

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: March 25, 2026

Attendance: Maureen Allen, Scott Horsfall, Dale Leaman, Mark Murray and Deb Wallace.

Not Present: Sylvia Banzon, James Byrne and Carol Low

Others Present: Mary Helton, Daniel Drumlake (virtual), Genevieve Johannsen, Jodi Littlefield, Angel Ponce (virtual), Connie & Marshall Rice and Bryan Roof.

CLOSED EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Weekends Calls - Fence Project - Shed - Branding - Employee Job Descriptions 	
Welcome		
Open Meeting at 6:04 pm	Welcome- Mark Murray Call for New Business- Mark Murray <ul style="list-style-type: none"> - Clubs - Call for Volunteers Board Director Openings <ul style="list-style-type: none"> - Appointments 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM

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<p>Approve Previous Minutes</p>	<p>February Board Meeting Minutes – James Byrne</p> <p>Motion: Scott motioned to approve minutes for February meeting. Second: Deb Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p> <p>February Community Meeting Minutes - James Byrne</p> <p>Motion: Dale motioned to approve the minutes for February meeting. Second: Scott Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p>	
<p>PUBLIC COMMENTS/ COMPLAINTS- Old Business</p>		
<p>Fishing Derby</p>	<p>Question: Has the Board considered limiting the derby to children and planting fish in the spring rather than fall?</p> <p>Response: The fishing derby will not change this year. The question is being deferred to the Lake Management Committee. Stay tuned for their response.</p>	
<p>Home Builder</p>	<p>Question: There is a perception that a home builder has violated covenants and the ACC has not enforced the covenants. There is concern that the pattern may continue.</p> <p>Response: The ACC has developed new procedures to update applications and develop new resolutions. Since 2024 all applications have been approved in writing to reduce the possibility of miscommunication and to more effectively enforce the covenants.</p>	
<p>BOARD LETTERS</p>		
<p>OFFICER REPORTS</p>		
<p>President</p>	<p>President’s Report- James Byrne (not present)</p> <ul style="list-style-type: none"> - No report <p>Employees Job Description- James Byrne</p> <ul style="list-style-type: none"> - Discussion and Vote- deferred 	
<p>Vice President</p>	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report 	

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	<p>LLVCC Branding- Mark Murray</p> <ul style="list-style-type: none">- Discussion about branding for our community. We are presenting 4 versions of decals for the new truck to the community to choose via survey. We want to present an alternate name for Patrol that defines their role in the community. The Board has selected Community Ambassador to replace the term Patrol. <p>Tennis Courts- Mark Murray</p> <ul style="list-style-type: none">- The HOA does not own the land but owns the actual courts. We were doing a year by year, but we have negotiated a 5-year lease on the tennis courts starting April 30, 2026. The board attempted to hire a qualified professional to evaluate the condition of the courts but was unable to identify anyone. Representatives from the board evaluated the South court that was closed last year due to some concern about safety. Once cleaned using a pressure washer the board believes the courts will be safe for use this Spring. <p>Motion: Dale motioned to approve re-opening the tennis courts by May 1st after cleaning the courts. Second: Deb Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p>	
<p>Treasurer</p>	<p>Treasurer’s Report March 12, 2026- Mark Murray This material was not read aloud at the meeting but was included in the packet available to members.</p> <p>Assets:</p> <ul style="list-style-type: none">- Checking: \$19,086- Litigation: \$45,127- Reserve: \$143,278- MM: \$223,991- CD: \$58,385 <p>Budget 2025-2026</p> <ul style="list-style-type: none">- Total Revenue: 115%- Total Expenses: 87%	

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Open Purchase Orders:

- **PO #49 Playground Playset Removal/Installation-** Budget \$43,000. Current Expenses: 21,866. **Open.**
- **PO #51 Shed Installation-** Budget \$7,000. Expenses \$6,405. **Open**
- **PO #53 Playground Fence Replacement-** Budget \$5,000. **In progress.**

Reserve Study Proposal- Mark Murray

- We received a second bid for the reserve study of \$1670 per year which includes on-site evaluation and two updated schedules for the 3-year period.

Motion: Deb motioned to approve the new bid

Second: Dale

Ayes: Mo, Scott, Dale, Mark and Deb

Oppose: None

Abstain: None

Non-Profit Report- Mary Helton

- Non-profit report was filed on January 15, 2026

Tennis Courts Lease/Maintenance- Mark Murray

- Discussed earlier.

Electronic Vote CD Renewals

- To renew KCU CD to a 7-month CD promotion at 3.25% APY. To use the same signers as the previous CD; James Byrne, Mark Murray, Sylvia Banzon and adding Carol Ann Low.

Motion: Sylvia motioned to approve the CD renewal as stated above.

Second: Carol

Ayes: James, Sylvia, Scott, Dale, Carol, Mark and Deb

Oppose: None

Abstain: Mo

- The current 18-month CD will be renewed at 2.25%. Proposing to increase Kitsap Bank CD from \$21,876 (current amount) to \$30,000 and change to a 9-month CD earning 3.3% APY. The CD will utilize current signers James Byrne and Sylvia Banzon. Add Mark Murray and Carol Low. And delete past board members Peter Nash and Don Huibregtse.

Motion: Sylvia motioned to approve the CD renewal as stated above.

