

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: March 25, 2026

Attendance:

<b>CLOSED EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<b>New Issues:</b> <ul style="list-style-type: none"> <li>- Weekends Calls</li> <li>- Fence Project</li> <li>- Shed</li> <li>- Branding</li> <li>- Employee Job Descriptions</li> </ul>	
<b>Welcome</b>		
<b>Open Meeting</b>	<b>Welcome-</b> James Byrne  <b>Call for New Business-</b> James Byrne <ul style="list-style-type: none"> <li>- Add topics</li> </ul> <b>Board Director Openings-</b> James Byrne <ul style="list-style-type: none"> <li>- Appointments</li> </ul>	
<b>TOPIC</b>	<b>DISCUSSION/VOTE</b>	<b>ACTION ITEM</b>
<b>Approve Previous Minutes</b>	<b>February Board Meeting Minutes –</b> James Byrne <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <b>February Community Meeting Minutes -</b> James Byrne <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul>	
<b>PUBLIC COMMENTS/ COMPLAINTS- Old Business</b>		
<b>BOARD LETTERS</b>		
<b>OFFICER REPORTS</b>		
<b>President</b>	<b>President’s Report-</b> James Byrne <ul style="list-style-type: none"> <li>- No report</li> </ul> <b>Employees Job Description-</b> James Byrne <ul style="list-style-type: none"> <li>- Discussion and Vote</li> </ul>	
<b>Vice President</b>	<b>VP Report-</b> Mark Murray <ul style="list-style-type: none"> <li>- No report</li> </ul> <b>LLVCC Branding-</b> Mark Murray	

**LAKELAND VILLAGE COMMUNITY CLUB**

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	<ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <p><b>Tennis Courts-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul>	
<p><b>Treasurer</b></p>	<p><b>Treasurer's Report March 12, 2026-</b> Sylvia Banzon</p> <p><b>Assets:</b></p> <ul style="list-style-type: none"> <li>- <b>Checking:</b> \$19,086</li> <li>- <b>Litigation:</b> \$45,127</li> <li>- <b>Reserve:</b> \$143,278</li> <li>- <b>MM:</b> \$223,991</li> <li>- <b>CD:</b> \$58,385</li> </ul> <p><b>Budget 2025-2026</b></p> <ul style="list-style-type: none"> <li>- Total Revenue: 115%</li> <li>- Total Expenses: 87%</li> </ul> <div data-bbox="440 747 1281 1440"> <p><b>PROFIT &amp; LOSS</b> (Last month)</p> <p>Net profit for February: <b>-\$30,770</b> (93%)          ↓ Down 141% from prior month</p> <p>Income: \$9,712 (4 to review)</p> <p>Expenses: \$40,482 (8 to review)</p> <p><b>INVOICES</b> (Last 365 days)</p> <p>\$1,489 Unpaid          \$964 Overdue   \$525 Not due yet</p> <p>\$8,838 Paid (Last 30 days)          \$0 Not deposited   \$8,838 Deposited</p> <p><b>EXPENSES</b> (Last 30 days)</p> <p>Spending for last 30 days: <b>\$40,482</b> (95%)          ↑ Up 148% from prior 30 days</p> <ul style="list-style-type: none"> <li>Capit...: \$24,682 ↑ 100%</li> <li>Operat...: \$8,961 ↑ 101%</li> <li>Adminia...: \$5,540 ↓ 26%</li> <li>Other: \$1,299 ↓ 68%</li> <li>8 to review: \$27,241</li> </ul> <p><b>ACCOUNTS RECEIVABLE</b> (As of today)</p> <p>Total: <b>\$3,460</b></p> <ul style="list-style-type: none"> <li>Current: \$525</li> <li>1 - 30: -\$4,258</li> <li>31 - 60: -\$270</li> <li>61 - 90: \$0</li> <li>91 and over: \$7,463</li> </ul> </div> <p><b>Proposed and/or Approved Expenditures for New 25-26 Fiscal Year</b></p> <ul style="list-style-type: none"> <li>- Easter Event \$325- <b>Completed</b></li> <li>- Fishing Derby \$350- <b>Completed</b></li> <li>- Gazebo and Playground Landscaping- <b>Completed</b></li> <li>- Gazebo Water Leak Repair- \$13,650- <b>Completed</b></li> <li>- Replace Playground Set- \$43,000 (Reserves)- <b>In progress</b></li> <li>- Replace Fence in Playground- \$7,000 (Reserves)- <b>In progress</b></li> <li>- Lake Weed Treatment- \$14,000 <b>Completed</b></li> <li>- Lake Water Testing- \$600 <b>Completed</b></li> <li>- Tennis Courts Maintenance- \$750 <b>Completed</b></li> <li>- Shredding Event- Old Documents- \$925- <b>Completed</b></li> <li>- Background Checks- \$150- <b>Completed</b></li> <li>- Training/CPR Class- \$800 <b>Completed</b></li> </ul>	

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	<ul style="list-style-type: none"> <li>- Community Picnic- \$1,850- <b>Completed</b></li> <li>- Garage Sale Ads- \$75 <b>Completed</b></li> <li>- July 4<sup>th</sup> Americana Décor- \$50 <b>Completed</b></li> <li>- Boat Launch Upkeep- \$1,500 <b>In progress</b></li> <li>- Slide Gate Inspection and Underwater Inspections of Docks- Reserves- \$4,700 – <b>Completed</b></li> <li>- Fish Plant- \$3,200- <b>Completed</b></li> <li>- Halloween Décor- \$50- <b>Completed</b></li> <li>- Christmas Events- \$650- <b>Completed</b></li> <li>- Shed Installation- \$7,000- <b>In progress</b></li> <li>- Website Addition- \$400- <b>Closed</b></li> </ul> <p><b>HOA Payment Plans and Liens:</b></p> <ul style="list-style-type: none"> <li>- LLVCC has five property liens.</li> <li>- No foreclosures</li> <li>- No payment plans</li> </ul> <p><b>Open Purchase Orders:</b></p> <ul style="list-style-type: none"> <li>- <b>PO #49 Playground Playset Removal/Installation-</b> Budget \$43,000. Current Expenses: 21.866. <b>Open.</b></li> <li>- <b>PO #51 Shed Installation-</b> Budget \$7,000. Expenses \$6405. <b>Open</b></li> <li>- <b>PO #53 Playground Fence Replacement-</b> Budget \$5,000. <b>In progress.</b></li> </ul> <p><b>Reserve Study Proposal-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <p><b>Non-Profit Report-</b> Mary Helton</p> <ul style="list-style-type: none"> <li>- Non-profit report was filed on January 15, 2026</li> </ul> <p><b>Tennis Courts Lease/Maintenance-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>CD Renewal-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- To renew CD to a 7-month CD promotion at 3.25% APY. To use the same signers as previous CD; James Byrne, Mark Murray, Sylvia Banzon and adding Carol Ann Low.</li> </ul>	
<b>NEW BUSINESS</b>		
<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>OPERATIONS</b>		
<b>Maintenance</b>	<b>Maintenance Shed-</b> James Byrne <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	

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	<p><b>Weeds and Sod replacement in the Gazebo Area-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Postponed to Spring</li> </ul> <p><b>Boat Launch Gravel-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- To be scheduled</li> </ul> <p><b>Playground Equipment-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Playground Fence-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Fishing Dock-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<b>Office</b>	<p><b>Upcoming Office Closures-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- April 2-3</li> <li>- May 4-5</li> </ul> <p><b>Website Updates and Maintenance-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Fishing Derby-</b> Maureen Allen</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<b>Patrol/Compliance</b>	<p><b>Incident Tracking Log-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Complaint Tracking Log-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Review and approval</li> </ul> <p><b>Eyesore Log-</b> James Byrne</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> <ul style="list-style-type: none"> <li>- Report</li> </ul> <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</p> <ul style="list-style-type: none"> <li>- Discussion and approval</li> </ul>	
<b>Building</b>	<p><b>Chairman’s Report-</b> Dale Leaman</p> <ul style="list-style-type: none"> <li>- Committee Recommendations Discussion</li> </ul> <p><b>Community Survey-</b> Dale Leaman</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Committee Name Change-</b> Dale Leaman</p> <ul style="list-style-type: none"> <li>- Discussion and Vote</li> <li>- Outcomes of the vote changes Resolution 29.</li> </ul> <p><b>New Playground Introduction-</b> Dale Leaman</p> <ul style="list-style-type: none"> <li>- Discussion activities</li> </ul>	
<b>Lake Management</b>	<p><b>Chairman’s Report-</b> Scott Horsfall</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Lake Anderson Log-</b> Scott Horsfall</p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
<b>Hearing</b>	<p><b>Chairman’s Report-</b> Dale Leaman</p> <ul style="list-style-type: none"> <li>- No hearing</li> </ul>	
<b>Safety</b>	<p><b>Chairman’s Report-</b> Deb Wallace</p> <p><b>Sheriff’s Report-</b> Maureen Allen</p> <p>Chief Rhodes conducted the meeting in Sheriff Spurling's absence.</p> <ul style="list-style-type: none"> <li>- Online reporting of non-emergency events is now AI. No actual person is taking calls.</li> <li>- The Patrol Team will now be in charge of community offences. Example Block Watch reporting.</li> <li>- County Health Department is now working with the Sheriff's Office to discuss and address private and public issues like dumped garbage; abandoned autos and the biggest problem is Harstein Island property issues.</li> <li>- Mason Counties largest complaint involves animal control. Department is unable to comply as there is no place to relocate any animals. Commissioners are working with Thurston County to establish a resolution to this problem.</li> <li>- The Dare Program has been reestablished for 5<sup>th</sup> graders only.</li> <li>- Mr. Neatherlin reported that the county budget, at this time, is not good. 165 thousand dollars was on hand for a long time, but now it has dwindled down to 18 thousand dollars currently on hand. The reserve fund of 20 thousand</li> </ul>	

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	dollars is being taped into to meet expenses. Layoffs, unfortunately, will need to occur in the near future.	
<b>OLD BUSINESS</b>		
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>April 22, 2026</b>	6:00 PM Board of Directors	
<b>May 27, 2026</b>	6:00 PM Board of Directors	
<b>UPCOMING EVENTS</b>		
<b>April 4, 2026</b>	Easter Bunny Comes to Allyn	
<b>May 2, 2026</b>	Fishing Derby	
<b>June 18, 2026</b>	Shredding Event	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>		

## Board Member Interview Questions

- Why do you want to join this board specifically, and what do you hope to contribute?
- What interests you most about our organization, and how does our vision and mission resonate with you?

**Vision:** Enhancing the quality of life for the residents of our community.

**Mission:** To create and promote an atmosphere of residents/member involvement along with supporting initiatives and improvements to benefit the community.

- What is your experience with board governance, fiduciary duty, or strategic planning?
- What specific skills (e.g., financial oversight, legal, marketing) do you bring to the board?
- What does success look like to you in this role, and are you able to dedicate the necessary time?
- What do you see as the biggest opportunity and risk facing our organization?
- How do you handle disagreement with other board members?
- How do you ensure you are making an informed decision when evaluating a new issue?

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

## My Biography

Jodi Littlefield

I am 76 years young.

1986. I am a Retired Dental Hygienist

1986 -2017. WesJo Construction/Design. Owner/Designer

1988 - 1996. Licensed Real Estate Sales Agent / Real Estate Investor

Professional Volunteer

2004-2019. I started "Camp Gramma", which I had every summer for 2 weeks - "No Parents Allowed" for 15 (Fifteen) years.

2006-2016. Volunteered on Vashon Island, WA. at Chautauqua Elementary, once a week. I worked with all types of Children who needed extra help. THIS REQUIRED A BACKGROUND CHECK FOR KING COUNTY, WA. Which I had to renew every two (2) years.

2016-2020. Volunteered in Port Orchard, WA. At Manchester Elementary, once a week. I worked with all types of Children who needed extra help. THIS REQUIRED A BACKGROUND CHECK FOR KITSAP COUNTY, WA. Which I had to renew every two (2) years.

2007-2012. Volunteered for 1(one) year and then was hired at YMCA in Gig Harbor, WA. In order to work there, I was required to participate every year in the "Child Abuse Prevention and Education Training Program".

2020-2021. Volunteered for "Backpack for Kids" sponsored by "Two Waters Art Alliance", in the Key Peninsula, WA.

2022-2025. Joined "Two Waters Art Alliance - TWAA" as a Board Member. (Objective for TWAA: is a Collaborative and Community based organization that facilitates participation and education in the ARTS for the People of the Key Peninsula, WA. Focus is on the Artists in school programs and , the promotion of local Artists.

2021-2025. I was the Volunteer Coordinator for The Art Walk held first Friday of August every year, (a fund raiser for "Two Waters Art Alliance - TWAA").

2022-2025. I volunteered at the Angel Guild Thrift Shop in the Key Peninsula, WA., once a week. MISSION: to provide affordable goods, foster community connection, and generate funds through the sale of donated items to support local schools, nonprofits and community programs.

2024. Received my BACKGROUND CHECK FOR MASON COUNTY, WA. So I can now Volunteer for the Peninsula School District 401, ie: Evergreen Elementary and Grapeview School District.

2022-2025. I Volunteered for Lakeland Village Community as I am needed for The Safety Committee and The Planning Committee.

2022-2025. I Volunteered for The Longbranch Improvement Club as I a needed.

2024-NOW. I helped, with many other Neighbors, put together a Neighborhood Watch for Lakeland Village, Allyn, WA.

#### Personal Accomplishments:

1981-Present. Founded Westside School (Private School in Seattle, WA.)

1989. Private Pilots License

1994-1998 - Ran two Marathons and a 1/2 Marathon

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: February 25, 2026 @ 6:05 pm

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

Not Present: None

Others Present: Mary Helton, Mike Murphy, Julie McDowell, George St Jean, Anne Peterson, Mike Low, Will Harris, Pam Buck, Star Brown, Susan Roof, D. Risko, Korbin Pedrini (virtual), Dave Anderson (virtual), Diane Clevenger (virtual), Natascha Roof (virtual), Roy Ferguson (virtual) and Barbara McFarland (virtual).

