat important, occasional opportunities are fine
- Very important, provide more structured events
- No preference

10. How well do current annual dues align with the value of current amenities provided? (Please rank on a scale of 1 to 5 with 5 being very good)

- 1
- 2
- 3
- 4
- 5

11. Well-maintained amenities improve quality and enjoyment of use.

Strongly

Strongly

disagree Disagree Neutral Agree agree

12. Well-maintained amenities support property values.

Strongly disagree Disagree Neutral Agree Strongly agree

13. Do you feel the amenities LLVCC currently owns and manages are adequately maintained? (Please rate on a scale of 1-5 with 5 being the best)

- 1
 - 2
 - 3
 - 4
 - 5
-

14. My budget limits support for major amenity improvements.

Strongly disagree Disagree Neutral Agree Strongly agree

15. What did this survey miss that is important to you?
(Please do not address any issues that are outside LLVC control. You can view the list of those items here).

This is an excellent survey.

Characters used: 28 out of 500.

Submit

0% |

Understanding What the HOA Does and Does Not Manage

Before you complete the LLVCC Community Feedback Survey, please review what areas the Lakeland Village Community Club (LLVCC) actually owns or manages. This will help keep the feedback focused on things the HOA can influence.

What the HOA Manages

- LLVCC Board of Directors and Office Staff Duties are defined in the LLVCC Bylaws and WA State Law, [RCW 24.03A/64.38](#) (link).
- Each LLVCC Division operates under its own [Covenants](#) and regulations.
- LLVCC Compliance Specialist/Patrol monitors for safety concerns, unusual activity, and obvious violations. They are not security or law enforcement.
- The HOA owns and manages private common areas for residents and guests only. Properties are listed below, and shown on our community map (link).

Description	Address
*Lake Anderson	Lakebed to the high-water line
North lake lot with Gazebo and Dock	751 E Lakeland Dr
North lake adjacent playground lot with bathrooms	760 E Lakeland Dr
South lake lots with Boat Storage, Launch	690 E Lakeshore Dr
Lot 66: Vacant lot across from boat launch	681 E Lakeshore Dr
Southwest Lake lot and earthen dam	70 E Westlake Dr
Northwest Lake lot (#55) with community trails	300 E Westlake Dr N
Basketball court lot	650 E Lakeland Dr
Tennis courts (Leased from the Golf Course)	170 E Old Ranch Rd
NW Lake Cart Path Area	Leased from Navy

*County and state agencies also have jurisdiction over aspects of the lake.

Understanding What the HOA Does and Does Not Manage

What the HOA Does Not Manage

Area/Subject	Owner/Authority	Notes
*Roads & Easements	Mason County	Roads in LLVC are public roads. Mason county handles potholes, plowing, signs, lights, etc.
Utilities	Separate companies	HOA only relays outage info when notified.
Golf Course, Clubhouse & Parking	Private property	HOA has no ownership or control. Golf course cart paths are not intended for general HOA use.
Sidewalks	County & private lots	HOA cannot install or fund new sidewalks.
Bistro Building & Parking	Private property	HOA leases office and rents upstairs community room.
Mailboxes	USPS	Theft or vandalism must be reported to the Post Office and Sheriff.
Law Enforcement	Mason County Sheriff	HOA has no policing authority. Residents should report incidents directly.
Other	Not HOA jurisdiction	Transit systems, local businesses, and local community associations.

*Because roads are public, Lakeland Village cannot become a gated community or install speed bumps or sidewalks, and has no jurisdiction over who walks, bikes, or drives on the roads.

OPERATION AND MAINTENANCE LOG – ANDERSON LAKE – LAKELAND VILLAGE

YEAR	INSPECT DAM SURFACES AND OUTLETS NOTE (1)	INSPECT WEIR AND OUTLET NOTE (1)	RAISE WATER LEVEL OF LAKE ACCORDING TO DOE RECOMMENDATIONS NOTE (3)	LOWER WATER LEVEL OF LAKE ACCORDING TO DOE RECOMMENDATIONS NOTE (3)	TEST-OPERATE VALVES IN DAM SEMI-ANNUAL NOTE (4)	LUBRICATE AND MAINTAIN VALVE IN DAM SEMI-ANNUAL
MONTH	DATE/SIGNATURE	DATE/SIGNATURE	DATE/SIGNATURE	DATE/SIGNATURE	DATE/SIGNATURE	DATE/SIGNATURE
JAN	1/9/26 ESH	1/9/26 ESH				
FEB	2/12/26 ESH	2/12/26 ESH				
MAR						
APR						
MAY						
JUNE						
JULY						
AUG						
SEPT						
OCT						
NOV						
DEC						

1. These duties are to be performed by individuals designated by the Community Club Board

A. E. Scott Hobbsfall B. _____ C. _____ D. _____

2. A. April 1st – May vary a few days if water conditions dictate

B. Weir Board location _____

3. September 15th – may vary a few days if water conditions dictate

4. A. Valve in lake is locked, key available in office, left hand thread

B. Valve to lower side of dam is right hand thread, close before opening valve in lake.

MAINTENANCE AND OPERATION ACTIONS ARE TO BE REPORTED TO THE BOARD

Sheriff' Report, Feb 12, 2026

The Sheriff's Meeting focused entirely on an article from the Mason County Journal concerning Senate Bill 5974, which may result in elected sheriffs being replaced by a Governor-appointed individual.

