

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Agenda



Date: June 24, 2026

Attendance:

EXECUTIVE OFFICERS		
Officers Discussions	New Issues: <ul style="list-style-type: none"> - Complaint Process Form vs Email - Website Updates and Maintenance - Notary Services 	
CLOSED EXECUTIVE SESSION		
Board Discussions	New Issues: <ul style="list-style-type: none"> - Weekend Calls - Complaints - Ambassadors- Weekend - Trails - Community Picnic - Resolution 10 - Reserve Study Update - Project without Permit 	
Welcome		
Open Meeting	Welcome- James Byrne Call for New Business- James Byrne <ul style="list-style-type: none"> - Add topics Call Board Director Position- James Byrne <ul style="list-style-type: none"> - Appointment 	
TOPIC	DISCUSSION/VOTE	ACTION
Approve Previous Minutes	May Board Meeting Minutes – James Byrne <ul style="list-style-type: none"> - Discussion and Approval 	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
Children’s motorbikes	in One or both children typically on the weekends but now school is out it has started on weekdays- ride a motorcycle or quad AROUND and AROUND for HOURS! I hear this INSIDE my house and can barely THINK is SO ANNOYING! Today it actually WOKE ME UP! They use their property and the Andersons empty lot. Make it stop! Maybe the parents should take them to some acreage???	

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<p>Shoreline Changes</p>	<p>It appears that new construction at XXX Lakeshore Dr is making substantial changes to their shoreline and vegetation. Removal of brush and vegetation is a permitted activity through the HOA and the county. Please have compliance look into the matter before the work is completed. Thank you.</p> <p>Response: A letter has been sent to the property owner asking permission to come to their property.</p>	
<p>LETTERS RECEIVED</p>		
<p>Items to address at the next meeting</p>	<ul style="list-style-type: none"> • More signage needed for "smoke free zone" which should include e-cig's at all community areas (beach, boat launch, etc.) <ul style="list-style-type: none"> ○ There was one at the Boat launch near the water - it is missing - please replace. ○ This is a deterrent from smoking cigarettes, throwing butts on the ground, and pot smoking • Can the Ambassadors' change up their work schedules at least during the summer? (split work one day on weekend for each) <ul style="list-style-type: none"> ○ More people use the beach and other facilities on weekends during the summer more than any other time <ul style="list-style-type: none"> ▪ Stickers to be checked on vehicles ▪ Dogs to be checked on lease ▪ Trash to be checked if emptied ▪ Young people from outside Lakeland- (off Broughton Hill Road behind Lakeshore Drive) walking over to fish and launch boat ▪ Out of area - need to validate residency • Signage on the delivered Port a potty in May to say for LLV Residents only - I anticipate all drivers of Fed Ex, UPS, Amazon and gardeners will use it, but signage might deter. We pay for it in dues - they don't. • I sent pictures of violations in the boat launch back in Feb 2026 to the office. <ul style="list-style-type: none"> ○ Still see most of the issues not addressed <ul style="list-style-type: none"> ▪ Owners should replace ripped tarps ▪ All by now should have red stickers ▪ No standing water in any paddle boats (mosquitos) <p>Response: We added a non-smoking sign to the area. The work schedule will be considered budget dependent.</p>	
<p>Improvements Needed</p>	<p>Today I noticed that the basketball court is still not cleaned up. This is what people see when they drive through our neighborhood. I don't feel like maintenance is a big deal to anyone on the Board. (I also note that on the LLVCC page, your list of things you are supposed to manage does not even include</p>	



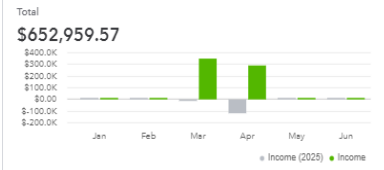
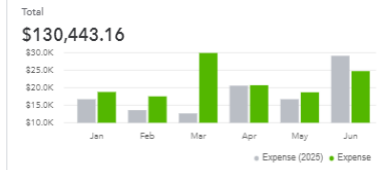
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	<p>the basketball courts. An oversight??) The shed near the court needs attention: skirting, sticker off the window, etc. Just another eyesore in my neighbors eyes--and that includes every single one of them.</p> <p>On my daily walks, I have noticed that there is now a dumping ground at the end of the lake (past the golf maintenance area). This is going to invite more people to also dump their yard waste. Is that what we're going for now? The rubble you transferred from the playground to this area, supposedly to stop teenagers from parking, is just another junk pile someone decided to have placed there. I know for a fact that people can and will still park there. It is not stopping anyone from doing that. Basically, this is all just another eyesore, like the basketball court.</p> <p>My suggestions are usually ignored, as are other homeowners. You are supposed to represent the homeowners, but it doesn't seem to be happening. That is why many of us do not attend meetings. Why bother?</p> <p>All of the above is very hypocritical since the HOA Board is supposed to encourage people to get rid of eyesores in their yards and keep them up (by weeding/mowing/removing junk/improving). You cannot seriously continue to give citations to people who are not abiding by the HOA rules and regs when the actual association is not following them either.</p> <p>Thanks for reading my critiques. I really do expect something positive to come out of them, but maybe I'm dreaming.</p> <p>Response: Thank you for your email. Please note that Board members are volunteers who serve this community. We do not have full-time staff to address every maintenance issue, but we handle them as promptly as possible based on priority. The basketball issue was due to an oversight by the yard maintenance contractor and has now been resolved.</p> <p>The shed project is still underway and depends on volunteers' availability. We plan to complete the skirting and painting before the end of summer.</p> <p>We value everyone's input and feedback. We do not ignore it, but at times we may not have the budget or time needed to address every request.</p>	

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OFFICERS BUSINESS		
President	<p>President’s Report- James Byrne</p> <ul style="list-style-type: none"> - No report <p>Committee 3rd Directors Appointments- James Byrne</p> <ul style="list-style-type: none"> - Hearing Committee 	
Vice President	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report 	
Treasurer	<p>Treasurer’s Report June 23, 2026- Carol A. Low</p> <ul style="list-style-type: none"> - Discussion <p>Electronic Vote- LLVCC Audit Bids- Carol A. Low We requested three bids for the audit. One accounting firm did not respond to our request. We received a letter of engagement from DNM & Associates and from Clarke Whitney. The quote from DNM to perform the audit is almost 1/2 the cost quoted by the other firm. They also quoted us approx. \$350 to prepare the tax return. The plan would be to file an extension for the tax return, complete the audit, then file the taxes.</p> <p>Motion: Annie motioned to approve hiring DNM & Associates to perform our audit and file our taxes for FY 2025-2026. Second: Sylvia Ayes: Mo, James, Sylvia, Libby, Dale, Annie, Mark and Deb. Oppose: None Abstain: None</p> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>MY INCOME</p> <p>Total</p> <p>\$297,427</p>  <ul style="list-style-type: none"> ● 4090 e-membership dues: \$285,950 ● Boat storage fees: \$2,205 ● Notary services: \$20 ● Technology_fees_bg: \$967 <p>+9 more</p> </div> <div style="text-align: center;"> <p>MY EXPENSES</p> <p>Total</p> <p>\$64,177</p>  <ul style="list-style-type: none"> ● 6560 payroll taxes-employer: \$2,224 ● Copier lease: \$975 ● Board of director insurance: \$1,336 ● Property liability insurance: \$3,754 <p>+45 more</p> </div> </div> <div style="display: flex; justify-content: space-around; margin-top: 20px;"> <div style="text-align: center;"> <p>PREVIOUS YEAR INCOME COMP...</p> <p>Total</p> <p>\$652,959.57</p>  <p>Go to report</p> </div> <div style="text-align: center;"> <p>PREVIOUS YEAR EXPENSE COMP...</p> <p>Total</p> <p>\$130,443.16</p>  <p>Go to report</p> </div> </div>	
NEW BUSINESS		

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PUBLIC COMMENTS/QUESTIONS- New Business		
OPERATIONS		
Maintenance	<p>Office Shed- James Byrne</p> <ul style="list-style-type: none"> - Paint <p>Electronic Vote- Playground Entrance James has been obtaining vendor quotes for the playground vehicle entrance. We can pave the playground entrance for \$4,500 (best quote).</p> <p>Motion: James motioned to approve \$4500 plus tax to pave the playground vehicle entrance. Second: Sylvia Ayes: Mo, James, Sylvia, Libby, Dale, and Carol Oppose: None Abstain: Mark and Deb</p> <p>Dock Repair/Maintenance- Mark Murray</p> <ul style="list-style-type: none"> - Discussion 	
Office	<p>Notary Services- Heather Johnson</p> <ul style="list-style-type: none"> - Discussion <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- Completed - Background Checks- \$150 - Training/CPR Class- \$800- Completed - 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- 	

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	<p>HOA Payment Plans and Liens-</p> <ul style="list-style-type: none"> - LLVCC has five property liens. - No foreclosures - Three payment plans. <p>Open Purchase Orders:</p> <ul style="list-style-type: none"> - PO #51 Shed Installation- Budget \$7,000. Expenses \$6405. Open - PO #53 Playground Fence Replacement- Budget \$5,000. Expenses: \$4100 Staining Fence- In progress. - PO #55 Playground Entrance Pavement- Approved Funds \$4,500 plus tax. Open <p>Upcoming Office Closures - Sylvia Banzon</p> <ul style="list-style-type: none"> - July 3rd (holiday) and July 24th. 	
<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 align="center">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 <p>Resolution 10- Mark Murray</p> <ul style="list-style-type: none"> - Review and approval 	
<p>Amenities</p>	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none"> - Committee Recommendations Discussion 	

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<p>Lake Management</p>	<p>Chairman’s Report - No report</p> <p>Lake Management Task - Discussion</p> <p>Water Testing - Discussion</p> <p>Lake Anderson Log - Approval</p> <p>Noxious Weed Treatment- - Discussion</p>	
<p>Hearing</p>	<p>Chairman’s Report- Debating ACC Response- Carol Low</p> <p>Hearing Committee Recommendation: HC recommends that the Board accepts the ACC response letter as the resolution for the complaints presented as the committee found no violations. It is also noted that the complainant was unable to identify or cite a covenant or resolution violation on their division.</p> <p align="center">- Discussion and Board Decision</p>	
<p>Safety/Maintenance</p>	<p>Chairman’s Report- Deb Wallace</p> <p>Playground Fence- Deb Wallace - Discussion</p> <p>Hardscaping Playground- Deb Wallace/James Byrne - Stairs between swings and playground - Stairs to the Bathroom - Entrance - Broken railroad ties replacement - Wood chips for swing area</p> <p>Sink hole near cart path- James Byrne - Discussion and Approval</p>	
<p>Social Events</p>	<p>Workgroup Chair’s Report- Maureen Allen - Discussion</p>	
<p>OLD BUSINESS</p>		
	<p>Cart Path- Mark Murray - STP Proposal - Discussion</p>	

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	Resolution 16- Mark Murray - Discussion Bylaws Amendments- Mark Murray - Discussion	
UPCOMING MEETINGS		
July 22, 2026	6:00 PM Board of Directors	
Aug 26, 2026	6:00 pm Board of Directors	
UPCOMING EVENTS		
July 3, 2026	Americana Décor Contest- Judging	
Aug 1, 2026	Community Garage Sale	
Aug 22, 2026	Community Picnic	
MEETING ADJOURNMENT		
Motion to Adjourn		

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Date: May 27, 2026 @ 6:14 pm. We apologize for the delay due to technical difficulties.