EXECUTIVE OFFICERS SESSION		
	<p><b>Playground Improvement</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Late Fees</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Maintenance</b></p> <ul style="list-style-type: none"> <li>- Docks</li> </ul> <p><b>Website Documents</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul> <p><b>Boat Launch</b></p> <ul style="list-style-type: none"> <li>- Process</li> </ul> <p><b>Tennis Courts</b></p> <ul style="list-style-type: none"> <li>- Discussion</li> </ul>	
CLOSED EXECUTIVE SESSION		
<b>Board Discussions</b>	<p><b>New Issues:</b></p> <ul style="list-style-type: none"> <li>- Weekends Calls</li> <li>- Damages Claim</li> <li>- Attorney Fees</li> <li>- Late Fees</li> <li>- Email issue</li> <li>- Concrete</li> <li>- Tree Removal without permit</li> <li>- Division 7</li> <li>- Budget Discussion</li> <li>- Tennis Courts</li> </ul>	
Welcome		
<b>Open Meeting</b>	<p><b>Welcome-</b> James Byrne</p> <p><b>Call for New Business-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- None</li> </ul>	

**LAKELAND VILLAGE COMMUNITY CLUB**

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	<p><b>Board Director Openings-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Call for volunteers/Appointments</li> </ul>	
<b>TOPIC</b>	<b>DISCUSSION/VOTE</b>	<b>ACTION ITEM</b>
<b>Approve Previous Minutes</b>	<p><b>January Board Meeting Minutes –</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <p><b>Motion:</b> Scott motioned to approve minutes from January</p> <p><b>Second:</b> Mo</p> <p><b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>PUBLIC COMMENTS/ COMPLAINTS- Old Business</b>		
<b>NEW BUSINESS</b>		
<b>Damages Claim</b>	<p><b>Discussion:</b> In the fall there was an incident to the HOA Beach/Gazebo area which yielded \$5,000 in damage. We tried to collect from the renters and we had no luck.</p> <p><b>Per Bylaws, Article II Membership A. General:</b> ...“Each member is personally responsible for the actions of himself or herself, and all guests, family members and tenants, as well as all other occupants or visitors to his or her lot or dwelling unit, as they relate to the facilities and operations of the Association, its governing documents, common areas, and other Association rules and regulations and other requirements”.</p> <p>The HOA billed the homeowner for the cost of replacing damaged property. In the meantime, the HOA office has made a claim to the renter’s insurance. The owner had autopay on their account, and the money was paid and deposited into the HOA account automatically. The homeowner wrote to the Board requesting a refund of the funds as they didn’t intend to pay.</p> <p><b>Motion:</b> James motioned to not refund the \$5,000 for renter’s actions at this time per our bylaws. We will retain the funds in trust. If the insurance pays for damages, then the HOA will reimburse the homeowner.</p> <p><b>Second:</b> Scott</p> <p><b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>Attorney Fees</b>	<p><b>Discussion:</b> Homeowner requested to drop HOA attorney charges for a letter written to them in response to their attorney letter.</p>	

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	<p><b>Bylaws Article IX Governance D. Payment of Fees, Costs and Expenses.</b> “If the Board of Directors is required to expend any funds, with or without litigation, in pursuit of the collection of any assessments, as defined herein; the assertion of or defense to any claims regarding the authority, jurisdiction or exercise of any of the powers of the Association; the assertion of or defense to any claims regarding the personal or real property of the Association; the correction of any violation of LakeLand Village Community Club restrictive covenants, Bylaws, Articles of Incorporation, rules and regulations, and/or any other governing documents; or with regard to any other dispute concerning its actions and/or powers; all expenses, including but not limited to attorney, accountant, other expert, title report and surveyor fees; and all other costs of litigation, including court and discovery expenses; and any and all other amounts reasonably expended in the process of collection, dispute resolution or correction; shall be the responsibility of and paid by the member or person or other entity responsible”.</p> <p><b>Motion:</b> James motioned to not waive attorney fees as per bylaws.  <b>Second:</b> Dale  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<p><b>Late Fees</b></p>	<p><b>Discussion:</b> Homeowner claiming charges of her dues were higher than other members and wants late fees waived. Reviewing the account, the homeowner started a payment plan on 4/10/25. They made payments in May and June. There was no payment in July and August of 2025. Late charges were added to the account. A late fee and convenience fee were added in September; however homeowner paid the balance later in September. It is the Board’s decision to credit the account for the September fees totaling \$20.70.</p> <p><b>Motion:</b> James motioned to credit the account \$20.70 as it is a clerical error.  <b>Second:</b> Deb  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<p><b>Email issue</b></p>	<p><b>Discussion:</b> In mailing the election packets and the ballots there was a clerical error in which the packets were sent exposing members email addresses. The Board wants to apologize for this clerical error.</p>	
<p><b>Concrete</b></p>	<p>At the end of Lakeland Way before entering the cart path on the right, we placed the concrete that was pulled out from the old playground structure. This was done intentionally as we had</p>	

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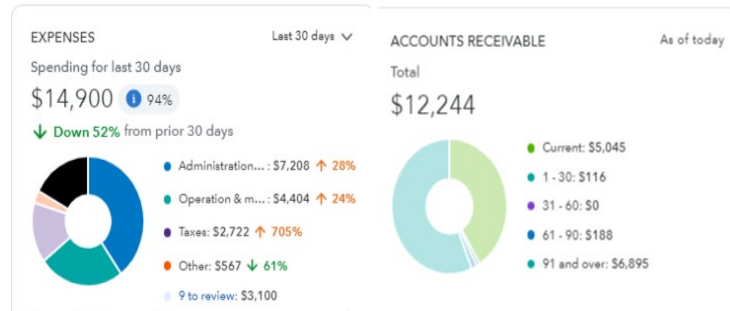
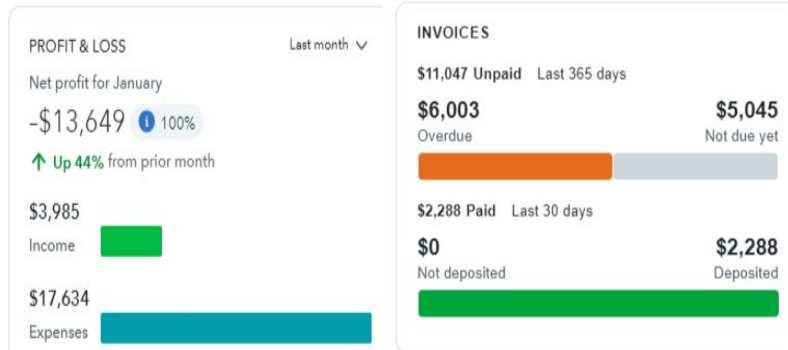
	<p>concerns of teenagers parking there at night. At this time, it is not in the budget to make it pretty, but this will address the members' concerns of teenagers that are not from the village park in that area.</p>	
<b>BOARD LETTERS</b>		
<p><b>Letter to DNR</b></p>	<ul style="list-style-type: none"> <li>- The following is a summary of a letter sent from the Board to DNR to address our members' concerns.</li> <li>- 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 activities reported involve semi-automatic weapons and rifles. The possibility of a stray round injuring a resident, child, or passerby is an unacceptable risk.</li> </ul> <p>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 <b>protect public safety</b>.</p>	
<b>OFFICER REPORTS</b>		
<p><b>President</b></p>	<p><b>President's Report-</b> James Byrne</p> <p><b>Attorney Search-</b> James Byrne</p> <ul style="list-style-type: none"> <li>• We've chosen a new HOA attorney from the same firm, with lower fees and for continuity.</li> </ul>	
<p><b>Vice President</b></p>	<p><b>VP Report-</b> Mark Murray</p> <p><b>LLVCC Branding-</b> Mark Murray</p> <p>We are considering a new look for LLVCC. With the purchase of the new truck, we plan to design logo for the vehicle and use that for branding LLVCC. The new logo can be used for communications, website, and signage. More details to come.</p>	
<p><b>Treasurer</b></p>	<p><b>Treasurer's Report February 12, 2026-</b> Sylvia Banzon</p> <p><b>Assets:</b></p> <ul style="list-style-type: none"> <li>- <b>Checking:</b> \$19,230</li> <li>- <b>Litigation:</b> \$46,284</li> <li>- <b>Reserve:</b> \$167,148</li> <li>- <b>MM:</b> \$227,731</li> <li>- <b>CD:</b> \$58,279</li> </ul>	

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda

### Budget 2025-2026

- Total Revenue: 114%
- Total Expenses: 76%



### 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 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 – **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**

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

	<p><b>HOA Payment Plans and Liens:</b></p> <ul style="list-style-type: none"> <li>- LLVCC has five property liens.</li> <li>- No foreclosures</li> <li>- No payment plans</li> </ul> <p><b>Open Purchase Orders:</b></p> <ul style="list-style-type: none"> <li>- <b>PO #49 Playground Playset Removal/Installation-</b> Budget \$43,000. Current Expenses: 19,991. <b>Open.</b></li> <li>- <b>PO #50 Website Additions-</b> Budget \$375. Expenses: \$308. <b>Paid and closed.</b></li> <li>- <b>PO #51 Shed Installation-</b> Budget \$7,000. Expenses \$5750. <b>Open</b></li> <li>- <b>PO #52 Truck Replacement-</b> Budget \$20,000 Expenses \$24,000. <b>Paid and closed.</b></li> </ul> <p><b>Reserve Study Proposal-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Rescind Vote</li> </ul> <p><b>Motion:</b> Mark motioned to rescind the vote from the approved proposal voted at the last meeting to allow us to shop for better prices and services.</p> <p><b>Second:</b> Deb</p> <p><b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>OPERATIONS</b>		
<p><b>Maintenance</b></p>	<p><b>Maintenance Shed-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- We have placed a new shed next to the Basketball courts. This will facilitate the access of resources for the LLVCC staff.</li> </ul> <p><b>Weeds and Sod replacement in the Gazebo Area-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- Postponed to Spring</li> </ul> <p><b>Boat Launch Gravel-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- To be scheduled</li> </ul> <p><b>Playground Equipment-</b> James Byrne</p> <ul style="list-style-type: none"> <li>- We continue working on this project. We hope to have the playground ready to open by April 1<sup>st</sup>.</li> </ul> <p><b>Playground Fence-</b> Mark Murray</p> <ul style="list-style-type: none"> <li>- We have four volunteers for this project. We would like to see more participation from the community. The dates are</li> </ul>	

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

	<p>March 20<sup>th</sup> and 21<sup>st</sup>. Bring your gloves and help us with this endeavor.</p> <p><b>Fishing Dock-</b> James Byrne</p> <ul style="list-style-type: none"><li>- We had an incident this past weekend, teenagers were able to pry the hinges off the fishing dock and we had a runaway truck. We are grateful to the neighbors for calling and assisting in rescuing the runaway dock. We were able to identify the kids that did it. They were vacationing at their grandparents' home. The kids were apologetic and their father made them help put everything back. The parents would like some kind of consequence for their teenagers' actions.</li></ul> <p><b>Motion:</b> James motioned to give the kids a choice. We can ban them from all community common areas for 1 year or they can help replace some of the boards on the fishing dock.</p> <p><b>Second:</b> Deb</p> <p><b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p>	
<p><b>Office</b></p>	<p><b>Upcoming Office Closures-</b> Sylvia Banzon</p> <ul style="list-style-type: none"><li>- February 26-27</li><li>- March 12-13</li><li>- April 2-3</li></ul> <p><b>Purchase Order Form Template-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Redesigning the purchase order form to add more information on the projects.</li><li>-</li></ul> <p><b>Motion:</b> James motioned to approve the form as presented.</p> <p><b>Second:</b> Mark</p> <p><b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb</p> <p><b>Oppose:</b> None</p> <p><b>Abstain:</b> James</p> <p><b>Community Calendar Updated-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Discussion</li></ul> <p><b>Website Updates and Maintenance-</b> Mark Murray</p> <ul style="list-style-type: none"><li>- Tabled</li></ul> <p><b>Shredding Event-</b> Mary Helton</p> <ul style="list-style-type: none"><li>- Scheduled June 18<sup>th</sup>. Discussion about traffic and parking issues regarding this event. It was suggested to have the truck set up by the tennis courts. We will follow up with the Andersons.</li></ul>	

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

<b>Patrol/Compliance</b>	<p><b>Incident Tracking Log-</b> James Byrne - Review and approval <b>Motion:</b> Dale motioned to approve log as presented <b>Second:</b> Deb <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Complaint Tracking Log-</b> James Byrne - Review and approval <b>Motion:</b> Mark motioned to approve log as presented <b>Second:</b> Carol <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Eyesore Log-</b> James Byrne - Deferred</p> <p><b>Electronic Vote:</b> <b>Motion:</b> James motioned to approve a \$4,000 variance to replace the Patrol truck with a 2020 model. <b>Second:</b> Mark <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> Mo and Scott</p>	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman’s Report-</b> Mark Murray - Report</p> <p><b>ACC Logs Approval-</b> Mark Murray - Review and approval <b>Motion:</b> Mark motioned to approve log as presented <b>Second:</b> Carol <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>New Construction Permits Log-</b> Mark Murray - Review and approval <b>Motion:</b> Mark motioned to approve log as presented. <b>Second:</b> Sylvia <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Replanting Log-</b> Mark Murray - Review and approval <b>Motion:</b> Mark motioned to approve log as presented.</p>	

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

	<p><b>Second:</b> Sylvia  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p> <p><b>Project Completion Log-</b> Mark Murray          - Review and approval</p> <p><b>Motion: Mark motioned to approve log as presented.</b>  <b>Second:</b> Sylvia  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>Building</b>	<p><b>Chairman’s Report-</b> Dale Leaman          - Committee Recommendations Discussion</p> <p><b>Community Survey-</b> Dale Leaman          - We would like to inform you that next week we will be launching a Community Feedback Survey to gather input regarding community amenities. The survey will include an open comment section, allowing members to share additional suggestions or highlight any aspects that may not have been addressed.</p> <p><b>Motion:</b> Dale motioned to approve the survey for distribution.  <b>Second:</b> Deb  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p> <p><b>Motion:</b> Dale motioned to approve volunteer work for data collection.  <b>Second:</b> Mark  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p> <p><b>Motion:</b> Dale motioned to approve \$250 postage variance for this project.  <b>Second:</b> Carol  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>Lake Management</b>	<p><b>Chairman’s Report-</b> Scott Horsfall          - No report</p> <p><b>Lake Anderson Log-</b> Scott Horsfall          - Discussion</p> <p><b>Motion:</b> Scott motioned to approve log as presented.</p>	

**LAKELAND VILLAGE COMMUNITY CLUB**

Board Meeting Agenda

	<p><b>Second:</b> Mark  <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>Hearing</b>	<p><b>Chairman's Report-</b> Dale Leaman          - No hearing</p>	
<b>Safety</b>	<p><b>Chairman's Report-</b> Deb Wallace          The Safety Committee met on January 16, 2026.          Attending: James Byrne, Dale Leaman, Maureen Allen, Randy and Deb Wallace          -          Discussion included:          - 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 &amp; 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> <p><b>Sheriff's Report-</b> Maureen Allen          - 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.          - There were comments and further discussions from members about the Sheriff's meeting.</p>	
<b>OLD BUSINESS</b>		
	None	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		