Second: Dale

Ayes: Sylvia, James, Scott, Dale, Carol, Mark and Deb

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	<p>Oppose: None Abstain: Mo</p>	
NEW BUSINESS		
Clubs	<p>Mark Murray demonstrated the new website link for clubs and activities. The new club and activities page encourages people to get together and engage. There is a new speaker series for a talk in May/June about gardening. Mark will monitor the group application forms.</p>	
PUBLIC COMMENTS/QUESTIONS- New Business		
Playground Cost	<p>Question: Why the cost overage on the playground? It was \$35,000 and it ended up about \$42,000.</p> <p>Response: The Board elected to increase the budget to get the best value for the project considering the available options.</p>	
OPERATIONS		
Maintenance	<p>Maintenance Shed- James Byrne (not present)</p> <ul style="list-style-type: none"> - Deferred <p>Weeds and Sod replacement in the Gazebo Area- James Byrne</p> <ul style="list-style-type: none"> - Postponed to Spring. Deferred. <p>Boat Launch Gravel- James Byrne (not present)</p> <ul style="list-style-type: none"> - Scheduled for the end of March. <p>Playground Equipment- James Byrne (not present)</p> <ul style="list-style-type: none"> - Equipment is now in place. We need to add the required wood chips. <p>Playground Fence- Mark Murray</p> <ul style="list-style-type: none"> - A small group pulled old fence and started building back up on March 21-22 weekend. The second planned weekend is April 10-12 to finish project. Deb and James will be working on it Saturday Easter weekend. <p>Fishing Dock- Mark Murray</p> <ul style="list-style-type: none"> - The floating fishing dock that was vandalized and allowed to float into the lake was retrieved and reconnected to the fixed dock. 	
Office	<p>Upcoming Office Closures- Sylvia Banzon</p> <ul style="list-style-type: none"> - May 4-5 <p>Website Updates and Maintenance- James Byrne</p> <ul style="list-style-type: none"> - Deferred 	

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	<p>Fishing Derby- Maureen Allen</p> <ul style="list-style-type: none"> - Maureen is looking for volunteers from the community to weigh fish at the end of the derby. 	
<p>Patrol/Compliance</p>	<p>Incident Tracking Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval- Nothing new this month <p>Complaint Tracking Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval- Nothing new this month. <p>Eyesore Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Dale motioned to approve the eyesore log as presented. Second: Deb Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p>	
COMMITTEES		
<p>Architectural Control (ACC)</p>	<p>Chairman’s Report- Mark Murray</p> <ul style="list-style-type: none"> - Report <p>ACC Logs Approval- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Dale motioned to approve log as presented. Second: Scott Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p> <p>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Scott motioned to approve log as presented. Second: Dale Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p> <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Motion: Dale motioned to approve log as presented. Second: Scott Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p>	

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	<p>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval- Nothing new this month. <p>Resolution 26- Mark Murray</p> <ul style="list-style-type: none"> - Discussion and approval- The resolution is back for a vote as there was a mistake on the interpretation of covenants: completion of house and landscaping timeline was modified to match covenants. <p>Motion: Scott motioned to approve the revised document. Second: Deb Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p>	
<p>Building</p>	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - Committee Recommendations Discussion <p>Community Survey- Dale Leaman</p> <ul style="list-style-type: none"> - Discussion- Survey is out and open until 4/2/26 <p>Committee Name Change (Resolution 29)- Dale Leaman</p> <ul style="list-style-type: none"> - Discussion- Proposing to change the name of the Building Committee to the Amenities Committee. <p>Motion: Dale motioned to change the name of the committee. Second: Deb Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p> <p>New Playground Introduction- Dale Leaman</p> <ul style="list-style-type: none"> - Discussion activities- Proposing ribbon cutting opening on April 18th and invite the community. 	
<p>Lake Management</p>	<p>Chairman’s Report- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>Lake Anderson Log- Scott Horsfall</p> <ul style="list-style-type: none"> - Discussion <p>Motion: Scott motioned to approve log as presented. Second: Mark Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None</p> <p>Mark recognized and thanked Scott for his service to the board as this was his last meeting.</p>	

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Hearing	Chairman's Report- Dale Leaman - No hearing	
Safety	Chairman's Report- Deb Wallace - No meeting Sheriff's Report- Maureen Allen Chief Rhodes conducted the meeting in Sheriff Spurling's absence. <ul style="list-style-type: none"> - Online reporting of non-emergency events is now AI. No actual person is taking calls. - The Patrol Team will now be in charge of community offences. Example Block Watch reporting. - 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 Harstine Island property issues. - 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. - The Dare Program has been reestablished for 5th graders only. - 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 dollars is being tapped into to meet expenses. Layoffs, unfortunately, will need to occur in the near future. 	
OLD BUSINESS		
PRIOR ACTION ITEMS		
DISCUSSION	Action Item List- James Byrne	
UPCOMING MEETINGS		
April 22, 2026	6:00 PM Board of Directors	
May 27, 2026	6:00 PM Board of Directors	
UPCOMING EVENTS		
April 4, 2026 May 2, 2026 June 18, 2026	Easter Bunny Comes to Allyn Fishing Derby Shredding Event	
MEETING ADJOURNMENT		

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Motion to Adjourn	Motion: Mo motioned to adjourn meeting at 7:14 pm. Second: Dale Ayes: Mo, Scott, Dale, Mark and Deb Oppose: None Abstain: None	