

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: May 27, 2026

Attendance:

EXECUTIVE OFFICERS		
Officers Discussions	New Issues: <ul style="list-style-type: none"> - Boat Launch Parking and compliance monitoring - Complaint Process Form vs Email - Kayak Rack - Proposed Liens - Branding- next steps? - Name Signs - Playground- next steps? - Late fees - CPR class - Website Updates and Maintenance - Notary Services 	
CLOSED EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Weekends Calls - Vacant Board seat - Boys Scouts Boat - Proposed Liens - Late fees - Complaints - Name Signs - Community Picnic - Office staff pay adjustment - Sheriff Report - Clubhouse - Resolution 16 - Bylaws Amendments 	
Welcome		
Open Meeting	Welcome- James Byrne Call for New Business- James Byrne <ul style="list-style-type: none"> - Add topics Vacant Board Director Position- James Byrne <ul style="list-style-type: none"> - Appointment- Resignation 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	April Board Meeting Minutes – James Byrne - Discussion and Approval	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
BOARD LETTERS		
Playground Steps	<p>Today, I walked up the concrete/gravel ramp to check out the new playground area. It looked great, including the swings.</p> <p>When I was leaving, I used the ramp again, but this time I slipped to the ground when the gravel rolled like marbles under my feet. Luckily, I am fit enough to not have gotten hurt or scraped, but if I wasn't, it could have been a lot more serious when I hit the concrete (broken bones, etc). If a guest of LLVCC (or homeowner) fell and injured themselves, there could be a lawsuit. Do we want that?</p> <p>I never take the stairs, because those are very dangerous, with a flimsy handrail and unforgiving blocks that weren't meant to be stair steps in any world.</p> <p>My question is, why did we spend thousands of dollars on a new playground when we do not have a safe entrance to the park? Grandparents cannot easily access it and little kids could certainly have an issue if they take a tumble onto the ramp concrete or go down what we will call the stairway and take a spill. No one should have to worry how to navigate the entrance to a children's stairway. People cannot even get to the restrooms easily at this point.</p> <p>So, I am urging you to please fix this problem. People have asked about it in the past 7 years I've been here, but apparently no one has ever given a thought to fix it. The stairs are completely out of any code and even if you say we don't have to abide by codes, then remove them completely for safety reasons. Then just put a walking path up next to the ramp. Also, to simplify the ramp problem, get rid of the gravel or the concrete-- or both.</p> <p>I find it almost funny that you are welcoming people to the park to celebrate the new playground (which you should probably reschedule) but have never given one thought to how they will safely get in or out. Maybe it's time to stop doing things to the "just good enough" level.</p> <p>Response:</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

OFFICERS BUSINESS		
President	<p>President’s Report- James Byrne</p> <ul style="list-style-type: none"> - No report <p>Committee 2nd Directors Appointments- James Byrne</p> <ul style="list-style-type: none"> - Architectural Control Committee - Amenities Committee - Hearing Committee - Lake Management Committee - Safety Committee - Social Events Workgroup 	
Vice President	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report 	
Treasurer	<p>Treasurer’s Report April 21, 2026- Carol A. Low</p> <ul style="list-style-type: none"> - Discussion <p>SUMMARY OF CHANGES IN ASSETS AND LIABILITIES</p> <p>ASSETS</p> <ol style="list-style-type: none"> 1. Cash decreased \$56,186.33 over the prior fiscal year. This was mainly due to the increase in Accounts Receivable and the timing receipt of payments for homeowner dues. 2. Prepaid Insurance increased by \$6,554.88 due to a correction in our accounting procedure in recording our liability insurance. 3. Obsolete fixed assets were removed from our books which in turn decreased the Accumulated Depreciation associated with those assets. We also purchased new playground equipment, fencing, and landscaping, a 2020 Nissan for our Community Ambassadors, a new storage shed, and dock improvements resulting in an overall increase in fixed assets of \$54,272.28. 4. Total Assets increased 10.23% over the prior fiscal year. <p>LIABILITIES</p> <ol style="list-style-type: none"> 1. Payroll liabilities, Paid Time Off Payable, and Accounts Payable decreased by \$8,215.46. This was attributable to timely payments. 2. Prepaid Membership Dues increased over \$23,000 from the prior fiscal year. This is due to Homeowners' paying dues early. 3. Total Liabilities increased by 12.12% over the prior fiscal year. <p>SUMMARY OF CHANGES IN REVENUES AND EXPENSES</p> <p>REVENUES</p> <ol style="list-style-type: none"> 1. Interest Revenues decreased \$1,370.43 due to the fluctuating market. 2. Membership Dues increased by \$35,191.94, which was mainly attributable to the timely payment of Homeowner Dues. 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>3. Covenant Violation fines and late fee finance charges decreased over \$20,000 from the prior fiscal year.</p> <p>4. Total Revenue increased \$15,623.</p> <p>EXPENSES</p> <p>1. Accounting and tax services decreased \$10,881 as we no longer outsource accounting duties.</p> <p>2. Legal fees related to liens and foreclosures increased over \$8,800.00.</p> <p>3. Bad Debt increased over \$25,000 due to a settlement for a reduction in fines.</p> <p>4. Depreciation Expense increased by \$9,575.88 due to the purchase of fixed assets throughout the year.</p> <p>5. Liability Insurance appears to have decreased approximately \$3,000 over the prior fiscal year. This is attributable to more accurate reporting of prepaid insurance.</p> <p>6. Expenses for Common Area decreased over \$9,200. In the prior fiscal year, we paid for an upgraded boat storage area.</p> <p>7. Expenses for Maintenance doubled over the prior fiscal year mainly due to the Department of Ecology Dam fees, increase costs to treat noxious weeds in the lake, and a large plumbing issue and installation of a French Drain at the beach/gazebo area.</p> <p>8. Salary costs appear to have increased by approximately \$12,000. However, all salary costs have been consolidated into one area. In the prior fiscal year, salary costs were spread into Administration, Maintenance, and Beach Authority line items. Total salary costs only increased by \$298.00.</p> <p>9. Total Expenses increased 16.55% over the prior fiscal year.</p> <p>GAIN/LOSS</p> <p>The loss of \$684.79 is due to the sale of fixed assets at a net loss.</p> <p>LLVCC Capital Asset Policy- Carol A. Low - Discussion and Approval</p> <p>LLVCC Capital Asset Procedure- Carol A. Low - Discussion and Approval</p>	
NEW BUSINESS		
PUBLIC COMMENTS/QUESTIONS- New Business		
OPERATIONS		

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

<p>Maintenance</p>	<p>Maintenance Sheds- James Byrne</p> <ul style="list-style-type: none"> - Discussion Old horse barn - New Shed <p>Fishing Dock- Mark Murray</p> <ul style="list-style-type: none"> - Discussion <p>Boat Launch Compliance- James Byrne</p> <ul style="list-style-type: none"> - Discussion <p>Cart Path- Mark Murray</p> <ul style="list-style-type: none"> - STP Proposal - Discussion 	
<p>Office</p>	<p>Farewell to Mary Helton- James Byrne Mary resigned on May 5, and her last day was May 21, 2026. We wish her success in her next position.</p> <p>New office staff- James Byrne Please join us in welcoming Heather Johnson, who started on May 22, 2026. Thank you for your patience during the staff transition as we complete her training; responses to requests may take a few extra days.</p> <p>Proposed and/or Approved Expenditures for New 26-27 Fiscal Year</p> <ul style="list-style-type: none"> - Easter Event \$325- Completed - Fishing Derby \$350- Completed - Gazebo and Playground Landscaping- - Boat Launch Gravel \$2,500- Completed - Tennis Courts Maintenance \$750- Completed - Fishing Dock Repairs- - Lake Weed Treatment- \$14,000- In progress - Lake Water Testing- \$600 - Shredding Event- Old Documents- \$925 - Background Checks- \$150 - Training/CPR Class- \$800 - Community Picnic- \$1,850 - Garage Sale Ads- \$75 - July 4th Americana Décor- \$50 - Fish Plant- \$3,200- - Halloween Décor- \$50- - Christmas Events- \$650- - Painting Shed - Website Upgrade- <p>HOA Payment Plans and Liens-</p> <ul style="list-style-type: none"> - LLVCC has five property liens. - No foreclosures - Three payment plans. 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - PO #49 Playground Playset Removal/Installation- Budget \$43,000. Playset and Update of the Swing Set Expenses: \$37,600. Pre- work: \$3,280 Woodchips: \$2300 Current Expenses: \$43,180 Paid and Closed. - PO #51 Shed Installation- Budget \$7,000. Expenses \$6405. Open - PO #53 Playground Fence Replacement- Budget \$5,000. Expenses: \$4100 In progress. - Staining Fence Quote <p>Constant Contact- Email Blast Application- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval - Budget variance of \$75 for FY 26-27. <p>Upcoming Office Closures for Training- Sylvia Banzon</p> <ul style="list-style-type: none"> - Training Friday May 29, June 1, 5, 12, 19 and 26. <p>Notary Services- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Garage Sale- Sylvia Banzon</p> <ul style="list-style-type: none"> - Discussion and Approval 	
<p>Patrol/ Compliance</p>	<p>Incident Tracking Log- James Byrne</p> <ul style="list-style-type: none"> - Review and approval <p>Complaint Tracking Log- James Byrne</p> <ul style="list-style-type: none"> - Review and approval <p>Eyesore Log- James Byrne</p> <ul style="list-style-type: none"> - Review and approval 	
<p>COMMITTEES/WORKGROUPS</p>		
<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>New Construction Permits Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval <p>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Resolution 16- Mark Murray</p> <ul style="list-style-type: none"> - Discussion and approval <p>Proposed Bylaws Amendment- Mark Murray</p> <ul style="list-style-type: none"> - Review and Discussion 	
Amenities	<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 	
Lake Management	<p>Chairman’s Report</p> <ul style="list-style-type: none"> - No report <p>Water Testing-</p> <ul style="list-style-type: none"> - Discussion <p>Lake Anderson Log</p> <ul style="list-style-type: none"> - Deferred <p>Noxious Weed Map and Treatment-</p> <ul style="list-style-type: none"> - Discussion 	
Hearing	<p>Chairman’s Report-</p> <ul style="list-style-type: none"> -No hearings 	
Safety/Maintenance	<p>Chairman’s Report- Deb Wallace</p> <p>Playground Fence- Deb Wallace</p> <ul style="list-style-type: none"> - Discussion <p>Hardscaping Playground- Deb Wallace/James Byrne</p> <ul style="list-style-type: none"> - Stairs between swings and playground - Stairs to the Bathroom - Entrance - Broken railroad ties replacement - Wood chips for swing area <p>Sheriff’s Report- Maureen Allen</p> <p>As it is National Police Officer Week, the meeting opened with a requested acknowledgement for the fallen officers who have given their lives while performing their law enforcement duties. A moment of silence occurred in respect of the fallen.</p> <p>State Patrol Seargent Jason Roe was the main speaker during the meeting. He spent 1 ½ years in Seattle then transferred to Mason County. He absolutely loves Mason County because of the people.</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda

	<p>Last year there were 4 fatalities in Mason County, 7 the year before and 11 before that. So far this year there have been 3 auto deaths which seem to be trending the wrong way. State Route 302 is a focused enforcement location as we receive more complaint calls along that route. A question from an attendant was about tinted auto windows. When an officer has stopped a vehicle with darkened window's he will approach the vehicle with his tint meter and if the tint is too dark it is illegal and the driver will receive a citation in addition to a possible speed citation.</p> <p>All counties within Washington are down officers by 20% which amounts to 200-250 officers. However, during covid officers were let go because they refused covid vaccine.</p>	
Social Events	Workgroup Chair's Report- Maureen Allen - Discussion	
OLD BUSINESS		
UPCOMING MEETINGS		
June 24, 2026	6:00 PM Board of Directors	
June 24, 2026	7:00 PM Community Meeting	
July 22, 2026	6:00 PM Board of Directors	
UPCOMING EVENTS		
June 18, 2026	Shredding Event	
July 2-4	Americana Décor Contest	
MEETING ADJOURNMENT		
Motion to Adjourn		



Date: April 22, 2026

Attendance: Maureen Allen, Sylvia Banzon, Elizabeth Stewart-Finerty (Libby), Dale Leaman, Carol (Annie) Low, Mark Murray and Deb Wallace.

Not Present: none.

Others Present: Mary Helton, Taryn Aguirre, Elizabeth Drumlake (virtual), Mike Low, James Read Marshall Rice, and Natascha Roof (virtual).

CLOSED EXECUTIVE SESSION		
Board Discussions	<p>New Issues:</p> <ul style="list-style-type: none"> - Weekends Calls- No calls <p>Schedule for calls</p> <ul style="list-style-type: none"> • May- Annie • June- Dale • July- Sylvia • Aug- Mark • Sept- Libby 	
	- Employee Job Descriptions- Reviewed.	
	- Clearing without Permit- Discussed. Deferred to meeting	
	- Damages Refund- Discussed. Add to New Business	
	- Grants- Deferred	
	- Board Directory- Reviewed	
	- Foreclosure Notice- Reviewed	
	- Survey and Patrol Designation- Deferred to meeting	
Welcome		
Open Meeting	<p>Welcome- James Byrne</p> <p>Call for New Business- James Byrne</p> <ul style="list-style-type: none"> - Added topics. 	

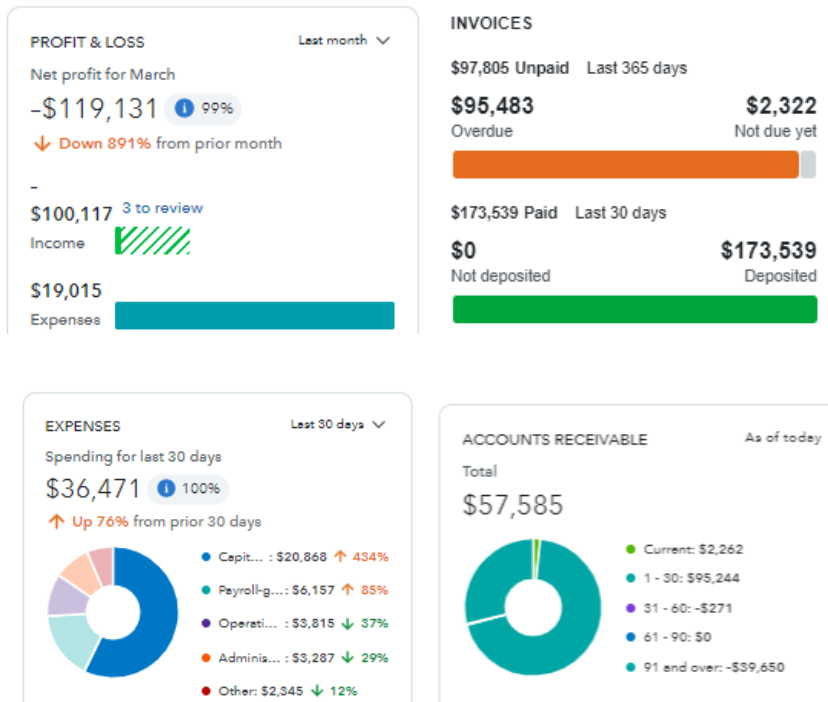
	<p>Board Director Opening- James Byrne</p> <ul style="list-style-type: none"> - James appointed Jodi Littlefield to the vacant seat of the Board. 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>March Board Meeting Minutes – James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Motion: Dale motioned to approve minutes for March meeting. Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
BOARD LETTERS		
OFFICERS BUSINESS		
President	<p>President’s Report- James Byrne</p> <ul style="list-style-type: none"> - No report <p>Executive Officers Appointments- James Byrne James asked if anyone on the Board wanted the President position. No responses. James will stay as President.</p> <p>Motion: James motioned to appoint Mark Murray for Vice President. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, and Deb Oppose: None Abstain: Mark and James</p> <p>Motion: James motioned to appoint Carol Ann Low as Treasurer. Second: Mo Ayes: Mo, Sylvia, Libby, Dale, Mark and Deb Oppose: None Abstain: James and Annie</p> <p>Motion: James motioned to appoint Sylvia Banzon as Secretary. Second: Annie Ayes: Mo, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: Sylvia and James</p>	

	<p>Committee Chair/Directors Appointments- James Byrne</p> <ul style="list-style-type: none"> - Architectural Control Committee - Amenities Committee - Hearing Committee - Lake Management Committee - Safety Committee - Social Events Workgroup <p>Motion: James motioned to approve Mark Murray as Chair of the Architectural Control Committee Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, and Deb Oppose: None Abstain: James and Mark</p> <p>Motion: James motioned to approve Dale Leaman as Chair of the Amenities Committee Second: Annie Ayes: Mo, Sylvia, Libby, Annie, Mark and Deb Oppose: None Abstain: James and Dale</p> <p>Motion: James motioned to approve Carol A. Low as Chair of the Hearing Committee Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Mark and Deb Oppose: None Abstain: James and Annie</p> <p>Motion: James motioned to approve Libby as Chair of the Lake Management Committee. James will be training Libby in this position. Second: Deb Ayes: Mo, Sylvia, Annie, Mark and Deb Oppose: None Abstain: James, Libby and Dale</p> <p>Motion: James motioned to appoint Deb as the Chair of the Safety Committee. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, and Mark Oppose: None Abstain: James and Deb</p> <p>Motion: James motioned to appoint Mo to lead the Social Events Workgroup. Second: Annie Ayes: Sylvia, Libby, Dale, Annie, Mark and Deb</p>	
--	---	--

	<p>Oppose: None Abstain: James and Mo</p> <p>Glenn Allyn 2- 55+ Community</p> <ul style="list-style-type: none"> - Discussion- The Board has researched our bylaws and the covenants for Division 12-1 and there is nothing that addresses or prevents your HOA to self-declare a 55+ community. 	
<p>Vice President</p>	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report <p>LLVCC Branding- Mark Murray</p> <ul style="list-style-type: none"> - Discussion – Mark shared the results of the logo survey. Option #3 was selected. <p>Electronic Vote: Community Meeting Speaker- Mark Murray Discussion: Speaker for the Community Meeting- Tessa Halloran- WSU Smal Farms/Master Gardener Program. Topics: Defining native vs non-native, invasive, noxious, and naturalized plants and providing some examples of each as well as resources for identification and purchasing plants</p> <ul style="list-style-type: none"> • Landscaping practices to maintain water health • Plant options and planting practices for water conservation and wildlife habitat <p>Motion: Mark motioned to approve Tessa Halloran as a guest speaker for the Community Meeting, June 24 at 7 pm. Second: Sylvia Ayes: Sylvia, James, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: Mo</p>	
<p>Treasurer</p>	<p>Treasurer’s Report April 21, 2026- Sylvia Banzon/Carol A. Low</p> <p>Assets:</p> <ul style="list-style-type: none"> - Checking: \$31,703 - Litigation: \$45,137 - Reserve: \$121,316 - MM: \$363,322 - CD: \$66,779 <p>Budget 2025-2026</p> <ul style="list-style-type: none"> - Total Revenue: 124% - Total Expenses: 90% <p>Budget 2026-2027</p> <ul style="list-style-type: none"> - Total Revenue: 92% - Total Expenses: 9% 	

Capital Reserves Expenses FY 25-26- Sylvia Banzon

- Discussion



Proposed and/or Approved Expenditures for New 26-27 Fiscal Year

- Easter Event \$325- **Completed**
- Fishing Derby \$350-
- Gazebo and Playground Landscaping-
- Boat Launch Gravel \$2,500- **Completed**
- Tennis Courts Maintenance-
- Fishing Dock Repairs-
- Lake Weed Treatment- \$14,000
- Lake Water Testing- \$600
- Tennis Courts Maintenance- \$750
- Shredding Event- Old Documents- \$925
- Background Checks- \$150
- Training/CPR Class- \$800
- Community Picnic- \$1,850
- Garage Sale Ads- \$75
- July 4th Americana Décor- \$50
- Fish Plant- \$3,200-
- Halloween Décor- \$50-
- Christmas Events- \$650-
- Painting Shed
- Website Upgrade-

HOA Payment Plans and Liens-

- LLVCC has five property liens.
- No foreclosures.

- Three payment plans.

Open Purchase Orders:

- **PO #49 Playground Playset Removal/Installation-** Budget \$43,000. Playset and Update of the Swing Set Expenses: \$37,600. Pre- work: \$3,280 Woodchips: \$2300 Current Expenses: \$43,180 **Open.**
- **PO #51 Shed Installation-** Budget \$7,000. Expenses \$6405. **Open**
- **PO #53 Playground Fence Replacement-** Budget \$5,000. **Expenses: \$4100 In progress.**

CD Maturing- Sylvia Banzon

- This KCU CD contains the funds for the audit. We will be pulling out the funds and adding them to the KCU money market ending on 006 to start the audit process. Currently we are asking for bids.

Motion: Sylvia motioned to approve the CD funds.

Second: Carol

Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb

Oppose: None

Abstain: James

Kitsap Credit Union Accounts- Sylvia Banzon

- Approval

Motion: Sylvia motioned to approve of adding Carol A. Low as a signer to all Kitsap Credit Union accounts.

Second: James

Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb

Oppose: None

Abstain: James

Kitsap Bank Accounts- Sylvia Banzon

- Approval

Motion: Sylvia motioned to approve of adding Carol A. Low and Mark Murray to all Kitsap Bank accounts.