## LAKELAND VILLAGE COMMUNITY CLUB

### Board Meeting Agenda

<b>March 25, 2026</b>	6:00 PM Board of Directors	
<b>April 22, 2026</b>	6:00 PM Board of Directors	
<b>UPCOMING EVENTS</b>		
<b>April 4, 2026</b> <b>May 2, 2026</b> <b>June 18, 2026</b>	Easter Bunny Comes to Allyn Fishing Derby Shredding Event	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>	<b>Motion:</b> Dale motioned to adjourned at 6:55 pm <b>Second:</b> Mark <b>Ayes:</b> Mo, Sylvia, Scott, Dale, Carol, Mark and Deb <b>Oppose:</b> None <b>Abstain:</b> James	

**LAKELAND VILLAGE COMMUNITY CLUB  
BUDGET / ELECTION MEETING  
FEBRUARY 25, 2026, 7:00 pm  
Minutes**

**ATTENDANCE:** Mary Helton, Maureen Allen, James Byrne, Sylvia Banzon, Dale Leaman, Carol Low, Scott Horsfall, Deb Wallace, Debra Risko, Natascha Roof, Julie McDowell, Mike Low, Mike Murray, Carol St Jean, Will Harris, Pamela Buck, Debbie Allen, Jim Freeman, Richard Anderson, LeeAnn Burchette, Luke Anderson, Steve Anderson, Genevieve Johannsen, Susan Roof and Starlyn Brown

**CALL TO ORDER @ 7 pm–** James Byrne, President (27)

**INTRODUCTION OF BOARD MEMBERS**

- James Byrne, President (27)
- Mark Murray, Vice President, ACC Chair (27)
- Sylvia Banzon, Secretary-Treasurer, SPWG (26)
- Maureen Allen, (28)
- Dale Leaman (28)
- Scott Horsfall, Lake Management Chair (26)
- Deb Wallace, Safety Committee Chair (28)
- Carol Ann Low (26)
- Open Seat (27)

**PROPOSED BUDGET SUMMARY –** Sylvia Banzon, Treasurer

**Q & A –** James Byrne, President

<p><b>Late Fees</b></p>	<p><b>1. Question:</b> Explanation of why there are charges for accounting services and bookkeeping services in addition to office software. Specifically, an explanation of office software increased from \$100 to \$650.</p> <p><b>Response:</b> We use accounting services for filing taxes and as consultants when dealing with complicated accounts. We use QuickBooks online for bookkeeping services. The increase in the office software was because we were using a personal type of software with limited capabilities; we have upgraded to a Microsoft Business platform to increase office functionality.</p>	
	<p><b>2. Question:</b> If we are paying the office staff to serve as the fiduciary agent, why are we paying for Q-books, an account service, and additional software?</p> <p><b>Response:</b> We are not paying the office staff to serve as</p>	

	<p>fiduciary agents as that is a function of the Board, we need accounting and additional software are used to facilitate bookkeeping, billing and office functions and to create efficiency.</p>	
	<p><b>3. Question:</b> Cell Phone- Explanation of how three cell phones and a tablet are being expensed at \$2400, which calculates to \$50 per month per item. A breakdown of cost would be beneficial. Who are the individuals using cell phones?</p> <p><b>Response:</b> We recently switched from Verizon to T-Mobile to bring the cost down for our services. The cell phones are one for the office to make deposits and other transactions requiring a mobile unit, the table and a cell phone are used by Patrol for their functions, and the last one is used by the on-call Board member.</p>	
	<p><b>4. Question:</b> A cost of \$4,200 per year in comparison to either purchasing a copier/scanner or outsourcing copies to be made.</p> <p><b>Response:</b> \$4,200 per year covers lease, ink and service. We are not able to use a regular printer or copier due to the volumes we use in the office.</p>	
	<p><b>5. Question:</b> Postage and PO Box fees: The current rate for PO Box is about \$200 per year. Explain the \$1,300 cost for annual postage.</p> <p><b>Response:</b> This line item refers to the cost of the PO Box and the cost of postage to send mail.</p>	
	<p><b>6. Question:</b> Printing \$800 should be delineated- what constitutes this cost when you already have copier costs?</p> <p><b>Response:</b> The \$800 printing line item is for the cost of parking and boat stickers, signage, pre-printed envelopes, etc.</p>	
	<p><b>7. Question:</b> Office Equipment- proposed \$750- what additional office is being purchased?</p> <p><b>Response:</b> We anticipated buying audiovisual equipment to help with remote meetings. We also have to have cash on hand in case replacement of equipment is needed.</p>	
	<p><b>8. Question:</b> Office Supplies of \$1100 – again, is being purchased? A detailed inventory should be submitted for review.</p> <p><b>Response:</b> Office supplies include paper products, envelopes for mailing, staples, paper clips, pens, etc.</p>	

	<p><b>9. Question:</b> Website Host; Upon attempting to retrieve the current budget and agenda for the meeting, the website was outdated, and the current information was not readily available. In addition, if LLVC is Googled, the material that is available is outdated.</p> <p><b>Response:</b> Thank you for letting us know about the materials not being present at the website for your review. We are currently updating our website. About Google, we do not have any control on what is available to them.</p>	
	<p><b>10. Question:</b> Operation and Maintenance: Kindly provide a weekly log of miles traveled by the "patrol" vehicle. In addition, bids for vehicle insurance should be obtained to lessen the premium.</p> <p><b>Response:</b> Records can be obtained at the office by completing a document request form with a minimal charge. Insurance is vetted upon renewal every year.</p>	
	<p><b>11. Questions:</b> These are my suggestions to the Board to lower our ever-increasing budget. Time to move into a new era of what people really need in our community. What worked in the 1970's is no longer valid in 2026.</p> <p>First and foremost, stop leasing a copier for the office. Most everything is probably sent by email now. I made a suggestion a couple of years ago and it was pretty much ignored. You can purchase a really great copier for under \$500. Consider this: <a href="https://epson.com/ecotank-pro-ink-tank-printers">https://epson.com/ecotank-pro-ink-tank-printers</a></p> <p>We are throwing thousands away every year by leasing and a young child could operate this one—and the ink replacement is as easy as a cartridge and lasts quite a long time—thus saving more money.</p> <p><b>Response:</b> See above answer for question #4.</p>	
	<p><b>Question:</b> Why are we paying \$2,400 for cell and tablet service? Has anyone researched a way to get this for less? This seems exorbitant.</p> <p><b>Response:</b> See above answer for question #3.</p>	
	<p><b>Question:</b> I have further recommendations about things that can be trimmed out, thus also saving the office staff some extra, needless work and also added expenses we don't need to pay, since people can do these things on their own (and probably do</p>	

	<p>for the most part). They include:</p> <p>Easter Egg Hunt  Shredding Event  Americana Contest  Community Picnic  Halloween Contest  Christmas Light Contest</p> <p>These events are probably not that well attended or participated in. We need to save money for the things the community really needs, like welcoming places (basketball court, playground, beach area) that look maintained and cared for. Most of what is done by the "landscapers" is pretty rough and we pay them a lot for their work. Things seem to be done so that it is just "good enough", and not in an attractive way. The stairs at the playground are still not safe, but yet they remain for someone to get seriously injured. I would rather pay to have that fixed than to keep paying for events that really don't help many people.</p> <p>Please work on trimming out things in the budget that are not well participated or unnecessary</p> <p><b>Response:</b> The office staff spend an average of 8 hours is all these events. The events are usually managed by volunteers. There is a community feedback survey launching this week if the community do not want these events they need to provide that feedback. The office staff and the Board are constantly looking for ways to increase revenue and cut costs.</p> <p>Thank you for your feedback.</p>	
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**INTRODUCTION OF THOSE RUNNING FOR BOARD POSITIONS:**

- Sylvia Banzon (incumbent)
- Libby Finerty (write in nomination)
- Carol Ann Low (incumbent)

**VOTE, COLLECTION, AND COUNT OF BALLOTS**

- Office Coordinator Mary Helton, resident Pamela Buck, and Board Members Dale Leaman and Mark Murray recessed to the LLVCC office. Mary explained the process of entering paper ballots into the electronic voting program (MS Office Forms-Survey). Entered final ballots. Some ballots were duplicated, so Mary and Pam worked to ensure that duplicates were removed and first entered ballot was kept. Board members observed.

**GENERAL MEETING**

- Water Use Efficiency- Lakeland Village Water Company (see attached information)
- Building Committee Update- Dale Leaman

We would like to inform you that next week we will be launching a Community Feedback Survey to gather input regarding community amenities. The survey will include an open comment section, allowing members to share additional suggestions or highlight any aspects that may not have been addressed.

### **ANNOUNCE RESULTS OF BALLOTS**

- New Board Members
  - Sylvia Banzon received 208 votes.
  - Carol Ann Low received 206 votes.
  - Elizabeth (Libby) Finerty received 15 votes.
  - Jodi Littlefield received 1 vote.
- Budget w/ HOA Dues increase to \$301.00
  - The budget was ratified with 153 yes votes and 78 no votes.
- Waiver of Audit
  - The audit was not waived with 105 yes votes and 126 no votes. LLVCC Board and office will schedule the audit.

**ADJOURNED**

**8:26 pm**

# Gallons Used Per Person Per Day

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The average person uses **101.5 gallons** of water Per day. Here's How:



A full tub is about **36 gallons**

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3 gallons per flush x 6-8 flushes per day = **18-24 gallons<sup>2</sup>**

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10 minute showers x 2 gallons a minute = **20 gallons**

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A washing machine utilizes **15 gallons** a load

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Depending on efficiency of dishwasher: **4 to 10 gallons**

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Hygiene (washing face, brushing teeth, etc.) **2.5 gallons**

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8 glasses of 8<sup>oz</sup> cups of water is recommended **1 gallon**

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# Gallons Used Per Person Per Day

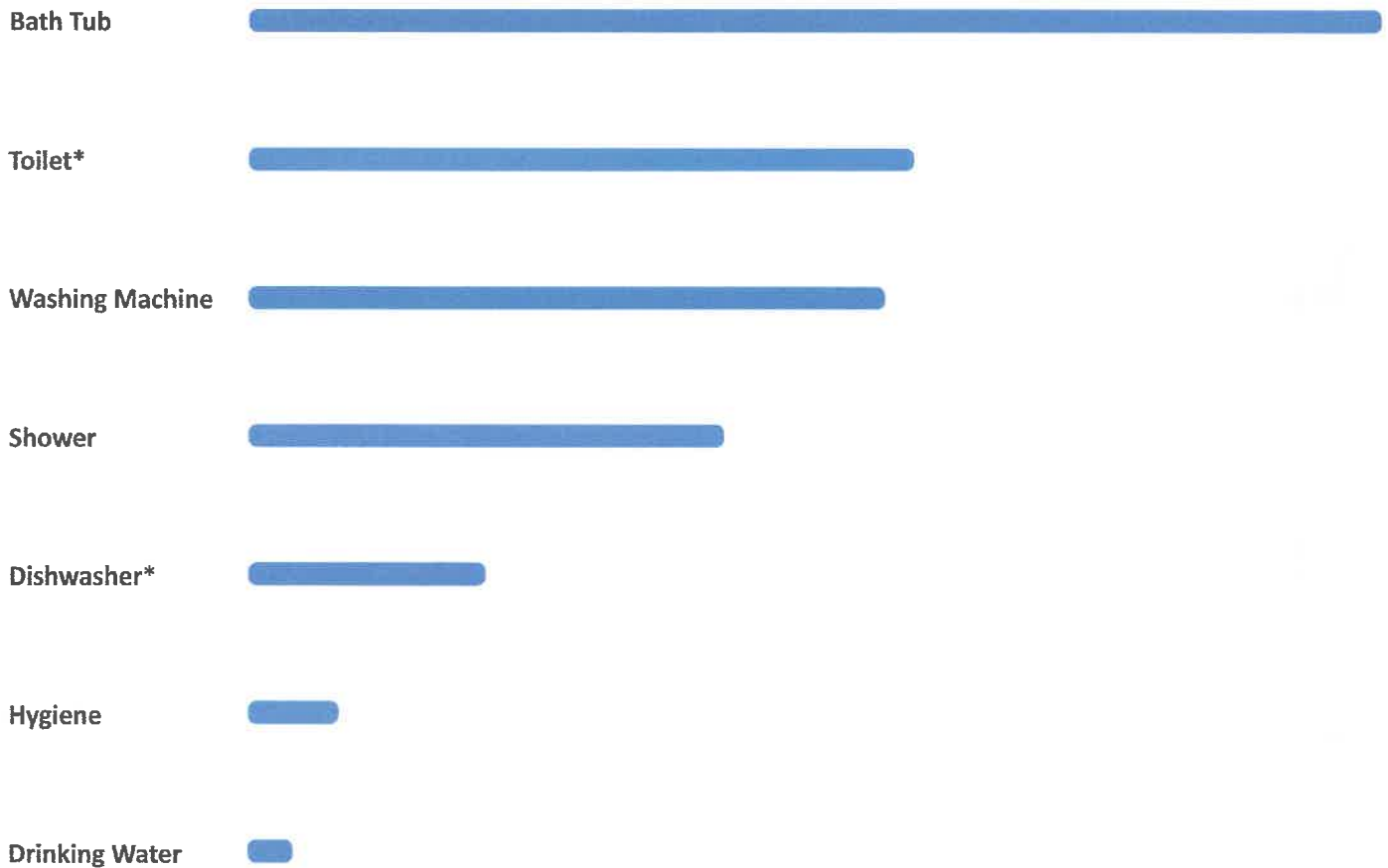
In the United States, we are lucky to have easy access to some of the safest treated water in the world—just by turning on the tap.

We wake up in the morning, take a shower, brush our teeth, grab a cup of coffee and head out for the day. Water is an important part of our daily lives and we use it for a wide variety of purposes, but do we really understand how much we use?

The average American family uses more than 300 gallons of water per day at home. Roughly 70 percent of this use occurs indoors.



## Consumption Data on Various Household Appliances in Gallons



\* Average number used

In addition, there are other miscellaneous uses of water in the house which may be very significant, depending on the degree of water conservation by the household. Such consumption includes household leaks from piping, toilets and other appliances, dripping faucets and the hosing of sidewalks, driveways, garages and buildings.



*It's easier  
than you think!*

### Residential Water Use Efficiency

Water is essential to our health, our communities, our environment, and our economy. As our state population grows, the demand for water will continue to rise. Not only must water systems ensure a safe and clean supply of water, but they also must ensure that there is enough water available to supply their customers every day of the year.