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

Others Present: Heather Johnson, Bryan Roof, Jerry Cloyd, Debbie Seibold, John Hed, Mike Murphy, David Sutton (virtual), and Genevieve Johannsen (virtual).

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	<p>Welcome- James Byrne</p> <p>Call for New Business- James Byrne</p> <ul style="list-style-type: none"> - Add topics 	

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	<p>Vacant Board Director Position- James Byrne</p> <ul style="list-style-type: none"> - Appointment- Resignation 	
TOPIC	DISCUSSION/VOTE	ACTION ITEM
Approve Previous Minutes	<p>April Board Meeting Minutes – James Byrne</p> <ul style="list-style-type: none"> - Discussion and Approval <p>Motion: Dale motioned to approve the minutes for the April meeting. Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p>	
PUBLIC COMMENTS/ COMPLAINTS- Old Business		
	No comments.	
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>	

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	<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: There are still a couple of projects left to do in the Playground area. The Board has referred this to the Safety Committee to come up with a plan of action.</p>	
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OFFICERS BUSINESS		
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<p>President</p>	<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 <p>Motion: James motioned to appoint Dale to the ACC. Second: Mark Ayes: Mo, Sylvia, Libby, Annie, Mark and Deb Oppose: None Abstain: James and Dale</p> <p>Motion: James motioned to appoint Sylvia to the ACC. Second: Mark Ayes: Mo, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James and Sylvia</p> <ul style="list-style-type: none"> - Amenities Committee <p>Motion: James motioned to appoint Mark to the AC. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, and Deb Oppose: None Abstain: James and Mark</p> <ul style="list-style-type: none"> - Hearing Committee <p>Motion: Dale motioned to appoint James to the HC. Second: Sylvia Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <ul style="list-style-type: none"> - Lake Management Committee <p>Motion: James motioned to appoint Mark to the LMC. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, and Deb Oppose: None Abstain: James and Mark</p>	
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	<ul style="list-style-type: none"> - Safety Committee <p>Motion: James motioned to appoint Mo to the SC. Second: Dale Ayes: Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James and Mo</p> <ul style="list-style-type: none"> - Social Events Workgroup <p>Motion: James motioned to appoint Deb to the SEW. Second: Sylvia Ayes: Mo, Sylvia, Libby, Dale, Annie, and Mark Oppose: None Abstain: James and Deb.</p>	
Vice President	<p>VP Report- Mark Murray</p> <ul style="list-style-type: none"> - No report 	
Treasurer	<p>Treasurer’s Report March 31, 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. 	

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- 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.

LLVCC Capital Asset Policy- Carol A. Low

- Discussion and Approval

Motion: Mark motioned to approve the policy as presented.

Second: Dale

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

Oppose: None

Abstain: James

LLVCC Capital Asset Procedure- Carol A. Low

- Discussion and Approval

Motion: Sylvia motioned to approve procedure as presented.

Second: Dale

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

Oppose: None

Abstain: James

NEW BUSINESS

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<p>Survey Results</p>	<p>Question: Will the community survey results be shared?</p> <p>Response: Yes. This item is included in the agenda and in the packet posted on the website.</p>	
<p>Fish Plant</p>	<p>Question: We have observed differences between the spring and fall fish plantings. Fall plantings appear to attract more otters, while spring plantings give the fish more time to grow and may improve fishing.</p> <p>Response: Please email the office with your observations. This issue has been referred to the Lake Management Committee for recommendation to the Board.</p>	
<p>Complaints</p>	<p>Discussion: We had a couple of complaints that were made by a homeowner, and it was responded by the ACC. The homeowner is appealing to the response.</p> <p>Motion: James motioned to have the homeowner be heard by the Hearing 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>	
<p>Name sign</p>	<p>Discussion: New homeowners want to personalize their name signs. The intent of the name sign was for the homeowner's last name. The transfer fees cover one initial sign. Some of these personalized signs have become expensive due to the number of characters.</p> <p>Motion: James motioned to approve a maximum of \$80 for the name signs. Currently our average name sign for last name is \$78.</p> <p>Second: Mark</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	
<p>Gazebo Area</p>	<p>Question: Who should we contact if people in the park do not follow the rules?</p> <p>Response: Monday through Friday, call the Ambassadors on 360-340-3931. At weekends, call the on-call Board member at 564-205-1808. In an emergency, call 911.</p> <p>Comments: There was incident at the park, and I called the ambassadors' number, and the employee didn't know the rules of the park. He was not receptive to what I had to say.</p>	

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	<p>Response: This is not the forum for talking about employees' issues, please let's talk about that off the meeting.</p> <p>This homeowner continued talking out of turn about rules and conversation previously entertained and continued interrupting the President.</p> <p>The President requested the homeowner to leave the meeting at 7:08 pm, per bylaws Article II Section D9, Article III Powers and Duties Section B and Article VII Code of Ethics Section D Loyalty.</p>	
<p>Removal of Late Fees Request</p>	<p>Discussion: We received two requests for removal of late fees. Circumstances were reviewed at the Closed Session.</p> <p>Motion: Mark motioned to approve forgo the late fee for the homeowner with medical issues having a caretaker. The homeowner was only late by 6 days.</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>Motion: Mark motioned to sustain the late fees for the homeowner with a year past due. It is the responsibility of all homeowners to ensure the office has the correct mailing and email addresses.</p> <p>Second: Dale</p> <p>Ayes: Mo, Sylvia, Dale, Annie, Mark and Deb</p> <p>Oppose: Libby</p> <p>Abstain: James</p>	
<p>PUBLIC COMMENTS/QUESTIONS- New Business</p>		
	<p>None.</p>	
<p>OPERATIONS</p>		
<p>Maintenance</p>	<p>Maintenance Sheds- James Byrne</p> <ul style="list-style-type: none"> - Discussion Old horse barn- Tabled - New Shed <p>Discussion: As the weather improves, James will skirt the new shed, and Annie and her husband will paint it afterward. The paint colors are available in the office and will be ordered when needed.</p> <p>Fishing Dock- Mark Murray</p>	

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	<p>Discussion: A homeowner volunteered to both donate and help working with Mark to replace the fishing dock planks. We expect to have more information by the next meeting.</p> <p>Boat Launch Compliance- James Byrne</p> <p>Discussion: With the summer approaching, our ambassadors will start checking on auto stickers in the common areas. The beach attendants will be checking on the car registration stickers as well when they are on duty. Please make sure your sticker is the car when parking in the common areas.</p> <p>Cart Path- Mark Murray</p> <p>Discussion: The proposal for this is incomplete. We need estimates for removing the pavement and replacing it with gravel. The cart path is in between Lakeland Way and Westlake N is not for driving automobiles only golf carts, pedestrians and bikes are allowed on it. We have blocked the cart path from Google Maps as it was showing this as a driving road.</p>	
<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 \$325- Completed - Gazebo and Playground Landscaping- In progress - Playground Fence \$800- In progress - Boat Launch Gravel \$2,500- Completed - Tennis Courts Maintenance \$750- Completed - Fishing Dock Repairs- In progress - Lake Weed Treatment- \$14,000- 1st tx. Completed - Lake Water Testing- \$600- In progress - Shredding Event- Old Documents- \$925- In progress - Background Checks- \$85- Completed - Training/CPR Class- \$800- In progress - Community Picnic- \$1,500 - Garage Sale Ads- \$85- In progress - July 4th Americana Décor- \$50- In progress - Fish Plant- \$3,200- - Halloween Décor- \$75- 	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<ul style="list-style-type: none">- Christmas Events- \$700-- 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. <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- \$800 approved. <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>Motion: James motioned to approve \$75 budget variance to cover our email blast application for FY 25-26.</p> <p>Second:</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p> <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> <p>Discussion: We are suspending the notary services for a month until we can get Heather through training and licensed.</p> <p>Garage Sale- Sylvia Banzon</p> <p>Discussion: The date in the calendar and the newsletter for the Garage Sale is wrong. The community garage sale is on the first Saturday in August. The garage sale will be in August 1st.</p> <p>Motion: James motioned to approve revising the approved calendar to reflect the correct date of August 1st.</p> <p>Second: Deb</p> <p>Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb</p> <p>Oppose: None</p> <p>Abstain: James</p>	
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LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

<p>Patrol/ Compliance</p>	<p>Incident Tracking Log- James Byrne - Review and approval</p> <p>Motion: Dale motioned to approve log as presented. Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Complaint Tracking Log- James Byrne - 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>Eyesore Log- James Byrne - Review and approval</p> <p>Motion: James motioned to approve log as presented. Second: Mark Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p>	
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COMMITTEES/WORKGROUPS

<p>Architectural Control (ACC)</p>	<p>Chairman's Report- Mark Murray - We are working on a new process with the office staff to expedite approvals. It seems to be working well.</p> <p>ACC Logs Approval- Mark Murray - Review and approval</p> <p>Motion: Mark motioned to approve log as presented. Second: Sylvia 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>	
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LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Replanting Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <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>Project Completion Log- Mark Murray</p> <ul style="list-style-type: none">- Review and approval <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>Resolution 16- Mark Murray</p> <ul style="list-style-type: none">- Discussion and approval <p>Motion: Mark motioned to approve Resolution 16 with amendments for Hearing scheduling from 25 to 30 days and without the lake protection schedule. Second: Dale Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p> <p>Proposed Bylaws Amendment- Mark Murray</p> <ul style="list-style-type: none">- Review and Discussion- Tabled	
<p>Amenities</p>	<p>Chairman’s Report- Dale Leaman</p> <ul style="list-style-type: none">- Committee Recommendations Discussion <p>Community Survey- Dale Leaman</p> <ul style="list-style-type: none">- The community survey provided us with a wealth of information. The top ask from the community for outdoor amenities was walking trails, community beach with picnic tables and BBQ and a Dog park (off leash). For indoors amenities was an exercise room, meeting rooms and private event use. This provides the committee with a lot of information on how to proceed.- The survey results were shared as part of the packet, and it is posted on the website.	
<p>Lake Management</p>	<p>Chairman’s Report</p> <ul style="list-style-type: none">- No report	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>Libby is the new Chair for this committee. She has been working with our past Chair getting training into her role.</p> <p>Water Testing- Jame Byrne - Testing will be done this month.</p> <p>Noxious Weed Map and Treatment- - Discussion The lake mapping and the first treatment for the lake were done earlier this month.</p>	
Hearing	<p>Chairman’s Report- - No hearing</p>	
Safety/Maintenance	<p>Chairman’s Report- Deb Wallace</p> <p>Playground Fence- Deb Wallace - Discussion There were rumors about why we are wasting time and money on building a fence. The fence is a requirement for safety for the playground. We decided to replace the old fence at the same time because it was falling apart.</p> <p>We want to send a big thank you to the three people that volunteered to work on the fence besides board members. There are many more projects coming this fall. We can use more volunteers. Please reach out to the office if you are interested in improving our community.</p> <p>Hardscaping Playground- Deb Wallace/James Byrne - Stairs between swings and playground - Stairs to the Bathroom - Entrance - Broken railroad ties replacement - Wood chips for swing area</p> <p>Sheriff’s Report- Maureen Allen 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> <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</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Board Meeting Minutes