Second: James

Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb

Oppose: None

Abstain: James

Key Bank Accounts- Sylvia Banzon

- Approval

	<p>Motion: Sylvia motioned to approve of adding Carol A. Low and Mark Murray to all Key Bank accounts.</p> <p>Second: James</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	
NEW BUSINESS		
Damages Refund	<p>There was a claim that was made to the renter's insurance. The insurance paid a portion of the damage, and the homeowner was reimbursed for the portion paid by insurance. The homeowner is requesting reimbursement for the balance between the total damage and the insurance payment. Per Bylaws, homeowners are responsible for their renters' actions and activities.</p> <p>Motion: James motioned not to refund paid damages per bylaws.</p> <p>Second: Carol</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	
PUBLIC COMMENTS/QUESTIONS- New Business		
Financials	<p>Question: Why is there a negative number in the Profit & Loss Graph?</p> <p>Response: It is the difference between accrual and cash basis. The negative number reflects Prepaid Dues which were moved from the previous FY to the current FY.</p>	
	<p>Question: When fines are imposed and collected, where in the budget is the collected money recorded to?</p> <p>Response: It is recorded under Covenant Violation Fines in the Revenue Section.</p>	
OPERATIONS		
Maintenance	<p>Maintenance Sheds- James Byrne</p> <ul style="list-style-type: none"> - Discussion Old horse barn- deferred - New Shed <p>The new shed will be painted later in the summer when there is better weather.</p>	

	<p>Weeds and Sod replacement in the Gazebo Area- James Byrne</p> <ul style="list-style-type: none"> - Please schedule. <p>Playground Fence- Mark Murray</p> <ul style="list-style-type: none"> - Fence was completed. There is a place for a gate, but this needs to be decided. We need to stain the fence, but it was not budgeted. <p>Motion: James motioned to approve maintenance funds not to exceed \$500.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Fishing Dock- Mark Murray</p> <ul style="list-style-type: none"> - Discussion- Deferred. <p>Hardscaping Playground- James Byrne</p> <ul style="list-style-type: none"> - Stairs between swings and playground - Stairs to the Bathroom - Entrance - Broken railroad ties replacement - Wood chips for swing area <p>Discussion deferred to the Safety Committee.</p> <p>Pressure Washer/Tennis Courts- Mark Murray</p> <ul style="list-style-type: none"> - STP Pressure Washer Proposal - Discussion and Approval <p>Motion: Mark motioned to approve the purchase of a pressure washer not to exceed \$750.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p> <p>Cart Path- Mark Murray</p> <ul style="list-style-type: none"> - STP Proposal - Discussion- deferred to next meeting. 	
<p>Office</p>	<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"> - Discussion- Deferred 	

	<p>Office Emails- James Byrne - Discussion- deferred</p> <p>Residents Facebook Page- Carol A. Low - Annie will start posting LLVCC announcements to the LLV Residents Facebook Page to enhance communication with our community.</p> <p>Board Members Directory- Sylvia Banzon - Reviewed</p>	
<p>Patrol/ Compliance</p>	<p>Incident Tracking Log- James Byrne - Review and approval Motion: Carol motioned to approve log as presented. Second: Mo Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Complaint Tracking Log- James Byrne - Review and approval Motion: Dale motioned to approve log as presented. Second: Mark Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Eyesore Log- James Byrne - Review and approval Motion: James motioned to approve log as presented. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: None</p> <p>New Patrol Designation- Mark Murray - Review and approval- deferred.</p>	
COMMITTEES/WORKGROUPS		
<p>Architectural Control (ACC)</p>	<p>Chairman's Report- Mark Murray - Report</p> <p>ACC Logs Approval- Mark Murray - Review and approval</p> <p>Motion: Mark motioned to approve log as presented. Second: Deb</p>	

	<p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>New Construction Permits Log- Mark Murray - Review and approval</p> <p>Motion: Mark motioned to approve log as presented. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Replanting Log- Mark Murray - Review and approval</p> <p>Motion: Mark motioned to approve log as presented. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Project Completion Log- Mark Murray - Review and approval</p> <p>Motion: Mark motioned to approve log as presented. Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Resolution 16- Mark Murray - Discussion and approval- Deferred</p> <p>Proposed Bylaws Amendment- Mark Murray - Review and Discussion- Deferred</p>	
Amenities	<p>Chairman’s Report- Dale Leaman - We had a good response to the survey. There was a total of 302 responses, and the survey was sent to 863 email addresses. We also mailed 60 copies and received 17 responses. We have a total of 319 responses; yielding a 35% response to the survey. We want to thank the community for giving us your feedback. We need a little more time to analyze the data.</p>	

	<p>Committee Members- James Byrne</p> <ul style="list-style-type: none"> - Discussion- There is a member that has missed the last three meetings and has been nonresponsive to emails. There was discussion as to replacing the members from the group. At this time, the committee has not requested replacement. <p>Motion: Mark motioned to remove non-responsive members from the committee.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	
Lake Management	<p>Chairman's Report</p> <ul style="list-style-type: none"> - No report <p>Water Testing-</p> <ul style="list-style-type: none"> - Discussion- James and Libby will work on this. <p>Lake Anderson Log</p> <ul style="list-style-type: none"> - Deferred <p>Noxious Weed Map and Treatment-</p> <ul style="list-style-type: none"> - Discussion <p>Motion: James motioned to approve treating the lake May or June as soon as we can get on the schedule.</p> <p>Second: Mark</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: None</p>	
Hearing	<p>Chairman's Report-</p> <ul style="list-style-type: none"> - Clearing without approval <p>Committee Recommendation: The committee determined that there was a violation of the covenants for Division 12-1. The committee recommended to lower fine from \$500 to \$100.</p> <p>The Board discussed this recommendation at the closed session and determined the following:</p> <p>Motion: James motioned to reject the hearing committee's recommendation</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Mark and Deb</p>	

	<p>Oppose: None Abstain: James and Annie</p> <p>Motion: Mark motioned to suspend the fine of \$500 and consider waiving it with the following conditions:</p> <ol style="list-style-type: none"> 1. A landscaping plan, provided as part of your permit application, provides LLVCC for review and approval, that restores the landscaping with native plants and groundcover as outlined in Resolution 8 on 60 percent of the lot consistent with the covenants. 2. Apply for a permit within 60 days. <p>Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p>	
<p>Safety</p>	<p>Chairman’s Report- Safety Committee Report – April 2026 April 17, 2-26 Committee members present – Deb Wallace, Chair, James Byrne, Mark Murray and Randy Wallace. Volunteers – Jim Freeman, Howard Honsey and Don Andrew.</p> <p>The Safety Committee organized a volunteer group to remove the old fence behind the playground and swing set area and build a new fence that would continue to the back side of the property.</p> <p>The project took several days and included a few board members as well as a few community members who were very helpful throughout the project. The next phase is to stain the fence and add a gate.</p> <p>Preventative Maintenance- James Byrne -Discussion</p> <p>Sheriff’s Report- Maureen Allen APRIL SHERIFF'S CITIZEN AUXILIARY MEETING</p> <p>Extensive discussion occurred regarding domestic violence. The Sheriff shared that he personally was impacted as a child to domestic violence as his mother was violently abused. Grant and Mason Counties have very high statistics involving domestic violence. It is under consideration to remove a patrol person and reassign as a detective dedicated to domestic violence.</p> <p>The 16th annual Polar Plunge which occurred at the Alder Brook Resort raised fifteen thousand dollars in donations. The Sheriffs'</p>	

	<p>Department had several officers involved as well as Sheriff Spurling and the Sheriff's Department received eight thousand dollars out of the fifteen thousand.</p> <p>It is encouraged that all communities educate all households regarding emergency routes to escape. The development of a Neighborhood Watch is highly recommended.</p> <p>The Dare Program 2024 Mustang donated by Bruce Titus Ford out of Shelton was present and after the meeting all attendees were invited to view the auto. It is a vision to behold and a real head turner!</p> <p>Mason County Search and Rescue training must be privately supported by individuals who want to join the team. The team is in need of an infrared heat sensitive drone and trying to get donations to buy the item which costs seventy- five hundred dollars. If interested in more information, the website is Mason County Search and Rescue.</p>	
Social Events	<p>Workgroup Chair's Report-</p> <ul style="list-style-type: none"> - Fishing Derby- Maureen Allen - We need volunteers to weigh the fish. We are looking for 3-5 volunteers. 	
OLD BUSINESS		
UPCOMING MEETINGS		
May 27, 2026	6:00 PM Board of Directors	
June 24, 2026	6:00 PM Board of Directors	
June 24, 2026	7:00 PM Community Meeting	
UPCOMING EVENTS		
May 2, 2026 June 18, 2026	Fishing Derby Shredding Event 12- 2 pm	
MEETING ADJOURNMENT		
Motion to Adjourn	<p>Motion: Dale motioned to adjourn the meeting at 7:06 pm</p> <p>Second: Carol</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	



Financial Reports

LAKELAND VILLAGE COMMUNITY CLUB
For the period ended April 31, 2026

Prepared by
Carol Ann Low

Prepared on
May 21, 2026

Table of contents

Balance Sheet.....3

Profit and Loss - Comparison5

Statement of Cash Flows.....9

Budget vs. Actuals10

Notes to Financial Statements.....15

Balance Sheet

April 1, 2025-March 31, 2026

	TOTAL
Assets	
Current Assets	
Bank Accounts	
Biller Genie CC Sweep Account	2,493.80
KCU 5-month CD 004 (deleted)	21,119.01
KCU 5 month CD 005	15,508.01
KCU Business Checking #0007	24,418.53
KCU Business MM #0001	26,567.97
KCU Employee Checking #0008	980.49
KCU MM Diamond #0006	85,331.25
KCU PremMM 002	99,255.43
Key Bank Checking #9554	2,654.42
Key Bank Litigation #9709	45,136.92
Key Bank MM #9422 -Cap Reserves	139,679.78
Kitsap Bank CD #1828	21,876.57
Kitsap Bank Checking #1596	1,107.55
Kitsap Bank Holding MM #1818	28,865.68
Total for Bank Accounts	\$514,995.41
Accounts Receivable	
ACCOUNTS RECEIVABLE	80,057.50
Total for Accounts Receivable	\$80,057.50
Other Current Assets	
Petty Cash	1,033.73
PREPAID INSURANCE	13,638.89
QuickBooks Tax Holding Account	1,532.72
Total for Other Current Assets	\$16,205.34
Total for Current Assets	\$611,258.25
Fixed Assets	
ACCUM DEPRECIATION	-111,200.01
FURNITURE & FIXTURES	3,098.72
IMPROVEMENTS	96,842.97
NAVY EASEMENT LAND	3,980.00
OFFICE EQUIPMENT	2,229.20
PROPERTY & EQUIPMENT	50,604.31
VEHICLES	23,508.00
Total for Fixed Assets	\$69,063.19
Total for Assets	\$680,321.44
Liabilities and Equity	
Liabilities	
Current Liabilities	
Credit Cards	
T-Mobile MasterCard Credit	-745.94
Total for Credit Cards	-\$745.94

	TOTAL
Other Current Liabilities	
PAID TIME OFF PAYABLE	1,481.64
PREPAID MEMBER DUES	147,069.15
Total for Other Current Liabilities	\$148,550.79
Total for Current Liabilities	\$147,804.85
Total for Liabilities	\$147,804.85
Equity	
RETAINED EARNINGS	502,512.80
Net Income	30,003.79
Total for Equity	\$532,516.59
Total for Liabilities and Equity	\$680,321.44

Profit and Loss - Comparison

April 1, 2025-March 31, 2026

	TOTAL	
	APR 1 2025 - MAR 31 2026	APR 1 2024 - MAR 31 2025 (PY)
Income		
BG_Discounts/Refunds Given	-1,124.04	
Biller Genie Late Fees	2,166.65	262.42
INTEREST REVENUE		
C/D INTEREST INCOME	2,859.24	4,868.63
MONEY MARKET ACCOUNT INTEREST	7,984.22	7,345.05
SAVINGS ACCOUNT INTEREST	16.90	17.11
Total for INTEREST REVENUE	\$10,860.36	\$12,230.79
REVENUE		
A-MEMBERSHIP DUES	264,752.19	229,560.25
BOAT STORAGE FEES	1,070.00	3,095.00
COVENANT VIOLATION FINES	3,643.60	12,225.00
FINANCE CHARGES / LATE FEES	531.15	12,078.63
LIEN COLLECTIONS	7,971.49	7,355.30
LIEN FEES CHARGED	751.25	
LLVCC RECORDS REQUEST FEE	5.40	0.15
MISC. DEPOSITS	4,012.29	1,668.37
NOTARY SERVICES	530.00	460.00
PAYMENT PLAN FEES	150.00	
PROPERTY TRANSFER FEES	22,500.00	21,125.00
PROPERTY WALKAROUNDS	50.00	1,750.00
SIGN FEES-ADDITIONAL	835.00	1,345.00
Total for REVENUE	\$306,802.37	\$290,662.70
Sales	31.00	
Technology_Fees_BG	686.43	
Uncategorized Income		644.00
Total for Income	\$319,422.77	\$303,799.91
Gross Profit		
	\$319,422.77	\$303,799.91
Expenses		
ADMINISTRATION / OFFICE	\$690.09	
ACCOUNTING & TAX SERVICES	582.87	11,464.12
ADMINISTRATION MILEAGE	108.74	145.22
BACKGROUND CHECKS	59.85	299.25
BANK FEES & SERVICE CHARGES	1,167.31	61.50
CAMERAS SERVICE	216.00	
CELLPHONE SERVICE	2,665.61	1,102.09
CLUBHOUSE CARPET CLEANING	1,207.98	1,207.98
COMPUTER SUBSCRIPTIONS		
ADOBE	217.10	260.46
CONSTANT CONTACT	794.94	686.19
EXTERNAL ACCESS	215.03	215.03

TOTAL

	APR 1 2025 - MAR 31 2026	APR 1 2024 - MAR 31 2025 (PY)
INTUIT-QUICKBOOKS	3,163.63	2,671.78
MICROSOFT OFFICE 365	672.20	175.91
Total for COMPUTER SUBSCRIPTIONS	\$5,062.90	\$4,009.37
CONVENIENCE FEES	1,751.85	-453.33
LEGAL FEES	1,420.00	4,433.50
LEGAL FEES-LIENS & FORECLOSURE	13,615.05	4,727.46
MASON COUNTY AUDITOR	1,880.62	1,583.14
NON PROFIT REPORT	20.00	119.00
OFFICE RENT	2,500.00	3,500.00
OFFICE SUPPLIES		
COPIER LEASE	3,837.80	3,901.82
GENERAL OFFICE SUPPLIES	942.88	889.53
OFFICE EQUIPMENT	734.64	45.04
POSTAGE & DELIVERY	269.87	2,105.54
PRINTING	976.19	741.20
Total for OFFICE SUPPLIES	\$6,761.38	\$7,683.13
PAYROLL OFFICE COORDINATOR	0.00	10,995.39
RESERVE STUDY		3,530.33
TECHNICAL SUPPORT	1,094.67	532.50
WEBSITE	648.09	765.00
Total for ADMINISTRATION / OFFICE	\$41,453.01	\$55,705.65
BAD DEBT	25,096.29	
COMMUNITY EVENTS		\$927.00
CHRISTMAS LIGHT CONTEST	250.00	250.00
CHRISTMAS- KIDS	361.95	291.34
CPR TRAINING	595.00	700.00
EASTER	362.09	27.10
FISHING DERBY	-22.55	280.19
GARAGE SALE	79.46	69.00
HALLOWEEN DECOR	50.00	
JULY 4TH AMERICANA DECOR	50.00	
PICNIC	1,810.10	1,775.61
SHREDDING EVENT	618.00	
Total for COMMUNITY EVENTS	\$4,154.05	\$4,320.24
DEPRECIATION	11,611.71	2,035.83
INSURANCE		
BOARD OF DIRECTOR INSURANCE	3,962.34	9,671.56
PROPERTY LIABILITY INSURANCE	11,877.10	9,145.80
UMBRELLA POLICY	3,742.98	4,295.00
VEHICLE INSURANCE	1,892.97	1,527.60
VOLUNTEER INSURANCE	300.00	300.00
Total for INSURANCE	\$21,775.39	\$24,939.96
Interest Expense	-307.68	
OPERATION & MAINTENANCE	-\$304.14	\$26.80

TOTAL

	APR 1 2025 - MAR 31 2026	APR 1 2024 - MAR 31 2025 (PY)
COMMON AREA IMPROVEMENTS		
BEACH/GAZEBO	1,878.58	
BOAT STORAGE	1,630.68	8,442.85
PLAYGROUND/BATHROOMS		1,870.28
Total for COMMON AREA IMPROVEMENTS	\$3,509.26	\$10,313.13
COMMON AREA LANDSCAPING	\$8,779.20	\$11,346.15
PORTABLE RESTROOM	713.80	713.80
TENNIS COURTS		
TENNIS COURT LEASE	25.00	25.00
TENNIS COURT MAINTENANCE	72.14	
Total for TENNIS COURTS	\$97.14	\$25.00
Total for COMMON AREA LANDSCAPING	\$9,590.14	\$12,084.95
COMPLIANCE/PATROL		
PATROL SUPPLIES	177.99	553.72
VEHICLE FUEL	3,109.39	2,659.94
VEHICLE MAINTENANCE	1,730.67	664.26
VEHICLE REGISTRATION	96.25	96.25
VEHICLE TIRES (deleted)		719.94
Total for COMPLIANCE/PATROL	\$5,114.30	\$4,694.11
LAKE MAINTENANCE		
DEPT. OF ECOLOGY-DAM FEES	2,416.00	
FISH	3,200.00	3,200.00
NOXIOUS WEEDS	13,322.50	9,919.48
REPAIRS & OTHER MAINTENANCE	7,791.44	
WATER TESTING	225.00	
Total for LAKE MAINTENANCE	\$26,954.94	\$13,119.48
MAINTENANCE		
CONTRACT HOURS	3,950.00	4,960.00
MAINTENANCE SUPPLIES	1,369.87	1,957.40
MISC	10,392.61	705.25
Total for MAINTENANCE	\$15,712.48	\$7,622.65
PAYROLL- Ops		
BEACH AUTHORITY	0.00	0.00
COMPLIANCE/PATROL	0.00	872.44
MAINTENANCE	0.00	38.42
Total for PAYROLL- Ops	\$0.00	\$910.86
TREE REMOVAL		152.46
Total for OPERATION & MAINTENANCE	\$60,576.98	\$48,924.44
PAYROLL		\$944.24
BEACH AUTHORITY	7,872.15	8,282.45
COMPLIANCE/PATROL	18,854.87	19,091.54
MAINTENANCE	1,728.51	1,519.99
PAYROLL OFFICE COORDINATOR	55,816.73	42,230.22

TOTAL

	APR 1 2025 - MAR 31 2026	APR 1 2024 - MAR 31 2025 (PY)
Reimbursements	0.01	
Total for PAYROLL	\$84,272.27	\$72,068.44
Payroll Expenses	-\$482.35	
Taxes	502.92	472.75
Total for Payroll Expenses	\$20.57	\$472.75
RETURNED CHECK FEES		-64.00
TAXES		
FEDERAL INCOME TAX	3,261.75	2,736.22
PAID LEAVE	1,068.67	403.50
PAYROLL TAXES-EMPLOYER	12,216.49	10,568.44
Total for TAXES	\$16,546.91	\$13,708.16
TAXES (deleted)		
PAID LEAVE (deleted)	153.68	1,873.68
PAYROLL STATE TAXES (deleted)		554.10
Total for TAXES (deleted)	\$153.68	\$2,427.78
TRANSFER FEE EXPENSES		
NAME SIGNS & POSTS	5,684.13	5,117.01
Total for TRANSFER FEE EXPENSES	\$5,684.13	\$5,117.01
UTILITIES		
Garbage	1,431.21	1,279.11
INTERNET & PHONE	1,216.63	2,220.53
PUD 3	12,751.66	11,693.88
SEWER	1,469.61	2,392.80
WATER	761.15	417.67
Total for UTILITIES	\$17,630.26	\$18,003.99
Total for Expenses	\$288,667.57	\$247,660.25
Net Operating Income	\$30,755.20	\$56,139.66
Other Income		
GAIN/LOSS	-684.79	
Total for Other Income	-\$684.79	
Other Expenses		
Penalties	66.62	
Total for Other Expenses	\$66.62	
Net Other Income	-\$751.41	
Net Income	\$30,003.79	\$56,139.66