Water is a shared resource. Other uses include agriculture, fish habitat, industry, hydropower, and recreation. All of these uses add up and can put enormous pressure on local water supplies, especially during summer when the demand is highest.

Depleting reservoirs and groundwater can put water supplies, human health, and the environment at serious risk. Lower water levels can contribute to higher concentrations of natural or human pollutants. Using water more efficiently helps maintain supplies at safe levels, protecting human health and the environment.

The tips you'll find within this brochure are designed to not only save water, but also save you money on your water, energy/gas, and wastewater bills. Maybe all three!

### Eliminating Waste Makes Sense

Public water systems are the second largest water user in the state. They use about 18% annually of the total amount of freshwater withdrawn from surface and groundwater sources. By comparison, agriculture uses about 60% of the state's water every year, while industry and hydropower use about 8%.

A lot of hard work goes into providing the water that comes out of your tap every day. When the Department of Health adopted new water efficiency regulations in 2007, many water systems took notice and began to re-think just how efficient they can be. Now more than ever, they are taking action to find and fix leaks in their water distribution system, thereby eliminating waste.

**DID YOU KNOW?**  
The average person unknowingly wastes up to 30 gallons of water every day.

Think of "water efficiency" as a way to eliminate wasteful water practices and promote the long-term goal of saving water. Wasteful water practices are unnecessary and costing you money.

By making just a few small changes to your daily routine, you can save a significant amount of water, money, and preserve water supplies for the future.

As a customer of a water utility, think about:

- How much water is necessary for a specific purpose or task.
- How you can help minimize the impact of water use on local water supplies.

Ask yourself what you can do to eliminate wasteful practices and *use only what you need!*

- ◆ **Is your toilet leaking or faucet dripping?**  
If yes, then stop wasting water and fix it right away—or have someone fix it for you.
- ◆ **Do you leave the water on when brushing your teeth or doing the dishes?**  
If yes, make a conscious decision to stop wasting water. Change your habits and turn it off.
- ◆ **Are you watering your lawn too often?**  
If you're not sure, evaluate how much water your lawn needs and adjust watering times.
- ◆ **Did you really need that much water to accomplish the task?**  
No matter what it is you're doing, always ask yourself if you need that much water. Stop wasting water!

<b>Water Waste Adds Up: Drops Turn Into Gallons</b>		
Count the number of drips in 30 seconds to see how many gallons is wasted.		
	<b>1 Day</b>	<b>1 Year</b>
5 drops	0.8	292
10 drops	1.6	584
15 drops	2.4	876
20 drops	3.2	1,168
25 drops	4	1,460
30 drops	4.8	1,752

## Go Green: Reduce Energy and Water Use

It takes a lot of energy to treat and deliver the water to everyone in your community. Considerable amounts of energy also go to heat water for laundry, bathing, cooking, dishwashing, and cleaning our homes. Homes with electric water heaters use 25% of their electricity to heat water.

### ***DID YOU KNOW?***

About 4% of the nation's electricity consumption is used moving or treating water and wastewater.



## Look for the WaterSense Label

WaterSense is a program sponsored by the U.S. Environmental Protection Agency. Much like the ENERGY STAR symbol for energy-efficient products and practices, WaterSense is the symbol for water-efficient products, services, and practices.

WaterSense helps consumers identify products that meet EPA's criteria for water efficiency and performance. WaterSense labeled products use 20% less than standard products.

Best of all, they work!

All WaterSense labeled products have been tested to ensure savings and performance. Look for WaterSense labeled products and start saving water today!



Visit [www.epa.gov/watersense](http://www.epa.gov/watersense) to learn more.

### ***DID YOU KNOW?***

If a family of four replaces its older, inefficient toilets with new WaterSense toilets, it could save more than 16,000 gallons per year and \$2,000 in water and wastewater bills over the lifetime of the toilets.



One of the simplest ways to save both water and energy is to install water-efficient plumbing fixtures. This will save you money on your water and energy bills—it takes less energy to heat less water.

Look for WaterSense labeled products to save the most money. You can let these products do the saving for you!

- ◆ **High Efficiency Toilets** use 1.28 gallons per flush or less. Plus, they now have flush ratings that can tell you just how well they perform.
- ◆ **Faucet aerators** are very inexpensive and easy to install.
- ◆ **Low-flow showerheads.** Look for those that use 2 gallons per minute or less.
- ◆ **High Efficiency Washing machines.** Look for ENERGY STAR rated machines with low water use per load (water factor of 4.5 or lower).

### ***DID YOU KNOW?***

Gardening professionals agree that most lawns and yards receive more water than they need. Over-watering creates runoff that carries toxic fertilizers and pesticides into our streams, rivers, and lakes—where it can contaminate drinking water supplies too!



## \$\$ Great Water/Money Saving Tips \$\$

Visit these Web sites to find rebates near you or simply ask your water or wastewater utility if they offer rebates.

[www.epa.gov/watersense/rebate\\_finder\\_saving\\_money\\_water.html](http://www.epa.gov/watersense/rebate_finder_saving_money_water.html)

[www.toiletrebate.com/index.php](http://www.toiletrebate.com/index.php)

[www.greenplumbersusa.com/green-plumber-water-rebates-in-your-area](http://www.greenplumbersusa.com/green-plumber-water-rebates-in-your-area)

Install moisture control sensors or rain sensors on your automated irrigation systems. These devices know when to water your lawn, keeping it healthy and green. Best of all they can substantially reduce your water bill and save a ton of water.

## Leak Repair

Many homes waste (and pay for) thousands of gallons of water each year because they don't fix leaks that can be easily repaired. Fix it yourself or ask a friend to help you.

### ***DID YOU KNOW?***

In one year, water leaks in your home can waste enough water to fill a backyard swimming pool.



Replacement parts are inexpensive and can save you more than 10% on your water bill. In most cases, fixing a leaky toilet should cost you about \$10 or less in parts.

You can fix most dripping faucets or showerheads by replacing worn washers. To check your toilet for leaks, drop food coloring in the toilet tank. If color appears in the bowl without flushing, you have a leak.

### Water Saving Ideas

- Collect rainwater to irrigate indoor/outdoor plants.
- Install WaterSense labeled low-flow showerheads and save 3 gallons per minute.
- Take shorter showers by 2-3 minutes and save up to 10 gallons per shower.
- If you don't like mowing your yard, get rid of it and replace it with native or drought resistant (xeriscape) landscaping.
- Install WaterSense labeled low-flow fixtures or aerators for every faucet in the house.
- Most landscapes will do well being watered two or three times per week.
- To reduce evaporation, water the lawn in the early morning or evening. Watering during the heat of the day, or when it's windy, wastes water and is much less effective.
- Place a 2" to 4" layer of mulch around plants and trees to avoid excess evaporation and retain moisture.
- Consider using a commercial car wash that recycles water or wash your car on your lawn.
- Sell your lawn mower and use that money as a down payment to replace your lawn with a flower or vegetable garden.
- Protect water quality by limiting or eliminating the use of fertilizers, weed killers, and pesticides.
- Install micro/drip irrigation systems or use soaker hoses to water outdoors.

### How You Can Help

Understanding what you can do to save water is where it all begins. You can get the biggest water savings in your home by installing WaterSense fixtures and fixing leaks.

Since outdoor use often doubles in the summertime, use the tips in this brochure to think about what you can do to use less while still maintaining a healthy landscape. Limiting the use of fertilizers and pesticides will also help keep water clean and protect public health.

Using less water leaves more of it in the ground or in our streams, rivers, and lakes. This benefits the environment and provides recreational opportunities for you and your community.

Do what you can to avoid unnecessary water use. You will contribute to the long-term health, adequate future water supply, and sustainability of your watershed!

To learn more about how you can use water efficiently, contact your local water system for more information or visit our Web site at [www.doh.wa.gov/ehp/dw/programs/wue.htm](http://www.doh.wa.gov/ehp/dw/programs/wue.htm)

#### *More Information*

Washington State Department of Health  
Office of Drinking Water  
(360) 236-3100 • 1-800-521-0323  
[www.doh.wa.gov/ehp/dw](http://www.doh.wa.gov/ehp/dw)



DOH 331-450

April 2010

# Balance Sheet

## LAKELAND VILLAGE COMMUNITY CLUB

As of March 23, 2026

DISTRIBUTION ACCOUNT	TOTAL
<b>Assets</b>	
Current Assets	
Bank Accounts	
Biller Genie ACH Sweep Account	3,608.94
Biller Genie CC Sweep Account	0.00
KCU 5-month CD 004	21,051.32
KCU 5 month CD 005	15,458.31
KCU Business Checking #0007	30,093.33
KCU Business MM #0001	32,635.26
KCU Employee Checking #0008	1,063.23
KCU MM Diamond #0006	60,776.37
KCU PremMM 002	99,000.00
KCU Savings #0000	0.00
Key Bank Checking #9554	1,377.10
Key Bank Litigation #9709	45,127.32
Key Bank MM #9422 -Cap Reserves	139,378.62
Kitsap Bank CD #1828	21,876.57
Kitsap Bank Checking #1596	2,209.55
Kitsap Bank Holding MM #1818	31,054.53
<b>Total for Bank Accounts</b>	<b>\$504,710.45</b>
Accounts Receivable	
ACCOUNTS RECEIVABLE	1,469.70
<b>Total for Accounts Receivable</b>	<b>\$1,469.70</b>
Other Current Assets	
Payroll Corrections	0.00
Payroll Refunds	174.84
Petty Cash	357.83
PREPAID INSURANCE	7,084.01
QuickBooks Tax Holding Account	361.20
UNDEPOSITED FUNDS	2,850.00
<b>Total for Other Current Assets</b>	<b>\$10,827.88</b>
<b>Total for Current Assets</b>	<b>\$517,008.03</b>
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
PROPERTY & EQUIPMENT	48,335.87
<b>Total for Fixed Assets</b>	<b>\$17,152.53</b>
Other Assets	
<b>Total for Assets</b>	<b>\$534,160.56</b>

# Balance Sheet

## LAKELAND VILLAGE COMMUNITY CLUB

As of March 23, 2026

DISTRIBUTION ACCOUNT	TOTAL
Liabilities and Equity	
Liabilities	
Current Liabilities	
Accounts Payable	
ACCOUNTS PAYABLE	672.24
<b>Total for Accounts Payable</b>	<b>\$672.24</b>
Credit Cards	
T-MOBILE REBATE CC 1885	0.00
<b>Total for Credit Cards</b>	<b>\$0.00</b>
Other Current Liabilities	
6560 TAXES & INSURANCE	
PAYROLL TAXES-EMPLOYER	-539.15
<b>Total for 6560 TAXES &amp; INSURANCE</b>	<b>-\$539.15</b>
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
<b>Total for Other Current Liabilities</b>	<b>\$5,550.79</b>
<b>Total for Current Liabilities</b>	<b>\$6,223.03</b>
Long-term Liabilities	
<b>Total for Liabilities</b>	<b>\$6,223.03</b>
Equity	
RETAINED EARNINGS	470,391.82
Net Income	57,545.71
Opening Bal Equity	0.00
<b>Total for Equity</b>	<b>\$527,937.53</b>
<b>Total for Liabilities and Equity</b>	<b>\$534,160.56</b>

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
BG_Discounts/Refunds Given	-1,124.04		-1,124.04	
CAPITAL FUNDS		45,000.00	-45,000.00	
INTEREST REVENUE				
C/D INTEREST INCOME	2,741.85	2,500.00	241.85	109.67 %
MONEY MARKET ACCOUNT INTEREST	7,214.43	4,800.00	2,414.43	150.30 %
SAVINGS ACCOUNT INTEREST	15.37	20.00	-4.63	76.85 %
<b>Total INTEREST REVENUE</b>	<b>9,971.65</b>	<b>7,320.00</b>	<b>2,651.65</b>	<b>136.22 %</b>
Returned Check Charges	0.00		0.00	
REVENUE				
A-MEMBERSHIP DUES	298,708.45	273,458.00	25,250.45	109.23 %
BOAT STORAGE FEES	1,721.19	1,750.00	-28.81	98.35 %
COVENANT VIOLATION FINES	28,045.66	3,000.00	25,045.66	934.86 %
FINANCE CHARGES / LATE FEES	12,530.01	2,500.00	10,030.01	501.20 %
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	5.40	6.00	-0.60	90.00 %
MISC. DEPOSITS	4,038.39	100.00	3,938.39	4,038.39 %
NOTARY SERVICES	530.00	400.00	130.00	132.50 %
PROPERTY TRANSFER FEES	21,536.16	24,000.00	-2,463.84	89.73 %
PROPERTY WALKAROUNDS	370.94	925.00	-554.06	40.10 %
RETURNED CHECK FEES	121.91	30.00	91.91	406.37 %
SIGN FEES-ADDITIONAL	966.19	750.00	216.19	128.83 %
<b>Total REVENUE</b>	<b>392,796.06</b>	<b>310,919.00</b>	<b>81,877.06</b>	<b>126.33 %</b>
Technology_Fees_BG	456.84		456.84	
Unapplied Cash Payment Income	541.46		541.46	
<b>Total Income</b>	<b>\$402,641.97</b>	<b>\$363,239.00</b>	<b>\$39,402.97</b>	<b>110.85 %</b>
<b>GROSS PROFIT</b>	<b>\$402,641.97</b>	<b>\$363,239.00</b>	<b>\$39,402.97</b>	<b>110.85 %</b>
<b>Expenses</b>				
ADMINISTRATION / OFFICE				
ACCOUNTING & TAX SERVICES	582.87	6,000.00	-5,417.13	9.71 %
ADMINISTRATION MILEAGE	108.74	160.00	-51.26	67.96 %
ADVERTISING		200.00	-200.00	
BACKGROUND CHECKS	59.85	150.00	-90.15	39.90 %
BANK FEES & SERVICE CHARGES	1,167.31	3,750.00	-2,582.69	31.13 %
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	217.10	320.00	-102.90	67.84 %
CONSTANT CONTACT	794.94	800.00	-5.06	99.37 %
EXTERNAL ACCESS	215.03	200.00	15.03	107.52 %
INTUIT-QUICKBOOKS	3,163.63	2,500.00	663.63	126.55 %