Controversial bill could remove elected sheriff

[June Williams](#) | Jan 22, 2026

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A state Senate bill that would allow a governor-appointed board to remove an elected sheriff is making its way through the Legislature and has enough Democratic votes to become law.

Senate Bill 5974 sponsors claim it's about "modernizing and strengthening" rules for law enforcement officials, but opponents, including Mason County Sheriff Ryan Spurling, say it allows an unelected body to remove voter-approved sheriffs and is unconstitutional.

Spurling told the Journal he and other law enforcement groups, including the Washington State Sheriffs' Association and the Washington Association of Sheriffs and Police Chiefs "have no problem with accountability."

The bill requires stricter eligibility for sheriffs, police chiefs and marshals, including a minimum age of 25, high school diploma or GED, five years of experience and a clean record for serious misconduct, among other things.

It also restricts law enforcement volunteers or cadets to those who have full certification for enforcement actions.

The most controversial provision, according to law enforcement officials who testified during the Senate Law and Justice Committee hearing in Olympia Jan. 15, is the requirement of state oversight through a governor-appointed Criminal Justice Training Commission board. The board can decertify and remove sheriffs, chiefs and marshals from elected office.

"That's our concern," Spurling said.

The majority of the 21-member board are not in law enforcement, he said. "You do this with sheriffs, what's wrong with doing that with auditors? What's wrong with doing that with county clerks? Doing that with treasurers? Or every other elected."

Sen. Drew MacEwen, R-Shelton, told the Journal in an email he's strongly opposed to the bill.

"I am in strong opposition to SB 5974. This bill would allow an unelected body to remove a duly elected official. Under current law citizens have the right of recall of any elected official. That is the process that should be used, not a system where unelected officials can remove an elected official," MacEwen wrote.

Reps. Dan Griffey and Travis Couture, both Republicans from Allyn, also fault the proposed bill, saying it goes far beyond just updating standards.

“It sets a dangerous precedent where appointed officials — not the public — can decide who holds an elected office. That weakens local control and invites political interference in law enforcement leadership.

“We agree that certification and professional standards matter. Sheriffs should meet those standards, and misconduct should have consequences. But the final decision must remain with voters, not a board appointed in Olympia,” they said in a joint email to the Journal.

Griffey and Couture said Rep. Brian Burnett’s House Bill 2387 “addresses the real gaps in law by clarifying what uncertified sheriffs can and cannot do—while preserving voter accountability.”

“I don’t think this is really about qualifications or accountability. If anybody wants to make sure we have qualifications and accountability that’s our current law enforcement. We’re protecting what we do. If we get the wrong people in it will damage us all,” he said.

Spurling is on the board of the Washington State Sheriffs’ Association and said his group previously suggested updating standards.

“We as an association have offered many times, standards for running for the office of sheriff and it’s not been passed. It’s not about that, in our view,” he said.

Law enforcement officials speaking against the bill during last week’s hearing said it’s about restricting free speech and removing voter choice.

The bill includes standards for when certification can be revoked for misconduct and states sheriff’s must uphold state law.

“A primary duty of sheriffs, in addition to upholding the United States Constitution, is to uphold and enforce the Washington state Constitution and laws, as enacted by the legislature and interpreted by the Washington supreme court, so as to align state law with the Washington supreme court’s ruling in *In re Recall of Fortney*,” according to the bill.

An effort to recall former Snohomish County Sheriff Adam Fortney in 2021 failed. The petition said Fortney “used his position as an elected official to encourage citizens to defy the law and violate the Governor’s Emergency Proclamations” during COVID emergency restrictions, which went on for over two years in Washington.

“I stand by my statement that the Snohomish County Sheriff’s Office is not going to arrest people for a gross misdemeanor when they pray, go to church or express their views under the First Amendment,” Fortney said at the time.

While the bill doesn't say what is acceptable speech for sheriffs, mentioning Fortney in the text seems revealing.

"Pierce County Sheriff Keith Swank, who speaks out very aggressively against things that others don't like, he's being censured through this," Spurling said.

"But I can't tag other people's motives."

Swank told legislators during public testimony he represents almost a million people.

"Being sheriff of Pierce County is much more than police work. Citizens reach out to me all the time regarding overreach of the government by you. Some say they finally have a voice because of me and you want to silence it because I said transgender women are men. I said the truth. You want to give unelected bureaucracy the ability to decertify me and remove me from office because you don't agree with my speech," Swank said.

Adams County Sheriff Dale Wagner told the committee the bill clearly violates the Constitution.

"You know it and you're going to stand by it and it's silly. The state constitution allows people to vote people into these offices such as sheriffs. If they don't like my service, they can have me removed through a valid process that's already on the books," he said. "The voters made that decision."