Statement of Cash Flows

April 1, 2025-March 31, 2026

FULL NAME	TOTAL
OPERATING ACTIVITIES	
Net Income	30,003.79
Adjustments to reconcile Net Income to Net Cash provided by operations:	
ACCOUNTS PAYABLE	-3,804.81
ACCOUNTS RECEIVABLE	-45,209.83
CHECKS HELD	1,943.00
Direct Deposit Liabilities	-2.31
PAID TIME OFF PAYABLE	-825.39
PAYROLL LIABILITIES	-3,585.26
Petty Cash	-48.42
PREPAID INSURANCE	-6,554.88
PREPAID MEMBER DUES	23,001.65
QuickBooks Tax Holding Account	-1,532.72
T-Mobile MasterCard Credit	-745.94
Total for Adjustments to reconcile Net Income to Net Cash provided by operations:	-\$37,364.91
Net cash provided by operating activities	-\$7,361.12
INVESTING ACTIVITIES	
ACCUM DEPRECIATION	-89,438.81
FURNITURE & FIXTURES	-3,098.72
IMPROVEMENTS	53,741.23
OFFICE EQUIPMENT	-199.54
PROPERTY & EQUIPMENT	-2,268.44
VEHICLES	-13,008.00
Net cash provided by investing activities	-\$54,272.28
FINANCING ACTIVITIES	
RETAINED EARNINGS	17,162.07
Net cash provided by financing activities	\$17,162.07
NET CASH INCREASE FOR PERIOD	-\$44,471.33
Cash at beginning of period	\$559,466.74
CASH AT END OF PERIOD	\$514,995.41

Budget vs. Actuals

April 2025 - March 2026

	Actual	Budget	over Budget	Total % of Budget
INCOME				
BG_Discounts/Refunds Given	-1,124.04		-1,124.04	
Biller Genie Late Fees	2,166.65		2,166.65	
INTEREST REVENUE				
C/D INTEREST INCOME	2,859.24	2,500.00	359.24	114.37 %
MONEY MARKET ACCOUNT INTEREST	7,984.22	4,800.00	3,184.22	166.34 %
SAVINGS ACCOUNT INTEREST	16.90	20.00	-3.10	84.50 %
Total INTEREST REVENUE	10,860.36	7,320.00	3,540.36	148.37 %
REVENUE				
A-MEMBERSHIP DUES	264,752.19	273,458.00	-8,705.81	96.82 %
BOAT STORAGE FEES	1,070.00	1,750.00	-680.00	61.14 %
COVENANT VIOLATION FINES	3,643.60	3,000.00	643.60	121.45 %
FINANCE CHARGES / LATE FEES	531.15	2,500.00	-1,968.85	21.25 %
LIEN COLLECTIONS	7,971.49	2,000.00	5,971.49	398.57 %
LIEN FEES CHARGED	751.25	2,000.00	-1,248.75	37.56 %
LLVCC RECORDS REQUEST FEE	5.40	6.00	-0.60	90.00 %
MISC. DEPOSITS	4,012.29	100.00	3,912.29	4,012.29 %
NOTARY SERVICES	530.00	400.00	130.00	132.50 %
PAYMENT PLAN FEES	150.00		150.00	
PROPERTY TRANSFER FEES	22,500.00	24,000.00	-1,500.00	93.75 %
PROPERTY WALKAROUNDS	50.00	925.00	-875.00	5.41 %
SIGN FEES-ADDITIONAL	835.00	750.00	85.00	111.33 %
Total REVENUE	306,802.37	310,889.00	-4,086.63	98.69 %
Sales	31.00		31.00	
Technology_Fees_BG	686.43		686.43	
Total Income	319,422.77	318,209.00	1,213.77	100.38 %
GROSS PROFIT	319,422.77	318,209.00	1,213.77	100.38 %
EXPENSES				
ADMINISTRATION / OFFICE	690.09		690.09	
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	2,665.61	1,800.00	865.61	148.09 %
CLUBHOUSE CARPET CLEANING	1,207.98	1,250.00	-42.02	96.64 %
COMPUTER SUBSCRIPTIONS				
ADOBE	217.10	320.00	-102.90	67.84 %

				Total
	Actual	Budget	over Budget	% of Budget
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 %
MICROSOFT OFFICE 365	672.20	100.00	572.20	672.20 %
Total COMPUTER SUBSCRIPTIONS	5,062.90	3,920.00	1,142.90	129.16 %
CONVENIENCE FEES	1,751.85	500.00	1,251.85	350.37 %
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	942.88	1,000.00	-57.12	94.29 %
OFFICE EQUIPMENT	734.64	500.00	234.64	146.93 %
POSTAGE & DELIVERY	269.87	1,500.00	-1,230.13	17.99 %
PRINTING	976.19	800.00	176.19	122.02 %
Total OFFICE SUPPLIES	6,761.38	8,000.00	-1,238.62	84.52 %
PAYROLL OFFICE COORDINATOR	0.00	58,200.00	-58,200.00	0.00 %
RESERVE STUDY	0.00	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 %
Total ADMINISTRATION / OFFICE	41,453.01	105,555.00	-64,101.99	39.27 %
BAD DEBT	25,096.29		25,096.29	
CAPITAL RESERVES				
CAPITAL EXPENSES	0.00	45,000.00	-45,000.00	0.00 %
FUNDING RESERVES		40,000.00	-40,000.00	
Total CAPITAL RESERVES	0.00	85,000.00	-85,000.00	0.00 %
COMMUNITY EVENTS				
CHRISTMAS LIGHT CONTEST	250.00	300.00	-50.00	83.33 %
CHRISTMAS- KIDS	361.95	350.00	11.95	103.41 %
CPR TRAINING	595.00	800.00	-205.00	74.38 %
EASTER	362.09	325.00	37.09	111.41 %
FISHING DERBY	-22.55	350.00	-372.55	-6.44 %
GARAGE SALE	79.46	75.00	4.46	105.95 %
HALLOWEEN DECOR	50.00	50.00	0.00	100.00 %
JULY 4TH AMERICANA DECOR	50.00	50.00	0.00	100.00 %
PICNIC	1,810.10	1,850.00	-39.90	97.84 %
SHREDDING EVENT	618.00	625.00	-7.00	98.88 %
Total COMMUNITY EVENTS	4,154.05	4,775.00	-620.95	87.00 %
DEPRECIATION	11,611.71	6,970.84	4,640.87	166.58 %
INSURANCE	0.00		0.00	

				Total
	Actual	Budget	over Budget	% of Budget
BOARD OF DIRECTOR INSURANCE	3,962.34	5,500.00	-1,537.66	72.04 %
PROPERTY LIABILITY INSURANCE	11,877.10	12,250.00	-372.90	96.96 %
UMBRELLA POLICY	3,742.98	6,500.00	-2,757.02	57.58 %
VEHICLE INSURANCE	1,892.97	2,300.00	-407.03	82.30 %
VOLUNTEER INSURANCE	300.00	350.00	-50.00	85.71 %
Total INSURANCE	21,775.39	26,900.00	-5,124.61	80.95 %
Interest Expense	-307.68		-307.68	
OPERATION & MAINTENANCE	-304.14		-304.14	
COMMON AREA IMPROVEMENTS				
BEACH/GAZEBO	1,878.58	1,800.00	78.58	104.37 %
BOAT STORAGE	1,630.68	1,500.00	130.68	108.71 %
PLAYGROUND/BATHROOMS		1,200.00	-1,200.00	
Total COMMON AREA IMPROVEMENTS	3,509.26	4,500.00	-990.74	77.98 %
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 %
Total TENNIS COURTS	97.14	775.00	-677.86	12.53 %
Total COMMON AREA LANDSCAPING	9,590.14	10,100.00	-509.86	94.95 %
COMPLIANCE/PATROL				
PATROL SUPPLIES	177.99	200.00	-22.01	89.00 %
VEHICLE FUEL	3,109.39	2,800.00	309.39	111.05 %
VEHICLE MAINTENANCE	1,730.67	2,300.00	-569.33	75.25 %
VEHICLE REGISTRATION	96.25	125.00	-28.75	77.00 %
Total COMPLIANCE/PATROL	5,114.30	5,425.00	-310.70	94.27 %
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 %
Total LAKE MAINTENANCE	26,954.94	31,300.00	-4,345.06	86.12 %
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	10,392.61	18,500.00	-8,107.39	56.18 %
SPEED SIGNS		500.00	-500.00	
Total MAINTENANCE	15,712.48	25,000.00	-9,287.52	62.85 %
PAYROLL- Ops				
BEACH AUTHORITY	0.00	9,000.00	-9,000.00	0.00 %

				Total
	Actual	Budget	over Budget	% of Budget
COMPLIANCE/PATROL	0.00	20,725.00	-20,725.00	0.00 %
MAINTENANCE	0.00	2,060.00	-2,060.00	0.00 %
Total PAYROLL- Ops	0.00	31,785.00	-31,785.00	0.00 %
TREE REMOVAL		5,000.00	-5,000.00	
Total OPERATION & MAINTENANCE	60,576.98	113,110.00	-52,533.02	53.56 %
PAYROLL				
BEACH AUTHORITY	7,872.15		7,872.15	
COMPLIANCE/PATROL	18,854.87		18,854.87	
MAINTENANCE	1,728.51		1,728.51	
PAYROLL OFFICE COORDINATOR	55,816.73		55,816.73	
Reimbursements	0.01		0.01	
Total PAYROLL	84,272.27		84,272.27	
Payroll Expenses	-482.35		-482.35	
Taxes	502.92		502.92	
Wages				
Paid time off	0.00		0.00	
Total Wages	0.00		0.00	
Total Payroll Expenses	20.57		20.57	
Returned Check Charges	0.00		0.00	
RETURNED CHECK FEES		-30.00	30.00	
TAXES				
FEDERAL INCOME TAX	3,261.75	2,500.00	761.75	130.47 %
PAID LEAVE	1,068.67	2,500.00	-1,431.33	42.75 %
PAYROLL TAXES-EMPLOYER	12,216.49	16,000.00	-3,783.51	76.35 %
Total TAXES	16,546.91	21,000.00	-4,453.09	78.79 %
TAXES (deleted)				
PAID LEAVE (deleted)	153.68		153.68	
Total TAXES (deleted)	153.68		153.68	
TRANSFER FEE EXPENSES				
NAME SIGNS & POSTS	5,684.13	4,400.00	1,284.13	129.18 %
Total TRANSFER FEE EXPENSES	5,684.13	4,400.00	1,284.13	129.18 %
UTILITIES				
Garbage	1,431.21	1,500.00	-68.79	95.41 %
INTERNET & PHONE	1,216.63	2,400.00	-1,183.37	50.69 %
PUD 3	12,751.66	14,100.00	-1,348.34	90.44 %
SEWER	1,469.61	1,500.00	-30.39	97.97 %
WATER	761.15	600.00	161.15	126.86 %
Total UTILITIES	17,630.26	20,100.00	-2,469.74	87.71 %
Total Expenses	288,667.57	387,780.84	-99,113.27	74.44 %
NET OPERATING INCOME	30,755.20	-69,571.84	100,327.04	-44.21 %

	Actual	Budget	over Budget	Total % of Budget
OTHER INCOME				
GAIN/LOSS	-684.79		-684.79	
Total Other Income	-684.79	0.00	-684.79	0.00%
OTHER EXPENSES				
Penalties	66.62		66.62	
Reconciliation Discrepancies-1	0.00		0.00	
Total Other Expenses	66.62	0.00	66.62	0.00%
NET OTHER INCOME	-751.41	0.00	-751.41	0.00%
NET INCOME	\$30,003.79	\$ -69,571.84	\$99,575.63	-43.13 %

Notes to Financial Statements

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES AND PROCEDURES

The financial statements have been prepared in conformity with Generally Accepted Accounting Principles (GAAP). Revenue is recognized in the period in which is earned. Expenses are matched to the revenues they helped to generate, regardless of when payments are made.

The purchase or expenditure of property and equipment is recorded on the Balance Sheet as an asset because of its expectation to provide an economic benefit lasting longer than one year. Assets are capitalized using historical cost on the date of acquisition and depreciated using the straight-line method over the asset's useful life.

NOTE 2 - SUMMARY OF CHANGES IN ASSETS AND LIABILITIES

ASSETS

1. Cash decreased \$56,186.33 over the prior fiscal year. This was mainly due to the increase in Accounts Receivable and the timing receipt of payments for homeowner dues.
2. Prepaid Insurance increased by \$6,554.88 due to a correction in our accounting procedure in recording our liability insurance.
3. Obsolete fixed assets were removed off our books which in turn decreased the Accumulated Depreciation associated with those assets. We also purchased new playground equipment, fencing, and landscaping, a 2020 Nissan for our Community Ambassadors, a new storage shed, and dock improvements resulting in an overall increase in fixed assets of \$54,272.28.
- 4: Total Assets increased 10.23% over the prior fiscal year.

LIABILITIES

1. Payroll liabilities, Paid Time Off Payable, and Accounts Payable decreased by \$8,215.46. This was attributable to timely payments.
2. Prepaid Membership Dues increased over \$23,000 from the prior fiscal year. This is due to Homeowners' paying dues early.
3. Total Liabilities increased by 12.12% over the prior fiscal year.

NOTE 3 - SUMMARY OF CHANGES IN REVENUES AND EXPENSES

REVENUES

1. Interest Revenues decreased \$1,370.43 due to the fluctuating market.
2. Membership Dues increased by \$35,191.94 which was mainly attributable to the timely payment of Homeowner Dues.
3. Covenant Violation fines and late fee finance charges decreased over \$20,000 from the prior fiscal year.
4. Total Revenue increased \$15,623.

EXPENSES

1. Accounting and tax services decreased \$10,881 as we no longer outsource accounting duties.
2. Legal fees related to liens and foreclosures increased over \$8,800.00
3. Bad Debt increased over \$25,000 due to a settlement for a reduction in fines.

4. Depreciation Expense increased by \$9,575.88 due to the purchase of fixed assets throughout the year.
5. Liability Insurance appears to have decreased approximately \$3,000 over the prior fiscal year. This is attributable to more accurate reporting of prepaid insurance.
6. Expenses for Common Area decreased over \$9,200. In the prior fiscal year we paid for an upgraded boat storage area.
7. Expenses for Maintenance doubled over the prior fiscal year mainly due to the Department of Ecology Dam fees, increase costs to treat noxious weeds in the lake, and a large plumbing issue and installation of a French Drain at the beach/gazebo area.
8. Salary costs appear to have increased by approximately \$12,000. However, all salary costs have been consolidated into one area. In the prior fiscal year, salary costs were spread into Administration, Maintenance, and Beach Authority line items. Total salary costs only increased by \$298.00.
9. Total Expenses increased 16.55% over the prior fiscal year.

GAIN/LOSS

The loss of \$684.79 is due to the sale of fixed assets at a net loss.

Lakeland Village Community Club HOA

Policy No _____

Capitalization of Association Assets

A Capital Asset is a purchase or expenditure of property and equipment that is recorded on the Association's balance sheet as an asset because of its expectation to provide economic benefit lasting longer than one year.

This policy establishes guidelines regarding which property and equipment are capitalized, at what cost, and the useful life.

WHEREAS, Bylaws Article I, Section G.14 establishes the powers necessary for the proper governance and administration of the Association by the Board.

WHEREAS, the Board recognizes its fiduciary responsibilities and has determined there is a need to account for the Association's assets.

THEREFORE, the Board establishes the following capital asset policy be implemented:

1. A "Capital Asset" is a unit of property or equipment that has a useful life extending beyond 12 months (one year) with a minimum cost established by the Board.
2. LLVCC Board establishes \$500 as the minimum threshold for capitalization. All other items will be recorded as expenses in the Association's books.
3. Assets will be capitalized using historical cost on the date of acquisition and depreciated using the straight-line method over the asset's useful life.
4. Certain assets will be fully depreciated in the year of purchase using the Sec. 179 deduction. These will be determined on a case-by-case basis.

Duly adopted at a meeting of the LLVCC Board of Directors meeting, held _____.

Lakeland Village Community Club HOA

Procedures for Capitalization of Association Assets

A Capital Asset is a purchase or expenditure of property and equipment that is recorded on the Association's balance sheet as an asset because of its expectation to provide economic benefit lasting longer than one year.

The following are the procedures in establishing and recording capital assets:

1. The minimum threshold for capitalizing property and equipment is \$500. All other items will be recorded as an expense.
2. All assets will be capitalized at historical cost on the date of acquisition and depreciated using the straight-line method over the asset's useful life.
3. Certain assets will be fully depreciated in the year of purchase using the Sec. 179 deduction. These will be determined on a case-by-case basis.
4. A depreciation schedule will be maintained and copies of the invoices/payments substantiating the costs will be retained and kept with the depreciation schedule until the asset is fully depreciated.
5. The depreciation schedule will be comprised of the following categories:
 - a. Buildings & Improvements
 - b. Vehicles
 - c. Furniture & Fixtures
 - d. Office Equipment
 - e. Property & Equipment
 - f. Land
 - g. Land Improvements
 - h. Construction in Progress (CIP)
 - i. Accumulated Depreciation
6. The depreciation schedule will include:
 - a. Property Description
 - b. Date Purchased or placed in service
 - c. Depreciation Method
 - d. Depreciation Period (Useful Life)
 - e. Remaining Useful Life
 - f. Historical Cost
 - g. Current Depreciation for all assets
 - h. Accumulated Depreciation
 - i. Residual Value

7. Update depreciation schedule at the end of each fiscal year to adjust for prior depreciation and to include new assets placed in service and any assets disposed of during the year.
8. Any assets disposed of during the year will require a journal entry, taking into account the following:
 - a. Original Cost
 - b. Accumulated Depreciation up to the disposal date
 - c. Net Book Value (original cost minus accumulated depreciation)
 - d. Proceeds from disposal
 - e. Gain or Loss – proceeds minus net book value

Purchase Order

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

Date Requested: 5/25/26 Amount Approved: _____

Product or Project: stain the fence at the playground area.

Vendor	Description	Notes	Amount
Lowes	Semi Solid Cabot stain	5 gallon	259 ⁰⁰
Lowes	✓ ✓ ✓	✓	259 ⁰⁰
Lowes	✓ ✓ ✓	✓ 1 gallon	54 ⁹⁸
Premier Rentals	Airless Sprayer	1 day	105 ⁰⁰
Lowes	Paint Brushes	2	20 ⁻

Requested By: Deb Wallace Signature: Deborah Wallace
 Date: 3/26/26

Approved By: _____ Signature: _____
 Date: _____

Board President or Treasurer

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

SITUATION – TARGET – PROPOSAL (STP) FORM

PROPOSAL: Repair Failing path on Navy Leased Land

SUBMITTED BY: _Mark Murray, Vice President, ACC Chair and Building Committee

DATE: 4/17/2026

S: DESCRIPTION OF CURRENT SITUATION:

(Describe problem/concern/issue. Include history and background, facts, opinions, feelings about the situation)

1. A portion of the asphalt path on Navy leased land is failing and needs repair. The two culverts under the low point of the path are significantly plugged so water does not drain effectively.
2. Scope of work is from the gate illustrated in Figure 1 to a point 45 yards down the path to the south.
3. There is money in the reserve study to replace the aging path and it is scheduled for 2026.
4. Considering new environmental rules, it may be difficult to get Navy approval for this work.
5. A good alternative is to remove the failing portion of the path with crushed gravel which is a pervious surface.



Figure 1



Figure 2



Figure 3

T: DESCRIPTION OF DESIRED SITUATION OR TARGET

(Outcome, e.g. goals, objectives, targets to be met, how desired situation relates to strategic plan)

1. Repair failing portion of path as it has reached the end of its life cycle.
2. Mitigate trip/slip hazards.
3. Improve drainage so it does not destroy the new path.

P: PROPOSED ACTION(S):

(Include cost analysis and who should address the issue (Board, specific committee, specific individual(s) on the board.))

1. Hire a contractor to tear up about 45 years of path (13550 SF) and replace it with 4 inches of $\frac{3}{4}$ minus crushed gravel (or equal) and roll it to provide a firm surface that will be more suitable for bicycles, more durable, and less prone to weed growth.
2. Clean out the two existing culverts and improve the associated ditch to prevent sediment from clogging them again. Alternately, replace the two small culverts with a larger diameter culvert...at least 12 inches in diameter. Confer with contractor to determine final scope.
3. Obtain three estimates and award to the best value (consider price and contractor qualifications).

Total cost: TBD.

Money identified in reserve study is: _____

Obtain estimate and proceed no later the November 15, 2027.

RESOURCES REQUIRED FOR PROPOSED ACTION(S)

Financial: *\$\$\$ (Impact on the budget) If it will cost money, how do you propose it be funded?*

Reserve Study (Capital reserves)

Staff time: *Have you asked the President (or other staff members who will be affected) for input on how this proposal will impact their time?*

No, but James approved. This is an odd question for this form??

BOARD ACTION:

Approved: _____ Need Information: _____ Denied: _____

OTHER ACTIONS:

- Bylaws update
- Rules and Procedures
- Staff Procedural manual
- Community Vote
- Board Vote
- Minutes Update only
- Schedule for next meeting _____
- Any other (please state) _____

CONSENSUS

A decision-making method in which all participants contribute their thoughts and feelings and all share in the final decision. Consensus does not mean a unanimous vote, nor does it mean that everyone agrees.

It means that:

- a. everyone can paraphrase the issue to show they understand it.
- b. everyone has a chance to describe their feelings about the issue.
- c. those who continue to disagree or have doubts will nevertheless say publicly that they are willing to give the decision an experimental try for a prescribed period of time.

Consensus is a condition in which every member is willing to go along without sabotaging the decision.