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
MICROSOFT OFFICE 365	672.20	100.00	572.20	672.20 %
<b>Total COMPUTER SUBSCRIPTIONS</b>	<b>5,062.90</b>	<b>3,920.00</b>	<b>1,142.90</b>	<b>129.16 %</b>
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	13,615.05	8,000.00	5,615.05	170.19 %
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	2,500.00	3,000.00	-500.00	83.33 %
OFFICE SUPPLIES				
COPIER LEASE	3,837.80	4,200.00	-362.20	91.38 %
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 %
<b>Total OFFICE SUPPLIES</b>	<b>6,138.89</b>	<b>8,000.00</b>	<b>-1,861.11</b>	<b>76.74 %</b>
PAYROLL OFFICE COORDINATOR	53,350.54	58,200.00	-4,849.46	91.67 %
RESERVE STUDY		0.00	0.00	
TECHNICAL SUPPORT	1,094.67	1,500.00	-405.33	72.98 %
WEBSITE	648.09	1,000.00	-351.91	64.81 %
<b>Total ADMINISTRATION / OFFICE</b>	<b>93,436.96</b>	<b>105,555.00</b>	<b>-12,118.04</b>	<b>88.52 %</b>
BAD DEBT	25,096.29		25,096.29	
CAPITAL RESERVES				
CAPITAL EXPENSES	59,368.48	45,000.00	14,368.48	131.93 %
FUNDING RESERVES		40,000.00	-40,000.00	
<b>Total CAPITAL RESERVES</b>	<b>59,368.48</b>	<b>85,000.00</b>	<b>-25,631.52</b>	<b>69.85 %</b>
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	277.43	325.00	-47.57	85.36 %
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 %
<b>Total COMMUNITY EVENTS</b>	<b>4,359.39</b>	<b>4,775.00</b>	<b>-415.61</b>	<b>91.30 %</b>
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 %

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
VEHICLE INSURANCE	2,524.00	2,300.00	224.00	109.74 %
VOLUNTEER INSURANCE	300.00	350.00	-50.00	85.71 %
<b>Total INSURANCE</b>	<b>28,330.27</b>	<b>26,900.00</b>	<b>1,430.27</b>	<b>105.32 %</b>
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	
<b>Total COMMON AREA IMPROVEMENTS</b>	<b>2,009.26</b>	<b>4,500.00</b>	<b>-2,490.74</b>	<b>44.65 %</b>
COMMON AREA LANDSCAPING	8,779.20	8,600.00	179.20	102.08 %
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 %
<b>Total TENNIS COURTS</b>	<b>97.14</b>	<b>775.00</b>	<b>-677.86</b>	<b>12.53 %</b>
<b>Total COMMON AREA LANDSCAPING</b>	<b>9,590.14</b>	<b>10,100.00</b>	<b>-509.86</b>	<b>94.95 %</b>
COMPLIANCE/PATROL				
PATROL SUPPLIES	177.99	200.00	-22.01	89.00 %
VEHICLE FUEL	3,026.65	2,800.00	226.65	108.09 %
VEHICLE MAINTENANCE	1,730.67	2,300.00	-569.33	75.25 %
VEHICLE REGISTRATION	96.25	125.00	-28.75	77.00 %
<b>Total COMPLIANCE/PATROL</b>	<b>5,031.56</b>	<b>5,425.00</b>	<b>-393.44</b>	<b>92.75 %</b>
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	7,791.44	11,000.00	-3,208.56	70.83 %
WATER TESTING	225.00	600.00	-375.00	37.50 %
<b>Total LAKE MAINTENANCE</b>	<b>26,954.94</b>	<b>31,300.00</b>	<b>-4,345.06</b>	<b>86.12 %</b>
MAINTENANCE				
CONTRACT HOURS	3,950.00	4,500.00	-550.00	87.78 %
MAINTENANCE SUPPLIES	1,369.87	1,500.00	-130.13	91.32 %
MISC	15,842.00	18,500.00	-2,658.00	85.63 %
SPEED SIGNS		500.00	-500.00	
<b>Total MAINTENANCE</b>	<b>21,161.87</b>	<b>25,000.00</b>	<b>-3,838.13</b>	<b>84.65 %</b>
PAYROLL-GROSS				
BEACH AUTHORITY	7,872.15	9,000.00	-1,127.85	87.47 %
COMPLIANCE/PATROL MAINTENANCE	17,583.37	20,725.00	-3,141.63	84.84 %
MAINTENANCE	1,640.38	2,060.00	-419.62	79.63 %
<b>Total PAYROLL-GROSS</b>	<b>27,095.90</b>	<b>31,785.00</b>	<b>-4,689.10</b>	<b>85.25 %</b>
TREE REMOVAL		5,000.00	-5,000.00	
<b>Total OPERATION &amp; MAINTENANCE</b>	<b>91,539.53</b>	<b>113,110.00</b>	<b>-21,570.47</b>	<b>80.93 %</b>

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

April 2025 - March 2026

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Payroll Expenses	-482.35		-482.35	
Taxes	526.51		526.51	
<b>Total Payroll Expenses</b>	<b>44.16</b>		<b>44.16</b>	
PAYROLL-GROSS				
COMPLIANCE/PATROL	565.07		565.07	
MAINTENANCE	19.21		19.21	
Reimbursements	2.32		2.32	
<b>Total PAYROLL-GROSS</b>	<b>586.60</b>		<b>586.60</b>	
TAXES				
FEDERAL INCOME TAX	3,261.75	2,500.00	761.75	130.47 %
PAID LEAVE	1,894.06	2,500.00	-605.94	75.76 %
PAYROLL TAXES-EMPLOYER	12,454.16	16,000.00	-3,545.84	77.84 %
<b>Total TAXES</b>	<b>17,609.97</b>	<b>21,000.00</b>	<b>-3,390.03</b>	<b>83.86 %</b>
TAXES (deleted)				
PAID LEAVE (deleted)	153.68		153.68	
<b>Total TAXES (deleted)</b>	<b>153.68</b>		<b>153.68</b>	
TRANSFER FEE EXPENSES				
NAME SIGNS & POSTS	5,684.13	4,400.00	1,284.13	129.18 %
<b>Total TRANSFER FEE EXPENSES</b>	<b>5,684.13</b>	<b>4,400.00</b>	<b>1,284.13</b>	<b>129.18 %</b>
UTILITIES				
Garbage	1,344.03	1,500.00	-155.97	89.60 %
INTERNET & PHONE	2,335.73	2,400.00	-64.27	97.32 %
PUD 3	12,751.66	14,100.00	-1,348.34	90.44 %
SEWER	1,340.01	1,500.00	-159.99	89.33 %
WATER	761.15	600.00	161.15	126.86 %
<b>Total UTILITIES</b>	<b>18,532.58</b>	<b>20,100.00</b>	<b>-1,567.42</b>	<b>92.20 %</b>
<b>Total Expenses</b>	<b>\$344,742.04</b>	<b>\$387,810.84</b>	<b>\$ -43,068.80</b>	<b>88.89 %</b>
NET OPERATING INCOME	<b>\$57,899.93</b>	<b>\$ -24,571.84</b>	<b>\$82,471.77</b>	<b>-235.64 %</b>
Other Expenses				
Reconciliation Discrepancies-1	354.22		354.22	
<b>Total Other Expenses</b>	<b>\$354.22</b>	<b>\$0.00</b>	<b>\$354.22</b>	<b>0.00%</b>
NET OTHER INCOME	<b>\$ -354.22</b>	<b>\$0.00</b>	<b>\$ -354.22</b>	<b>0.00%</b>
NET INCOME	<b>\$57,545.71</b>	<b>\$ -24,571.84</b>	<b>\$82,117.55</b>	<b>-234.19 %</b>

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2026\_2027 - FY27 P&L

April 2026 - March 2027

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>Income</b>				
AUDIT FUNDS		15,000.00	-15,000.00	
CAPITAL FUNDS		10,000.00	-10,000.00	
INTEREST REVENUE				
C/D INTEREST INCOME		2,600.00	-2,600.00	
MONEY MARKET ACCOUNT INTEREST		5,200.00	-5,200.00	
SAVINGS ACCOUNT INTEREST		15.00	-15.00	
<b>Total INTEREST REVENUE</b>		<b>7,815.00</b>	<b>-7,815.00</b>	
<b>REVENUE</b>				
A-MEMBERSHIP DUES	19,557.10	288,508.00	-268,950.90	6.78 %
BOAT STORAGE FEES	30.00	2,000.00	-1,970.00	1.50 %
COVENANT VIOLATION FINES		3,000.00	-3,000.00	
FINANCE CHARGES / LATE FEES		3,000.00	-3,000.00	
LIEN COLLECTIONS		2,000.00	-2,000.00	
LLVCC RECORDS REQUEST FEE		0.00	0.00	
MISC. DEPOSITS		0.00	0.00	
NOTARY SERVICES		400.00	-400.00	
PAYMENT PLAN FEES		180.00	-180.00	
PROPERTY TRANSFER FEES	500.00	24,000.00	-23,500.00	2.08 %
PROPERTY WALKAROUNDS		750.00	-750.00	
RETURNED CHECK FEES		0.00	0.00	
SIGN FEES-ADDITIONAL		800.00	-800.00	
<b>Total REVENUE</b>	<b>20,087.10</b>	<b>324,638.00</b>	<b>-304,550.90</b>	<b>6.19 %</b>
Technology_Fees_BG		450.00	-450.00	
Unapplied Cash Payment Income	33.97		33.97	
<b>Total Income</b>	<b>\$20,121.07</b>	<b>\$357,903.00</b>	<b>\$ -337,781.93</b>	<b>5.62 %</b>
<b>GROSS PROFIT</b>	<b>\$20,121.07</b>	<b>\$357,903.00</b>	<b>\$ -337,781.93</b>	<b>5.62 %</b>
<b>Expenses</b>				
ADMINISTRATION / OFFICE				
ACCOUNTING & TAX SERVICES		5,000.00	-5,000.00	
ADMINISTRATION MILEAGE		150.00	-150.00	
ADVERTISING		100.00	-100.00	
BACKGROUND CHECKS		85.00	-85.00	
BANK FEES & SERVICE CHARGES		3,000.00	-3,000.00	
CAMERAS SERVICE		500.00	-500.00	
CELLPHONE SERVICE		2,400.00	-2,400.00	
CLUBHOUSE CARPET CLEANING		1,300.00	-1,300.00	
COMPUTER SUBSCRIPTIONS				
ADOBE		325.00	-325.00	
BILLER GENIE		1,800.00	-1,800.00	
CONSTANT CONTACT		850.00	-850.00	
EXTERNAL ACCESS		225.00	-225.00	
INTUIT-QUICKBOOKS		2,500.00	-2,500.00	

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2026\_2027 - FY27 P&L

April 2026 - March 2027

	TOTAL			% OF BUDGET
	ACTUAL	BUDGET	OVER BUDGET	
MICROSOFT OFFICE 365		625.00	-625.00	
<b>Total COMPUTER SUBSCRIPTIONS</b>		<b>6,325.00</b>	<b>-6,325.00</b>	
LEGAL FEES-LIENS & FORECLOSURE		6,500.00	-6,500.00	
MASON COUNTY AUDITOR		1,500.00	-1,500.00	
NON PROFIT REPORT		35.00	-35.00	
OFFICE RENT		3,000.00	-3,000.00	
OFFICE SUPPLIES				
COPIER LEASE		4,200.00	-4,200.00	
GENERAL OFFICE SUPPLIES		1,100.00	-1,100.00	
OFFICE EQUIPMENT		750.00	-750.00	
POSTAGE & DELIVERY		1,400.00	-1,400.00	
PRINTING		800.00	-800.00	
<b>Total OFFICE SUPPLIES</b>		<b>8,250.00</b>	<b>-8,250.00</b>	
RESERVE STUDY		3,500.00	-3,500.00	
TECHNICAL SUPPORT		1,300.00	-1,300.00	
WEBSITE		600.00	-600.00	
<b>Total ADMINISTRATION / OFFICE</b>		<b>43,545.00</b>	<b>-43,545.00</b>	
AUDIT		15,000.00	-15,000.00	
BAD DEBT		0.00	0.00	
CAPITAL RESERVES				
CAPITAL EXPENSES		10,000.00	-10,000.00	
FUNDING RESERVES		26,000.00	-26,000.00	
<b>Total CAPITAL RESERVES</b>		<b>36,000.00</b>	<b>-36,000.00</b>	
COMMUNITY EVENTS				
CHRISTMAS LIGHT CONTEST		300.00	-300.00	
CHRISTMAS- KIDS		400.00	-400.00	
CPR TRAINING		750.00	-750.00	
EASTER		325.00	-325.00	
FISHING DERBY		325.00	-325.00	
GARAGE SALE		85.00	-85.00	
HALLOWEEN DECOR		75.00	-75.00	
JULY 4TH AMERICANA DECOR		50.00	-50.00	
PICNIC		1,500.00	-1,500.00	
SHREDDING EVENT		625.00	-625.00	
<b>Total COMMUNITY EVENTS</b>		<b>4,435.00</b>	<b>-4,435.00</b>	
INSURANCE				
BOARD OF DIRECTOR INSURANCE		5,550.00	-5,550.00	
PROPERTY LIABILITY INSURANCE		15,500.00	-15,500.00	
UMBRELLA POLICY		6,000.00	-6,000.00	
VEHICLE INSURANCE		2,700.00	-2,700.00	
VOLUNTEER INSURANCE		325.00	-325.00	
<b>Total INSURANCE</b>		<b>30,075.00</b>	<b>-30,075.00</b>	

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2026\_2027 - FY27 P&L

April 2026 - March 2027

	TOTAL			% OF BUDGET
	ACTUAL	BUDGET	OVER BUDGET	
<b>OPERATION &amp; MAINTENANCE</b>				
<b>COMMON AREA IMPROVEMENTS</b>				
BASKETBALL COURT		250.00	-250.00	
BEACH/GAZEBO		1,600.00	-1,600.00	
BOAT STORAGE		1,000.00	-1,000.00	
PLAYGROUND/BATHROOMS		2,000.00	-2,000.00	
<b>Total COMMON AREA IMPROVEMENTS</b>		<b>4,850.00</b>	<b>-4,850.00</b>	
<b>COMMON AREA LANDSCAPING</b>				
COMMON AREA LANDSCAPING		11,200.00	-11,200.00	
PORTABLE RESTROOM		750.00	-750.00	
<b>TENNIS COURTS</b>				
TENNIS COURT LEASE		25.00	-25.00	
TENNIS COURT MAINTENANCE		250.00	-250.00	
<b>Total TENNIS COURTS</b>		<b>275.00</b>	<b>-275.00</b>	
<b>Total COMMON AREA LANDSCAPING</b>		<b>12,225.00</b>	<b>-12,225.00</b>	
<b>COMPLIANCE/PATROL</b>				
PATROL SUPPLIES		250.00	-250.00	
VEHICLE FUEL		3,200.00	-3,200.00	
VEHICLE MAINTENANCE		2,600.00	-2,600.00	
VEHICLE REGISTRATION		110.00	-110.00	
<b>Total COMPLIANCE/PATROL</b>		<b>6,160.00</b>	<b>-6,160.00</b>	
<b>LAKE MAINTENANCE</b>				
DEPT. OF ECOLOGY-DAM FEES		1,300.00	-1,300.00	
FISH		3,200.00	-3,200.00	
NOXIOUS WEEDS		14,200.00	-14,200.00	
REPAIRS & OTHER MAINTENANCE		10,000.00	-10,000.00	
WATER TESTING		500.00	-500.00	
<b>Total LAKE MAINTENANCE</b>		<b>29,200.00</b>	<b>-29,200.00</b>	
<b>MAINTENANCE</b>				
CONTRACT HOURS		4,500.00	-4,500.00	
MAINTENANCE SUPPLIES		1,550.00	-1,550.00	
MISC		18,500.00	-18,500.00	
SPEED SIGNS		500.00	-500.00	
<b>Total MAINTENANCE</b>		<b>25,050.00</b>	<b>-25,050.00</b>	
TREE REMOVAL		5,000.00	-5,000.00	
<b>Total OPERATION &amp; MAINTENANCE</b>		<b>82,485.00</b>	<b>-82,485.00</b>	
<b>PAYROLL-GROSS</b>				
BEACH AUTHORITY		11,255.00	-11,255.00	
COMPLIANCE/PATROL		21,230.00	-21,230.00	
MAINTENANCE		1,950.00	-1,950.00	
PAYROLL OFFICE COORDINATOR		64,000.00	-64,000.00	
Reimbursements		0.00	0.00	
<b>Total PAYROLL-GROSS</b>		<b>98,435.00</b>	<b>-98,435.00</b>	

