

# LAKELAND VILLAGE COMMUNITY CLUB

## Board Meeting Agenda



Date: January 28, 2026

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

Not Present: Maureen Allen and Deb Wallace

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

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



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

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	<p align="center">- Discussion</p>	
<p><b>Treasurer</b></p>	<p><b>Treasurer's Report January 21, 2026-</b> Sylvia Banzon</p> <p><b>Assets:</b></p> <ul style="list-style-type: none"> <li>- <b>Checking:</b> \$21,602</li> <li>- <b>Litigation:</b> \$46,348</li> <li>- <b>Reserve:</b> \$166,969</li> <li>- <b>MM:</b> \$222,453</li> <li>- <b>CD:</b> \$58,163</li> </ul> <p><b>Budget 2025-2026</b></p> <ul style="list-style-type: none"> <li>- Total Revenue: 114%</li> <li>- Total Expenses: 73%</li> </ul> <div style="display: flex; justify-content: space-between;"> <div data-bbox="440 638 829 926"> <p><b>PROFIT &amp; LOSS</b> <span style="float: right;">Last month ▾</span></p> <p>Net profit for December 2025</p> <p><b>-\$24,403</b> <span style="color: blue;">📈 100%</span></p> <p>↓ <b>Down 254%</b> from prior month</p> <p>\$5,486 Income <span style="color: green;">█</span></p> <p>\$29,889 Expenses <span style="color: blue;">█</span></p> </div> <div data-bbox="857 638 1247 926"> <p><b>INVOICES</b></p> <p>\$16,394 Unpaid <span style="float: right;">Last 365 days</span></p> <p><b>\$6,287</b> Overdue <span style="color: orange;">█</span></p> <p>\$10,107 Not due yet <span style="color: grey;">█</span></p> <p>\$2,146 Paid <span style="float: right;">Last 30 days</span></p> <p><b>\$0</b> Not deposited <span style="color: green;">█</span></p> <p><b>\$2,146</b> Deposited <span style="color: green;">█</span></p> </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div data-bbox="440 968 829 1262"> <p><b>EXPENSES</b> <span style="float: right;">Last 30 days ▾</span></p> <p>Spending for last 30 days</p> <p><b>\$13,982</b> <span style="color: blue;">📈 95%</span></p> <p>↓ <b>Down 57%</b> from prior 30 days</p>  <ul style="list-style-type: none"> <li>• Administration / office: \$7,193 ↓ 16%</li> <li>• Operation &amp; maintenance: \$3,615 ↑ 28%</li> <li>• Utilities: \$1,464 ↓ 2%</li> <li>• Other: \$1,710 ↓ 91%</li> <li>• 8 to review: \$1,274</li> </ul> </div> <div data-bbox="857 968 1247 1262"> <p><b>ACCOUNTS RECEIVABLE</b> <span style="float: right;">As of today</span></p> <p>Total</p> <p><b>\$17,860</b></p>  <ul style="list-style-type: none"> <li>• Current: \$10,107</li> <li>• 1 - 30: \$0</li> <li>• 31 - 60: \$256</li> <li>• 61 - 90: \$1,363</li> <li>• 91 and over: \$6,134</li> </ul> </div> </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)- In progress</li> <li>- Replace Fence in Playground- \$7,000 (Reserves)</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> <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 In progress</li> </ul>	

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	<ul style="list-style-type: none"> <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> </ul> <p><b>HOA Payment Plans and Liens:</b></p> <ul style="list-style-type: none"> <li>- One homeowner in payment plan.</li> <li>- LLVCC has a total of five property liens.</li> <li>- There is one property in foreclosure proceedings. Two payments received.</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: 19,991.00. <b>Open.</b></li> <li>- <b>PO #50 Website Additions-</b> Budget \$375. Current Expenses: \$0. <b>Open.</b></li> </ul> <p><b>Reserve Study Proposal-</b> Sylvia Banzon</p> <ul style="list-style-type: none"> <li>- Discussion and Approval</li> </ul> <p><b>Motion:</b> Carol motioned to approve the Reserve Study Proposal  <b>Second:</b> Dale  <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark  <b>Oppose:</b> None  <b>Abstain:</b> James</p>	
<b>NEW BUSINESS</b>		
<b>PUBLIC COMMENTS/QUESTIONS- New Business</b>		
<b>Will Harris</b>	<p>I am very impressed with the members of the Building and Amenities Committee. We have a lot of talent on this committee. It was made clear to us that the committee is focused on form and function.</p> <p>I wanted to bring to the attention of the Board the fact that many households are struggling and you need to be prepared to answer questions about “fiscal and financing”.</p>	
<b>James Pervis</b>	<p><b>Question:</b> I would like to know what areas the HOA owns?</p> <p><b>Response:</b> The HOA leases the office, tennis courts and the cart path that connects Lakeland Way with Westlake Way N. The HOA owns basketball courts, gazebo/beach area, playground, fishing docks, dam, boat launch, lot 66 in front of the boat launch and lot 55 adjacent to the cart path.</p>	
<b>James Pervis</b>	<b>Concern:</b> Shooting behind E Westlake S. It seems like they are using automatic weapons.	

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

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

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**Ayes:** Sylvia, Scott, Dale, Carol, and Mark

**Oppose:** None

**Abstain:** James

- Item # 73 Landscaping issues

**Motion:** Carol motioned to follow Resolution 16 and to send a warning letter

**Second:** Mark

**Ayes:** Sylvia, Scott, Dale, Carol, and Mark

**Oppose:** None

**Abstain:** James

- Item #72 Utility Trailer

**Motion:** Sylvia motioned to follow Resolution 16 and to send a warning letter

**Second:** Mark

**Ayes:** Sylvia, Scott, Dale, Carol, and Mark

**Oppose:** None

**Abstain:** James

- Item #76 Utility Trailer

The trailer is hidden from view and is only visible from one side of the road. We will remove this item from the list.