B	C	D	E	F
of Incident	Person Reporting	Incident	Action Taken	

B	C	D	E
	Resident	Reported possible farm animals at residence.	Compliance officers checked from street. No evidence of animals, just a garden and dogs. 5/13/26
	Resident	No Kings sign in yard	Compliance verified. Div. 4 Cov do not allow signs of any kind. Letter sent 5/13/26
	Compliance	ICE sign in yard	Div. 6 Covenants allow one sign for 120 days. Follow up required.
	Compliance/Facebook	Apparently several trees were taken down, as evidenced by large piles of wood along front of property. No project permit was requested.	Forwarded to ACC.
	Patrol Driver	Mr. XXX called the patrol number yelling about people at the beach sunbathing, smoking dope, and fishing from the dock by the parking lot. When patrol arrived, the family was packing to leave. A teenager in his own car backed into the dumpster and broke his back window, which the father helped to clean up. The father complained about Mr. XXX "policing" the park. He stated that Mr. XXX "ruins it for everyone". Mr. XXX confronted our patrol driver, claiming he didn't know the rules.	Addendum states that when the Patrol driver arrived, the family was leaving. He did not see any violation of rules, as Mr. XXX had already confronted the family. If Mr. XXX had just called him, he may have been able to address the situation with the park users.

Date of complaint	Name of violator	Address	Complaint	Covenant, Resolution, R&R Violated	Desired outcome	Date of response	Corrective action	Complainant	Notes
5/2/2026		E Soderberg Rd	Construction not complete after 1 year.	Violates Covenants and New Construction Guidelines	Complete required work soon		Referred to ACC.		
5/11/2026		E Lakeshore Dr	Tree placed close to property line, near sewer pumps.	Div. 1 Cov., Resolution 11, & Mason County WAC246-272A	Remove tree		Referred to ACC.		
5/12/2026		E Lakeshore Dr	Three firs planted per HOA near new sewer system.	Div. 1 and County WAS 246-272A	Remove trees		Referred to ACC.		Ms. XXX will plant arborvitae after construction complete.

DATE REC'D	ACTION DATE	NAME	ADDRESS	LOT/DIV	PROJECT	ACTION	NOTIFICATION	PERMIT ISSUES	PERMIT ENDS	PROJECT COMPLETE	CHECKED CO. WEBSITE
4/28/2026	5/6/2026		E Old Ranch Rd	75/11	Retaining wall	Approved	Email	5/7/2026	7/31/2026		
4/29/2026	5/6/2026		E Saint Albans Ln	61/12-2	Paint house	Approved	Email	5/7/2026	6/30/2026		
5/3/2026	5/6/2026		E Sterling Dr	8/12-1.	Gazebo	Approved	email	5/7/2026	8/31/2026		
5/6/2026	5/6/2026		E Soderberg Rd	45/12-2	Gravel Driveway	Approved	Email	5/7/2026	6/30/2026		
5/1/2026	5/7/2026		E Old Ranch Rd	74/11	Remove 2 trees	Approved	Email	5/8/2026	6/30/2026		
5/13/2026	5/15/2026		E Westlake Dr S	68/7	Remove cedar near house	Approved	Email	5/15/2026	6/15/2026		
5/11/2026	5/15/2026		E Old Ranch Rd	12/11.	Replace portion of fence	Approved	Email	5/15/2026	6/30/2026		
5/11/2026	5/18/2026		E Old Ranch Rd	12/11.	Remove large tree, replant in front yard	Approved	Phone	5/18/2026	6/30/2026		
5/19/2026	5/19/2026		E Westlake Way	9/7.	Remove two dead trees						
5/19/2026	5/19/2026		E Soderberg Rd	39/12-2	roof replacement						
5/20/2026	5/20/2026		E Old Ranch Rd	23/11	Culverts and Landscaping						

DATE REC'D	ACTION DATE	NAME	ADDRESS	LOT/DIV	PROJECT	ACTION	NOTIFICATION	PERMIT ISSUES	PERMIT ENDS	PROJECT COMPLETE	CHECKED CO. WEBSITE
4/28/2026	5/6/2026		E Old Ranch Rd	75/11	Retaining wall	Approved	Email	5/7/2026	7/31/2026		
4/29/2026	5/6/2026		E Saint Albans Ln	61/12-2	Paint house	Approved	Email	5/7/2026	6/30/2026		
5/3/2026	5/6/2026		E Sterling Dr	8/12-1.	Gazebo	Approved	email	5/7/2026	8/31/2026		
5/6/2026	5/6/2026		E Soderberg Rd	45/12-2	Gravel Driveway	Approved	Email	5/7/2026	6/30/2026		
5/1/2026	5/7/2026		E Old Ranch Rd	74/11	Remove 2 trees	Approved	Email	5/8/2026	6/30/2026		
5/13/2026	5/15/2026		E Westlake Dr S	68/7	Remove cedar near house	Approved	Email	5/15/2026	6/15/2026		
5/11/2026	5/15/2026		E Old Ranch Rd	12/11.	Replace portion of fence	Approved	Email	5/15/2026	6/30/2026		
5/11/2026	5/18/2026		E Old Ranch Rd	12/11.	Remove large tree, replant in front yard	Approved	Phone	5/18/2026	6/30/2026		
5/19/2026	5/19/2026		E Westlake Way	9/7.	Remove two dead trees						
5/19/2026	5/19/2026		E Soderberg Rd	39/12-2	roof replacement						
5/20/2026	5/20/2026		E Old Ranch Rd	23/11	Culverts and Landscaping						

NEW CONSTRUCTION

May 18, 2026

	PROPERTY ADDRESS	CONSTRUCTION STATUS	LANDSCAPING STATUS																																
	210 E Allynview Dr	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td>X</td><td>Framing</td></tr> <tr><td>X</td><td>Roofing</td></tr> <tr><td>X</td><td>Windows/Doors</td></tr> <tr><td>X</td><td>Exterior siding</td></tr> <tr><td>X</td><td>Painting</td></tr> <tr><td>X</td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>	X	Cleared	X	Staked	X	Foundation	X	Framing	X	Roofing	X	Windows/Doors	X	Exterior siding	X	Painting	X	Driveway/sidewalks		Occupied	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
X	Framing																																		
X	Roofing																																		
X	Windows/Doors																																		
X	Exterior siding																																		
X	Painting																																		
X	Driveway/sidewalks																																		
	Occupied																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		
	170 E Allynview Dr.	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td></td><td>Framing</td></tr> <tr><td></td><td>Roofing</td></tr> <tr><td></td><td>Windows/Doors</td></tr> <tr><td></td><td>Exterior siding</td></tr> <tr><td></td><td>Painting</td></tr> <tr><td></td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>	X	Cleared	X	Staked	X	Foundation		Framing		Roofing		Windows/Doors		Exterior siding		Painting		Driveway/sidewalks		Occupied	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
	Framing																																		
	Roofing																																		
	Windows/Doors																																		
	Exterior siding																																		
	Painting																																		
	Driveway/sidewalks																																		
	Occupied																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		
	180 E Lakeland Way	<table border="1"> <tr><td></td><td>Cleared</td></tr> <tr><td></td><td>Staked</td></tr> <tr><td></td><td>Foundation</td></tr> <tr><td></td><td>Framing</td></tr> <tr><td></td><td>Roofing</td></tr> <tr><td></td><td>Windows/Doors</td></tr> <tr><td></td><td>Exterior siding</td></tr> <tr><td></td><td>Painting</td></tr> <tr><td></td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>		Cleared		Staked		Foundation		Framing		Roofing		Windows/Doors		Exterior siding		Painting		Driveway/sidewalks		Occupied	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing
	Cleared																																		
	Staked																																		
	Foundation																																		
	Framing																																		
	Roofing																																		
	Windows/Doors																																		
	Exterior siding																																		
	Painting																																		
	Driveway/sidewalks																																		
	Occupied																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		
	440 E Lakeshore Dr	<table border="1"> <tr><td></td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td>X</td><td>Framing</td></tr> <tr><td>X</td><td>Roofing</td></tr> <tr><td>X</td><td>Windows/Doors</td></tr> <tr><td>X</td><td>Exterior siding</td></tr> </table>		Cleared	X	Staked	X	Foundation	X	Framing	X	Roofing	X	Windows/Doors	X	Exterior siding	<table border="1"> <tr><td>X</td><td>Grading</td></tr> <tr><td>X</td><td>Top Soil</td></tr> <tr><td>X</td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td>X</td><td>Fencing</td></tr> </table>	X	Grading	X	Top Soil	X	Retaining walls/hardscape		Grass		Trees/Plants	X	Fencing						
	Cleared																																		
X	Staked																																		
X	Foundation																																		
X	Framing																																		
X	Roofing																																		
X	Windows/Doors																																		
X	Exterior siding																																		
X	Grading																																		
X	Top Soil																																		
X	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
X	Fencing																																		

		<input checked="" type="checkbox"/> Painting <input checked="" type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	
	20 E Island Pl/701 Lakeshore Dr	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Framing <input checked="" type="checkbox"/> Roofing <input checked="" type="checkbox"/> Windows/Doors <input checked="" type="checkbox"/> Exterior siding <input checked="" type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape <input type="checkbox"/> Grass <input type="checkbox"/> Trees/Plants <input type="checkbox"/> Fencing
	60 E Olympic Ct	<input type="checkbox"/> Cleared <input type="checkbox"/> Staked <input type="checkbox"/> Foundation <input type="checkbox"/> Framing <input type="checkbox"/> Roofing <input type="checkbox"/> Windows/Doors <input type="checkbox"/> Exterior siding <input type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape <input type="checkbox"/> Grass <input type="checkbox"/> Trees/Plants <input type="checkbox"/> Fencing
	110 E Soderberg Rd	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation <input checked="" type="checkbox"/> Framing <input checked="" type="checkbox"/> Roofing <input checked="" type="checkbox"/> Windows/Doors <input checked="" type="checkbox"/> Exterior siding <input checked="" type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape <input type="checkbox"/> Grass <input type="checkbox"/> Trees/Plants <input type="checkbox"/> Fencing
	920 E Soderberg Rd	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation <input type="checkbox"/> Framing <input type="checkbox"/> Roofing <input type="checkbox"/> Windows/Doors <input type="checkbox"/> Exterior siding <input type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape <input type="checkbox"/> Grass <input type="checkbox"/> Trees/Plants <input type="checkbox"/> Fencing

		<table border="1"> <tr> <td></td> <td>Occupied</td> </tr> </table>		Occupied	<p>Front garage building completed and occupied. Foundation poored on rear house.</p>																														
	Occupied																																		
	50 E Virgil Dr	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td>X</td><td>Framing</td></tr> <tr><td>X</td><td>Roofing</td></tr> <tr><td>X</td><td>Windows/Doors</td></tr> <tr><td>X</td><td>Exterior siding</td></tr> <tr><td>X</td><td>Painting</td></tr> <tr><td>X</td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>	X	Cleared	X	Staked	X	Foundation	X	Framing	X	Roofing	X	Windows/Doors	X	Exterior siding	X	Painting	X	Driveway/sidewalks		Occupied	<table border="1"> <tr><td>X</td><td>Grading</td></tr> <tr><td>X</td><td>Top Soil</td></tr> <tr><td>X</td><td>Retaining walls/hardscape</td></tr> <tr><td>X</td><td>Grass</td></tr> <tr><td>X</td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table> <p>Occupied</p>	X	Grading	X	Top Soil	X	Retaining walls/hardscape	X	Grass	X	Trees/Plants		Fencing
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
X	Framing																																		
X	Roofing																																		
X	Windows/Doors																																		
X	Exterior siding																																		
X	Painting																																		
X	Driveway/sidewalks																																		
	Occupied																																		
X	Grading																																		
X	Top Soil																																		
X	Retaining walls/hardscape																																		
X	Grass																																		
X	Trees/Plants																																		
	Fencing																																		
	1090 E Old Ranch Rd	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td>X</td><td>Framing</td></tr> <tr><td>X</td><td>Roofing</td></tr> <tr><td></td><td>Windows/Doors</td></tr> <tr><td></td><td>Exterior siding</td></tr> <tr><td></td><td>Painting</td></tr> <tr><td></td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>	X	Cleared	X	Staked	X	Foundation	X	Framing	X	Roofing		Windows/Doors		Exterior siding		Painting		Driveway/sidewalks		Occupied	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
X	Framing																																		
X	Roofing																																		
	Windows/Doors																																		
	Exterior siding																																		
	Painting																																		
	Driveway/sidewalks																																		
	Occupied																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		
	260 E Lakeshore Dr	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td>X</td><td>Framing</td></tr> <tr><td></td><td>Roofing</td></tr> <tr><td></td><td>Windows/Doors</td></tr> <tr><td></td><td>Exterior siding</td></tr> <tr><td></td><td>Painting</td></tr> <tr><td></td><td>Driveway/sidewalks</td></tr> <tr><td></td><td>Occupied</td></tr> </table>	X	Cleared	X	Staked	X	Foundation	X	Framing		Roofing		Windows/Doors		Exterior siding		Painting		Driveway/sidewalks		Occupied	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
X	Framing																																		
	Roofing																																		
	Windows/Doors																																		
	Exterior siding																																		
	Painting																																		
	Driveway/sidewalks																																		
	Occupied																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		
	1431 E Old Ranch Rd	<table border="1"> <tr><td>X</td><td>Cleared</td></tr> <tr><td>X</td><td>Staked</td></tr> <tr><td>X</td><td>Foundation</td></tr> <tr><td></td><td>Framing</td></tr> <tr><td></td><td>Roofing</td></tr> <tr><td></td><td>Windows/Doors</td></tr> <tr><td></td><td>Exterior siding</td></tr> </table>	X	Cleared	X	Staked	X	Foundation		Framing		Roofing		Windows/Doors		Exterior siding	<table border="1"> <tr><td></td><td>Grading</td></tr> <tr><td></td><td>Top Soil</td></tr> <tr><td></td><td>Retaining walls/hardscape</td></tr> <tr><td></td><td>Grass</td></tr> <tr><td></td><td>Trees/Plants</td></tr> <tr><td></td><td>Fencing</td></tr> </table>		Grading		Top Soil		Retaining walls/hardscape		Grass		Trees/Plants		Fencing						
X	Cleared																																		
X	Staked																																		
X	Foundation																																		
	Framing																																		
	Roofing																																		
	Windows/Doors																																		
	Exterior siding																																		
	Grading																																		
	Top Soil																																		
	Retaining walls/hardscape																																		
	Grass																																		
	Trees/Plants																																		
	Fencing																																		

		<input type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	
	290 E Sterling Dr	<input checked="" type="checkbox"/> Cleared <input type="checkbox"/> Staked <input type="checkbox"/> Foundation <input type="checkbox"/> Framing <input type="checkbox"/> Roofing <input type="checkbox"/> Windows/Doors <input type="checkbox"/> Exterior siding <input type="checkbox"/> Painting <input type="checkbox"/> Driveway/sidewalks <input type="checkbox"/> Occupied	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape <input type="checkbox"/> Grass <input type="checkbox"/> Trees/Plants <input type="checkbox"/> Fencing

11/5/2025	Smith, B & D	161 E Fairway Dr	52/6		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	47/12-1		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	58/7		3/31/2026	Replant 5 6' cedars	Stated on Proj Permit		
4/23/2026		E Soderberg Rd	57/12-1		6/30/2026	Replant one 6' native evergreen	Yes, left side front yard	7/31/2026	
5/15/2026		E Old Ranch Rd	12/11.		6/30/2026	Replant one 6' native evergreen	Agreed to replant on permit appl.		
5/19/2026		E Mountain View	12/5.		6/30/2026	Replant as per plan	Plan submitted 5/19/26		

Completion

Date	Address	Project Description	Completion Reported
Feb-26			
15th	61 E Soderberg Rd	Remove two deciduous trees, replace w/cedars	Complete, will replant April
Mar-26			
31st	30 E Fairway Dr	Add/Extend Deck on back of house	in process
31st	1361 E Old Ranch Rd	Shed in backyard	complete
31st	1361 E Old Ranch Rd	Fence across side yard	complete
31st	31 E Elmas Pl	Roof replacement	May need extension
31st	801 E Lakeshore Dr	Tree removal and replanting	not sure-unable to see. some split wood in driveway.
31st	561 E Soderberg Rd	Gazebo	Completed
31st	881 E Lakeshore Dr	Retaining wall	Complete
31st	590 E Old Ranch Rd	Roofing	Complete
Apr-26			
30th	281 E Soderberg Rd	Mailbox replacement	not started
30th	1510 E Old Ranch Rd	Tree removal (1-2)	no evidence
30th	1510 E Old Ranch Rd	Roofing	not started
30th	91 E Soderberg Rd C-10	Replace deck with Trex	? but looks like new Trex railings
30th	580 E Lakeshore Dr	Remove 4 cedar trees	No evidence
30th	91 E Soderberg Rd C9	Replace deck with Trex	? but looks like new Trex railings
30th	91 E Soderberg Rd C7	Replace deck with Trex	? but looks like new Trex railings
30th	330 E Sterling Dr	Replace roof and gutters	not started
30th	310 E Sterling Dr	Roofing	Completed
30th	100 E Village View Dr	Roofing	Completed
30th	100 E Sterling Dr	Net fruit trees	no evidence- in back yard?
30th	91 E Soderberg C8	Replace deck and fence	? but looks like new Trex railings
30th	240 E Westlake Dr N	Remove hazard fir	no evidence

30th	1380 E Old Ranch Rd	Repair/replace deck	Complete
May-26			
15th	90 E Lake Forest Dr	Replace Roof	not started
30th	240 E Lakeshore Dr	Move rockery	no evidence
31st	691 E Old Ranch Rd	Replace deck	no evidence
31st	380 E Lakeshore Dr	Landscaping	no evidence
31st	161 E Westlake Dr S	Remove maple tree	Complete
31st	140 E Westlake Dr	Enlarge patio	Complete
31st	370 E Sterling Dr	Roofing	not started
31st	471 E Lakeshore Dr	Shed	not sure- 3 sheds there now
31st	340 E Rainier Ct	Replace rock walls in front yard	in proses
31st	70 E Fairway Dr	Exterior paint	Complete
31st	111 E Channel Dr	Resurface deck	unable to see
31st	311E Lakeland Dr	Fencing yard	Complete
31st	290 E Soderberg Rd	Tree Removal	No evidence

Jun-26			
30th	1411 E Old Ranch Rd	Remove 10 trees, leave 8 lg trees. Limb up okay.	no evidence
30th	241 E Soderberg Rd	Remove 2 trees, w/replanting of 1 tree	No evidence
30th	51 E Saint Albans Ln	Paint house	cant tell
30th	630 E Soderberg Rd	Gravel Driveway	Not Started
30th	1341 E Old Ranch Rd	Remove 2 trees	no evidence

DRAFT
April 7, 2026

LAKELAND VILLAGE COMMUNITY CLUB
RESOLUTION NO. 16
REPLACEMENT RESOLUTION
LEVY OF FINES, NOTICE, HEARING, RESTORATION, AND ENFORCEMENT

WHEREAS, Lakeland Village Community Club (the “Association”) is organized to promote the health, safety, welfare, preservation, and common interests of its members and to administer and enforce its governing documents; and

WHEREAS, the Association’s governing documents include its recorded covenants, Articles of Incorporation, Bylaws, rules and regulations, and duly adopted resolutions; and

WHEREAS, the Association’s Bylaws authorize the Board of Directors to adopt and amend rules, standards, permit requirements, and procedures governing activities affecting the Association’s common areas, including the lake, shoreline, drainage features, vegetation, and related protected areas, and further authorize enforcement by notice, hearing, fines, corrective action, remediation, and reimbursement of costs to the extent permitted by law; and

WHEREAS, the Board of Directors finds that a clear, fair, and consistent enforcement procedure is necessary to address covenant violations, nuisance conduct, property and construction violations, and lake-protection violations; and

WHEREAS, the Board of Directors further finds that repeat, continuing, and willful violations by members, including those members acting as builders, developers, or in control of multiple lots or construction projects within the community, may require enhanced enforcement measures to protect the Association and its members;

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors hereby adopts the following Replacement Resolution No. 16, which supersedes and replaces all prior versions and amendments of Resolution No. 16 to the extent inconsistent herewith.

1. PURPOSE

1.1 This Resolution establishes the notice, hearing, assessment, fine, restoration, and enforcement procedures for violations of the Association’s governing documents.

1.2 This Resolution is intended to provide an established schedule of fines and assessments that may be furnished to owners and enforced after notice and an opportunity to be heard, consistent with Washington law and the Association’s governing documents.

DRAFT
April 7, 2026

1.3 This Resolution applies to all members and to any persons or entities whose acts or omissions occur within the Association's jurisdiction. Enforcement actions, including notices and demands for compliance, may be directed to members, owners, contract purchasers, occupants, tenants, guests, family members, builders, developers, contractors, agents, or other responsible parties; however, fines and assessments for violations shall be imposed only upon members as provided in the governing documents.

2. AUTHORITY

2.1 The Association may enforce its governing documents by notice, opportunity to cure, hearing, fine, assessment, suspension of privileges to the extent permitted by law and the governing documents, corrective action, remediation, reimbursement of costs, and other lawful remedies.

2.2 The Board may adopt a fine schedule by resolution and may amend the schedule from time to time by subsequent resolution.

2.3 This Resolution shall be interpreted together with the Bylaws, the recorded covenants, architectural standards, lake-protection rules, and applicable state and local law.