# LAKELAND VILLAGE COMMUNITY CLUB

Budget vs. Actuals: FY\_2026\_2027 - FY27 P&L

April 2026 - March 2027

		TOTAL		
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
<b>TAXES</b>				
FEDERAL INCOME TAX		4,000.00	-4,000.00	
PAID LEAVE		2,000.00	-2,000.00	
PAYROLL TAXES-EMPLOYER		15,000.00	-15,000.00	
<b>Total TAXES</b>		<b>21,000.00</b>	<b>-21,000.00</b>	
<b>TRANSFER FEE EXPENSES</b>				
NAME SIGNS & POSTS		5,000.00	-5,000.00	
<b>Total TRANSFER FEE EXPENSES</b>		<b>5,000.00</b>	<b>-5,000.00</b>	
<b>UTILITIES</b>				
Garbage		1,550.00	-1,550.00	
INTERNET & PHONE		2,400.00	-2,400.00	
PUD 3		14,500.00	-14,500.00	
SEWER		1,600.00	-1,600.00	
WATER		1,000.00	-1,000.00	
<b>Total UTILITIES</b>		<b>21,050.00</b>	<b>-21,050.00</b>	
<b>Total Expenses</b>	<b>\$0.00</b>	<b>\$357,025.00</b>	<b>\$ -357,025.00</b>	<b>0.00%</b>
NET OPERATING INCOME	<b>\$20,121.07</b>	<b>\$878.00</b>	<b>\$19,243.07</b>	<b>2,291.69 %</b>
NET INCOME	<b>\$20,121.07</b>	<b>\$878.00</b>	<b>\$19,243.07</b>	<b>2,291.69 %</b>



**WASHINGTON**  
**Secretary of State**  
**Corporations & Charities Division**

Corporations and Charities Division

**Mailing address:**

PO Box 40234

Olympia, WA 98504-0234

Tel: 360.725.0377

[www.sos.wa.gov/corporations](http://www.sos.wa.gov/corporations)

01/15/2026

LAKE LAND VILLAGE COMMUNITY CLUB  
SYLVIA Q BANZON  
470 E COUNTRY CLUB DR  
ALLYN WA 98524-8793

**UBI Number: 601 134 720**  
**Business Name: LAKE LAND VILLAGE COMMUNITY CLUB**  
**Expiration Date: 02/28/2027**

Greetings SYLVIA Q BANZON,

Thank you for your recent submission. This letter is to confirm that the following documents have been received and successfully filed:

ANNUAL REPORT

You can view and download your filed document(s) for no charge at our website, [www.sos.wa.gov/ccfs](http://www.sos.wa.gov/ccfs)

To file online, request certified copies and certificates, conduct searches, subscribe to corporation and/or charities and receive filing status updates, please create a user account at [www.sos.wa.gov/ccfs](http://www.sos.wa.gov/ccfs). If you already have an account created, simply sign in to access these features.

If you have questions, need assistance, or would like to provide feedback, please visit the Corporations Division website at [www.sos.wa.gov/corporations](http://www.sos.wa.gov/corporations) email [corps@sos.wa.gov](mailto:corps@sos.wa.gov) or call 360-725-0377.

Sincerely,  
Washington Secretary of State  
Corporations and Charities Division  
[corps@sos.wa.gov](mailto:corps@sos.wa.gov)



**WASHINGTON**  
**Secretary of State**  
Corporations & Charities Division

Corporations and Charities Division

**Mailing address:**

PO Box 40234  
Olympia, WA 98504-0234

Tel: 360.725.0377

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01/01/2026

LAKE LAND VILLAGE COMMUNITY CLUB  
SYLVIA Q BANZON  
470 E COUNTRY CLUB DR  
ALLYN WA 98524-8793

## ANNUAL REPORT DUE DATE NOTICE

Greetings!

**UBI Number:** 601 134 720

**Entity Name:** LAKE LAND VILLAGE COMMUNITY CLUB

The business entity must file an Annual Report by the expiration date, 02/28/2026 to remain in active status. Within the report, verify that the registered agent information is correct, including email address, and update as needed.

### **What is an Annual Report and how do I file it?**

For more information about this report, please visit our Annual Report FAQs page.

<https://www.sos.wa.gov/corps/ARs>

### **How soon can I file my Annual Report?**

An Annual Report may be filed up to 180 days before the expiration date. We encourage customers to use a calendar reminder every year to get their report in well before their expiration to mitigate any risk of delinquency or loss of status/business.

Failure to file the necessary report will result in delinquent status and may result in administrative dissolution or termination of your registration.

You may file online using the Washington Secretary of State, Corporations and Charities Filing System (CCFS). To access CCFS, please visit <https://www.sos.wa.gov/corporations>

To ask about available alternative methods for submitting a filing or form for the visually impaired, please call 360-725-0377. Teletype (TTY) users may use the Washington Relay Service by calling 711.

For a rapid response to questions, requests for assistance, or to provide feedback, please visit <http://www.sos.wa.gov/corps/contact> to chat with a representative.

Sincerely,  
Washington Secretary of State  
Corporations and Charities Division  
[corps@sos.wa.gov](mailto:corps@sos.wa.gov)

**Note: If your documents were recently submitted, please disregard this notice. This notice is generated as part of an automated notification process.**



WASHINGTON Secretary of State

Corporations & Charities Division

Mailing Address (ALL USPS): PO Box 40234 Olympia, WA 98504-0234

See website for overnight address by commercial carrier

Tel: 360.725.0377 | Website: www.sos.wa.gov/corporations-charities

THIS BOX FOR OFFICE USE ONLY

Select only ONE filing fee option

[ ] Filing Fee \$60 - Default

[x] Reduced Filing Fee \$20 - By selecting this box, the Nonprofit Corporation voluntarily certifies that its total gross revenue in the most recent fiscal year was less than \$500,000.

[ ] To Expedite Filing, Add \$100

NONPROFIT CORPORATION ANNUAL REPORT RCW 24.03A & RCW 23.95.255

All fields REQUIRED unless otherwise specified

(1) Business Name: LakeLand Village Community Club UBI No.: 601 134 720

(2) EIN: 23-7165455 Per the IRS a Nonprofit Corporation is required to have an Employer Identification Number or Tax ID Number. See the instructions for the IRS website.

(3) GROSS REVENUE VOLUNTARY CERTIFICATION: Per RCW 24.03A.960 does the Nonprofit voluntarily certify that its total gross revenue in the most recent fiscal year was less than \$500,000? (Check one) [x] Yes [ ] No (If "yes", the filing fee is reduced to \$20)

(4) Has your registered agent or their contact details changed? (Check one) [ ] Yes [x] No If Yes, complete page 3

(5) PRINCIPAL OFFICE: The location where the business's records are kept. Street Address (required) Must be a physical address; No PO Box or PMB. Address: 470 E Country Club Dr. Zip: 98524 City: Allyn State: WA Country: USA. Mailing Address (optional) [ ] Check if mailing address is the same as street address. Address: PO Box 184. Zip: 98524 City: Allyn State: WA Country: USA

Email (required): office@llvcc.com Phone (optional): 360-275-3508

(6) GOVERNOR(s): List at least one, attach additional pages if necessary. A business cannot serve as its own Governor. Name: James Byrne Name: Sylvia Banzon

(7) NATURE OF BUSINESS: Briefly describe the type of business your business conducts in the state of Washington. Home Owners Association

(8) RENEWAL OF PUBLIC BENEFIT DESIGNATION: RCW 24.03A.245/250 Does not apply to a Foreign Nonprofit. If the Domestic Nonprofit Corporation is CURRENTLY designated as a Public Benefit Corporation, due to having submitted a separate registration with the Office of the Secretary of State, the below questions must be answered.

1. Does the Domestic Nonprofit Corporation still meet the requirements to maintain its Public Benefit designation? (Check one) [ ] Yes [x] No If "no" is selected the Nonprofit will not maintain the designation of a Public Benefit Corporation. 1a. If "yes", does the Nonprofit Corporation still elect to have the Public Benefit Designation? (Check one) [ ] Yes [ ] No

**(9) CHARITABLE NONPROFIT CORPORATION:** If within the Nonprofit's Purpose in its Articles or within its Nature of business the terms "charitable"; or language indicating a "charitable purpose"; the Nonprofit is a Religious Corporation; or that the Nonprofit is eligible for tax-exempt status under section 501(C)(3) of the Internal Revenue Code, then Yes is required below.

Is the Nonprofit Corporation a Charitable Nonprofit as defined by RCW 24.03A.010(6)?

(Check one)  Yes  No *If "no" continue to section 12.*

**(10) REPORTING CHANGES FOR THE CHARITABLE NONPROFIT CORPORATION:**

Does the Nonprofit Corporation meet exemptions of reporting? (Check one)  Yes  No *If "no" the reporting questions in section 11 must be answered*

Exemption reasons as outlined in RCW 24.03A.075(3)

- The business was a religious corporation both before and after it took the actions outlined below in section 11.
- The business is within its first three years of existence and all programs or activities it operates are consistent with the purposes set forth in the business' articles of incorporation.
- If the business operates a program activity described in question 2 in section 11 below and all funds are derived from the sources outlined in RCW 24.03.075(3)(c)(i-v).

**(11) REPORTING QUESTIONS:**

*If submitting the Annual Report for a Foreign Nonprofit Corporation or Foreign Nonprofit Professional Service Corporation only question 2 is required.*

1. Has the Nonprofit Corporation filed an Amendment in the last year that changed one or more purposes of the corporation recorded in its initial Articles of Incorporation? (Check one)  Yes  No

2. Has the Nonprofit Corporation operated a significant program or activity that is different from:

- a. A program or activity that the Nonprofit has previously operated; and
- b. A program or activity described in the most recent application for recognition of exemption from federal tax income?

(Check one)  Yes  No

**(12) Controlling Interest: RCW 82.45.220 Answer all questions below**

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  Yes  No

2. In the past 12 months, has there been a transfer of at least 16 2/3 percent of the ownership, stock, or other financial interest in the entity?  Yes  No

2a. If "yes", in the past 36 months, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  Yes  No

3. If you answered "yes" to question 1 AND 2a, has the controlling interest transfer return been filed with Department of Revenue?  Yes  No

*For more information on Controlling Interest, contact Department of Revenue by visiting [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET)*

**(13) AUTHORIZED PERSON:**

I hereby certify, under penalty of law, that the above information is accurate and complies with the filing requirements of state law.

Sylvia Banzon  
Signature of Authorized Person

Sylvia Banzon/Treasurer  
Printed Name/Title

1/6/26  
Date



WASHINGTON Secretary of State

Corporations & Charities Division

Mailing Address (ALL USPS): PO Box 40234 Olympia, WA 98504-0234

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THIS BOX FOR OFFICE USE ONLY

Select only ONE filing fee option

[ ] Filing Fee \$60 - Default

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Per RCW 24.03A.960 does the Nonprofit voluntarily certify that its total gross revenue in the most recent fiscal year was less than \$500,000? (Check one) [x] Yes [ ] No (If "yes", the filing fee is reduced to \$20)

(4) Has your registered agent or their contact details changed? (Check one) [ ] Yes [x] No If Yes, complete page 3

(5) PRINCIPAL OFFICE: The location where the business's records are kept

Street Address (required)

Must be a physical address; No PO Box or PMB

Address: 470 E Country Club Dr

Zip: 98524 City: Allyn

State: WA Country: USA

Mailing Address (optional)

[ ] Check if mailing address is the same as street address

Address: PO Box 184

Zip: 98524 City: Allyn

State: WA Country: USA

Email (required): office@llvcc.com

Phone (optional): 360-275-3508

(6) GOVERNOR(s): List at least one, attach additional pages if necessary. A business cannot serve as its own Governor

Name: James Byrne Name: Sylvia Banzon

Name: Name:

(7) NATURE OF BUSINESS: Briefly describe the type of business your business conducts in the state of Washington Home Owners Association

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1. Does the Domestic Nonprofit Corporation still meet the requirements to maintain its Public Benefit designation?

(Check one) [ ] Yes [x] No If "no" is selected the Nonprofit will not maintain the designation of a Public Benefit Corporation

1a. If "yes", does the Nonprofit Corporation still elect to have the Public Benefit Designation?

(Check one) [ ] Yes [ ] No

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(Check one)  Yes  No *If "no" continue to section 12.*

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- If the business operates a program activity described in question 2 in section 11 below and all funds are derived from the sources outlined in RCW 24.03.075(3)(c)(i-v).

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- a. A program or activity that the Nonprofit has previously operated; and
- b. A program or activity described in the most recent application for recognition of exemption from federal tax income?

(Check one)  Yes  No

**(12) Controlling Interest: RCW 82.45.220 Answer all questions below**

1. Does this entity own (hold title) real property in Washington, such as land or buildings, including leasehold improvements?  Yes  No

2. In the past 12 months, has there been a transfer of at least 16 2/3 percent of the ownership, stock, or other financial interest in the entity?  Yes  No


2a. If "yes", in the past 36 months, has there been a transfer of controlling interest (50 percent or greater) of the ownership, stock, or other financial interest in the entity?  Yes  No

3. If you answered "yes" to question 1 AND 2a, has the controlling interest transfer return been filed with Department of Revenue?  Yes  No

*For more information on Controlling Interest, contact Department of Revenue by visiting [www.dor.wa.gov/REET](http://www.dor.wa.gov/REET)*

**(13) AUTHORIZED PERSON:**

I hereby certify, under penalty of law, that the above information is accurate and complies with the filing requirements of state law.