	<p>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	<p>Workgroup Chair's Report- Maureen Allen</p> <ul style="list-style-type: none"> - Americana Contest The office will send out contest participation emails pretty soon. Judging will be July 2-4. - Picnic- Tabled 	
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	<p>Motion: Dale motioned to adjourn at 7:29 pm. Second: Deb Ayes: Mo, Sylvia, Libby, Dale, Annie, Mark and Deb Oppose: None Abstain: James</p>	

LAKELAND VILLAGE COMMUNITY CLUB

Statement of Activity

April 1-June 22, 2026

	TOTAL
Revenue	
Biller Genie Late Fees	40.00
INTEREST REVENUE	
C/D INTEREST INCOME	636.76
MONEY MARKET ACCOUNT INTEREST	1,503.21
SAVINGS ACCOUNT INTEREST	5.81
Total for INTEREST REVENUE	\$2,145.78
REVENUE	
A-MEMBERSHIP DUES	285,950.00
BOAT STORAGE FEES	2,205.00
COVENANT VIOLATION FINES	1,400.00
LIEN COLLECTIONS	309.99
NOTARY SERVICES	20.00
PROPERTY TRANSFER FEES	3,000.00
PROPERTY WALKAROUNDS	837.50
SIGN FEES-ADDITIONAL	551.30
Total for REVENUE	\$294,273.79
Technology_Fees_BG	966.95
Total for Revenue	\$297,426.52
Gross Profit	
\$297,426.52	
Expenditures	
ADMINISTRATION / OFFICE	\$45.00
ADMINISTRATION MILEAGE	27.33
BACKGROUND CHECKS	59.95
BANK FEES & SERVICE CHARGES	2,871.33
CELLPHONE SERVICE	873.34
CLUBHOUSE CARPET CLEANING	720.00
COMPUTER SUBSCRIPTIONS	
ADOBE	65.13
BILLER GENIE	769.22
CONSTANT CONTACT	134.66
INTUIT-QUICKBOOKS	283.45
Total for COMPUTER SUBSCRIPTIONS	\$1,252.46
LEGAL FEES-LIENS & FORECLOSURE	846.99
MASON COUNTY AUDITOR	943.51
OFFICE RENT	500.00
OFFICE SUPPLIES	
COPIER LEASE	975.48
GENERAL OFFICE SUPPLIES	521.11
OFFICE EQUIPMENT	216.09
Total for OFFICE SUPPLIES	\$1,712.68
WEBSITE	255.16
Total for ADMINISTRATION / OFFICE	\$10,107.75
BAD DEBT	65.00
CAPITAL RESERVES	

LAKELAND VILLAGE COMMUNITY CLUB

Statement of Activity

April 1-June 22, 2026

	TOTAL
CAPITAL EXPENSES	1,370.09
Total for CAPITAL RESERVES	\$1,370.09
COMMUNITY EVENTS	
FISHING DERBY	349.36
Total for COMMUNITY EVENTS	\$349.36
INSURANCE	
BOARD OF DIRECTOR INSURANCE	1,335.78
PROPERTY LIABILITY INSURANCE	3,753.75
UMBRELLA POLICY	1,287.27
VEHICLE INSURANCE	630.99
VOLUNTEER INSURANCE	75.00
Total for INSURANCE	\$7,082.79
OPERATION & MAINTENANCE	\$21.99
COMMON AREA IMPROVEMENTS	
BOAT STORAGE	1,446.25
Total for COMMON AREA IMPROVEMENTS	\$1,446.25
COMMON AREA LANDSCAPING	\$2,769.30
PORTABLE RESTROOM	246.30
TENNIS COURTS	
TENNIS COURT LEASE	275.00
Total for TENNIS COURTS	\$275.00
Total for COMMON AREA LANDSCAPING	\$3,290.60
COMPLIANCE/PATROL	
PATROL SUPPLIES	253.79
VEHICLE FUEL	1,058.18
Total for COMPLIANCE/PATROL	\$1,311.97
LAKE MAINTENANCE	
NOXIOUS WEEDS	8,848.73
Total for LAKE MAINTENANCE	\$8,848.73
MAINTENANCE	\$500.00
MAINTENANCE SUPPLIES	715.48
MISC	90.59
Total for MAINTENANCE	\$1,306.07
Total for OPERATION & MAINTENANCE	\$16,225.61
PAYROLL	
BEACH AUTHORITY	375.99
COMPLIANCE/PATROL	3,404.52
MAINTENANCE	411.88
PAYROLL OFFICE COORDINATOR	17,186.42
Reimbursements	219.47
Total for PAYROLL	\$21,598.28
RETURNED CHECK FEES	-28.00
TAXES	
PAID LEAVE	-1,027.65

LAKELAND VILLAGE COMMUNITY CLUB

Statement of Activity

April 1-June 22, 2026

	TOTAL
PAYROLL TAXES-EMPLOYER	2,223.62
Total for TAXES	\$1,195.97
TAXES & INSURANCE	
PAID LEAVE	221.68
Total for TAXES & INSURANCE	\$221.68
TRANSFER FEE EXPENSES	
NAME SIGNS & POSTS	1,436.69
Total for TRANSFER FEE EXPENSES	\$1,436.69
UTILITIES	
Garbage	261.54
INTERNET & PHONE	584.93
PUD 3	3,189.24
SEWER	390.54
WATER	125.33
Total for UTILITIES	\$4,551.58
Total for Expenditures	\$64,176.80
Net Operating Revenue	\$233,249.72
Net Revenue	\$233,249.72



GLOBAL
a moran company

Lakeland Village Community Club Dock #1-6 & Emergency Sluice Value Inspection Report

September 25th, 2025 – WO# 25WALG0219

Prepared for:

Lakeland Village Community Club
470 East Country Club Drive
Allyn, WA 98524
<https://llvcc.com/>

Prepared By:

Global Diving & Salvage, Inc.
3840 West Marginal Way SW
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MARINE CONSTRUCTION | COMMERCIAL DIVING | MARINE CASUALTY RESPONSE | ENVIRONMENTAL SERVICES

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 - 7.4 Dock #4
 - 7.5 Dock #5
 - 7.6 Dock #6
8. Recommendations
9. Photographs



1. Introduction

On September 25th, 2025, Global Diving & Salvage, Inc. (Global) was contracted by the Lakeland Village Community Club to perform underwater inspections services at multiple locations on Lake Anderson in Allyn, WA. The purpose of the project was to provide a current condition survey of six floating & fixed dock structures located at the lake, as well as exercise and evaluate the two emergency sluice gate valves near the dam. The weather conditions were mild during the work period and water conditions were calm. Visibility during the dive survey was between zero & five feet of fresh water (FFW) depending on the diver's movements around the structures. All diving was conducted within the no-decompression limits defined in the US Navy Diving Manual, revision 7.

2. Personnel & Methodology

The subsea inspection was completed utilizing a (3) person dive team working out of a dive support van (DSV). The divers used surface supplied shallow water air diving gear with full (2) way communications and a laptop computer with video recording software. Kirby Morgan deep sea diving helmets and a (7) mm neoprene wet suit were utilized as life support and thermal protection for the diver. A helmet mounted camera and light set up was used to view and document the dive inspection as well as capture the video for recording on the laptop video system.

As a company whose business revolves around life support, safety is integrated into everything done at Global Diving & Salvage (GDS). Global adheres to USCG, OSHA, and ADCI regulations. All Global's dive operation equipment meets OSHA requirements and Global's own Manual of Safe Diving Practices. All Global's divers maintain current 'fit to dive' status and ADCI certification; all personnel physicals, ADCI certifications and training log, valid CPR/First Aid and O2 Provider certifications are available upon request. As a member of ISNetworld and PICS, a third-party auditor, Global's safety policies and procedures are reviewed on an ongoing basis. For this project, the dive crew has logged over (50) years of industry experience. This dive team is trained in conducting underwater surveys in Lieu of dry-dock to ABS, LR, RINA and DNV-GL standards. Erik Woltjen was the diving supervisor, Jake Bensen the diver and Chris Tinsley the dive tender/standby diver.

3. Operational Timeline

0600 – EW/CT mobilize DSV at GDS Seattle shop

0620 – Travel in DSV to Allyn, WA, meet JB at Lakeland Village Office

0800 – Check-in with client, re-position DSV to dam location
0830 – Position DSV on dam, set up gear, crew safety meeting & prep to dive
0900 – Exercise upper & lower sluice valves
0946 – Diving operations begin on dock #6
1342 – Diving operations conclude on dock #1
1345 – Breakdown gear & load DSV for travel
1400 – JB off shift – EW/CT travel to GDS Seattle shop
1525 – Arrival at shop, demobilize DSV & fill air bottles
1600 – EW/CT off shift

4. Site Layout

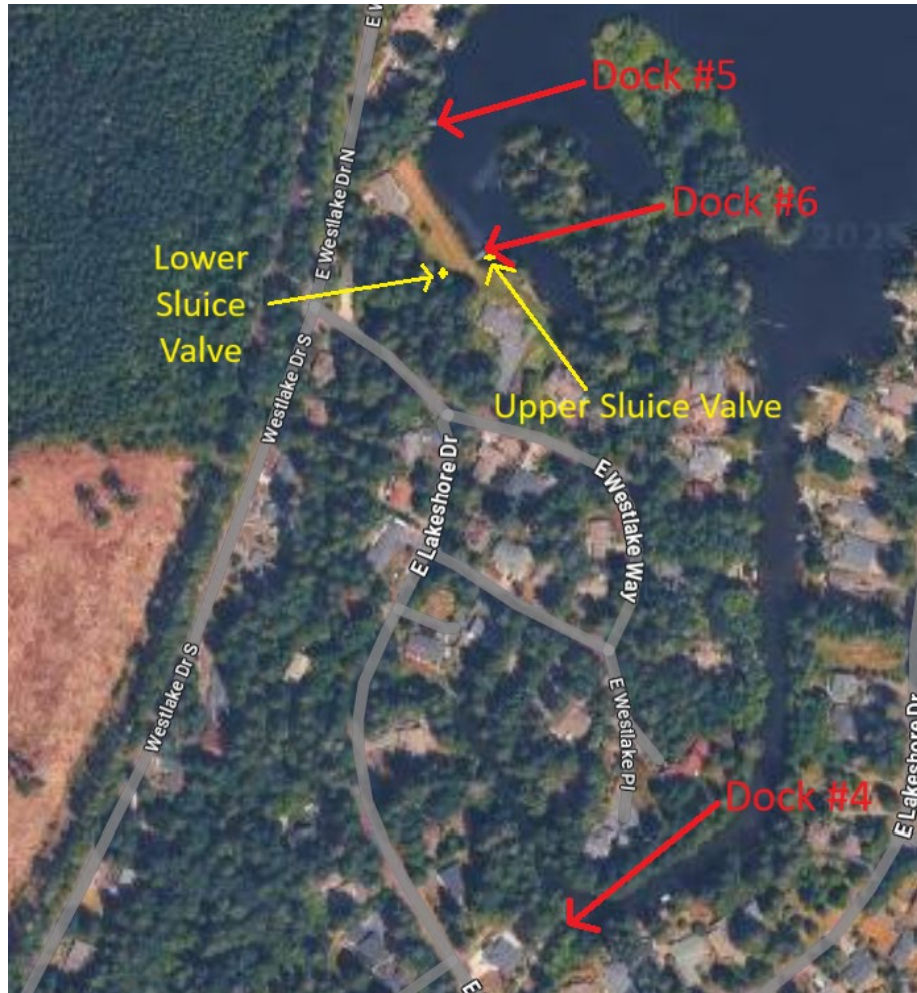
The dive team started the inspection at dock #6 on the dam and then proceeded to dock #5. The DSV was relocated to the south end of the lake for dock #4 at the launch ramp, and then north towards the gazebo area for docks #1, 2 & 3. Below are maps of the area showing the number and location of each dock & sluice gate valves.