3. SUPERCEDES PRIOR RESOLUTION

3.1 This Resolution supersedes and replaces any prior resolution, policy, or fine schedule adopted by the Board relating to violations, continuing violations, repeat violations, enforcement procedures, or fines, to the extent such prior resolution, policy, or fine schedule is inconsistent with this Resolution. All prior inconsistent provisions are hereby repealed, amended, or revoked as of the effective date of this Resolution.

3.2 Application to Existing Projects and Conditions. This Resolution shall apply to all violations, conditions, and enforcement matters existing on or after the effective date, including permitted new construction or development projects commenced prior to adoption. Ongoing or uncured violations of such projects shall be subject to the fine schedule and escalation provisions herein, with prior violation history on other properties by the same member considered for classification as repeat or continuing violations. No fines shall be imposed retroactively for conduct fully compliant before the effective date, except as permitted by governing documents and law.

4.1 DEFINITIONS

For purposes of this Resolution, the following definitions apply:

DRAFT
April 7, 2026

4.1 Member. The owner or contract purchaser of a lot or dwelling unit, and any person or entity with legal or equitable ownership, control, or the right to direct work on a lot, dwelling unit, or project subject to the Association's governing documents.

4.2 Responsible Person. A member, co-owner, spouse, domestic partner, tenant, occupant, guest, family member, builder, developer, contractor, subcontractor, property manager, agent, or other person or entity whose conduct is attributable to a member or owner under the governing documents or applicable law.

4.3 Controlling Entity. A person, company, trust, partnership, corporation, or other legal entity that owns, controls, manages, develops, improves, markets, or directs work on one or more lots, dwelling units, or projects within the Association.

4.4 Repeat Violation. A violation of the same or substantially similar type by the same member, owner, tenant, occupant, or responsible person, whether occurring on the same lot or any other lot, division, or property they own, occupy, rent, or control. A repeat violation may be inadvertent but shows a pattern of recurring noncompliance.

4.5 Willful Violation. A violation is willful if the responsible person or controlling entity has actual knowledge of the rule through prior Association notice, warning, fine, hearing, or Board-issued stop-work order and consciously disregards that known requirement, whether on the same lot or any other lot, division, or property they own, occupy, rent, or control. Willful includes plain indifference to the known rule requirements, where the person chooses to ignore or deliberately violate what they know is prohibited.

4.6 Continuing Violation. A continuing violation—distinct from a repeat violation—is any single violation that remains uncorrected or unresolved after the deadline specified in a notice of violation, hearing decision, or other enforcement notice issued by the Association. Continuing violations typically apply to ongoing property conditions or lake protection violations (such as unfinished construction, unmaintained site conditions, or persistent environmental noncompliance), but generally not to episodic nuisance violations that often constitute separate new occurrences. Each day, week, or month that the violation remains uncured may constitute a separate offense and trigger escalation in accordance with the fine schedule until the violation is resolved to the satisfaction of the Board.

4.7 Lake-Protection Violation. Any violation involving the lake, shoreline, drainage features, vegetated buffers, riparian areas, native vegetation, grading, filling, excavation, erosion control, runoff, hazardous materials, docks, floats, or any other regulated activity affecting a protected common area or asset.

DRAFT
April 7, 2026

4.8 Property Violation. A violation involving construction, landscaping, lot clearing, trees, lot maintenance, exterior appearance, unauthorized structures, signage, drainage onto neighboring property, or similar property-related conduct.

4.9 Nuisance Violation. A violation involving noise, animals, parking, burning, garbage, smoke, offensive conduct, unauthorized use of common areas, or similar conduct affecting peace, safety, or enjoyment of the community.

5. GENERAL ENFORCEMENT POLICY

5.1 The Association expects voluntary compliance. The purpose of enforcement is to gain compliance, protect the community, and deter recurrence, not merely to collect fines.

5.2 The Board may consider the seriousness of the violation, the risk of harm, the member's or responsible person's response to prior notices, the member's historical compliance, and the need for consistent treatment of all members.

5.3 The Board may consider past communications, warnings, notices, agreements, fines, hearings, and remediation orders involving the same member or controlling entity, even if those matters arose on different lots, different divisions, or different projects, so long as the same person or controlling entity was responsible or had control over the conduct involved.

5.4 For builders, developers, and persons owning or controlling multiple vacant lots or active projects, the Board may treat the enforcement history (of the same nature and demonstrating a pattern) as a combined history for all lots and projects controlled by that person or entity for purposes of determining whether a current matter is repeat, continuing, or willful.

6. COMPLAINTS AND INVESTIGATION

6.1 A complaint must be in writing, signed by a member, and identify the alleged violation with reasonable specificity.

6.2 The Association may also initiate enforcement based on observations by board members, the compliance officer, and employees. Enforcement may be initiated without a signed complaint.

6.3 The Board must validate complaints through review of governing documents. The board may investigate, request information, inspect where allowed, and seek additional facts before issuing a formal notice of violation.

7. NOTICE OF VIOLATION

DRAFT
April 7, 2026

7.1 If the Association determines that a violation may exist, it shall issue a written Notice of Violation to the member.

7.2 The notice shall identify the alleged violation, the governing document provision believed to be violated, the corrective action required, the deadline to cure if applicable, and the right to request a hearing.

7.3 A hearing must be requested by the member within 15 days of receipt of the Notice of Violation.

7.4 For urgent lake-protection, safety, or stop-work matters, the Association may require immediate cessation of work or activity and may shorten or eliminate the cure period to the extent reasonably necessary to protect the Association, its members, or the protected area.

8. HEARINGS

8.1 Scheduling Hearings

8.1.1 The Association will attempt to schedule hearings within 14 days of request. One postponement is allowed for good cause (complainant or alleged violator) but the hearing must occur within 25 days, unless extended by the Board.

8.1.2 Failure to request a hearing constitutes a waiver of that right, and enforcement may proceed without further hearing

8.1.3 If no hearing occurs within 25 days, or extension if applicable, the hearing shall be rescheduled as soon as reasonably practicable, and no fine shall be imposed until the hearing process is completed, including fact-finding, penalties, restitution, or probation to prevent future violations and promote community harmony.

8.1.4 All hearings are to be held in person at the Lakeland Village Clubhouse, or other office location identified by the Association.

8.2 Hearing Committee Composition

The Hearing Committee consists of four members: two Board members and two community members in good standing. One Board member serves as Chair with full voting rights. Members must recuse themselves for conflicts of interest (personal involvement, relation to parties, or apparent unfairness); the Board President appoints temporary replacements. Outcomes require majority agreement.

8.3 Hearing Chair Responsibilities

DRAFT
April 7, 2026

The Chair (a Board member) facilitates hearings, keeps them on track, schedules as needed, and communicate between the Committee and full Board. The Chair ensures all committee members receive an informational packet (complaint details, relevant covenants, resolutions, and fine structure) beforehand. A Chair whose Board term expires continues serving on unresolved cases until completion.

8.4 Hearing Secretary Responsibilities

A Board designee serves as Secretary and:

- Completes information forms for the Chair to notify violator, complainant, and responsible parties.
- Provides the informational packet provided to the committee in advance of the hearing and any documents produced by the committee to the office for record retention in accordance with the Association record retention schedule.

8.5 Absences and Substitutes

Excused absences of committee members are permitted for valid reasons. The Board President must appoint substitutes when necessary. If no substitute is available, the hearing is postponed until three members (including Committee Chair) can attend.

8.6 Hearing Process

1. Board designee provides notice of violation and relevant materials to the Chair for Committee review. Post-hearing, Chair returns materials to designee for shredding except one copy for record retention.
2. Before parties enter the hearing room, Chair reviews documentation with Committee for informed questioning.
3. Complainant(s) may appear; alleged violator and responsible person(s) must appear. Parties may bring witnesses. Hearings are closed except to participants.
4. Chair reads complaint and confirms violator's understanding.
5. Violator responds. Discussion follows admission (with/without extenuating circumstances) or denial, including witnesses. Committee asks informed questions seeking truth.
6. Parties are excused.

DRAFT
April 7, 2026

7. Committee makes written recommendation on findings, covenant application, warnings, and may recommend increase/sustain/decrease/waive fines, etc. Chair must confirm the written findings reflect the committee’s decision.
8. Written recommendation goes to Board for decision at next meeting.
9. Board notifies complainant and violator with full findings and decision

8.7 Board Approval and Appeals

All Hearing Committee decisions require Board approval. Alleged violators may appeal guilty findings to the Board.

9. ENFORCEMENT HISTORY AND AGGREGATION

9.1 The Association may review all prior enforcement history relevant to the same member or controlling entity when determining the proper enforcement response.

9.2 Prior history may include matters involving any lot, dwelling unit, or project owned, controlled, managed, built, developed, or directed by the same member, builder, developer, contractor, or controlling entity, regardless of division.

9.3 If multiple persons or entities are responsible for the same conduct, the Association may enforce against one or more of them, jointly or separately, to the extent permitted by law and the governing documents.

10. ENFORCEMENT RULES AND FINE SCHEDULE

10.1 Standard Escalation. The first violations may receive warnings or minimum fines, second violations increased fines as indicated in the schedule, and subsequent violations further escalation as provided in the schedule within maximums as scheduled and determined by the board when there is a range.

10.2 Fine Schedule:

Continuing Violation	See Section 13		
	1st	2nd	3(or more)
Repeat Violation (Offences)			
A. Nuisance and Conduct Violations			
A1. Barking dog or pet nuisance	\$25	\$50	\$100
A2. Loose pet or animal at large	\$50	\$75	\$100
A3. Livestock, poultry, or prohibited animals	\$50	\$75	\$100
A4. Animal breeding or commercial animal activity	\$50	\$100	\$200
A5. Illegal burning or burning without compliance	\$100	\$250	\$500
A6. Garbage, refuse, litter, debris, or unsightly accumulation	Warning	\$100	\$200
A7. Gas-powered motor use on the lake	\$50	\$100	\$200
A8. Dumping garbage, hazardous material, or pollutants	\$100	\$250	\$500

DRAFT
April 7, 2026

A9. Loud noises or prohibited quiet-hours activity	\$50	\$100	\$200
A10. Parking violations involving trucks, RVs, boats, trailers, or other restricted vehicles	\$50	\$75	\$100
A11. Firearm discharge, hunting, and explosive use.	\$100	\$250	\$500
A12. Vandalism, damage, or unauthorized use of common areas	\$100	\$250	\$500
A13. Unauthorized home business with customer visits or on-site activity contrary to governing documents	Warning	\$100	\$250
A14 Any nuisance violation not otherwise listed	\$50	\$100	\$250
B. Property, Construction, and Maintenance Violations			
B1. Failure to landscape within the required period.	\$100	\$250	\$500
B2. Property eyesore or failure to maintain property in a reasonable condition	Warning	\$250	\$500
B3. Improper human waste disposal during construction or otherwise	\$100	\$250	\$500
B4. Unauthorized tree removal or failure to protect trees and root systems. Violation is per tree or damage event, plus restitution and replacement planting.	\$500	\$500	\$1,000
B5. Removal of trees outside approved permit scope, plus restitution and replacement planting	\$500	\$500	\$500
B6. More than one single-family dwelling or illegal accessory dwelling unit on a legally platted lot, where prohibited	\$250	\$500	\$1000
B7. New construction not prosecuted diligently and continuously from commencement of construction (idle for 3 or more months)	\$100	\$200	\$300
B8. Incomplete construction after the applicable deadline	\$250	\$250	\$1000
B9. Damage to neighboring property or intentional drainage onto neighboring property	\$100	\$250	\$500
B10. Unauthorized lot clearing or removal of native vegetation (brush) without approval, plus restoration and mitigation	\$1000	\$1500	\$2000
B11. Commencing construction, including a shed, fence, residence, grading, or other improvement, without required approval	\$500	\$1000	\$1500
B12. Sign violations.	Warning	\$50	\$100
B13. Common-area boat storage violations.	Warning	\$50	\$100
B14. Any property violation not otherwise listed	\$50	\$100	\$250
C. Lake Protection and Environmental Violations			
C1. Lakeshore or shoreline encroachment (buildings, sheds, structures), unauthorized docks or floats, plus restoration, mitigation, cleanup, and monitoring.	\$500	\$1000	\$1500
C2. Unapproved discharge or contamination within lake protection zones, shoreline, drainage features, or protected buffer, plus cleanup, mitigation, and restoration costs.	\$500	\$1000	\$1500
C3. Unapproved vegetation removal within lake protection zones, shoreline, or protected buffer, plus cleanup, mitigation, and restoration costs.	\$500	\$1000	\$1500
C4. Unapproved grading, filling, excavation, or drainage within lake protection zones, shoreline, drainage features, or protected buffer, plus cleanup, mitigation, and restoration costs.	\$500	\$1000	\$1500
C5. Unapproved impervious surface increase within lake protection zones, shoreline, or protected buffer, plus restoration of permeable surfaces or mitigation.	\$500	\$1000	\$1500
C6. Any act that results in substantial adverse impact to the lake or its ecosystem written findings that the conduct caused substantial,	\$1000	\$2000	\$3000

DRAFT
April 7, 2026

measurable, or lasting environmental harm or required professional remediation, including but not limited to: <ul style="list-style-type: none"> • Degradation of water quality • Physical damage to the shoreline, lakebed, aquatic vegetation, or wildlife habitat • Fish kills, wildlife injury, or significant disruption of aquatic life • Introduction of invasive or non-native species; • Any condition requiring professional remediation, cleanup, or repair Plus cleanup, restitution, and cleanup cost.			
C7 Any lake-protection violation not otherwise listed.	\$250	\$500	\$1000
C8 Fishing rule violation, harassing, or killing wildlife.	\$100	\$250	\$500

11. ENHANCED FINES FOR WILLFUL AND HARMFUL VIOLATIONS

11.1 If the Board determines a violation is willful, it shall impose a higher tier up to the maximum allowed by this Resolution, without first issuing additional warnings.

11.2 If the same member or controlling entity has prior related violations anywhere in the Association, the Board may use those prior matters to justify escalation, even if the prior matters involved different lots, different divisions, or different projects.

11.3 Where the responsible person controls multiple vacant lots or multiple projects, the Board may treat repeated misconduct on any controlled lot or project as aggravating history for all controlled lots or projects.

11.4 Where the violation creates imminent environmental harm, the Board may impose immediate stop-work or cease-and-desist direction and may seek injunctive or other legal relief in addition to fines.

11.5 For willful unapproved work within lake protection zones, including tree removal, lot clearing, shoreline clearing, grading, excavation, filling, sediment discharge, runoff, or impervious surface increases, the Board may impose the highest applicable fine allowed by governing documents and law.

11.6 The Board may impose the maximum applicable fine tier for particularly serious willful conduct, repeated noncompliance, or intentional disregard of approvals, notices, or stop-work directions.

12. RESTORATION, MITIGATION, AND COST RECOVERY

12.1 Fines are separate from, and may be imposed in addition to, restoration, cleanup, mitigation, replacement planting, engineering review, legal fees, administrative costs, and other lawful reimbursement amounts.

DRAFT
April 7, 2026

12.2 If the Association performs or contracts for corrective work, the cost of that work may be charged to the responsible person to the extent permitted by law and the governing documents.

12.3 Environmental or lake-related harm may require restoration plans, third-party review, monitoring, or phased compliance as approved by the Board.

13. CONTINUING FINES

13.1 Continuing violations shall be fined by applying the escalation schedule, but only accrue after a hearing decision or waiver of hearing, except in emergency stop-work situations involving imminent harm:

1. daily for lake-protection violations where damage is occurring or imminent (e.g., erosion control failures, unauthorized shoreline activity),
2. weekly for lake-protection violations when damaged has occurred and is likely to occur again without prompt corrective action,
3. monthly basis for property condition violations or stabilized lake issues (e.g., unfinished construction/landscaping, unmaintained sites), as detailed in the fine schedule.

13.2 If a hearing is requested, continuing fines are paused upon request for a hearing until the hearing occurs and the Board decides and notifies the member. If the member fails to attend a scheduled hearing, continuing fines will no longer be paused.

13.3 The Board may set a different schedule if the nature of the violation, urgency, or harm requires it.

14. APPEALS

14.1 A responsible person may appeal a hearing decision to the Board in writing within seven calendar days after notice of the decision unless a different time is required by law or another governing document.

14.2 The Board may affirm, modify, or reverse the decision after review.

15. RECORDS

15.1 The Association shall maintain records of complaints, notices, hearing decisions, fines, agreements, and related correspondence in accordance with its records policy and applicable law.

15.2 Records may be relied upon in determining repeat or willful violations.

16. SEVERABILITY

DRAFT
April 7, 2026

16.1 If any portion of this Resolution is found invalid or unenforceable, the remaining portions shall remain in effect to the fullest extent permitted by law.

17. EFFECTIVE DATE

17.1 This Replacement Resolution shall become effective after adoption by the Board of Directors and distribution as required by law or the governing documents.

ADOPTED by the Board of Directors of Lakeland Village Community Club this ____ day of _____, 2026.

LAKELAND VILLAGE COMMUNITY CLUB

By: _____

President

By: _____

Secretary/Treasurer

C. Purposes. The purposes for which this Association is founded are to provide for the maintenance, preservation, and architectural control of the residential lots or dwelling units and common properties within its jurisdiction; to promote the health, safety, and welfare of the members and their families; and to exercise any or all powers specified in the governing documents of LakeLand Village Community Club, as well as the powers of nonprofit associations and homeowners' associations pursuant to the laws of the State of Washington, including RCW chs. 24.03 and 64.38, or as amended.

D. Common Areas. Common areas are for the exclusive use and enjoyment of members, their family members, and their guests. The Association, through its Board of Directors, may create reasonable rules and regulations for the use of its common areas, and for the conduct of members, their family members, and guests relating thereto.

E. Authorities. This Association is subject to the applicable recorded Protective Covenants of LakeLand Village Community Club; its Articles of Incorporation; these Bylaws; other Association governing documents including but not limited to rules and regulations of the Association; RCW ch. 24.03, the Nonprofit Corporation Act, or its successor; RCW ch. 64.38, the Homeowners' Association Act, or its successor; and the laws of the State of Washington and of the United States. This Association has all of the powers of all similar Associations as provided for by State law.

F. Definitions. As used in these Bylaws, the following have the specified meanings:

1. Common Areas. These include common properties, such as beaches, the lake, walking trails, parks, boat storage areas, boat launches, and green belts, and any other real property owned by the Association, as well as any real property later acquired by the Association.

2. Family Members. For the purposes of these Bylaws, these include the spouses or domestic partners of members, and their dependents who live with them.

3. Guests. Guests are those whom a member invites to use the member's

property. There are two kinds of guests, social and business. Family members other than those defined above may be guests, depending on the circumstances. Employees, contractors and other agents are also guests.

4. Member. A member is the owner or contract purchaser of a LakeLand Village residential lot or dwelling unit as defined by the Mason County Building Code in multi-family complexes. There may be only one member for each lot or dwelling unit; if there are multiple owners of any lot or dwelling unit, they shall designate one from among them who shall be the member. Any person may hold only one membership in the Association regardless of the number of lots or dwelling units owned.

5. Members in Good Standing. These are members who are not more than 90 days delinquent in the payment of any amount due to the Association, unless a repayment agreement has been reached and is complied with.

6. Lot or Dwelling Unit. A lot is a parcel of land within the jurisdiction of the Association, as shown on the original Association plats. A dwelling unit is defined by the Mason County Building Code in multi-family complexes. If two or more lots are combined together by a Boundary Line Adjustment, boundary line agreement, judgment, or other process producing a generally similar result, they become one lot for assessment purposes.

G. Powers. LakeLand Village may, as a Washington State homeowners' association, unless otherwise provided in its governing documents:

1. Adopt and amend Bylaws, rules, and regulations;
2. Adopt and amend budgets for revenues including assessments, expenditures, and reserves; and impose and collect assessments for common expenses from owners;
3. Hire and discharge or contract with managing agents and other employees, agents, and independent contractors;
4. Institute, defend, or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more owners on matters affecting the homeowners' association, but not on behalf of owners involved in disputes that are not the responsibility of the association;
5. Make contracts and incur liabilities;
6. Regulate the use, maintenance, repair, replacement, and modification of

common areas;

7. Cause additional improvements to be made as a part of the common areas;
8. Acquire, hold, encumber, and convey in its own name any right, title, or interest to real or personal property;
9. Grant easements, leases, licenses, and concessions through or over the common areas and petition for or consent to the vacation of streets and alleys;
10. Impose and collect any payments, fees, or charges for the use, rental, or operation of the common areas;
11. Impose and collect charges for late payments of assessments and, after notice and an opportunity to be heard by the Board of Directors or by the representative designated by the Board of Directors and in accordance with the procedures as provided in the Bylaws or rules and regulations adopted by the Board of Directors, levy reasonable fines in accordance with a previously established schedule adopted by the Board of Directors and furnished to the owners for violation of the Bylaws, rules, and regulations of the association;
12. Exercise any other powers conferred by these Bylaws;
13. Exercise all other powers that may be exercised in this state by the same type of corporation as the association;
14. Exercise any other powers necessary and proper for the governance and operation of the association; and
15. Exercise any other powers conferred by any other applicable authority, including current and subsequent statutory authority.