  
Signature of Authorized Person

Sylvia Banzon/Treasurer  
Printed Name/Title

1/6/26  
Date

1-6-26

20.00

WA Secretary of State

NonProfit Corp Annual Report 2026



COMMERCIAL LEASE EXTENSION

"The Tennis Courts"

A Commercial Lease was entered by and between Anderson & Sons, Inc. (Lessor) and LakeLand Village Community Club (Lessee) on April 24th, 2019. The lease began May 1st, 2019 and ended April 30, 2021.

On May 18, 2022 said lease was extended from April 30th, 2021 for a period of FIVE (5) years ending on April 30th 2026.

Upon mutual agreement herein of Lessor and Lessee, said lease shall be extended from April 30th, 2026 for a period of FIVE (5) years, ending on April 30th 2031. Rent remains at \$25.00 annually.

All Articles I thru IX remain in full force and effect.

EXEXUTED this 17th day of March, 2026.

LESSOR:  
ANDERSON SONS, INC.

LESSEE:  
LAKE LAND VILLAGE COMMUNITY CLUB

BY: [Signature]  
Richard Anderson, President

BY: [Signature]  
James Bryne, President

STATE OF WASHINGTON )  
 ) S  
COUNTY OF MASON )

I certify that I know or have satisfactory evidence that **RICHARD ANDERSON** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of Anderson & Sons, Inc., the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 17th day of March, 2026

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of Washington,  
Residing at \_\_\_\_\_  
My appointment expires: \_\_\_\_\_

STATE OF WASHINGTON )  
 ) S  
COUNTY OF MASON )

I certify that I know or have satisfactory evidence that **JAMES BRYNE** is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the President of LakeLand Village Homeowners Association, the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

DATED this 17th day of March, 2026



[Signature]  
NOTARY PUBLIC in and for the State of Washington,  
Residing at Longbranch, WA  
My appointment expires: 09/09/26

Date of complaint	Name of violator	Address	Complaint	Covenant, Resolution, R&R Violated	Desired outcome	Date of response	Corrective action	Complainant	Notes
3/9/2026	LLVCC	E Mountain View Dr	Responding to an eyesore letter fining \$25 not sent in a timely manner. Complaining about reasonable timelines		LLVCC to review processes and address issues more accurately.		Directed to complaint form. Nothing received.		

EYESORE LOG 2026

Address	Report Date	Observations/Eyesore	Determination	Outcome
Jan. Review				
E Westlake Way	1/28/2026	Neglected yard & driveway	Send letter	Cannot address per Div 7 Cov
E Mountain View Dr	1/28/2026	Dirt piles from unfinished project	Fine \$25	
E Lakeshore Dr	1/28/2026	RV, Boat, Utility trailer all on property	Send letter 3/5/26	April review
E Westlake Way	1/28/2026	ugly little trailer	Send letter 3/6/26	April review
E Westlake Way	1/28/2026	Three trailers	Send letter	Closed
E Sterling	1/28/2026	Trash cans not shielded	Send letter	Closed
Feb. Review				
E Soderberg Rd	3/17/2026	Trash cans not shielded	Send Letter	
March Review				
E Lakeland Dr	3/17/2026	Tree/yard debris left in yard for months	Board discussion	
E Lakeland Dr	3/17/2026	Tree/yard debris left in yard for months	Board discussion	

DATE REC'D	ACTION DATE	NAME	ADDRESS	LOT/DIV	PROJECT	ACTION	NOTIFICATION	PERMIT ISSUES	PERMIT ENDS	PROJECT COMPLETE	CHECKED CO. WEBSITE
3/2/2026	3/3/2026		E Soderberg Rd		Gazebo	Approved	-email	3/3/2026	3/31/2026		
2/25/2026	3/3/2026		E Soderberg Rd, Unit C-1C		Replace deck with Trex	Approved	-email	3/3/2026	4/30/2026		
2/26/2026	3/5/2026		E Lakeshore Dr		Remove 4 cedar trees	Approved	-email	3/5/2026	4/30/2026		
3/10/2026	3/11/2026		E Westlake Dr. S		Remove stumps	No Permit Req	-email				
3/9/2026	3/11/2026		E Soderberg Rd Unit C9		Replace deck with Trex	Approved	-email	3/11/2026	4/30/2026		
3/3/2026	3/11/2026		E Soderberg Rd Unit C7		Replace deck with Trex	Approved	-email	3/11/2026	4/30/2026		
3/5/2026	3/12/2026		E Westlake Way		Remove alders, maple. Continue to expand ditch retaining wall	Approved	-email	3/12/2026	9/30/2026		
3/11/2026	3/12/2026		E Lakeshore Dr		Move portion of existing rockery north a couple of feet.	Approved	Email	3/12/2026	5/30/2026		
3/13/2026	3/16/2026		E Sterling Dr		Replace roof and gutters	Approved	email	3/16/2026	4/30/2026		
3/9/2026	3/11/2026		E Old Ranch Rd		Replace deck						County permit may be needed. Negative-rec. 3/23/26
3/20/2026			E Lakeshore Dr		Repair retaining wall						Patrol reported.
3/16/2026			E Sterling Dr		Reroof house						PPA requested
3/17/2026			E Village View Dr		Reroof house						requested

12	13	14	15	16	17	18	19	20	21																	
C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB	AC
OTHER COMMUNICATIONS DATE AND TYPE	APPLICATION DATE REC'D	MEETING DATE (optional)	COVENANTS PROVIDED	MEETING NOTES TAKEN	DOCUMENTS RECEIVED (COMPLETE/INCOMPLETE)	LVCC CLEARING PERMIT GRANTED	Number and % TREES APPROVED TO REMOVE	COUNTY PERMITS APPLICATION CHECKED	COUNTY BUILDING PERMIT (DATE/ PERMIT NUMBER)	ACC CONSTRUCTION CHECKLIST SIGN	APPLICATION STATUS (1- CLOSED (COMPLETED)/ 2- EXPIRED 2- ACTIVE 3- NO APPLICATION)	APPLICATION APPROVAL STATUS	LVCC CONSTRUCTION PERMIT GRANTED LETTER DATE	APPROVAL CONDITIONS AND STATUS	DEFERRED SUBMITTALS AND STATUS	LVCC CONSTRUCTION PERMIT ISSUED	LVCC PERMIT START	LVCC PERMIT ENDS	CONSTRUCTION BEGIN DATE	CONSTRUCTION COMPLETED DATE	LANDSCAPING PLAN RECEIVED	LANDSCAPING PLAN APPROVED	LANDSCAPING PLAN CONDITIONS (I.E. REPLANTING)	LANDSCAPE COMPLETED	To Dos	Status
	9/11/2024- Welcome sent 9/12/24				Request for clearing- Site plan; House plan including elevation 3/4/26 Paint colors and roof type, color and warranty			Building Permit Application, Water & Sewer Ade	Building Permit	9/12/2024	2	Conditional Approval	Conditional Approval Letter 9/16/24		Paint colors submitted and approve 6/10/25	4/10/2025	4/30/2026	6/16/25 Cleared/ Foundation poured							8/12/25 On going Framing is up 1/21/26 Sheeting In Progress	In progress. 9/2025 Framing nearly complete. 10/22/25 and 11/3-24/25 Framing Up. Roof sheeting on.
	7/26/2024 Welcome Letter sent	8/9/2024	08/09/24 Yes	08/09/24 Yes	Geologic Assessment 7/24/24 Original Houseplan 7/24/24 Updated Houseplan 8/14/24 Drawing of Site plan 8/27/24		36% - Trees removed without a permit sent letter 11/5/24 and again 11/12/24 Fines assessed	Submitted 1/29/25	In process	8/9/2024	2	Conditional Approval 9/4/23 Approval 2/3/25	Conditional Permit Letter 9/16/24		Landscaping plan	2/4/2025	2/28/2026	10/25/2025	6/16/25 Foundation poured, 6/30/25 First floor framing started. 1/21/26 House complete exterior.	8/13/25 Sent reminder for landscaping plan 10/21/25 Landscaping plan submitted.				Fine \$8000 for removing tree without a permit. Making payments.	9/2025 Walls and roof underway 10/22/25 Roof is on and Windows are in. 11/3-24/25 Installing siding and windows	
	9/26/2024				Geologic Assessment; Houseplan; Site plan; Roof and Paint Colors, Landscaping Plan			Building Permit Application	Waiting	10/17/2024	2	Conditional Approval 9/6/24	Conditional Permit Granted 10/22/24	Plans or rendering of the breezeway, if provided. This information may be provided later but must be provided before it is constructed.		9/16/2024	2/1/2025	2/28/2026	6/16/25 The garage is build and occupied. Light studs have been constructed at the end of the street- marking driveway? 6/30/25 No noticeable changes.	9/25/2024	9/25/2024	None		Emails sent about construction delays. 3/3/26 Letter to homeowner about delays. No significant change. Small lawn in front. 11/3-24/25 No visible change 4/30/26.	8/12/25 On going. No noticeable changes 9/2025 Footing ready for concrete 10/22/25 No significant change. Small lawn in front. 11/3-24/25 No visible change	
	1/15/25 Welcome Letter		1/10/2025		1. Application 2. Plot Plan 3. House Plan 4. Color Paint		No county Permits 01/14/25	No county Permits 01/14/25		1/15/2025	2	Conditional Approval 1/15/2025	Approved. 08/11/25 Received propane tank location. Email explaining plans for landscaping and roofing materials.	Landscaping Plan, Roofing color and warranty		10/28/2025	10/31/2026	6/16/25 Partially cleared. No construction. 6/30/25 No changes.						8/12/25 No construction yet	8/12/25 Some trees down 9/2025 Not started 10/22/25 Cleared for construction. 11/18/25 Excavating for foundation 11/24/25 Poured concrete foundation.	
	Welcome letter sent 3/27/25				Paint color Roof type and color Site plan Exterior Elevations House Plan		No building permit yet 3/3/26				2								6/16/25 Partially cleared. No construction. 6/30/25 No changes.					Send AC welcome letter 3/13/26 Sending letter Need additional information to process application.	8/12/25 No change partially cleared. 10/22/25 Not started	
	Welcome Letter 12/12/25		2/28/2025		7/29/2025			Pending 08/01/25			2	Conditional Approval 8/7/25 Received building plans 8/11/25	The exterior design (elevation views) indicating the type of material to be used including roofing type. The trees to be removed and flagged and house corners staked for on-site installation.	Landscaping plan including retaining walls and grading. Roofing product sheets indicating style and color selection. Location of propane and other tanks and heat pump, if provided. Exterior paint color.		8/31/2026	8/31/2026	8/31/2025	9/2025 Lot cleared					Site visit	08-11-25 Property staked and trees marked. Waiting for site visit. 10/22/25 Excavation started 11/24/25 Excavating for foundation 1/21/26 Poured foundation	



DATE OF PERMIT	ADDRESS	REPLANT				REPLANT CONDITIONS	REPLANT plan received	COMPLETION DATE	NOTES
		PERMIT ENDS	REPLANT	CONDITIONS	DATE				
8/12/2024	E Rainier Ct	10/31/2024		1:01	Not requested	Complete	Emailed for update 9/22/25;Confirmed w/ pics.		
8/22/2024	E Sterling Dr	4/1/2025	1 fir to be replanted		Not requested	Confirmed w/ Pics	Emailed for update 9/22/25;Confirmed w/ pics.		
9/5/2024	E Hofaker	11/30/2024			Not requested	Reported Complete	Emailed for update 9/22/25; Verbal confirmation		
8/29/2024	E Rainier Ct	12/31/2024	4 alders, a cedar, a pine		Received		As per Hearing. Emailed for update 9/22/25		
9/26/2024	E Hofaker Rd	1/31/2024	3 to be planted		Not requested		Emailed for update 9/22/25		
9/26/2024	E Mountain View Dr	6/1/2025	Replace firs		Not requested		Emailed for update 9/22/25		
10/18/2024	E Hofaker Rd	11/15/2024	4 trees approved; new native 1:1			Complete	Will send pics. Emailed for update 9/22/25. 9/26: Has 4 trees. Will plant 9/27-28		
10/23/2024	E Allynview Dr	12/31/2024	Replace fir w/ smaller species			Confirmed w/ Pics	Pics requested.Emailed for update 9/22/25; Confirmed w/pics		
1/15/2025	E Rainier Dr	4/15/2025	3-4 trees		Not requested	Reported Complete 4/1/2025	Emailed for update 9/22/25; Verbal confirmation		
1/30/2025	E Soderberg Rd	6/1/2025	1:1, Native, 6'			Confirmed w/ Pics	Emailed for update 9/22/25; Confirmed w/pics		
4/24/2025	E Channel Dr	6/15/2025	2 trees				Emailed for update 9/22/25		

5/7/2025	E Hofaker		5/30/2025	black Lace Elderberry				Reported Complete	Emailed for update 9/22/25; Verbal confirmation
5/23/2025	E Rainier Dr		7/31/2025	Remove 2, replant 4 as per plan	Yes				Emailed for update 9/22/25
5/30/2025	E Old Ranch Rd		7/31/2025	Rhododendron, weeping spruce	Yes		Confirmed No pics. Can drive by		Emailed for update 9/22/25; Emailed confirmation
9/12/2025	E Olympic Dr		12/31/2025	6' tree, same species					No visible tree.
	E Lakeshore Dr	36/1		TBD- see MOU. 7 native trees in landscaping plan, to be approved by Board.					Note Deadline in the letter
8/19/2025	E Lakeshore Dr		11/30/2025	4 6 ft douglas Fir Trees	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
9/4/2025	E Old Ranch Rd	139/11 B4		Replace three trees	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.
10/23/2025	E Soderberg Rd	13/12-2		four trees			Null		Did not remove any trees.
11/5/2025	E Fairway Dr		12/31/2025	Replant 1 Fir	Yes, w/permit		3/5/2026		Tree in pot, not planted yet. Complete w/pics 3/5/26
1/16/2026	E Soderberg Rd		4/1/2026	Replace with cedars	No, but stated on permit				Emailed 3/5. Response 3/6. Will replant 1 cedar by end of April

2/4/2026	E Lakeshore Dr	3/31/2026	Replant 5 6' cedars	Stated on Proj Permit	
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	A	B	C	D	E
157	<b>Feb-26</b>				
158	<b>15th</b>	E Fairway Dr	Reroof house		Complete
159	<b>15th</b>	E Soderberg Rd	Remove two deciduous trees, replace w/cedars		Complete, will replant April
160	<b>15th</b>	E Country Club Dr	Roofing		Complete 2/17/26
161					
162	<b>Mar-26</b>				
163	<b>31st</b>	E Fairway Dr	Add/Extend Deck on back of house		
164	<b>31st</b>	E Old Ranch Rd	Shed in backyard		
165	<b>31st</b>	E Old Ranch Rd	Fence across side yard		
166	<b>31st</b>	E Elmas Pl	Roof replacement		May need extension
167	<b>31st</b>	E Lakeshore Dr	Tree removal and replanting		
168	<b>31st</b>	E Soderberg Rd	Gazebo		

LakeLand Village Community Club Resolution No. 26  
Architectural Control Committee  
March 2026

The LakeLand Village Community Club Bylaws authorize the Board of Directors ('Board') to create committees and delegate authority to them. This Resolution establishes the Architectural Control Committee (ACC'), defines its authority and procedures, and clarifies how architectural provisions in the Covenants will be interpreted and enforced.