Figure A



This map shows the locations of docks #1, 2 & 3 at the north end of the lake

Figure B



This map shows the locations of docks #4, 5, 6 & the sluice gate valves

5. Executive Summary

The scope of work for this project included a general conditions survey of the six floating and fixed piers on Lake Anderson that are part of the Lakeland Village Community Club. Each of the docks were found in serviceable condition in different stages of aging. Details of each dock can be found in **Section 7** of this document. Recommendations for repairs on each dock will be provided in **Section 8** of this document.

Also included in the scope was to inspect and exercise the upper & lower emergency sluice gate valves located at the dam. The sluice gate valves were found in aging conditions with operational challenges and will need to be replaced in the near future. Details on each gate can be found in **Section 6** of this document.

6. Sluice Gate Valves – Upper & Lower

Both the upper and lower emergency sluice gate valves were exercised while the dive team was on site. Both valves were found to be in aging condition and in need of replacement. The upper valve assembly is surrounded by concrete guide walls and covered with an expanded steel grating to prevent large debris from entering the valve opening. The lower valve was found to have rust scale and pitting on the sealing surface inside the valve. The dive team was unable to get the lower valve to completely seal once it had been exercised. It appeared that the bulk of the water flow-by was in the four o'clock position if looking up stream in the (12") pipe. After exercising, the upper valve appeared to seat completely closed but water flow-by was assumed due to the flow at the lower valve.

The lower valve was also found to have the upper threaded stem for the turn-wheel sheered off where the wheel could be freely removed, with not enough threads remaining for a locker nut. However, this doesn't affect the operation of the valve wheel. There was also water leakage from the valve stem when both the upper and lower valves were open during testing (high flow).

Figure C



Lower valve water blow-by at 4 o'clock position after exercising valves



Figure D



Upper sluice gate valve

Figure E



Lower sluice gate valve

Figure F



Sheared off threaded valve stem

Figure G



Leak from valve stem

Figure H



Lower valve flow with upper valve closed

Figure I



Lower valve open with upper valve cracked



7. Dock #1-6 Inspection

7.1 Dock #1

A fixed permanent dock located on the north side of the lake, dock #1 was found to be in serviceable condition. The upper decking was found to be in lightly weathered but satisfactory condition. Under the top deck in the southeast corner, one of the joists (2x6") support boards were found to be cracked and failing at the through-bolt hardware connection to the pile. This is also the area where one of the (4x4") support piles was found to be rotting. These are the only locations on dock #1 where deterioration was located and needs to be repaired. All the support (4x4") piles were found in good condition (with southeast exception) from waterline to mudline. No rot or decay was noted in these support piles. The old stump on the east side between pile rows five & six is showing signs of decay. One joist rest on the top of this stump and should be re-supported with a (4x4") pile in the near future. The offshore swim ladder was found to be in good condition firmly attached to the pier. Please see additional photographs in **Section 9** of this document for details on the trouble areas.

Figure J



Dock #1 – Red arrow points to location of rotted (4x4") & cracked joist

7.2 Dock #2

A fixed permanent dock located on the north side of the lake, dock #2 was found to be in good serviceable condition. The upper decking was found to be in lightly weathered but satisfactory condition. All the supporting (4x4") joists under the top decking were found to be in good condition above and below the waterline. No signs of rot or decay were found. The cross bracing between the (4x4") piles were found to be secure and in good condition. The offshore swim ladder was found to be in good condition firmly attached to the pier. Please see the photographs in **Section 9** of this document for more photographs of dock #2.

Figure J



Dock #2

7.3 Dock #3

A fixed permanent dock located on the north side of the lake, dock #3 was found to be in good serviceable condition. The upper decking was found to be in more weathered condition than dock #1 or 2. One deck board approximately a third of the way out from shore was found to be broken and in need of replacement. All the supporting (4x4") joists under the top decking were found to be in good condition

above and below the waterline. No signs of rot or decay were present. The cross bracing between the (4x4") piles were found to be secure and in good condition except for the middle brace on the south end of the pier. The hardware connecting it to the (4x4") pile was found to be loose with minor decay present. The old stump between pile rows five and six was found to be decaying with one of the top deck support joists resting on this stump. The offshore swim ladder was found to be in good condition firmly attached to the pier. Please see the photographs in **Section 9** of this document for more photographs of dock #3.

Figure K



Dock #3 – Red arrow indicates area of rotted/loose cross brace, yellow arrow indicates area of broken top deck plank that needs replacing

7.4 Dock #4

A fixed permanent dock located on the south side of the lake in the canal, dock #4 was found to be in good serviceable condition. The upper decking was found to be lightly weathered but in good condition. The two, (3") concrete filled galvanized fixed pipe piles were found to be in good condition with no deterioration present. The center offshore (4x4") timber pile was also found to be in good condition with no rot or decay noted. This (4x4") timber was mounted to a concrete pad at the mudline.



The securement bracket from the timber to the concrete was also found in good condition. The 45° cross-bracing timbers above and below the waterline were also found in good condition with no signs of rot or decay. These braces were found to go into concrete at mudline. Please see the photographs in **Section 9** of this document for more photographs of dock #4.

Figure L



Dock #4

7.5 Dock #5

A fixed floating dock located on the southwest side of the lake near the dam, dock #5 was found to be in serviceable condition. The dock is hinged approx. one third of the way offshore. The upper decking was found to be in heavily weathered condition. One plank near the northwest end of the pier was found to be broken and in need of replacement. The partially submerged timbers surrounding the top decking joists and floats were found to be in good visual condition with solid soundings and normal light wear. The timber used as securement for the six plastic wrapped billets was found to be in good visual condition with no major signs of rot or decay. One of the billets plastic wrap has become detached from the billet with exposed Styrofoam visible. The two, (2-1/2") concrete filled steel piling anchoring the floating dock near the shoreline were found to be covered in moderate rust and scale. Minor section loss of



the pile was noted beneath the rust. The small timber ladder found near shore on the southeast side of the pier was in serviceable condition with light rot near the top decking attachment points. Please see the photographs in **Section 9** of this document for more photographs of dock #5.

Figure M



Dock #5 – The yellow line indicates the deck plank which is broken and needs replacing

7.6 Dock #6

A fixed floating dock located on the southeast side of north dam face, dock #6 was found to be in serviceable condition. The upper decking was found to be in heavily weathered condition. One plank near the northwest end of the pier was found to be broken and in need of replacement. All the timber components of the floating dock were found out of the water firmly attached to seven plastic billets. The billets were found in good visible condition attached to the timber with screws. The two, (3-1/2") concrete filled steel pipe piling driven into the mud near shore were found in deteriorating condition with heavy rust scale and pitting present. These guide piles should be replaced in the near future.

The timber A-frame structure to the right of the pier looking offshore was found to be straddling the pipeline and chained to the pier. The structure can easily be moved



by hand with no clear purpose and not a structural component of the dock. Please see the photographs in **Section 9** of this document for more photographs of dock #6.

Figure N



Dock #6 – Yellow line indicates broken plank that needs to be replaced

8. Recommendations

- **Replace the upper & lower emergency sluice gate valves**
- **Replace top decking at docks #5 & 6**
- **Replace (2) steel support piling at dock #6**
- **Repair broken deck plank at dock #3**
- **Replace rotten (4x4") & broken joist at southeast corner of dock #1**
- **Replace rotten & loose cross-brace timber south end of dock #3**

9. Photographs

Image #1



Dock #1 rotten 4x4 timber southeast corner

Image #2



Dock #1 broken 2x6 joist southeast corner

Image #3



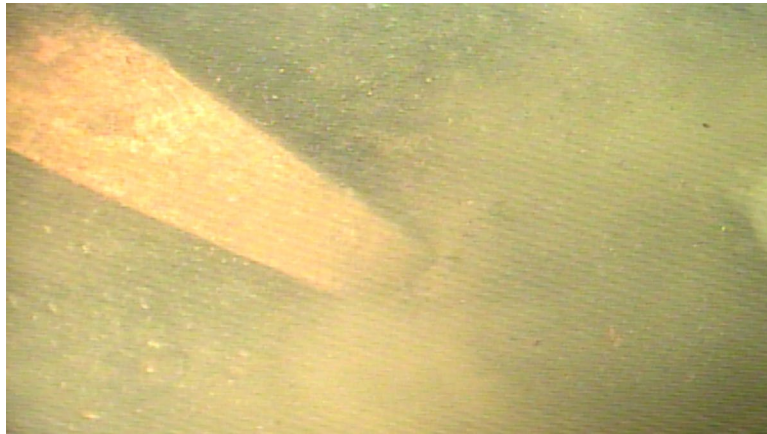
Dock #1 broken 2x6 joist southeast corner (view from South)

Image #4



Dock #1 rotten stump supporting joist east side

Image #5



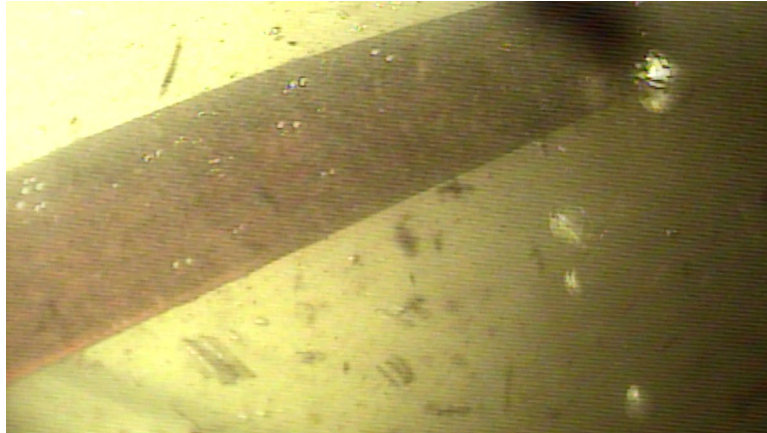
Dock #1 typical good condition 4x4 support pile