ARTICLE II

MEMBERSHIP

A. General. Although the Board of Directors acts in most instances on behalf of the Association, the primary authority of LakeLand Village Community Club rests with its members, except where assigned to the Board of Directors by its governing documents or law,

including these Bylaws. Members elect Directors to the Board of Directors; approve or disapprove annual and special budgets, including assessment amounts and further financial proposals; and vote on initiatives and referenda. Members are responsible for complying with all Association requirements, including paying in a timely manner all assessments due to the Association, and respecting the covenants and other applicable rules. No member may withdraw membership except by transfer of ownership. Each member in good standing has the right to use Association property and facilities, and to permit guests and family members to do so as well; all pursuant to LakeLand Village Community Club's reasonable rules and regulations. Each member in good standing also has the right to participate in Association activities, serve on the Association Board of Directors and its committees, and vote.

Each member in good standing also has the right to appeal to the Board of Directors for any decision made by the Association that adversely affects the member.

Members who are not in good standing do not have these rights.

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. Each member also has all of the rights and responsibilities conferred by LakeLand Village restrictive covenants, rules and regulations, and other governing documents, as well as state law.

B. Voting Rights. Only members in good standing are eligible voters. Multiple owners of any lot or dwelling unit shall designate who shall be the member for that lot or dwelling unit and be able to cast the vote for that lot or dwelling unit. One vote may be cast for each lot or dwelling unit. Any one member may only cast one vote, regardless of the number of lots or dwelling units owned. For example, a husband and wife who own three lots or dwelling units may cast one vote each, or a total of two votes.

C. Petition Rights. Any member in good standing who in good faith believes that the Association has acted in any way contrary to law or the provisions of these Bylaws or any other Association rules or requirements, including by taking any action involving that member individually, or any action affecting the entire membership, may petition the Board of

Directors in writing to consider the matter. The petition shall state the rule or requirement at

BYLAWS OF LAKELAND VILLAGE COMMUNITY CLUB- Page 4

issue, the specific factual allegations made, and the identity and contact information for any witnesses. It shall also include copies of all evidence, where reasonably possible. The Board of Directors shall adopt a reasonable and fair system to address such petitions.

D. Meetings.

1. Annual Membership Meeting. There shall be a budget and election annual membership meeting in February of each year, and a general annual membership meeting in June of each year. If approved by the Board, members may participate in a meeting by telephone conference or similar communications process so that all persons participating in the meeting can hear each other at the same time. Participation by that method constitutes presence in person at a meeting.

2. Special Membership Meetings. Special meetings of the membership may be called by the President of the Board of Directors, a majority of the Board of Directors, or by members having ten percent of the total votes of the Association.

3. Notice. Notice of all membership meetings shall be delivered, or sent by prepaid, first-class United States mail, by electronic communication, or by other means specified by law, to each member. Notice shall be given not less than 14 days, and not more than 50 days, prior to each meeting. The notice shall state the time, place, and agenda of the meeting, and include a brief discussion of the significant issues to be discussed or voted on that is reasonably fair and balanced. Notice is deemed to be delivered when deposited in the United States mail addressed to the member at his or her address as it appears on the records of the Association, with postage thereon prepaid, or when it is sent by electronic communication from the office and otherwise as specified by law.

4. Place. Membership meetings shall be held at the LakeLand Village Clubhouse, or, if the Clubhouse is not available, at such other place as may be designated by the Board.

5. Agenda. The agenda for membership meetings may include elections and approval of a budget, which shall include provision for assessment amounts and/or other financial proposals. The agenda may also include referenda, which are issues submitted to the general membership by the Board of Directors, either for binding vote, or guidance; and initiatives, which are issues submitted by the signatures of members in good standing representing ten percent of the total votes of the Association. No initiative proposal adopted by

the members may, (1) contradict controlling provisions of Association governing documents or federal, state or local law; or (2) unreasonably interfere with the contract rights of any third parties, as determined by the Board of Directors.

At each annual membership meeting, the Officers and committee chairpersons shall provide summary reports of operations for the preceding year, and plans for the upcoming year, as well as long-range plans. The agenda shall also include provision for such Officer and committee reports and may also include provision for discussion of particular issues.

In order to be fair to members unable to attend, neither the agenda nor any items on it may be amended during the course of the meeting, and all items to be voted on shall be considered as presented without amendment or modification; provided, however, that in case of a tie vote, the members present shall participate in a re-vote to resolve the matter.

6. Quorum. A quorum for the transaction of business at any general membership meeting shall be ten percent of the total number of votes of eligible voters, voting either in person, by electronic communication, or by mail.

7. Ballots. A member may cast his or her vote in person, by electronic communication, or by mail, according to procedures established by the Board of Directors.

8. Majority. Actions of the membership shall be taken by a majority vote of the members in good standing, voting at a meeting with a quorum, except as otherwise provided by law or LakeLand Village governing documents. An example of such an exception is set out at Article IV (H) below, regarding the adoption of income and expense budgets, including assessments.

9. Procedures. The Board of Directors shall establish procedures for initiatives, referenda, membership meetings, and other matters relating to membership issues that are reasonable and fair, in its judgment, including procedures to ensure the accuracy of voting as deemed appropriate.

ARTICLE III

BOARD OF DIRECTORS

POWERS AND DUTIES

A. General. The Board of Directors is responsible for acting in all instances on behalf

of the Association, except where otherwise expressly provided. It conducts, manages, and controls the affairs and business of the Association, and exercises ownership authority and control over all of the common properties of the Association. It shall establish procedures for its meetings and all matters relating to its work that are reasonable and fair, in its judgment. The Board of Directors shall, when necessary and appropriate, develop rules and regulations to support the purposes of the Association that are reasonable and fair.

Members of the Board of Directors develop skills and insight into the work of the Association through their service to the Association, including as Directors. Their responsibilities are to follow applicable laws and LakeLand Village Community Club governing documents, including rules and regulations, in good faith in ways that, in their individual and collective judgments, best serve the purposes of the Association, and are fair and reasonable.

B. Membership Participation. The Board of Directors shall keep the membership informed of significant current and prospective issues. The Board of Directors shall define such issues, take steps to educate and inform the membership about them, and listen to the members' responses, including use of informal surveys, referenda, and informational “town meetings” as appropriate. In evaluating the opinions of the members, the Board of Directors shall take care to consider its duties to the purposes of the Association, and to avoid allowing any one member to exercise a disproportionate role in the process.

C. Records. The Board of Directors shall keep records, including, but not limited to, records of the current Articles and Bylaws; a list of members, including names and addresses; sufficiently detailed information to provide to the members a true statement of the financial status of the Association; a list of Officers' and Directors' names and addresses; and minutes of the Board meetings, the general membership meetings, and the meetings of all committees that keep minutes, for at least ten years unless otherwise required by law or advised by an outside legal or expert authority. In addition, the Board shall keep other records of its operations, as it deems necessary, for the conduct of association affairs, including matters having to do with individual members, lots or dwelling units. Association records may be inspected and copied by any members and their authorized agents, and mortgagees, upon reasonable advance notice. The only exceptions are for records otherwise protected from disclosure by law. The Association may impose reasonable charges for the inspection and/or

BYLAWS OF LAKELAND VILLAGE COMMUNITY CLUB- Page 7

copying of the records. The Association shall not release any unlisted telephone numbers of members without authorization. If a member gains access to a membership list by inspection and copying of association records, the use or sale of such membership list by the member is prohibited.

D. Enforcement Actions. The Board of Directors may determine whether to take enforcement action in any matter by exercising the Association's power to impose sanctions, including but not limited to the use of procedures established by Board Resolution or rule; or commencing remediation, including where reasonably necessary litigation; for a violation of the provisions of its governing documents including its rules and regulations. This determination shall include whether to compromise any claim made by or against it, or regarding its affairs. Factors for the Board to consider when making such determinations include, but are not limited to:

1. The extent of the seriousness of the circumstances, the Association's attempts to resolve matters by less formal means, and the members' response to those attempts;
2. The relationship between the seriousness of the circumstances and the costs of enforcement;
3. Whether the Association's possible actions involve risk to the Association;
4. The member's historical record of compliance with association rules, and with attempts at resolution of disputes with the Association or other members regarding association affairs;
5. The general need for consistent treatment of all members; and
6. Whether it is in the Association's overall best interests to pursue enforcement, and if so, to what extent.

E. Lake Protection Authority.

1. Lake as Common Area. The Association-owned lake, together with its shoreline, beaches, banks, drainage features, vegetated buffers, inlets, outlets, and appurtenant land or facilities owned by the Association, is a common area and protected Association asset. The Board of Directors shall have authority to regulate the use, maintenance, repair, replacement, preservation, and modification of the lake and related common areas.

2. Board Powers. The Board may adopt, amend, and enforce reasonable rules, standards, permit requirements, and procedures governing any activity that may reasonably affect the lake, shoreline, or related common areas where authorized by the covenants or applicable law. Such rules may address, without limitation:

- a. limits on clearing, grading, excavation, filling, or vegetation removal;
- b. requirements to preserve native vegetation, shoreline buffers, or no-net-loss standards;
- c. limits on impervious surfaces (e.g., hardscape, roofs, driveways, walks, patios, retaining walls, and other site improvements);
- d. restrictions on lawns, turf grass, and landscaping in shoreline or drainage-sensitive areas;
- e. restrictions on fertilizers, pesticides, herbicides, soil amendments, hazardous materials, and other chemicals or materials that may contribute to runoff, algae growth, contamination, aquatic damage, or other harm;
- f. standards for drainage, erosion control, stormwater management, and sediment prevention;
- g. restrictions on docks, boats, floats, shoreline access, watering, washing, or other use of the lake;
- h. requirements for prior written approval before any work is undertaken in or near the lake or any affected common area as outlined in Architectural Control resolutions; and
- i. restoration, mitigation, or remediation measures the Board deems reasonably necessary to protect the lake.

3. Standards for Review. When reviewing proposed work affecting the lake or related common areas, the Board, Architectural Control Committee, Lake Committee, or any designated committee or person may consider county, state, or federal environmental standards, best management practices, and other reasonable technical guidance. Compliance with Association rules may be conditioned on approval of plans, drawings, drainage information, or other documentation reasonably requested by the Association.

4. Violations and Remedies. Any violation of this section or rules adopted under it may be treated as a violation of the governing documents and may be subject to notice, opportunity to be heard, fines, suspension of privileges to the extent permitted by law and the governing documents, corrective action, remediation, injunctive relief, reimbursement of cleanup or restoration costs, and any other remedy available to the Association.

5. Member Reports. The Board or its designee may investigate reports from members or other sources regarding observed activities, construction or non-construction, that may violate lake protection rules or harm the lake. Such reports, after reasonable verification, shall be a basis for enforcement action under this section or other governing documents.

6. Construction. This section shall be construed broadly in favor of lake protection and preservation of the common areas, and shall be applied consistently with the recorded covenants, Articles of Incorporation, these Bylaws, and applicable law.

ARTICLE IV
BOARD OF DIRECTORS
GENERAL

A. Number. There shall be between five and nine members of the Board of Directors. The number may be changed for a good cause by the Board of Directors.

B. Qualification. Any member in good standing is qualified to serve as a director, with exceptions based on relationships to other Directors. No member may serve as Director if he or she is a life partner with another Director; or is a sibling, child or parent of a director or of that Director's life partner. "Life partner" means spouse, registered domestic partner, or any substantially similar relationship.

C. Terms of Office. The election of board members should be conducted in a manner that every candidate has the same opportunity to be elected; incumbent members will need to be re-elected at the end of their term. Each Director shall serve a term of three years. Each Director shall serve until the earlier of his or her removal, or the election of a successor. A Director may serve a second term if re-elected. Directors shall serve a maximum of nine (9) consecutive years OR one initial appointment to a vacant unexpired term, and two reelections.

D. Removal. A Director may be removed with or without cause by a majority vote of the members in good standing voting at a meeting with a quorum, upon proper submission of a member initiative, or Board of Directors referendum. A Director may also be removed by resignation or disqualification. Resignation is effective upon delivery of written or oral notice of the same to the President of the Board of Directors, or Vice-President in case of the unavailability of the President. A Director shall become disqualified if he or she is no longer a member or a member in good standing; or misses three consecutive meetings without reasonable cause, as determined by the Board of Directors. The Board shall determine such vacancies and disqualifications, and declare a Director position vacant, by motion and vote.

E. Vacancies. If a Director is removed, becomes disqualified, resigns, or a vacancy occurs in a Board position for any other reason, the remaining Directors shall appoint a successor within a reasonable period of time, even though less than a quorum is present at the Board meeting at which the matter is considered. The appointed successor shall fill the

remainder of the unexpired term of the former Director.

F. Meetings.

1. Where and When. The Board of Directors shall meet at the office of the Association, unless otherwise necessary, at least monthly. Special meetings of the Board of Directors may be called by the President or by a majority of the Board. When a special meeting is called, notice of the same shall be given to Directors orally or personally in writing, or through email.

2. Notice. Notice of regular Director meetings shall be given by general reference in mailings to the membership, by electronic communication, and/or by posting at the office and/or clubhouse. Notice of special Board of Directors meetings shall be given, by delivery of notice of the same in writing, signed by the President or initiating Board members, to the Directors at least 24 hours prior to the meeting, when reasonably possible. If such notice is not reasonably possible, then notice shall be given to Directors in a manner most likely to provide actual notice. Notice of special Board of Directors meetings shall also be given to the general members at least 24 hours prior to the meeting, when reasonably possible, by posting notice at the Association office.

3. Quorum. A quorum of the Board of Directors for the transaction of business shall be a majority of the then sitting Directors.

4. Majority. A majority vote of the Directors at a meeting at which a quorum is present is sufficient to transact the business of the Board of Directors. Directors may not vote by proxy.

5. Distance Meeting. Any meeting of the Board of Directors may be conducted by telephone conference call, or similar communications medium, whereby all Directors participating is in voice or electronic contact with each other throughout the meeting, subject to all other meeting requirements as set forth herein.

G. Delegation of Powers. The Board of Directors may delegate such powers with respect to the management of the Association as it deems appropriate, subject to state law and the governing documents and rules and regulations of the Association.

H. General or Special Budget for Income, Expenses and Reserves. The following formula or procedure shall be used to determine the governance of the Association's financial matters, including regarding income such as assessments, payment of expenses, and reserves.

The Board of Directors shall adopt a proposed annual budget for (1) annual and special assessments (including assessment rates per lot or dwelling unit) and other income, (2) expenses, and (3) reserves; as well as special or amended budgets for the same, or any of them, when needed. Assessments shall be set in an amount the Board deems necessary to meet the purposes of the Association and shall be imposed on an equal basis per lot or dwelling unit. Within thirty days after adoption by the Board of Directors of any such proposed regular or special budget of the Association, the Board shall set a date for a meeting of the owners to consider ratification of the budget, including the assessment amounts. Written notice of any such meeting shall be sent to all members not less than fourteen nor more than fifty days after notification of the summary and shall include a statement of the purpose for which the meeting is to be held with a summary of the issues to be decided. Unless at that meeting the owners of a majority of the total votes in the Association that may be voted reject the budget, in person or by proxy, the budget, including assessment rates, is ratified, whether or not a quorum is present. In the event the proposed budget is rejected, or the required notice is not given, the periodic budget last ratified by the owners shall be continued until such time as the owners ratify a subsequent budget proposed by the Board of Directors.

I. Budget Reports. The Board of Directors will make available to the members budget reports, specifying performance in light of the budget.

ARTICLE V

OFFICERS

A. Election. At the first meeting of the Board of Directors after the annual election meeting of the members, the Board of Directors shall elect its President, Vice-President, Secretary, and Treasurer from among the Directors. One Director may hold the offices of the Secretary and Treasurer at the same time. Officers of the Association so elected shall hold office until their successors are qualified.

B. Removal. Any Officer may be removed as such by a majority vote of the Directors present at a Board of Directors meeting with a quorum. Upon removal of an Officer, the Board of Directors shall elect a replacement within a reasonable time.

C. President and Vice-President. The President shall preside at all meetings of the Directors and members; shall sign as President on all agreements, contracts, and instruments authorized by the Board of Directors, and shall be its Chief Executive Officer. The Vice-President shall perform the duties of the President when the President is unavailable.

D. Secretary. The Secretary shall be generally responsible for all meeting notices and the minutes of all meetings of the membership and of the Board of Directors and shall have general charge of the Association books, records, and papers.

E. Treasurer. The Treasurer shall be generally responsible for keeping safely all money, financial accounts of the Association, and for preparing and keeping a complete accounting of the financial records of the Association, for presentation to the members at the annual membership meeting, and at all other times as required.

F. Execution of Documents. The President, or in the absence of the President, the Vice-President, shall sign and execute all contracts, conveyances, notes, and security agreements on behalf of the corporation. The same shall also be signed and executed by either the Treasurer or the Secretary. When necessary due to particular circumstances, the Board of Directors may specifically authorize signing and execution otherwise. Checks, drafts, and other negotiable instruments, and other documents except amendments to Association documents, may be signed and/or executed as provided by the Board of Directors. The President or Vice-President, in the absence of the President; and Secretary or Treasurer, in the absence of the Secretary; shall together be responsible for preparing, executing, certifying, and recording Association governing documents, Association rules and regulations, and amendments thereto.

G. Employees and Agents. The Board of Directors may appoint, engage, and/or employ, pursuant to its direction, employees, contractors, agents, and volunteers.

ARTICLE VI

COMMITTEES

A. Director Committees. The Board of Directors may form committees of Directors at any time for such purposes as it may deem necessary, by resolution adopted by a majority of the Directors in office. Each committee shall consist of two or more Directors. Each such resolution shall specify the composition of and procedures for and functions assigned to each

committee, and any other matters reasonably necessary to its effective operation. Such committees, to the extent provided in the resolution, shall have and exercise the authority of the Board of Directors in the management of the corporation; provided, that no such committee shall have the authority of the Board of Directors in matters regarding amending, altering, or repealing these Bylaws; electing, appointing, or removing any member of any such committee or any Director or Officer of the corporation; amending the Articles of Incorporation; adopting a plan of merger or adopting a plan of consolidation with another corporation; authorizing the sale, lease, or exchange of all or substantially all of the property and assets of the corporation not in the ordinary course of business; authorizing the voluntary dissolution of the corporation or revoking proceedings therefor; adopting a plan for the distribution of the assets of the corporation; or amending, altering, or repealing any resolution of the Board of Directors which by its terms provides that it shall not be amended, altered, or repealed by such committee. The designation and appointment of any such committee and the delegation thereto of authority shall not operate to relieve the Board of Directors, or any individual Director, of any responsibility imposed upon it or him or her by law.

The President of the Board shall have the authority to appoint to and remove members from these committees, with the consent of the Board. All Director Committees shall make minutes of their meetings and keep their minutes and other documents in the Association offices.

B. Member Committees. The Board of Directors may also form committees composed of general members, which may also include Directors, by resolution adopted by a majority of the Directors in office. Each such resolution shall specify the composition of and procedures for and functions assigned to each committee, and any other matters reasonably necessary to its effective operation. No such member committee shall have the authority to act for the Association. In matters requiring Association action, such committees shall make recommendations to the Board of Directors, which may adopt, adopt as amended, or reject such recommendations, at its discretion.

ARTICLE VII
CODE OF ETHICS

A. Standard of Care. All persons performing services for or on behalf of the

Association, including Directors, shall do so in good faith, in a manner they believe to be in the best interest of the Association, and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use in similar circumstances. All members shall act with good faith in all matters arising in any way out of their membership in the Association; "good faith" means an honest belief made with good intentions.

In performing the duties of a Director, a Director shall be entitled to rely on information, opinions, reports, or statements, including financial statements and other financial data, in each case prepared or presented by:

1. One or more Officers or employees of the Association whom the Director believes to be reliable and competent in the matter presented;
2. Counsel, public accountants, or other persons as to matters which the Director believes to be within such person's professional or expert competence; or
3. A committee of the Board upon which the Director does not serve, duly designated in accordance with a provision in the Articles of Incorporation or Bylaws, as to matters within its designated authority, which committee the Director believes to merit confidence; so long as, in any such case, the Director acts in good faith, after reasonable inquiry when the need therefor is indicated by the circumstances and without knowledge that would cause such reliance to be unwarranted.

B. Open Meetings. All official meetings of the Board of Directors and its committees shall be open for observation by all members and their authorized agents, except as otherwise specified by law. The Board of Directors, or any of them, and all committees may meet together in informal study sessions, which do not constitute official Board or committee meetings so long as no votes are taken and no business is transacted, and no binding agreements are made regarding official actions of the Board.

C. Conflict of Interest. No member of the Board of Directors, or of any Board of Directors committee, shall participate in any vote on any subject in which he or she has a specific personal, professional, financial, or other conflict of interest. He or she may, however, participate in discussions regarding the same. When a Board or committee member has interests that present the possibility of a conflict, or the appearance of a conflict, the Board shall first consider directly the risks presented, and if it decides to approve the participation by the Director in related matters, it shall then adopt by majority vote a clear statement of the

BYLAWS OF LAKELAND VILLAGE COMMUNITY CLUB- Page 16

circumstances, and any safeguards reasonably required.

D. Loyalty. All members, including Directors, are encouraged to share their views and opinions. Constructive dissent can be a very valuable resource to a Board of Directors. Directors may vote in the minority on issues, and they are not required to personally endorse any Board of Directors decision or action. They may discuss their opinions freely and openly with anyone. But by accepting a Board of Directors position, each Director assumes a duty of loyalty to the Association, and each Director agrees to work within the Association processes and systems to advance his or her views or positions; and not to either individually, or in collaboration with others, intentionally sabotage or subvert the work of the Board of Directors.