1. The LakeLand Village (LLV) Bylaws provide for the composition of Committees by the Board of Directors (herein referred to as the "Board"). The purpose of this Resolution is to define the Architectural Control Committee (ACC) and outline how it will conduct its work.
2. In older Covenants, the terms 'Control Committee' and 'Board of Trustees' are used in connection with architectural review and enforcement. For purposes of this Resolution and future administration of those Covenants, references to a 'Control Committee' or 'Board of Trustees' exercising architectural approval authority are interpreted to mean the Architectural Control Committee as established by this Resolution
3. The ACC is responsible for administering construction permit applications, project permit applications, managing the permit approval process, assisting Members in understanding applicable Divisional Covenants and other governing documents, and monitoring compliance with those provisions. Questions regarding interpretation or application of architectural provisions must be directed to the ACC. Office staff are not authorized to provide binding interpretations of Covenants, and any informal statements by staff do not constitute ACC or Association decisions.
4. Covenants architectural control rules vary by Division but generally include, for example, building size, proportions, shape, height, exterior design, exterior color, location on property, location of driveways and parking areas, retaining walls, stormwater management, fencing, landscaping, areas to be cleared and trees and natural vegetation to be removed, and temporary facilities and controls during construction (noise, work hours, trash, burning, etc.). Projects involving any, or all, of these items, and other architectural control topics outlined in Covenants are subject to ACC approval.
5. When considering an application for project approval, the ACC shall review and apply the Covenants for the specific Division and other applicable rules such as the Articles of Incorporation, Bylaws, and Resolutions.
6. Where Covenants refer to a 30-day limit for permit review, that period applies only to new residential construction permit applications and begins only upon the ACC's written confirmation that a complete application has been received. The 30-day

period does not apply to project permit applications (remodels, alterations, or other non-new-home improvements).

7. Members are solely responsible for ensuring that any work on their Lot complies with Covenants and ACC approval requirements. No work requiring ACC approval may proceed until the Member has received a written approval and physical permit from the ACC. Any construction or project commenced or completed without required ACC approval is unauthorized and may be subject to fines under the Association's enforcement Resolution(s) and to a requirement that the unauthorized work be modified or removed, after notice and an opportunity to be heard before the Board.
8. Neither the Association, the Board, nor any ACC member guarantees the suitability, safety, structural soundness, code compliance, or market value of any approved improvement, and no approval shall be construed as an endorsement of plans, specifications, or workmanship. Each Member remains responsible for obtaining and complying with all required governmental permits and approvals.
9. The ACC will work collaboratively with members prior to and during permit application to educate them about the rules and their application and assist them in resolving any issues. The solution to any identified issues will be documented by revising the application.
10. The ACC will respond to questions from members about the need for a permit for any project.
11. The following procedure will be followed for new construction permit applications:
  - a. If requested, the ACC will meet with members and their contractors in a pre-application meeting(s) to answer questions, ensure the application is in compliance, and assist with compliance.
  - b. A formal letter will be issued for all construction applications that indicates if the application is complete, and if it is disapproved, conditionally approved, or approved, and if any corrections are required.
  - c. The ACC will generally require the building location, corners and extent of excavation to be identified with marker stakes, trees to be removed flagged with ribbon, and other markings as needed as part of the permit review process.
  - d. Building color selection for walls and roofing materials may be deferred for a project and omitted from the primary permit applications, but the color pallet with samples must be provided to the ACC prior to beginning painting or roofing work. Deferred submittal approval on colors will be in writing through the submission of a project permit application.

- e. The ACC has the discretion to conditionally approve a permit and request additional information/revision be provided as a deferred submittal for a non-conforming/incomplete application. The open issues must be resolved by the deadline outlined in the conditional approval letter.
12. All Board members in good standing shall serve as members of the ACC. The President shall appoint at least three (3) ACC members to serve as a standing Architectural Subcommittee ("Subcommittee") to review and decide Construction and Project permit applications, subject to the Board's authority under the governing documents and applicable law. A quorum of the Subcommittee shall be two (2) members, and any decision of the Subcommittee requires the affirmative vote of at least two (2) members.
13. The ACC will review information provided on project permit applications (including attached documentation) and may perform a field visit to gather additional information to determine what is necessary to approve or disapprove the application. If accessing a member's property is required, the ACC will make contact, request approval, and schedule a time for a site visit.
14. The subcommittee has the authority to approve or disapprove a project permit application. If the subcommittee cannot agree on approval, or disapproval, of a project permit application, or the subcommittee determines additional input is warranted, the project permit application shall be referred to the full ACC for review and consideration. Decisions will be made by majority vote.
15. All project permit applications will be approved in writing through issuance of a physical permit. Informal notification of approval/disapproval may be provided by phone or email. The approved permit will be posted by Patrol, or the applicant will be directed to post the permit on the lot where work is to be conducted. Informal notification is not permitted for construction permits.
16. Decisions of the Subcommittee are final unless a Member submits a written appeal to the full ACC within thirty (30) days of the date of the written decision. The full ACC (all Board members) shall review the record, may request additional information, and shall decide the appeal by majority vote. The ACC's appeal decision shall constitute the Association's final decision on the application
17. All permit decisions shall be issued in writing and shall state whether the application is approved, approved with conditions, or disapproved, and the primary reasons for disapproval. Informal communications (phone, email, text, or verbal statements) are not final decisions and may not be relied upon as approval. The Subcommittee shall maintain a log of all applications, including dates, property address, scope, and decision, and such log shall be made available for Board review and for inspection by Members.
18. The home design must be aesthetically adapted to the area and nearby developed

properties. Approval of architectural plans and exterior materials may be withheld if the proposed improvements are at variance with the applicable covenants.

19. The ACC will use the Wikipedia definition of "[earthtone](#)" as a guide, combined with language in Resolution 7, with context for architectural design, to help ensure consistent disposition on project applications for exterior wall paint and roofing material color. This does not necessarily ensure that a specific Wikipedia color example will be approved, nor does this limit a member's proposed color to Wikipedia color examples.
20. Covenants for Divisions 1-9, 11, 12, 12-2, 14, and 15 (forthcoming) allow other approved roof materials when approved by the Architectural Control Committee and adopted by a resolution of the Board of Trustees. This resolution hereby adopts the following alternate for roofing materials.
  - a. *As an alternate to roof materials outlined in Covenants of Divisions 8, 9, 11, 12, 12-2, 14 and 15 (forthcoming) standing seam, corrugated (or similar), and other metal roofing that mimics slate, tile, wood shingles/shakes, or architectural asphalt roofs shall be permitted when approved by the ACC. Roofs must be painted/coated to prevent corrosion/discoloration, except copper which may form patina, and have a warranty of not less than forty (40) years. Roof type must fit the architectural character of the home and be earth tone in color."*

No such language appears in Covenants for Divisions 10, and 11a...metal roofing is not allowed.

21. Metal fences are not permitted in in many covenants. The ACC interprets this rule to prohibit farm-type fencing, and improvised metal fencing, such as barbed wire, chain link, thin-gage hog wire, chicken wire, corrugated metal and similar fences. Wrought iron, powder-coated, welded wire mesh panels (galvanized, stainless steel or powder coated), and other aesthetically pleasing metal fences of acceptable color will be approved on a case-by-case basis. Polymer fencing that mimics wood will be approved on a case-by-case basis.
22. Where Covenants require that homes be 'aesthetically adapted to the area and nearby developed properties,' the ACC shall apply this standard in a reasonable and non-arbitrary manner, considering factors such as roof form, massing, exterior materials, color, and compatibility with surrounding homes. To avoid repetitive, tract-like appearance within a Division, the ACC may deny a proposed home plan (including mirror-image plans) if the same plan already exists on the same street or in close proximity, unless the proposed home is distinctly differentiated through substantial changes in roof lines, façade treatments, materials, and colors
23. Mature trees defined as trees with a trunk diameter of 6 inches or greater measured 4 feet above grade (and replant replacement trees) may not be removed without a

permit. The ACC interprets this rule to require homeowners and developers performing construction to protect trees and their root systems from irreversible damage to the tree.

24. The ACC will request approval to access private property with reasonable advance notice to inspect work in progress and completed work to confirm the work conforms with the permit.
25. Major projects must be completed in the timeline outlined in the Covenants and other rules. Building construction projects, and post construction lot landscaping, generally have sequential timelines of one year for each. Prospective developers, or buyers if the house is sold within one year before completion of the house, must complete all landscaping (front, rear, and side yards). The ACC will monitor progress for both construction and landscaping. New construction begins when major tree removal or grading begins, except for divisions where covenants define the start of construction with foundation excavation.
26. For new construction tree removal, excavation, and grading is considered "construction" and may not proceed until the LLVCC permit is issued and Mason County building permits are in review. This practice is to ensure that new home development, including initial site work, does not take longer than the 12 months outlines in the covenant's timeline for completion from an exterior perspective, including driveway, primary walks, and associated retaining walls. A permit for lot clearing in advance or independent from a complete package to build a new residence will not be approved. Removal of thick brush in order to flag trees proposed for removal and mark house corners and the area to be cleared is permitted with ACC approval.
27. If grading is necessary for lot development for new construction or modification related to a project permit and the grading requires removal or more than the allowed natural vegetation a replanting plan of trees and substantial native vegetation will be required as part of the ACC approval.
28. Vacant lots inundated with invasive species such as Himalayan Blackberries, Scotch Broom, and English Ivy may remove more than the percentage of the lot as outlined by the covenants when a replanting landscape plan of native species is approved by the ACC.
29. Covenants require lots remain in their natural setting or native vegetation. The ACC interprets this rule to preclude clearing of a lot until the member is prepared to commence with construction of a house. Exceptions will be considered on a case-by-case basis associated with planning and imminent development.
30. The ACC shall investigate alleged ACC-related violations reported in writing to the Board or ACC and shall provide written findings and recommendations to the Board for enforcement action, if any. Any Member of the Association, including Board

members, may report a violation using the Association’s current violation-reporting form.

31. The ACC may recommend amending existing covenants or adopting new rules to the Board. The Board can help facilitate change but the ultimate decision to amend covenants or adopt new covenants will be made by the membership of each Division following the process outlined in the covenants.

32. Setbacks for development must meet Mason County and other applicable rules. The following is intended to align with Mason County requirements and include here for reference. Each homeowner must confirm they comply with all applicable Mason County rules. See [MCC 17.11 – Allyn UGA](#).

Front yard: Per LLVCC Resolution 5	25 feet (20 feet per Mason County)
Side yard (Mason County):	5 feet
Rear yard (Mason County):	20 Feet
Lake Anderson:	50 feet (all buildings/outbuildings)
Small outbuilding (up to 120 sf):	5 feet from rear and side property lines

33. Installation of heat pumps, propane tanks or other authorized equipment requires screening in many divisions in LLV (see your specific covenants). Screening may be provided with approved fencing, lattice type wood panels or mature shrubbery. The ACC advises that the owner check with the installer regarding equipment separation distance.

34. In some divisions of LLV, siding materials are confined to specific materials. In other divisions, the ACC may approve alternate siding materials. Consult your covenants to determine if any alternatives are allowed and identify the siding material to be used on the application. Alternative products such as concrete or metal must mimic wood materials for the ACC to consider approval.

35. Protective netting is allowed. However, a Project Permit Application must be filed, including a site plan showing boundaries, dimensions, and materials to be used. Construction should not begin until an approval permit is on site. See Resolution 6 for further information.

36. The ACC may withhold Construction or Project approvals where required Mason County or other regulatory permits have not been obtained, or where the submitted materials do not accurately reflect those permits. The ACC does not provide legal, engineering, or code-compliance advice and does not assume responsibility for verifying such permits. Conditional ACC approval may be issued upon satisfactory

written evidence that required permits have been applied for and are actively under review, but final responsibility for securing and complying with those permits remains with the Member.

37. All stormwaters must be managed effectively through surface dispersion or other effective means. Stormwater from roofs, driveways, patios, and other impermeable surfaces must use County-approved method consistent with current engineering best practices and applicable [Mason County stormwater standards](#). This section is intended to raise awareness, and not replace, applicable Mason County stormwater codes. In the event of a conflict between this Resolution and County standards, County standards shall control, and ACC approval shall be interpreted to require compliance with the more restrictive applicable standard.

[Stormwater Management Manual for Western Washington – July 2024 edition](#)

38. Retaining walls greater than 4 feet in height (measured from the bottom of the footing), retaining walls subject to surcharge loads (such as slopes, driveways, or parking areas), or retaining walls located within required setbacks may require Mason County review and permitting. Applications for retaining walls must include sufficient design details, such as dimensions, elevations, and loading conditions, to allow the ACC to determine whether County permitting is required.
39. The failure of the Association, the Board, or the ACC at any time to enforce any provision of this Resolution, the Covenants, or other governing documents shall not be deemed a waiver of the right to enforce the same or any other provision against the same or any other Member at any time thereafter.
40. All LLV Community Club governing documents apply to all matters addressed herein.

THIS RESOLUTION was adopted by the LakeLand Village Community Club Board of Directors on the 18<sup>th</sup> day of June, 2019, revised the 26<sup>th</sup> day of June, 2024, and amended on this 28<sup>th</sup> day of January 2026.

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James Byrne, President

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Sylvia Banzon, Secretary

**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 EGH	1/9/26 EGH				
FEB	2/12/26 EGH	2/12/26 EGH				
MAR	3/12/26 EGH	3/12/26 EGH				
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 1<sup>st</sup> – May vary a few days if water conditions dictate

B. Weir Board location \_\_\_\_\_

3. September 15<sup>th</sup> – 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**