Image #6



Dock #1 typical underside decking condition

Image #7



Dock #2 typical good condition 4x4 support pile

Image #8



Dock #2 typical underside decking condition

Image #9



Dock #3 typical 4x4 support piling condition

Image #10



Dock #3 broken top deck plank

Image #11



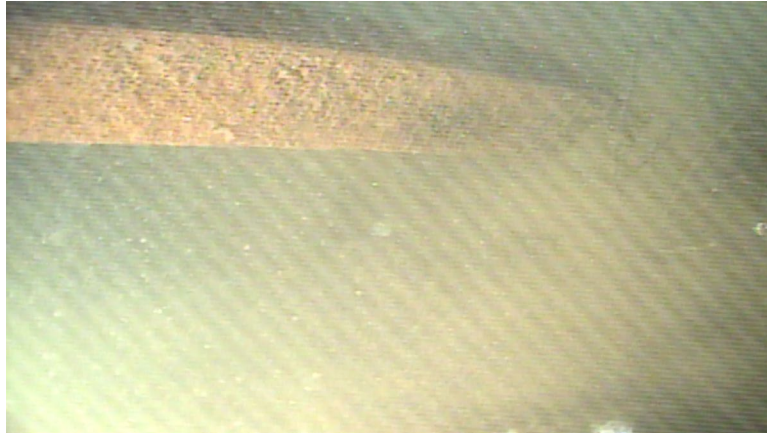
Dock #4 first galvanized steel piling condition

Image #12



Dock #4 second galvanized steel piling condition

Image #13



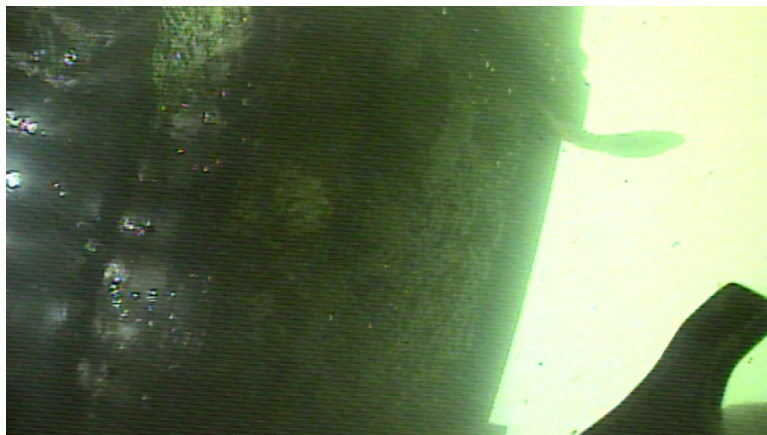
Dock #4 center timber 4x4 & footing condition

Image #14



Dock #4 typical underside condition with cross-brace

Image #15



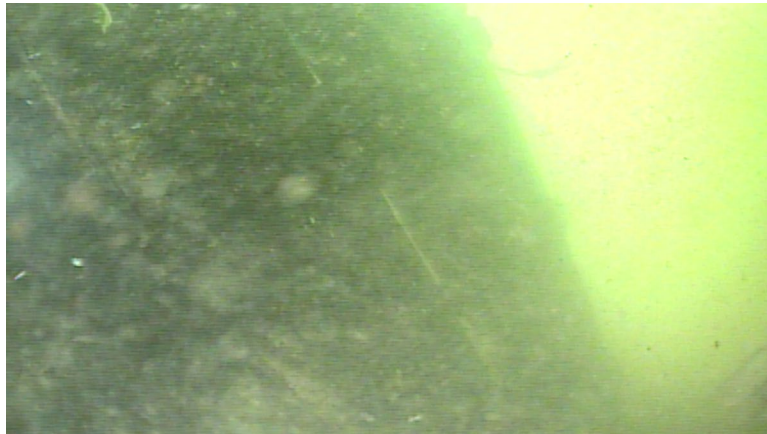
Dock #5 plastic wrapped Styrofoam billet condition

Image #16



Dock #5 submerged timber condition

Image #17



Dock #5 billet support timbers condition

Image #18



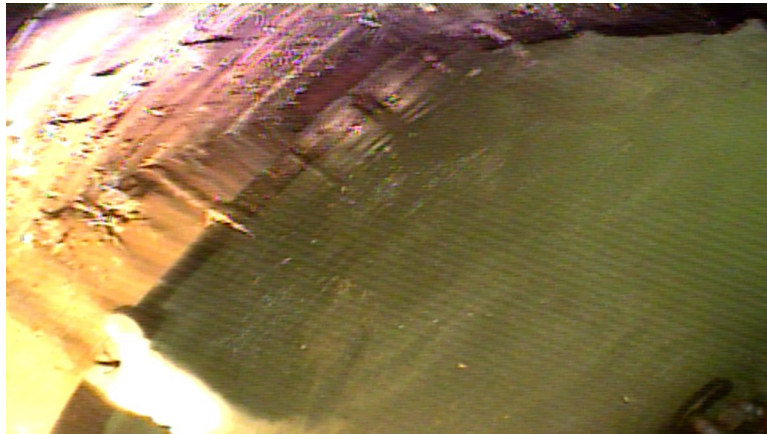
Dock #5 broken timber decking plank

Image #19



Dock #6 plastic float billet condition

Image #20



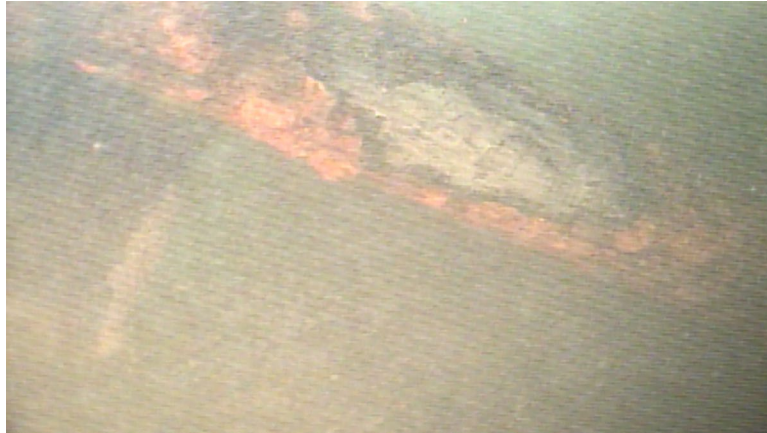
Dock #6 underside decking condition

Image #21



Dock #6 support piling with heavy rust & corrosion

Image #22



Dock #6 support piling with heavy pitting under rust scale

Image #23



Dock #6 broken top deck plank



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Global is a leader in the marine services industry with decades of experience managing complex, critical and technical projects in and around the water. Our skilled and seasoned professionals offer safe and reliable marine construction, commercial diving, marine casualty response, and environmental services- even in the most challenging environments.

No job is too difficult or deep, and we won't stop until it's done right.

Respectfully Submitted,
Erik Woltjen – Dive Supervisor



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SITUATION – TARGET – PROPOSAL (STP) FORM

PROPOSAL: Dock 1 Rotten 4x4 and Brocken Joist

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

DATE: 6/21/2026

S: DESCRIPTION OF CURRENT SITUATION:

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

1. Fixed permanent dock located on the north side of the lake, dock #1 was found to be in serviceable condition. The upper decking was found to be in lightly weathered but satisfactory condition. Under the top deck in the southeast corner, one of the joists (2x6") support boards were found to be cracked and failing at the through-bolt hardware connection to the pile. This is also the area where one of the (4x4") support piles was found to be rotting. These are the only locations on dock #1 where deterioration was located and needs to be repaired. All the support (4x4") piles were found in good condition (with southeast exception) from waterline to mudline. No rot or decay was noted in these support piles. The old stump on the east side between pile rows five & six is showing signs of decay. One joist rest on the top of this stump and should be re-supported with a (4x4") pile in the near future. The offshore swim ladder was found to be in good condition firmly attached to the pier. Please see additional photographs in **Section 9** of this document for details on the trouble areas.



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 dock before failure.
2. Defer stump removal work until the fall.

P: PROPOSED ACTION(S):

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

- a. Hire a contractor to complete this work
- b. Replace 4x4 pile and 2x6 joist with pressure treated fir.

RESOURCES REQUIRED FOR PROPOSED ACTION(S)

Financial: **Maintenance Fund:**
4x4 post: \$35
2x6 joist: \$15
Hardware: \$25

Labor: 32 hours *\$20/hour =\$640
Disposal \$50

Total: \$830 tax included

Staff time: **Lake Committee to oversee the work**

Complete during a weekday...dock must be close to all people during work.

Complete no later than July 15, 2026

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.

SITUATION – TARGET – PROPOSAL (STP) FORM

PROPOSAL: Ready to use dock deck boards and fasteners for temporary repair.

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

DATE: 6/21/2026

S: DESCRIPTION OF CURRENT SITUATION:

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

1. Dock decking boards are heavily weathered and failed and need to be replaced on several docks. Until we are prepared to implement a complete decking replacement failed boards must be replaced immediately to ensure the docks are safe.

T: DESCRIPTION OF DESIRED SITUATION OR TARGET

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

1. Beach attendant inspects docks daily and communicates issues to Lake Committee
2. Compliance Officer inspects Docks 4, 4, and 6 weekly and reports failed boards to lake committee
3. Cone is placed on broken board immediately
4. Broken board is replaced within 1 week using pre-purchased materials in the horse barn

P: PROPOSED ACTION(S):

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

- a. Purchase 2x6 hem fir in appropriate lengths for Docks 1-4
- b. Purchase 5/4x 4 cedar board in appropriate length for docks 5 and 6
- c. Purchase screws of the appropriate length for both materials
- d. **Proceed ASAP and repair broken boards by June 30, 2026**

RESOURCES REQUIRED FOR PROPOSED ACTION(S)

Financial:

Maintenance Fund:

2x6x10 hem-fir: 20 boards @\$10 each.

5/4 x 4 cedar boards: 12 boards @\$25 each

Fasteners: \$60

Tax: 50

Total: \$610

Labor: 12 hours *\$20/hour =\$240

Total: \$850

Staff time:

Lake Committee to oversee the work

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) _____

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SITUATION – TARGET – PROPOSAL (STP) FORM

PROPOSAL: Dock 5 Decking and billet replacement.

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

DATE: 6/21/2026

S: DESCRIPTION OF CURRENT SITUATION:

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

1. 2x12 treated good structure is serviceable condition per the latest inspection.
2. Decking boards are failing and need replacement.
3. 5/4 x 4 cedar boards can't span 24 inches, replace with 2x6 decking
4. Encapsulant has failed on polystyrene foam billets. Report indicated there are a total of 6ix billets. Needs to be confirmed as well as the dimensions.

Environmental rules required they be replaced per a new rule adopted 1/1/2024. (Washington State Foam Dock Law (RCW 70A.245.130) — Effective January 1, 2024)

The Rule: Beginning January 1, 2024, expanded or extruded polystyrene foam used in installation or existing upgrades for docks, blocks, and overwater structures must be fully enclosed in a protective shell. The foam must be fully enclosed in a shell made of plastic (minimum 0.15 inches thick), concrete, aluminum, or steel. Exposed polystyrene foam and foam wrapped in plastic film is prohibited in new dock repairs and construction.

When Does It Trigger Replacement?

Dock owners are not required to immediately replace non-compliant, exposed foam floats, but will need to upgrade when the time comes to replace or repair those existing structures.