All members are encouraged to express their opinions constructively. The participation of members is essential to the work of the Association, in many ways. Members are encouraged to help directly and indirectly. However, members are also encouraged to participate in ways that are constructive, and not destructive. Criticism, with the intent to improve, can be constructive. But if participation is made in a primarily destructive context, it can harm the work of the Association. The Association relies on the help of its Directors, Officers, employees, contractors, agents, committee members, and volunteers, and each of these is entitled to serve the Association free from destructive and/or personal criticism.

Members are encouraged to support all of these in their work for the Association, which can and should include good faith suggestions for improvement offered in a reasonable and fair context. On the other hand, no member has the right to interact with any of these regarding his or her service to the Association in a way that seriously alarms, annoys, harasses, or is detrimental to him or her. The Board may adopt reasonable and fair measures that limit the ability of a member to communicate with a Director, Officer, employee, agent, contractor, committee member, or other volunteer if that member has demonstrated an inability in the past to make such communications constructive as opposed to destructive and/or personal attacks. These measures may include warnings, written and verbal; fines; exclusion from common areas and/or meetings; and any other measures reasonably calculated to protect Association Directors, Officers, employees, agents, contractors, committee members, and volunteers from undue harassment.

E. Confidentiality. All members, including Board members, as well as volunteers, employees, agents, and contractors, shall maintain confidentiality with respect to any information they become aware of having to do with any matters involving legally protected personnel matters; consultation or communications with legal counsel; likely or pending litigation; possible violations of the governing documents involving the liability of a member to the Association; and any other matters the privacy of which is protected by law.

F. Loans. The Association shall make no loans to its Directors or Officers.

G. Audits. The Board of Directors may cause to be prepared an audit of any or all of the financial accounts or affairs of the Association at any time, and to what extent, it deems appropriate. In addition, at least annually, the Board of Directors shall cause to be prepared a financial statement of the Association. Such financial statements shall be audited where provided by law, or as directed by the Board of Directors.

H. Accounts. The funds of the Association shall be kept in accounts in its name and shall not be commingled with the funds of any other Association, the President of the Association, or any other person responsible for custody of such funds.

ARTICLE VIII

ASSESSMENTS

A. Obligations. Each member, by accepting an ownership interest in any lot or dwelling unit within the development, agrees to pay all assessments imposed by the Association, as defined below. Assessments shall not be imposed against the lots or dwelling units that constitute common areas. No counterclaim, crossclaim, claim of set-off, or any other claim or defense, of any nature, by a member against the Association, shall excuse the payment of any assessment, or cause the delay of any collection proceeding by the Association, including a lien foreclosure action, pending the resolution of such claim(s).

B. Assessment Definition - Personal Obligation and Lien. Assessments as defined herein shall constitute a personal obligation of each member. This personal obligation shall not pass to the member's successors in interest unless assumed by the same in writing. A successor shall be responsible for assessments which become due on and after the date of succession. In addition, assessments shall constitute a lien as specified herein against each lot

or dwelling unit subject to each such assessment, whether this lien is reduced to writing and recorded, or not. The date of each such lien shall relate back to the date of the recordation of the original restrictive covenants that apply to each lot or dwelling unit.

C. Member Obligations, Payment Agreements. Members have the obligation to pay assessments, but the Association recognizes that individual members often face financial difficulties. The Association shall diligently collect all accounts. When an account becomes delinquent, the Association shall make reasonable efforts, within its sole judgment, to work with the member to bring the account current, including readily accepting reasonable payment plans, supported by a promissory note, where such plans agree to the amount owed and the interest rate specified by the Association, provide for payment in full of all delinquencies within a reasonable time within the discretion of the Board, and specify that all future assessments will be paid timely.

D. Foreclosure. When reasonable collection efforts are not successful, and if appropriate in the judgment of the Association, assessment liens may be foreclosed, in the manner of foreclosure of real property mortgages, with adaptations where appropriate in the judgment of the Board of Directors; provided, that a revised deficiency judgment may be entered after confirmation of sale, crediting the sale proceeds, and any payments or other credits, and debiting any post-judgment assessments, costs and attorney fees, and any other assessments as defined below; the member may stay the proceedings at any time, prior to sale, by payment to LakeLand Village of the full amount due, as defined below; the purchaser at sale shall be entitled to possession during the period of redemption, if any; after sale, the amount required to redeem shall include any and all supplemental judgment amounts and any other assessment amounts not yet reduced to supplemental judgment; and if a lot or dwelling unit has been improved and abandoned, as defined by state law specifying procedures for the foreclosure of mortgages, upon request, a court may order that no redemption period applies upon lien foreclosure Sheriff's sale. Nonpayment of the lien provided for herein may result in foreclosure of the lien, and the homestead protection under RCW chapter 6.13 shall not apply.

E. Lien Priority. The lien of LakeLand Village Community Club for payment of all assessments as defined herein is prior to any other lien, mortgage, deed of trust, or any other encumbrance, regardless of filing date of notice of the same, with the following exceptions:

1. Divisions 1-7: In Divisions 1-7, LakeLand Village assessment liens are subordinate to the rights of any contract seller or purchase mortgagee as to a lot. This subordination only extends to the extent proceeds from such a mortgage are for the purpose of funding the purchase price and directly related expenses. This subordination extends only to the purchase mortgagee itself and no other successor entities such as refinancing mortgagees.

2. Divisions 8-14 AND future Divisions: In Divisions 8-14 and future Divisions, LakeLand Village liens are subordinate to the lien of any first mortgage (and to the lien of any second mortgage given to secure payment of the purchase price), and to the interest of any vendor under a real estate contract not entitled to possession. This subordination extends to successor entities such as refinancing mortgagees so long as no proceeds from such a mortgage are used for other purposes.

F. Subordination Agreement. In addition, LakeLand Village Community Club may choose to subordinate its lien to any other encumbrance, when in the best interests of the Association, and consistent with the purposes of LakeLand Village Community Club as set forth herein.

G. Assessments. The following are included in the meaning of “assessments:”

1. General Annual Assessment and/or Dues. The Association shall impose a general annual assessment and/or dues on each lot or dwelling unit or member within the development, which assessment or dues shall be imposed as specified in these Bylaws in Article IV (H) above.

2. Special Assessments. Special assessments for particular expenses may also be imposed as specified in these Bylaws.

3. Other Charges. In addition to these general and special assessments, the following charges may also be imposed, and are for the purposes of the Bylaws also considered assessments:

a. Late Fees and Interest. The Association may add reasonable late fees, as well as interest of not more than 12% per annum, compounded annually, to any delinquent account and all assessments related thereto; and

b. Expenses and Fees. Any fees, charges or expenses, as specified at Article IX (D) below, including attorney fees and all costs of proceeding, with or without

litigation, in pursuit of the collection of any assessments, as defined herein, including the payment of any charges having the effect of a lien against or associated with the subject lot or dwelling unit.

4. Application of Payments. Payments made on member accounts will be applied in the following order, unless otherwise as specified by the Association: first to the oldest delinquency whether on account of an assessment or any other amount owed to the Association; then to more recent delinquencies in order, oldest first.

ARTICLE IX GOVERNANCE

A. Binding Rules. The rules of the Association, including the covenants, Articles of Incorporation, these Bylaws, and other Association rules and regulations, are binding on all members, as of the date that each such rule is enacted, and applied to all existing conditions and circumstances, unless otherwise specifically provided. This applies to actions of members having to do with their own lots or dwelling units, the lots or dwelling units of others, common areas, or in any way arising out of membership in or use of or presence at any lot or dwelling unit or common area within LakeLand Village. The acceptance of an interest in title also constitutes an agreement that the member accepts Association governing documents and rules and regulations as they exist now and may be amended in the future, for himself or herself, as well as for all family members, guests, and tenants.

The provisions of these Bylaws and other LakeLand Village governing documents are also binding on all other persons or entities who or which take any interest in any Lakeland Village lot or dwelling unit, including use of any such lot or dwelling unit as security for repayment; any such interests are subject to the terms of these Bylaws and such governing documents.

B. Covenant and Rule Interpretation and Construction. Where any terms of the covenants and/or other rules are unclear, the Association shall have the right, power, and authority to construe and interpret the same by providing a meaning that is reasonable and fair and advances the purpose of the Association and the collective interests of the members.

C. Member Responsibilities and Violations of Rules. It may from time to time be necessary for legal action to be undertaken in order to correct violations of LakeLand Village covenants and/or rules, and/or to respond to claims against the Association. The Association itself may bring actions to correct such violations or, where the rule violated is a recorded restrictive covenant, any individual members may also do so. A corrective action, other claim, or response to a claim may be brought at law or in equity by the Association, and may request relief in the form of injunction, remediation, foreclosure, damages, and/or collection of assessments as defined at Article IV (H) above, or any other relief authorized by law or in equity.

A member is responsible for the condition and uses of his or her lot or dwelling unit. This means, among other things, that if a member succeeds to ownership of a lot or dwelling unit that has conditions or uses associated with it that constitute violations of LakeLand Village covenants and/or rules, he or she is responsible for correction of such violations in all ways as if he or she were the owner at the time of the violations.

D. Payment of Fees, Costs and Expenses. 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.

E. Limitation on Actions. No legal or equitable action may be brought against the Association or its Board of Directors, Officers, employees, agents, committee members, and/or volunteers, for failure to enforce any provisions of the governing documents or rules and regulations under any circumstances; or for mistakes made reasonably and in good faith

regarding the approval or failure to approve building or other lot or dwelling unit improvement plans.

In addition, the Board, and its directors, undertakes many responsibilities for the administration of the Association. If, in the course of its work, the Board, or its Directors, fail to comply with administrative requirements as set forth herein or in other rules or regulations of the Association, and such failure is not the cause of substantial damage to any member(s) or the Association, then the sole remedy available to members is to make the Board aware of any related issues; the Board, or its Directors, shall then take necessary actions in good faith to reasonably cure whatever such failures require such remediation; and legal actions may not be brought for such failures without the persistent refusal by the Board or its Directors to respond as required herein, and substantial resulting damage to any member(s) or the Association.

F. Indemnification. The Association may indemnify current or former Directors or Officers, or any other person, to the maximum extent pursuant to law.

G. Limitations. The Association may not have or issue shares of stock; make any disbursement of income to its members, Directors or Officers; or loan money or credit to its Officers or Directors. The Association may pay compensation in a reasonable amount to its members, Directors or Officers for services rendered; confer benefits upon its members in conformity with its purposes; and upon dissolution, may make distributions to its members as permitted by governing law, and no such payment shall be deemed to be a dividend or a distribution of income. Conflict of interest provisions of Article VII(C) of these Bylaws apply to all determinations regarding such matters.

H. Severability. If any provision of these Bylaws is deemed illegal or without effect, the remaining provisions shall not be effected.

I. Non-Waiver. Failure of the Association to enforce any Association restrictive covenant, Article of Incorporation, Bylaw, or any other rule or regulation against any member shall not operate, (1) to waive the right of the Association to enforce at any time the same rule or any other rule against the same or any other member; (2) to acquiesce in the future non-enforcement of the same or any other rule; (3) as the abandonment of the right to enforce the

same or any other rule; or (4) to constitute any other defense to enforcement in any particular case. No member may rely on any such failure to enforce for any purpose.

J. Application of Bylaws. The provisions of these Bylaws shall apply to all circumstances existing at the time of their adoption, except when to do so would substantially impair an existing substantive vested right or interest. If such circumstances exist, the application of the provisions of these Bylaws shall be shaped to effectuate their purposes to the greatest degree possible while at the same time interfering with such rights only to the extent reasonably necessary to do so.

K. Amendments. Amendments to these Bylaws may be submitted to the membership by the Board of Directors, or by a petition of members in good standing to the Board of Directors representing twenty percent of the total votes of the Association. These Bylaws may be amended by the majority vote of the members in good standing voting at a meeting, via proxy or electronically with a quorum. The effective date of each amendment shall be as specified therein.

ARTICLE X

CERTIFICATION OF AMENDMENT

A. Certification. We, the President and Secretary of LakeLand Village Community Club, certify that the above stated Bylaws were properly adopted according to all requirements as an amendment to the Bylaws of LakeLand Village Community Club.

B. Effective Date. The effective date of these Amended Bylaws shall be and is the 26th__ day of February __, 2025 __. All provisions of these amendments shall apply to all members and circumstances subject hereto immediately upon said date, except as otherwise prohibited by law.

By our signatures hereto, we so certify.

Bylaw Amendment III.E and Rule Legal Summary (for Board reference)

Article III.E authorizes lake protection rules consistent with Washington state law (RCW 64.38.020) and existing governing documents.

State Law Compliance (RCW 64.38)

RCW 64.38.020(1): Board may "adopt... rules and regulations"

RCW 64.38.020(6): Board may "regulate... common areas" (lake explicitly identified as common area, Bylaws I.F.1)

RCW 64.38.050: Authorizes "reasonable fines" after notice/hearing (Bylaws I.G.11, III.E.4)

LLVCC Bylaw Foundation

I.G.17: Board regulates "use, maintenance... of common areas"

I.D: Board creates "reasonable rules... for common areas"

III.D: Enforcement discretion considers violation history/escalation

Covenant Alignment (Divisions 1, 3, 5, 7)

Division 1: Aesthetic, healthful and uniform development, preserve natural beauty, 60% clearing limit, 50ft buffer of any structure, no earth/gravel fill beyond shoreline 60% clearing limit + lake protection (common area)

Division 3: Aesthetic, healthful and uniform development, preserve natural beauty, 60% clearing limit, 50ft buffer of any structure, no earth/gravel fill beyond shoreline, Natural buffer + drainage filter requirements

Division 5: Aesthetic, healthful and uniform development, preserve natural beauty, 70% clearing limit, 50ft buffer of any structure, no earth/gravel fill beyond shoreline 60% clearing limit, control improvements

Division 7: ACC review of clearing/grading/drainage + aesthetic standards

Summary

Article III.E implements these existing restrictions via specific, reasonable rules (no net loss vegetation, fertilizer setbacks, impervious limits) rather than creating new burdens.

Required steps (state law + your bylaws)

Membership approves Article III.E (quorum + majority vote)

Board adopts Resolution creating specific rules - amend common area rules (majority vote)

30-day notice to members before rules effective

Rules must be reasonable and consistent with covenants

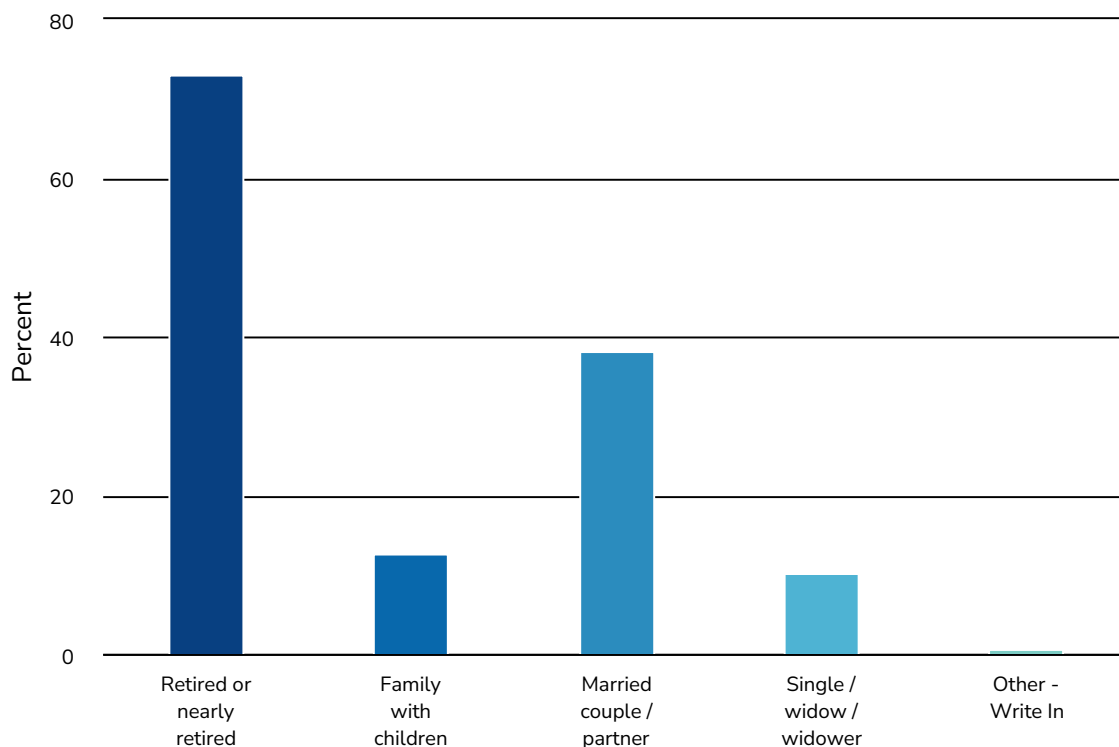
Report for Community Feedback Survey

Response Counts



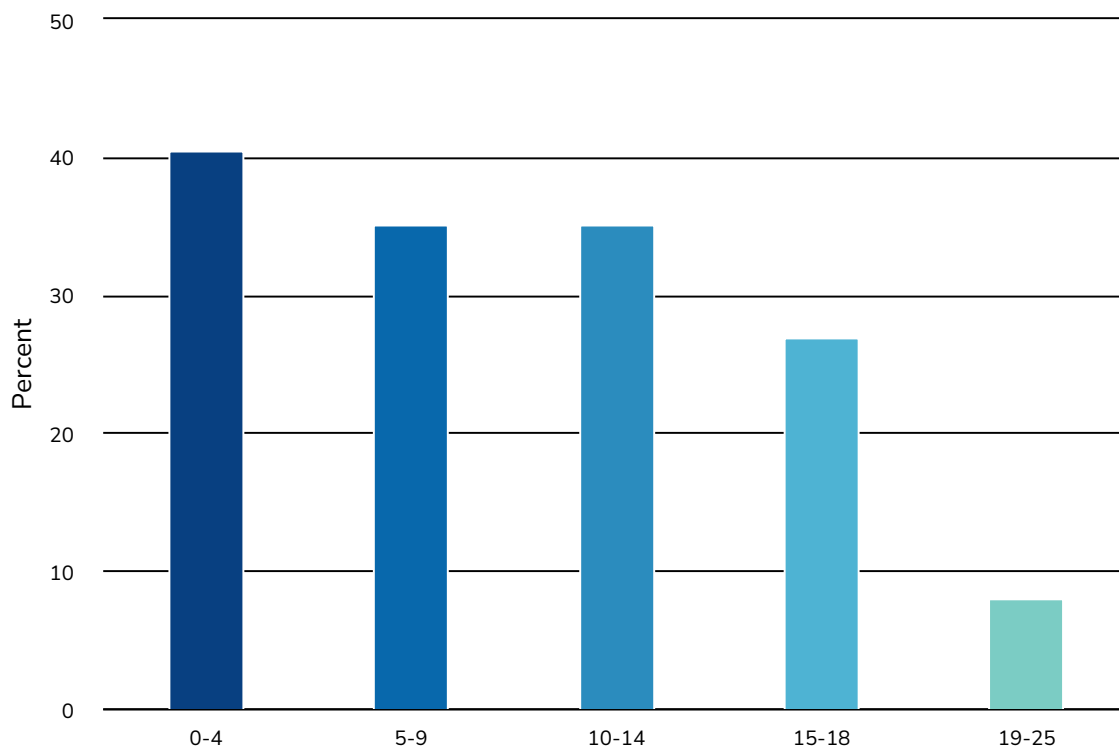
Totals: 302

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



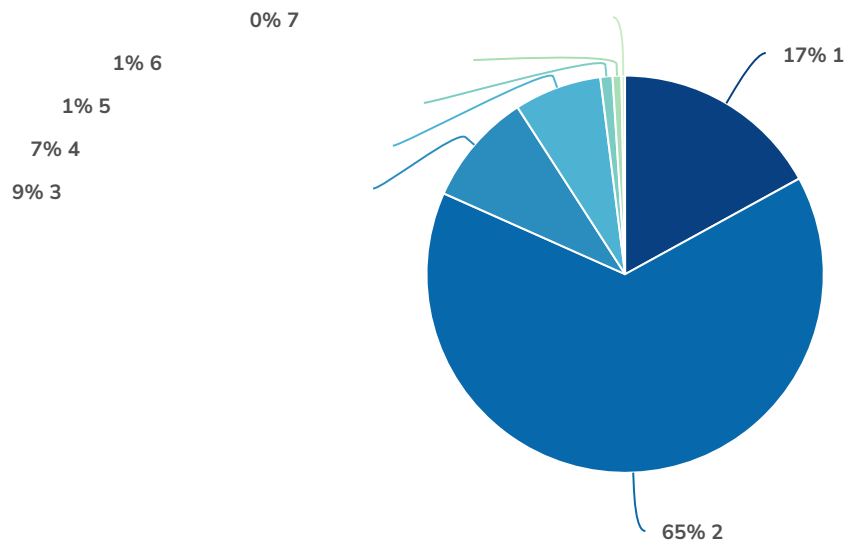
Value	Percent	Responses
Retired or nearly retired	73.1%	217
Family with children	12.8%	38
Married couple / partner	38.4%	114
Single / widow / widower	10.4%	31
Other - Write In	0.7%	2

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



Value	Percent	Responses
0-4	40.5%	15
5-9	35.1%	13
10-14	35.1%	13
15-18	27.0%	10
19-25	8.1%	3

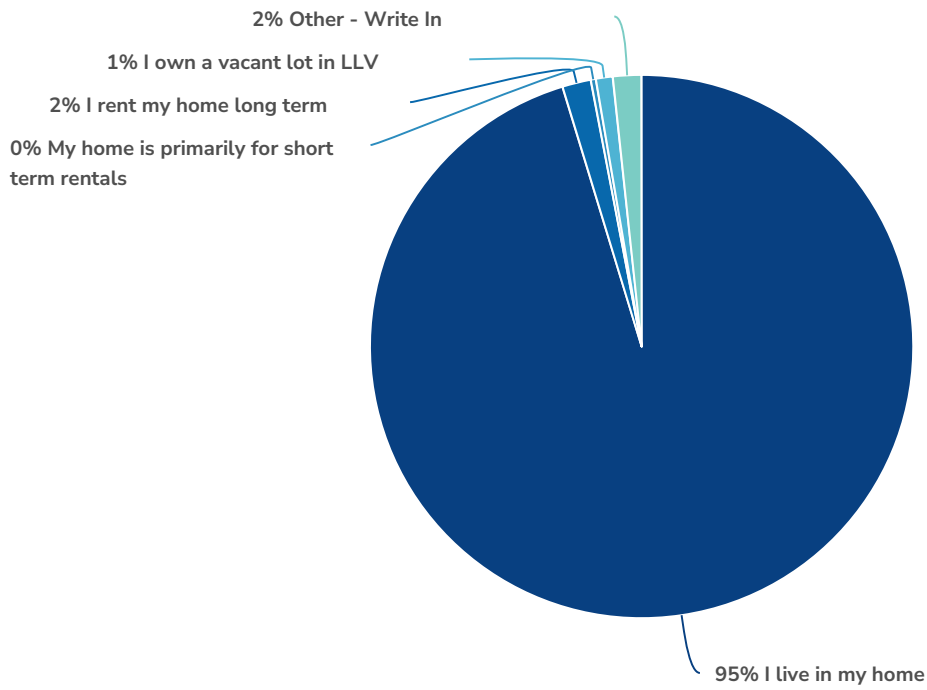
3. How many residents are in your household?