- Item #71 Dirt Piles in front of the yard. A letter was sent prior and there was no response from the homeowner, and the problem still exists.

**Motion:** James motioned to follow Resolution 16 and a \$25 fine to be assessed to the property account.

**Second:** Scott

**Ayes:** Sylvia, Scott, Dale, Carol, and Mark

**Oppose:** None

**Abstain:** James

- Item #80 Garbage Cans

**Motion:** James motioned to follow Resolution 16 and to send a warning letter

**Second:** Scott

**Ayes:** Sylvia, Scott, Dale, Carol, and Mark

**Oppose:** None

**Abstain:** James

**Truck Issues and Repairs-** James Byrne

- The Patrol truck is showing its age. The 2009 vehicle requires extensive repairs. According to the estimate it would take 5K- 7K to repair, plus it needs tires. The cost of repairs exceeds the value of the truck.

**Motion:** James motion to replace the truck and to approve a variance of \$5000 to the capital reserves money allocated to this item for a total of \$22,000.

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	<p><b>Second:</b> Dale <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p>	
<b>COMMITTEES</b>		
<b>Architectural Control (ACC)</b>	<p><b>Chairman's Report-</b> Mark Murray - Report <b>ACC Logs Approval-</b> Mark Murray - Review and approval. <b>Motion:</b> Carol motioned to approve log as presented <b>Second:</b> Mark <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>New Construction Permits Log-</b> Mark Murray - Review and approval. <b>Motion:</b> Sylvia motion to approve log as presented <b>Second:</b> Mark <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Replanting Log-</b> Mark Murray - Review and approval. <b>Motion:</b> Mark motion to approve log as presented <b>Second:</b> Scott <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Project Completion Log-</b> Mark Murray - Review and approval. <b>Motion:</b> Mark motion to approve log as presented <b>Second:</b> Sylvia <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p> <p><b>Resolution 26-</b> Mark Murray - The resolution proposed amendments reflect changes in the ACC's authority to approve projects. The revisions were discussed at the meeting. <b>Motion:</b> Mark motion to approve resolution as presented with one typo edit on #19. <b>Second:</b> Scott <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James</p>	

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

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	<ul style="list-style-type: none"><li>• A detective from the Mason County Sheriff's Department gave a report on the process of finding and arresting Sean Gregory Harris for the murder of Mallory Barbour, whose nude body was found close to the Park &amp; Ride off Pickering Rd. The report in the Shelton Mason County Journal left out the most important detail in the investigation. While researching Mallory's computer, the screen showed her refrigerator. On the door of the fridge was a Post-It note with a single address and cell phone number, which led to the arrest of Mr. Harris. During the arrest, Mallory's purse, with numerous items including her identification inside, were found along with gun shell casings in the apartment, which matched those found next to her body. The Post-It note became a hero!!</li><li>• An organized burglar group has been found and broken up. The search extended to many counties.</li><li>• Mason County became a county in 1854. The first sheriff was established by appointment. At the time, only 25 men over 21 could vote. State Patrol was established in 1921. At that time, no drivers' licenses were required because they weren't needed for a horse and buggy!</li><li>• Currently, the jail is not crowded. Folks are being arrested and released back on the streets.</li><li>• Mental health issues are the majority of help calls to the Sheriff's office.</li><li>• New gun license permits and renewals to carry are being handled at the State Patrol office.</li><li>• The auditor's website now has information regarding House Bill 2298 to lock and protect private property.</li><li>• The Dare Program is only in one school now. Recently 2 12-year-olds have overdosed in Mason County.</li><li>• An attendee asked the Sheriff to post all Sheriff Meetings, location, and dates. He will address that issue as he thought the information was already available.</li><li>• By law, all Fire Department vehicles cannot speed.</li><li>• Currently, there are typically two deputies and supervisors in the north and south end of the county. On a good day. There are four assigned in the north and south. Need more qualified prospects for law enforcement. Many cannot pass testing and requirements.</li></ul>	
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<b>OLD BUSINESS</b>		
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>	<b>Motion:</b> <b>Second:</b> <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James	
<b>CLOSED EXECUTIVE SESSION</b>		
<b>Board Discussions</b>	<b>New Issues:</b> <ul style="list-style-type: none"> <li>- Weekends Calls</li> <li>- Executive Officers Meeting</li> <li>- Survey Communication</li> <li>- New Construction</li> <li>- Lot 66</li> <li>- Tennis courts</li> </ul>	
<b>PRIOR ACTION ITEMS</b>		
<b>DISCUSSION</b>	<b>Action Item List-</b> James Byrne	
<b>UPCOMING MEETINGS</b>		
<b>February 11, 2026</b>	6:00 PM Town Hall Meeting for Budget Discussion	
<b>February 25, 2025</b>	6:00 PM Board of Directors	
<b>February 25,2025</b>	7:00 PM Budget/Election Meeting	
<b>UPCOMING EVENTS</b>		
<b>TBD</b>	Easter Bunny Comes to Allyn	
<b>MEETING ADJOURNMENT</b>		
<b>Motion to Adjourn</b>	<b>Motion:</b> Dale motioned to adjourn meeting at 7:11 pm <b>Second:</b> Scott <b>Ayes:</b> Sylvia, Scott, Dale, Carol, and Mark <b>Oppose:</b> None <b>Abstain:</b> James	