So if your foam billets' encapsulant has failed, any repair or replacement work must use compliant materials.

Why the Law Exists:

When foam breaks down into bite-size pieces, aquatic animals can mistake it for food, endangering fish, birds, and crustaceans.

Penalties:

A person in violation of this section is subject to a civil penalty for each violation of up to \$10,000.

Bottom line for your situation: If the encapsulant on your polystyrene foam billets has failed — meaning the foam is now exposed — and you need to repair or replace those floats, the replacement floats must comply with the new standard (fully enclosed in rigid plastic, concrete, aluminum, or steel shell). You can't simply re-wrap them in thin plastic film, as that

is also prohibited. You'll want to contact a licensed dock contractor familiar with the Washington Department of Ecology's requirements, or reach out to Ecology directly at their Docks and Blocks page (ecology.wa.gov).

T: DESCRIPTION OF DESIRED SITUATION OR TARGET

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

1. Dock repaired with a service life of 15-20 years

P: PROPOSED ACTION(S):

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

- a. Replace decking boards with 2 x6 cedar
- b. Replace billets with new that would be similar in size and dock height.

Complete the work ASAP and no later than July 31, 2026

RESOURCES REQUIRED FOR PROPOSED ACTION(S)

Financial: Reserve Fund: \$10,662 (\$8893 +10% contingency+ Sales Tax)

Staff time: Lake Committee to oversee the work

Proceed with Option 4 as outlined below.

COMPREHENSIVE RENOVATION REPORT & ESTIMATE
 Project Type: 30' x 8' Floating Fishing Dock Structural Overhaul
 Location: Mason County, Washington
 Existing Framing: 2x12 Joists Spaced 24" On-Center (21" Interior Bay Clearance)

1. PROJECT OVERVIEW & SCOPE

This document outlines the preliminary material costs, local labor estimates, and logistical requirements to renovate an existing 30' x 8' floating dock. The current 24-inch on-center joist spacing causes severe flexing and bouncing with standard 5/4x4 decking. Furthermore, Washington State law requires all plastic foam used in floating docks to be fully encapsulated within a heavy shell to prevent microplastic pollution.

This report evaluates four distinct paths to resolve the structural flexing issue and achieve environmental compliance. All work is designed to be executed from the top-down while the dock remains floating on the water.

2. THE 4-OPTION MATERIAL & ESTIMATE COST MATRIX

All estimates use current market material pricing and standard local marine construction parameters.

Row #	Item / Component Description	Option 1: 2x6 Premium Cedar (16" Recessed)	Option 2: 2x6 Untreated Fir (16" Recessed)	Option 3: Trex Transcend 2x6 (16" Recessed)	Option 4: 2x6 Premium Cedar (10" Recessed)
1	Float Dimensions	18"W x 72"L x 16"D	18"W x 72"L x 16"D	18"W x 72"L x 16"D	20"W x 96"L x 10"D
2	Total Floats Needed (eagle floats Home depot)	15 Drums	15 Drums	15 Drums	9 Drums

3	Float Unit Cost	\$210.00	\$210.00	\$210.00	\$289.00
4	Float Total Cost	\$3,150.00	\$3,150.00	\$3,150.00	\$2,601.00
5	Decking Profile	2x6 Nominal Wood	2x6 Nominal Wood	2x6 Heavy Composite	2x6 Nominal Wood
6	Decking Unit Cost	\$25.50 (per 8ft board)	\$8.50 (per 8ft board)	\$135.00 (per 16ft board)	\$25.50 (per 8ft board)
7	Decking Total Cost	\$1,683.00	\$561.00	\$4,455.00	\$1,683.00
8	Fasteners & Hardware	\$160.00	\$160.00	\$190.00	\$150.00
9	TOTAL MATERIAL COST	\$4,993.00	\$3,871.00	\$7,795.00	\$4,434.00
10	Total Lift Capacity	9,600 lbs	9,600 lbs	9,600 lbs	6,030 lbs
11	Expected Lifespan	15 - 20 Years	3 - 5 Years (Rapid Rot)	25 - 50 Years	10 - 14 Years
12	Safety Posting Sign	Standard Caution	Standard Caution	Standard Caution	Max 8 Persons / 1,500 lbs

3. ON-WATER LABOR & LOGISTICAL FEES (MASON COUNTY, WA)

Estimates are based on a professional 2-man local marine carpentry crew working over water at a combined rate of \$150.00/hour.

- Phase 1: Setup & Mobilization (2 Hours): Tool staging, safety line rigging, temporary dock tie-offs, and land-side staging preparation. — \$300.00
- Phase 2: Demolition & Prep (8 Hours): Sectional top-down extraction of old decking, systematic removal of old flotation billets, and cleaning of existing 2x12 joist faces. — \$1,200.00
- Phase 3: Float & Deck Installation (12 Hours): Recessing new floats, driving heavy-duty galvanized lag screws over water, and fastening the new 2-inch nominal thick decking boards. — \$1,800.00
- Phase 4: Clean up & Demobilization (2 Hours): Final structural sweeps, cleanup of shoreline staging area, and tool pack-out. — \$300.00
- Disposal & Dump Fees (Flat Fee): Trucking and tipping fees for old waterlogged lumber and old foam at the Mason County Shelton Transfer Station. — \$300.00 [\[1\]](#)

TOTAL ESTIMATED LABOR & FEES: \$3,900.00

4. DETAILED ENGINEERING & PERFORMANCE ANALYSIS

Option 1: 2x6 Premium Cedar with 16" Deep Recessed Floats

- **Project Total (Materials + Labor): \$8,893.00**

Analysis: This serves as a highly resilient, premium standard. The 16-inch depth gives the dock incredible reserve buoyancy (9,600 lbs total). It keeps the bottom of the 2x12 wood structure riding roughly 4.75 inches completely above the lake water line when empty. Cedar contains

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) _____

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Date of complaint	Complaint	Covenant, Resolution, R&R Violated	Desired outcome	Date of response	Corrective action
6/3/2026	New Roof with no permit	Div. 12-2 Article VIII section 1a	Permit needed	6/16/2026	Referred to ACC.
6/8/2026	Sink Hole near park		Validate or address situation.	6/18/2026	Referred to ACC.
6/12/2026	Shoreline violations: brush & vegetation removal	Div. 1 #6 Shoreline setbacks	Validate or address situation.	6/17/2026	Referred to ACC.
6/16/2026	New Roof with no permit	Div. 5 #4	Permit needed	6/17/2026	Referred to ACC.
6/18/2026	Weeds are too tall at beach		Validate or address situation.		Referred to Lake Management
6/18/2026	Motorcycle/quad noise	Div 1 #11	Validate or address situation.		
6/20/2026	Offensive Behavior of Member	Div. 1 # 11	Validate or address situation.		Referred to Sylvia

EYESORE LOG 2026

Report Date	Observations/Eyesore	Determination	Outcome
1/28/2026	Neglected yard & driveway	Sent 3rd letter with first fine 5/28	Cannot address per Div 7 Cov
1/28/2026	Dirt piles from unfinished project	Fine \$25, 2nd fine \$100 5/28	
5/27/2026	Small ugly trailer		
5/28/2026	Too much yard art, debri		
15-Jun	Tall grass +weeds in yard and along road		
16-Jun	Tall grass - overgrown- neglected		
6/18/2026	Overgrown yard - broken down car		

DATE REC'D	ACTION DATE	NAME	ADDRESS	LOT/DIV	PROJECT	ACTION	NOTIFICATION	PERMIT ISSUES	PERMIT ENDS
5/26/2026	5/26/2026		E Old Ranch Rd	79/11	Fencing	Not approved	Email		
5/26/2026	5/26/2026		E Old Ranch Rd	6/11.	Gazebo Install	Not approved	Email		
6/1/2026	6/1/2026		E Old Ranch Rd	10/11.	Tree Removal	Approved	Email	6/15/2026	7/31/2026
6/1/2026	6/1/2026		E Allyn View Dr	11/10.	New Roof	Approved	Email	6/3/2026	6/30/2026
6/3/2026	6/3/2026		E Olmypic Court	21/11A	Tree Removal	Approved	Email	6/15/2026	7/31/2026
6/3/2026	6/3/2026		E Olmypic Court	20/11A	Exterior House paint & shed	Approved	Email	6/4/2026	6/30/2026
6/4/2026	6/4/2026		E Westlake Way	19/7	Mesh fencing on shoreline	Not approved	Email		
6/5/2025	6/5/2025		E Soderberg Rd	13/12-2	Tree Removal	Approved	Email	6/15/2026	7/31/2026
6/5/2026	6/8/2026		E Old Ranch Rd	30/11.	New Gutters & Siding where damaged	Approved		6/9/2026	7/31/2026
6/8/2026	6/8/2026		E Soderberg Rd	35/12-2	New Roof (already installed)	Approved		N/A	N/A
6/8/2026	6/8/2026		E Soderberg Rd	11/12-2.	Paint Exterior House	Approved	Email	6/9/2026	9/31/26
6/8/2026	6/8/2026		E Soderberg Rd	11/12-2.	Replace existing fence				
6/8/2026	6/8/2026		E Sterling Way	12/1.	Tree Removal (already removed)				
6/9/2026	6/9/2026		E Rainier Dr	41/6.	Deck Replacement	Approved	Email	6/16/2026	8/31/2026
6/9/2026	6/9/2026		E Old Ranch Rd	91/11.	Fence replacement, 6ft cedar	Approved	Email	6/11/2026	7/30/2026
6/9/2026	6/9/2026		E Old Ranch Rd	28/11.	Tree removal				
6/9/2026	6/9/2026		E Old Ranch Rd	29/11.	Tree removal				
6/11/2026	6/11/2026		E Hofaker Rd	32/12.	New Fence Installation	Approved	Email	6/15/2026	8/31/2026
6/15/2026	6/15/2026		E Rainier Dr	8/8.	Exterior House paint				
6/16/2026	6/17/2026		E Mountain View Dr	15/5.	Greenhouse installation	Approved	Email	6/18/2026	8/31/2026
6/16/2026	6/17/2026		E Old Ranch Rd	12/11.	Temporary Fence Panels				
6/16/2026	6/17/2026		E Lakeshore Dr	47/5.	Shed & Retaining Wall			6/18/2026	11/30/2026
6/17/2026	6/17/2026		E Old Ranch Rd	121/11.	Tree Removal				

OWNER/S NAME	PROPERTY ADDRESS	CONSTRUCTION STATUS	LANDSCAPING STATUS	Comments
	170 E Allynview Dr.	<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"/> 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	No change in the last month
	210 E Allynview 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 checked="" 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	
	180 E Lakeland Way	<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	Nothing started
	260 E Lakeshore Dr	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation <input checked="" 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	
	701 Lakeshore Dr	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation	<input type="checkbox"/> Grading <input type="checkbox"/> Top Soil <input type="checkbox"/> Retaining walls/hardscape	

		<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"/> 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	Nothing started
	1090 E Old Ranch 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 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	
	1431 E Old Ranch Rd	<input checked="" type="checkbox"/> Cleared <input checked="" type="checkbox"/> Staked <input checked="" type="checkbox"/> Foundation <input checked="" 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	Framing just started 6/12
	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"/> 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	