Value	Percent	Responses
1	17.0%	50
2	64.6%	190
3	9.2%	27
4	7.1%	21
5	1.0%	3
6	0.7%	2
7	0.3%	1

Totals: 294

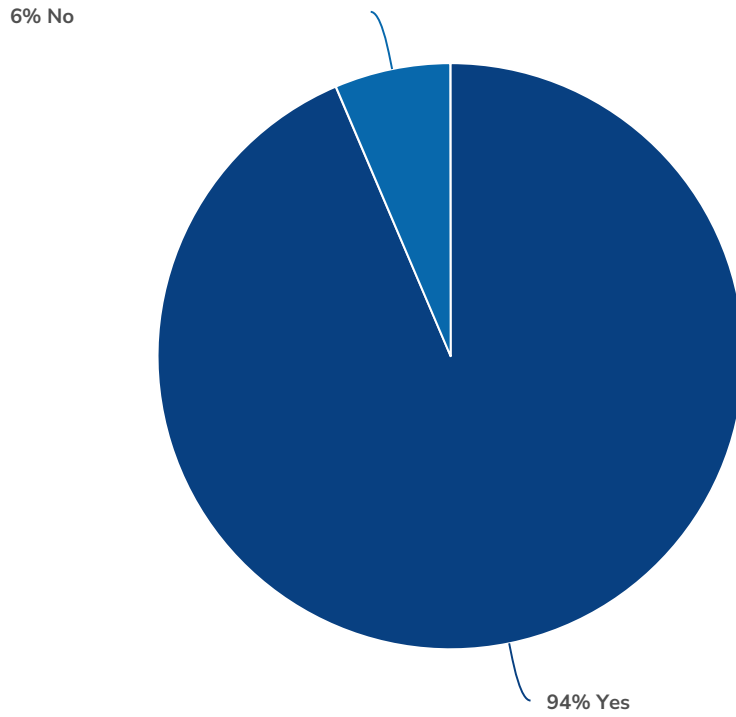
4. Do you live in your home in LLV or do you have renters living in your home?



Value	Percent	Responses
I live in my home	95.3%	285
I rent my home long term	1.7%	5
My home is primarily for short term rentals	0.3%	1
I own a vacant lot in LLV	1.0%	3
Other - Write In	1.7%	5

Totals: 299

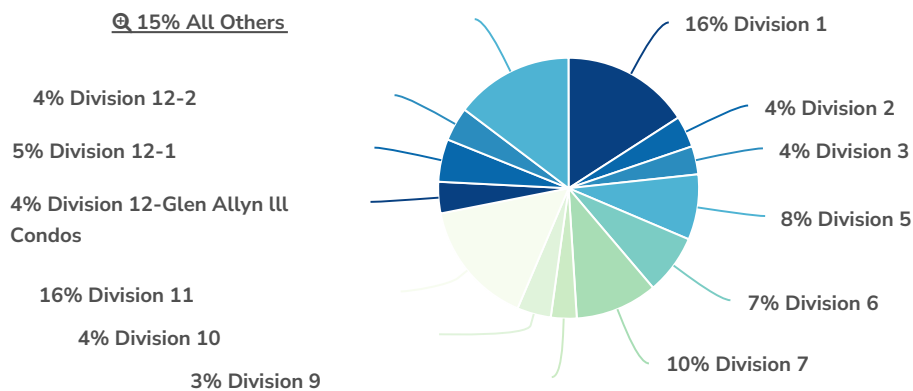
5. Do you live in LLV more than 9 months per year?



Value	Percent	Responses
Yes	93.6%	264
No	6.4%	18

Totals: 282

6. In what division is your LLV property located? (View village map)



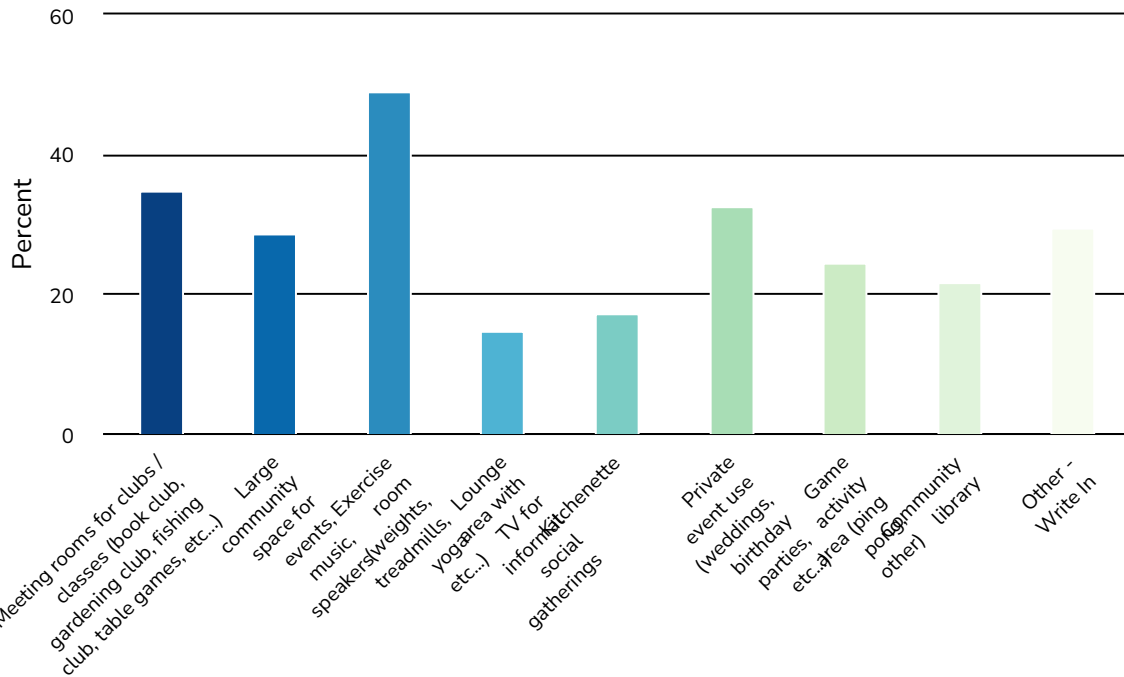
Value	Percent	Responses
Division 1	15.9%	45
Division 2	3.9%	11
Division 3	3.5%	10
Division 5	8.1%	23
Division 6	7.4%	21
Division 7	10.2%	29
Division 9	3.2%	9
Division 10	4.2%	12
Division 11	15.5%	44

Totals: 283

Value	Percent	Responses
Division 12-Glen Allyn III Condos	3.9%	11
Division 12-1	5.3%	15
Division 12-2	4.2%	12
Division 4	2.5%	7
Division 8	1.8%	5
Division 11A	2.8%	8
Division 11-Condos Lots 137-140	0.4%	1
Division 11-Glen Allyn V Condos	0.7%	2
Division 11-Deerhaven Condos	1.1%	3
Division 12-Glen Allyn 1 Condos	1.1%	3
Division 12-Glen Allyn II Condos	1.1%	3
Division 12-2-Glen Ridge Condos	0.7%	2
Division 14	2.5%	7

Totals: 283

7. If a new community center were available, which spaces would your household use?(select all that apply)



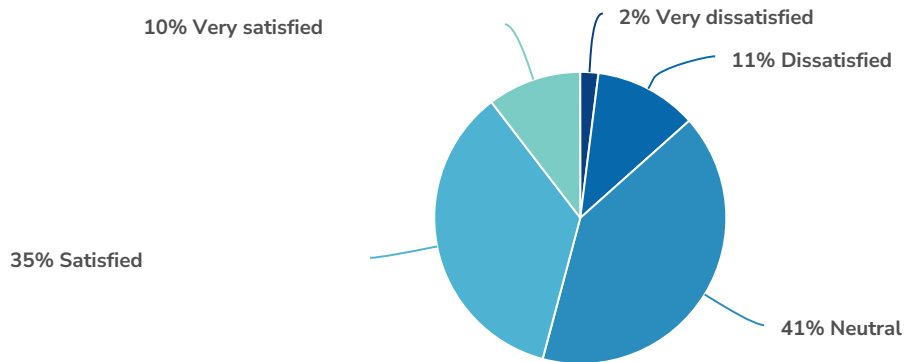
Value	Percent	Responses
Meeting rooms for clubs / classes (book club, gardening club, fishing club, table games, etc...)	34.9%	91
Large community space for events, music, speakers	28.7%	75
Exercise room (weights, treadmills, yoga etc...)	49.0%	128
Lounge area with TV for informal social gatherings	14.9%	39
Kitchenette	17.2%	45
Private event use (weddings, birthday parties, etc...)	32.6%	85
Game activity area (ping pong, other)	24.5%	64
Community library	21.8%	57
Other - Write In	29.5%	77

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

Item	Overall Rank	Rank Distribution	Score	No. of Rankings
Walking trails / paths	1		960	225
Community beach with picnic tables and BBQ	2		549	168
Dog park (off-leash)	3		337	90
Playground	4		252	80
Tennis / pickleball court	5		242	78
Community gardens	6		216	72
Boat launch with small boat storage	7		183	59
RV / large boat parking (monthly fee)	8		175	52
Other outdoor gathering space(s)	9		143	59
Basketball court	10		72	31

Lowest Rank Highest Rank

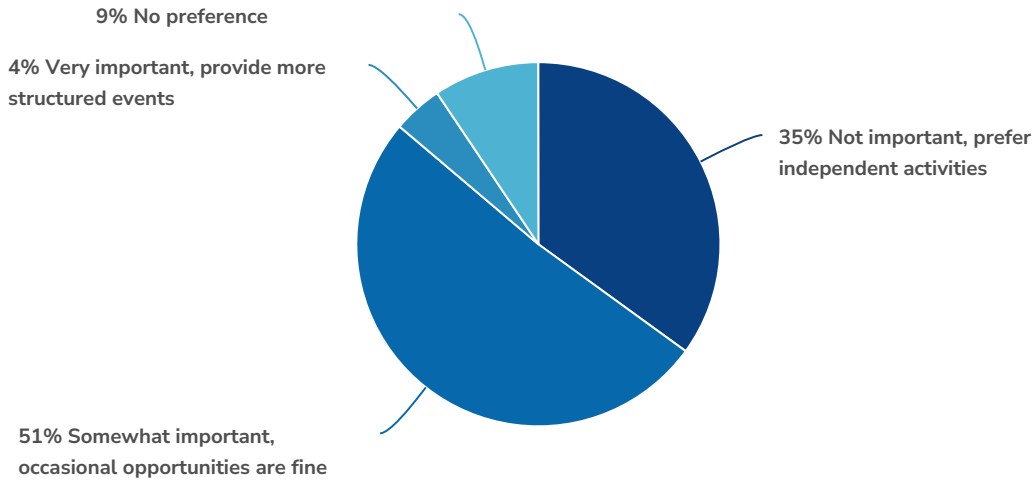
9. Overall, how satisfied are you with current LLVCC amenities?



Value	Percent	Responses
Very dissatisfied	2.0%	6
Dissatisfied	11.4%	34
Neutral	40.7%	121
Satisfied	35.4%	105
Very satisfied	10.4%	31

Totals: 297

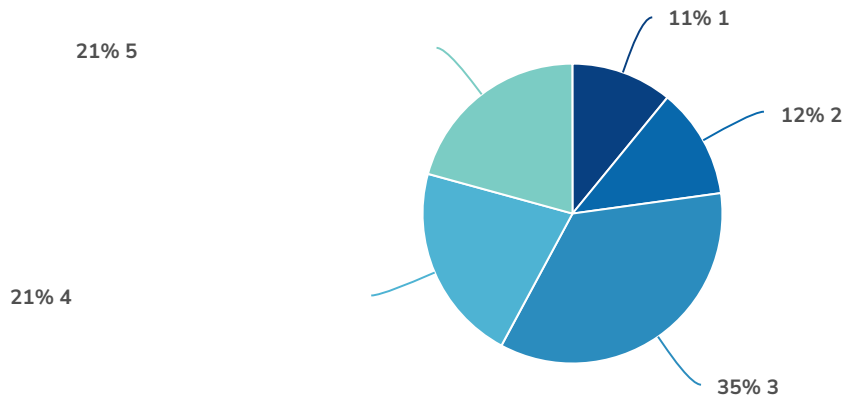
10. In the future, how important could LLVCC-sponsored engagements (events, activities) be to your household?



Value	Percent	Responses
Not important, prefer independent activities	35.0%	104
Somewhat important, occasional opportunities are fine	51.2%	152
Very important, provide more structured events	4.4%	13
No preference	9.4%	28

Totals: 297

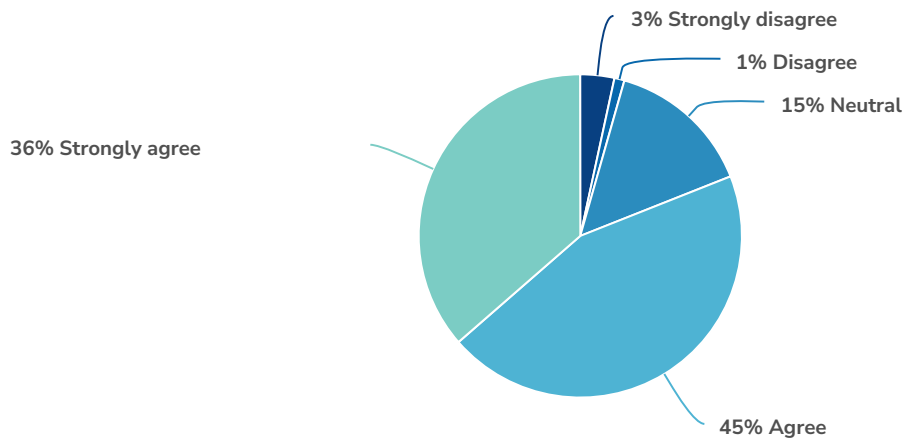
11. How well do current annual dues align with the value of current amenities provided? (Please rank on a scale of 1 to 5 with 5 being very good)



Value	Percent	Responses
1	10.9%	32
2	11.9%	35
3	35.0%	103
4	21.4%	63
5	20.7%	61

Totals: 294

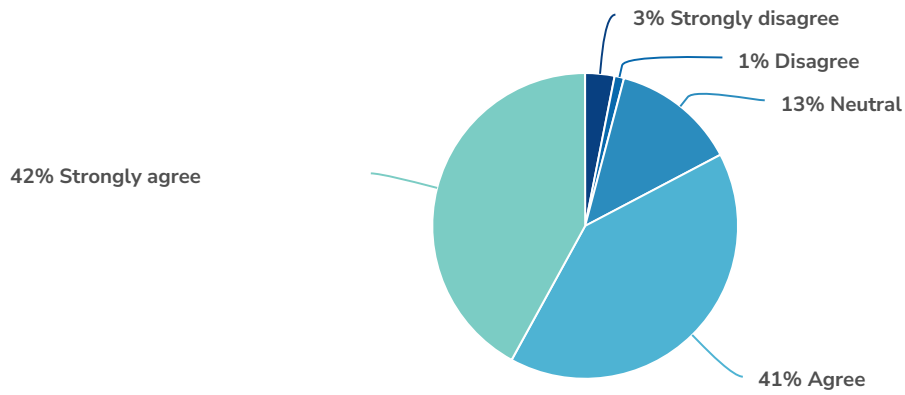
12. Well-maintained amenities improve quality and enjoyment of use.



Value	Percent	Responses
Strongly disagree	3.4%	10
Disagree	1.0%	3
Neutral	14.6%	43
Agree	44.6%	131
Strongly agree	36.4%	107

Totals: 294

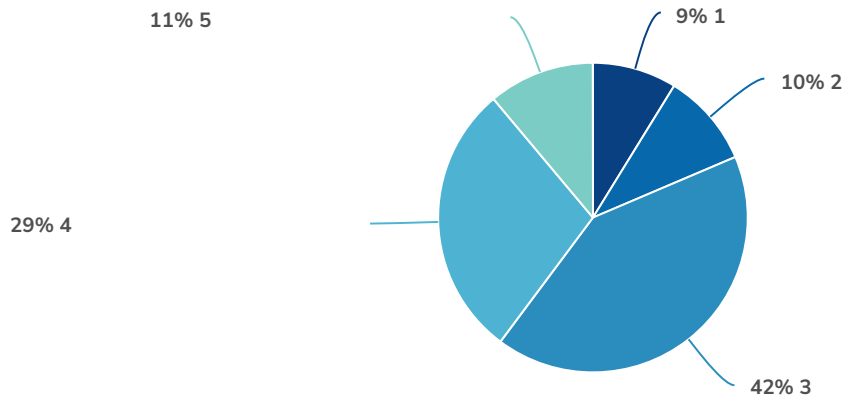
13. Well-maintained amenities support property values.



Value	Percent	Responses
Strongly disagree	3.1%	9
Disagree	1.0%	3
Neutral	13.2%	39
Agree	40.7%	120
Strongly agree	42.0%	124

Totals: 295

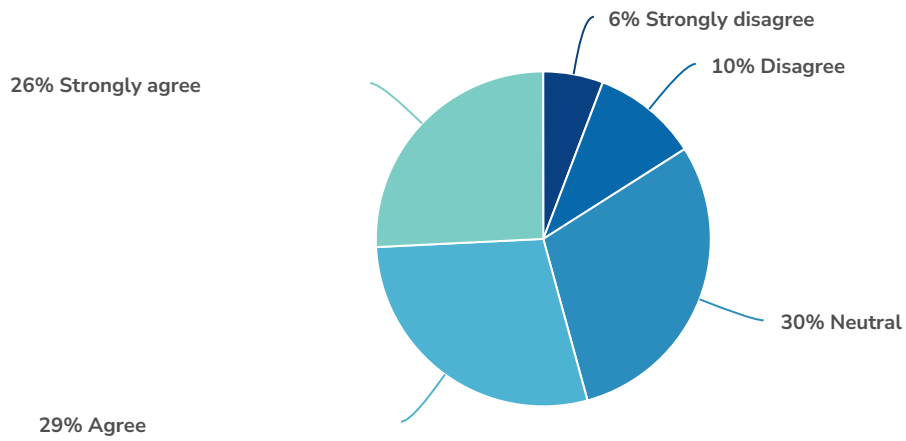
14. Do you feel the amenities LLVCC currently owns and manages are adequately maintained? (Please rate on a scale of 1-5 with 5 being the best)



Value	Percent	Responses
1	8.8%	26
2	9.8%	29
3	41.6%	123
4	28.7%	85
5	11.1%	33

Totals: 296

15. My budget limits support for major amenity improvements.



Value	Percent	Responses
Strongly disagree	5.8%	17
Disagree	10.2%	30
Neutral	29.8%	88
Agree	28.5%	84
Strongly agree	25.8%	76

Totals: 295