			Occupied			
	920 E Soderberg Rd	X	Cleared		Grading	Front garage building was completed and occupied. Foundation poured on rear house.
		X	Staked		Top Soil	
		X	Foundation		Retaining walls/hardscape	
			Framing		Grass	
			Roofing		Trees/Plants	
			Windows/Doors		Fencing	
			Exterior siding			
			Painting			
			Driveway/sidewalks			
			Occupied			
	290 E Sterling Dr	X	Cleared		Grading	
			Staked		Top Soil	
			Foundation		Retaining walls/hardscape	
			Framing		Grass	
			Roofing		Trees/Plants	
			Windows/Doors		Fencing	
			Exterior siding			
			Painting			
			Driveway/sidewalks			
			Occupied			

DATE OF PERMIT	LOT/DIV	PERMIT ENDS	REPLANT CONDITIONS	Replant plan received	REPLANT COMPLETION DATE	NOTES
2/4/2026	58/7	3/31/2026	Replant 5 6' cedars	Stated on Proj Permit		Re-planted 5 cedar trees & sent pics 6/19/26
4/23/2026	57/12-1	6/30/2026	Replant one 6' native evergreen	Yes, left side front yard	7/31/2026	Checked to see if re-plant happened 6/18/26
5/15/2026	12/11.	6/30/2026	Replant one 6' native evergreen	Agreed to replant on permit appl.		Waiting until it's cooler weather 6/19
5/19/2026	12/5.	6/30/2026	Replant as per plan	Plan submitted 5/19/26	5/16/2026	Completed 5/16
5/26/2026	11/11.	7/31/2026	Replant 1 native in front	Plan submitted w/ app		Stump Grinder scheduled for 6/18, will then re-plant
6/15/2026	21/11a	7/31/2026	Replace Douglas with Noble	Yes, re-planted before tree removal		Already re-planted with noble fir 22 years ago 6/15/26
6/15/2026	10/11.	7/31/2026	2-6ft trees, Grand fir OK per Mark	Agreed to replant on permit appl.		

Completion

Date	Address	Project Description	Resident	Completion Reported
Mar-26				
31st	31 E Elmas Pl	Roof replacement	Fletcher	May need extension
31st	801 E Lakeshore Dr	Tree removal and replanting	Stoican	not sure-unable to see. some split wood in driveway.
Apr-26				
30th	281 E Soderberg Rd	Mailbox replacement	Kay	not started
30th	1510 E Old Ranch Rd	Tree removal (1-2)	Sims	unable to see
May-26				
31st	380 E Lakeshore Dr	Landscaping	Roe	no evidence
31st	370 E Sterling Dr	Roofing	Ponce	not started

Jun-26				
30th	1411 E Old Ranch Rd	Remove 10 trees, leave 8 lg trees. Limb up okay.	Norman	no evidence
30th	241 E Soderberg Rd	Remove 2 trees, w/replanting of 1 tree	Delay	No evidence
30th	630 E Soderberg Rd	Gravel Driveway	Hed	Not Started
30th	1341 E Old Ranch Rd	Remove 2 trees	Durgan	no evidence
30th	211 E Allyn View Dr	Roof Replacement	Hart	

Jul-26				
30th	340 E Rainier Court	Cedar fence	Shinners	
31st	40 E Olympic Ct	Bocce ball court	Brandt/DiMundo	In Process
31st	591 E Old Ranch Rd	Tree Removal	Sydow	
31st	161 E Olmypic Court	Tree Removal	Davis	
31st	820 E Soderberg Court	Tree Removal	Thompson	
31st	1131 E Old Ranch Rd	Gutter/Siding replacement	Payne	
31st	581 E Old Ranch Rd	Tree Removal	Siemssen	
31st	1361 E Old Ranch Rd	Landscaping/Retaining wall front yard	Hedlund	In Process

Aug-26

31st	80 E Rainier Dr	Deck Replacement	Bailey	
31st	21 E Hofaker Rd	New Cedar Fence	Sweeney/McNeil	

31st	490 E Mountain View Dr	Greenhouse Installation	Ellis	

Sep-26				
30th	490 E Mountain View Dr	Split rail fence & shed	Ellis	
30th	151 E Westlake Way	Remove 3 deciduous trees, ditch/wall work		
31st	780 E Soderberg Rd	Exterior Paint	Salazar	

- in process
- completed
- no evidence
- unable to know for sure or out of view

LAKELAND VILLAGE COMMUNITY CLUB
RESOLUTION NO. 10 — REVISION 4
Roofing Materials — Warranty Standard Update
ALL DIVISIONS

WHEREAS the covenants for all divisions of Lakeland Village require tile or split shake roofing as the standard roofing materials, and authorize the Board of Trustees to approve alternative roofing materials, AND

WHEREAS Resolution No. 10, as previously revised, authorized the ACC to approve alternative roofing materials on an individual basis for all divisions, considering the applicable covenants, aesthetics, and compatibility with surrounding properties, with a manufacturer’s warranty of at least 40 years, AND

WHEREAS Resolution No. 26 (March 2026) further provides that standing seam, corrugated, and other metal roofing that mimics slate, tile, wood shingles/shakes, or architectural asphalt shall be permitted in those divisions whose covenants allow other approved roof materials when approved by the ACC, subject to earth tone color requirements, corrosion-resistant coating, and a warranty of not less than 40 years, AND

WHEREAS leading roofing manufacturers have discontinued the 40-year warranty designation for their premium asphalt and metal roofing product lines, replacing it with a “limited lifetime warranty” covering the product for the life of the structure for the original purchaser — the current industry standard for top-tier products — such that requiring a 40-year warranty as written would today direct homeowners toward mid-grade products, contrary to the intent of these resolutions, THEN BE IT THEREFORE

RESOLVED that a manufacturer’s limited lifetime warranty on an asphalt or metal roofing product shall be deemed equivalent to the 40-year warranty standard for all purposes of ACC review and covenant compliance under Resolution No. 10 and Resolution No. 26, in all divisions of Lakeland Village, including any future divisions, AND BE IT

FURTHER RESOLVED that to qualify, the proposed product must: (1) be a premium or architectural-grade product from a nationally recognized manufacturer; (2) carry a limited lifetime warranty covering the original purchaser for the life of the structure; and (3) conform to all other applicable requirements of Resolution No. 10 or Resolution No. 26, as applicable, including color, style, coating, and ACC design guidelines, AND BE IT

FURTHER RESOLVED that this warranty equivalence applies to metal roofing only in those divisions whose covenants permit other approved roof materials when adopted by Board resolution; metal roofing remains prohibited in any division whose covenants do not include such authority, AND BE IT

FURTHER RESOLVED that applicants shall submit the manufacturer’s product specification sheet and full warranty document with their ACC application, AND BE IT

FURTHER RESOLVED that all other provisions of Resolution No. 10 and its prior revisions, and of Resolution No. 26, remain in full force and effect, AND BE IT

FURTHER RESOLVED that this Revision 4 supersedes and replaces all prior versions of Resolution No. 10 and was adopted at the regular board meeting of the Lakeland Village Community Club Board of Trustees on _____, 20_____.

James Byrne, President

Sylvia Banzon, Secretary

Tentative Schedule of Lake Management Tasks

Lake Management report – Monthly, prepare a Lake Management Report to be included in the Monthly Board of Directors packet. Email the report to the office five to seven days prior to the meeting. The report is intended to keep Board members informed of issues and actions related to lake management.

Monthly Inspections - Inspect the earthen dam and valve and check the weir to make sure there are no obstructions that would block the flow of water over the weir. Record the date of these inspections on a tracking sheet that is posted in LLVCC office.

Lake Treatment – Typically, the initial treatment of the lake and channel is done in the spring to eradicate curly weed and other invasive weed growth. A second treatment should be scheduled in July to control water lily growth. If an additional treatment of invasive weed growth needs to be scheduled, late July or August is a good time to make this determination. The company we currently use to perform the lake treatments is:

AquaTechnex, LLC.
PO Box 118
Centralia, WA 98531
oneilb@aquatechnex.com
Office: (360) 330-0152
Cell: (360) 827-2196

Prior to scheduling the first treatment each year, Braden and his team do a survey of the lake in which they prepare an aquatic plant survey, identifying and mapping the location of invasive weed growth. This survey map serves as a guide for applying their initial treatments.

Self-Inspection of the Dam – Complete the annual inspection of earthen dam, valves and weir. Complete the inspection form, provided by the State Department of Ecology, and submit a copy with photos to the State Dam Safety Office. Keep a copy of the inspection on file at the LLVCC office. We are responsible for his inspection four/five out of every five/six years. Every fifth or sixth year, the State will do the inspection. State personnel conducted the inspection in 2020, and they are scheduled to do so again in 2026. Our contact at the Washington State Dam Safety Office is:



Jodi Goodman – she/her
Dam Safety Grants and Compliance
Dam Safety Office - Water Resources Program
(360) 819-0343 cell
jodi.goodman@ecy.wa.gov

Water Testing – Water tests are collected and tested several times a year.
Fecal Coliform tests should be taken in early May, June and August.
Phosphate and Nitrate levels are tested annually in May.

Water testing bottles are supplied by Spectra Labs in Poulsbo. Their contact information:

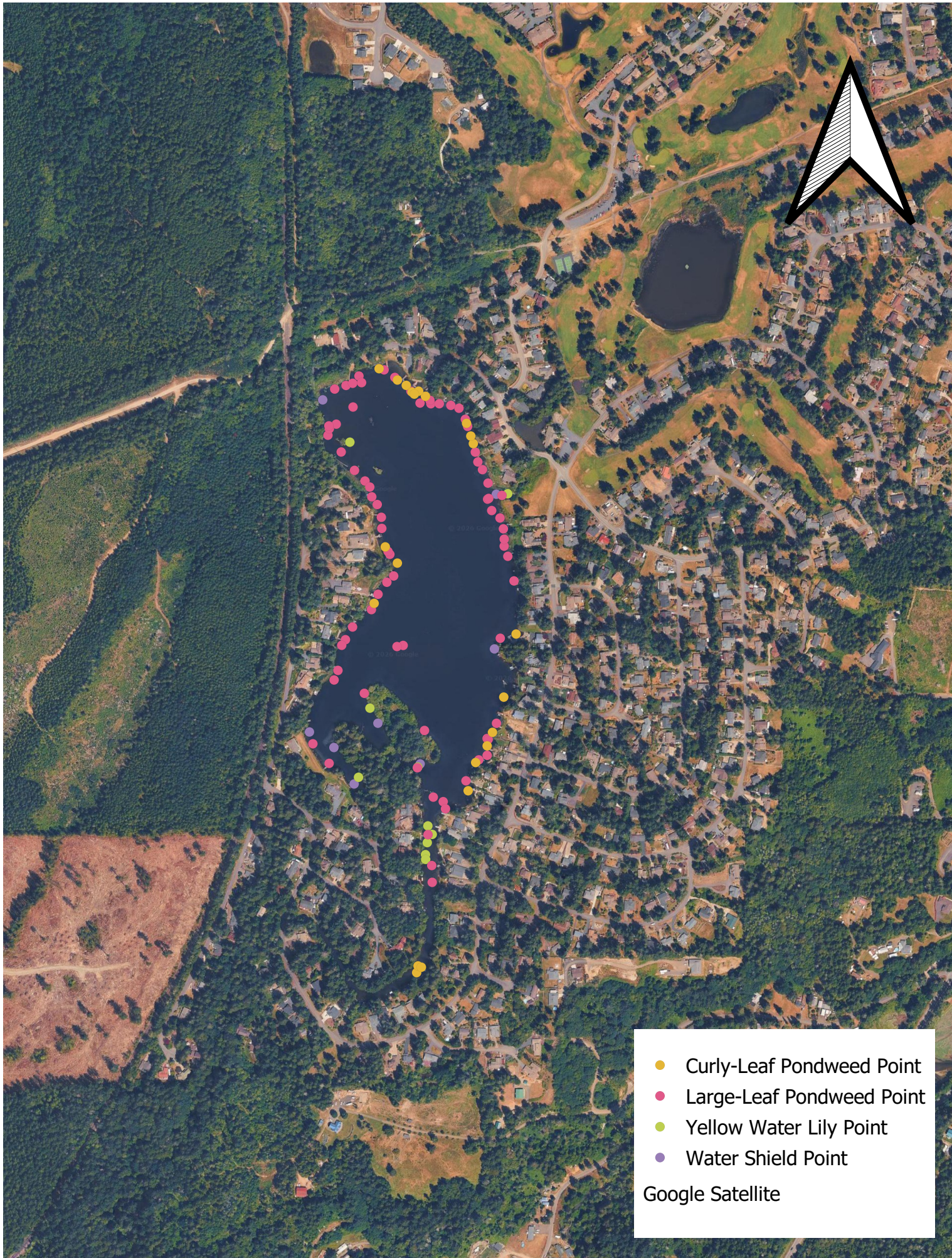
Spectra Laboratories. Kitsap
26276 Twelve Tress Lane Suite C.,
Poulsbo, WA 98370
(360) 779-5141

The water sample bottles should be dropped off shortly after the samples are taken. Spectra Labs has an arrangement with the North Mason Bible Church. Samples can be dropped off there 7-9 AM, Tuesday and Thursday.

Fecal Coliform sample test sites – Take five water tests for Fecal Coliform testing. Samples are taken where Navy Creek enters the lake, where Merton Creek enters the lake, from the end of the swim dock at the beach park, from the water at the weir (or boat launch area) and from where the overflow water from the pond near the office actually enters the lake. The samples are taken in the spring and summer to make sure the public swim areas are safe to use.

Phosphate and Nitrate sample test sites – Take a water sample from the middle of the lake in May for annual testing.

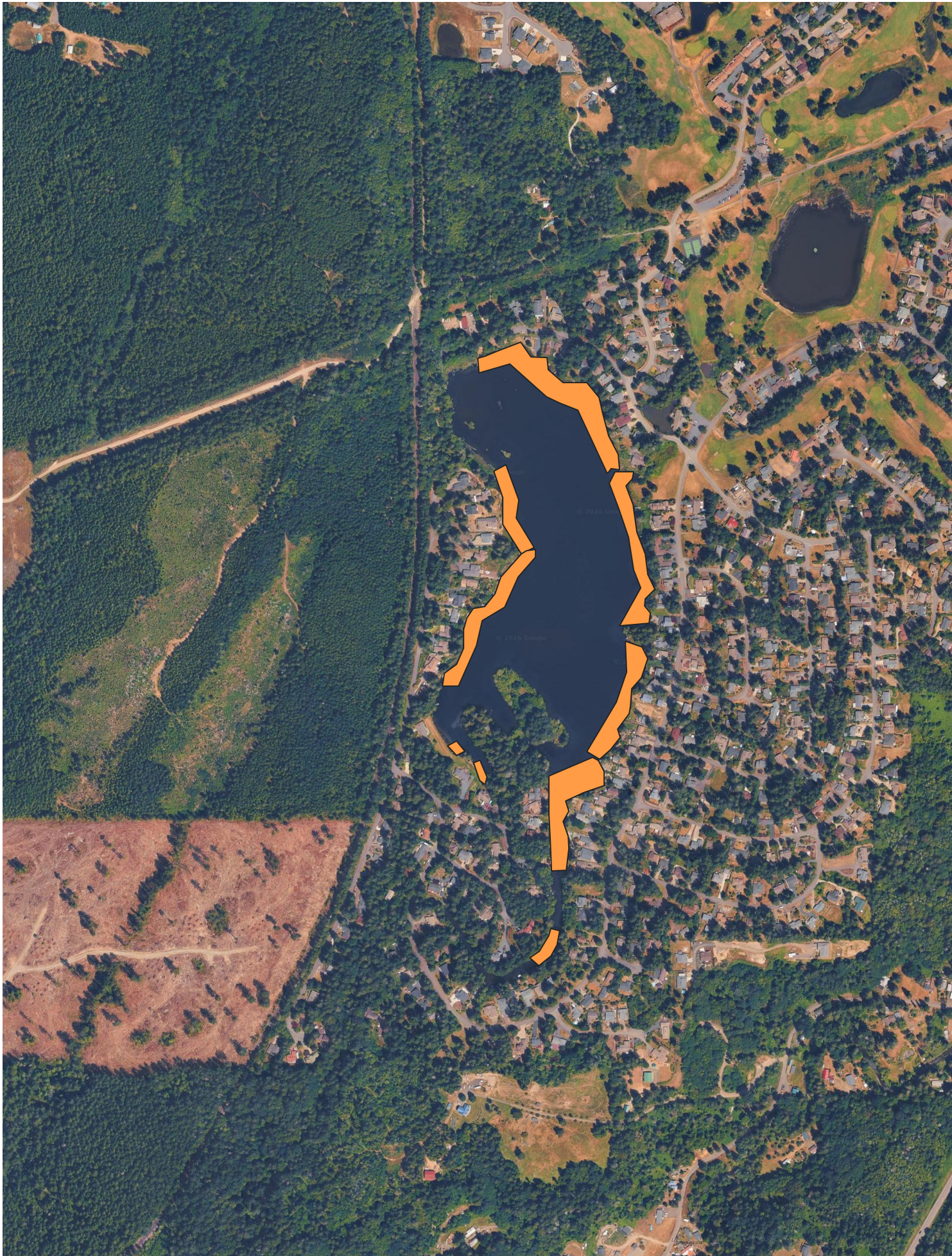
Fish Plant and Fishing Derby – The annual fish plant take place in October of each year, and the fishing derby in May, before the first treatment of the lake.



- Curly-Leaf Pondweed Point
 - Large-Leaf Pondweed Point
 - Yellow Water Lily Point
 - Water Shield Point
- Google Satellite

Anderson Lake Spring Survey 2026



0 100 200 m





2026 Spring Treatment Map

 2026 Spring Treatment
Google Satellite

Playground Lot Maintenance Needs
May 30/2026

Item #	Priority (1 is high, 3 medium 3 low)	Need
1	1	<p><u>Road Entry Cable/Bollards:</u> A cable provided in between the two trees across the road with a sign that reads. "Please use stars for accessing the playground." We have many reports of people having trouble navigating the steep road and falling or nearly falling. Bollards could be an option.</p> 
2	1	<p><u>Rope Stairs:</u> The stairs above the playground formed by railroad ties and associated guard need to be completely replaced. Note the erosion. This could be converted to a ramp or a stair with very long treads. A new handrail is also needed.</p> 



Playground Lot Maintenance Needs
May 30/2026

3	1	<p><u>Earthen Path Used by Bikes:</u> There is an adjacent steep earthen path that is used by bicycles. A fence across the top of this would make sense to stop bikes from flying down the hill, potentially presenting a risk to younger children entering the playground.</p> 
4	1	<p><u>Stairs from Road:</u> The stairs that extend from the road up to the playground that passes by the bathrooms is in need of repair. The steps are uneven and inconsistently spaced. The stairs should be converted to a series of steps and landings, consistent with standard practice for building stairs to reduce the potential for a slip, trip, falls. The associated handrail should be evaluated and modified or replaced as needed to with the upgraded stairs. It may be appropriate to also block the bare eroded earth path that parallels the stairs to encourage people to actually use the stairs and not try to walk down this steep slope.</p> 



Playground Lot Maintenance Needs
May 30/2026

5	1	<p><u>Exterior Light at bathroom:</u> It appears there used to be a light outside of the bathroom to help illuminate the entrance. And affordable led and vandal resistance fixture should be provided. This may also help Randy and Steve for locking the bathrooms after hours without using the truck headlights.</p> 
6	2	<p><u>Rear Fence Gate:</u> Build and install the shed gate: Lock it at night to secure the property from unauthorized personnel</p>

Playground Lot Maintenance Needs
May 30/2026

7	2	<p><u>Playground Enclosure Completion:</u> The playground should be fully in enclosed with timber or equal. Currently there's a transition to a dirt area with no boundary.</p> 
8	2	<p><u>Playground Enclosure Repair:</u> Railroad ties on the east side of the playground are rotted out and need to be replaced.</p> 
9	2	<p><u>Light on Poles:</u> Can we confirm the light are functioning. Randy indicated they need to drive their truck up to lock up the bathrooms in the dark sometimes. If we have effective lighting that would no longer be needed, and then we could actually put a cable across the road and no longer drive up up the road daily.</p>

Playground Lot Maintenance Needs
May 30/2026

<u>10</u>	3	<u>Signage:</u> Install signage at the gate indicating it IS LLVCC property...members and guests only. Provide a sign that bikes must be walked through the property. Review and update or remove other signage.
<u>11</u>	3	Cameras: Add second camera to the shed to monitor access to the property through the gate.
<u>12</u>	3	<u>Horse Barn Entrance:</u> The rotting board's out front are 2 x 12 and we need a total of 40 feet of board to replace. The underlying railroads are also rotted, but we just need something to improve the safety situation because the boards have an organic coating on top are very slippery when wet. 
<u>13</u>	3	<u>Horse Barn repair:</u> This shed is about 26 x 18' and dimension with power, lighting, a good garage door, work benches, and storage shelves. The structure is repairable and should not be demolished. Evaluation should be conducted in determine what repairs are needed.. I was able to get my camera above the wooden ceiling so I could determine the condition of the roof decking and joists at the north end and it observed no rot. It needs a new roof and some siding repairs which could be done with volunteer help. The building could be converted to a new use if not needed for storage. 

Playground Lot Maintenance Needs
May 30/2026



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. Grinding high point from roots and removing the asphalt and replacing with Gravel for the culvert replacement is proposed.
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 repaving hence gravel is proposed for the culvert crossings.



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 10 yards of path 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. Grind uneven areas where roots are pushing up the surface (assume 6 to 8 location)
3. 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.
4. 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: \$5,000 to \$10,000

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?

None initially

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.

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June 20, 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.

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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:

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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.

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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

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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 30 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 30 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

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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.

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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. The 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		
	1 st	2 nd	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

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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. Offensive conduct toward other members, guests, or visitors.	Warning	\$250	\$500
A15 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	\$100	\$250
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

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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.

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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

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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
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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

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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

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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