

LAKELAND VILLAGE COMMUNITY CLUB
ANNUAL TOWN MEETING MINUTES
June 14, 2016

The meeting was called to order at 7:00pm by Richard Caron (19), Board of Director President. Richard welcomed the attendees of the meeting.

Announcements:

Annual Community Garage Sale – Saturday, August 6, 2016 – 8:00 am to 5:00 pm

Annual Community Picnic – Sunday, August 28, 2016 – 4:00 pm to 6:00 pm at Beach Gazebo Area

Part Time Open Position Available for Ground Authority

Richard Caron asked each board member to introduce themselves and announce the positions and committees they chair:

Gina Byrd (18), Recreation

Robert Finley (18), Maintenance / Grounds Authority

Leon Stevens (19), Vice President / Security

Richard Caron (19), President

Teri Camus (17), Treasurer/Secretary

Michael Breda (19)

Bruce Jackson (17), Architectural Control Committee (Absent)

Rich Pence (17), Lake Management (Absent)

Laurie Swetkovich, Office Manager

There were approximately 23 people in attendance including the board members.

Richard Caron introduced Richard Bell, President of the Allyn Community Association as the evening's guest speaker and gave Richard the floor.

Richard Bell is the not only the President of the ACA, but he us also a twenty year LakeLand Village homeowner. Richard has been the chair of the ACA several times in the past and is a community activist for our area. The ACA is a non-profit group and the board consists of three residents of LakeLand Village, people from Grapeview, and Harstine Island.

One of the thing that has been occurring over the years and I see the same problem here, is a lack of participation in meetings. The ACA meetings are the first Thursday of each month at 6:00pm at the Allyn Clubhouse (old liquor store Allyn Center). Speakers are invited to speak at ACA Town meetings.

The ACA promotes the city of Allyn and LakeLand Villages population in two thirds of Allyn. It makes sense that the people of LakeLand Village be a part of ACA and are aware what is going on in the community. The ACA is Allyn's direct voice of the community to the leadership of Mason County and we try to gather information from community members then advise Mason County of Allyn's needs.

The ACA organizes events such as the Allyn Days Festival. The Allyn Day Festival is labor intensive and 100+ volunteers are needed. It is the main fundraiser and the money raised is used to maintain Allyn's parks, keep Allyn beautiful, the Memorial Day Celebration, the Christmas Program, Santa, the North Bay Review Newspaper, and other events. This year we will be doing Oktoberfest for fun. The ACA would like to raise money to have a community center.

The ACA is now collaborating with Belfair on some major projects to group the communities together to say we support a project, we have identified about nine so far, and one is our community center, the oyster house that will be turned into a museum, the Salmon Center Convention Center in Belfair, the Wagon Wheel Park, trail between Allyn and Belfair, and a plan for a great trail system from Gorst to Shelton.

A suggestion was made from the audience to have a community meeting between LakeLand Village and the ACA. The board was receptive to the idea.

Richard Caron announced the item of discussion for the remainder of the meeting is Security. LakeLand Village By-Laws have called for a Security Team and Security Committee since the beginning of incorporation. The Security Team we have in place now consists of three people and that has not changed the years, except personnel. Over the last few years, the board, has task the Security Team with none security responsibilities, primarily Architectural Control Committee requirements, on top of Securities daily duties. The number of homes and people in LakeLand Village are increasing dramatically, Covenant control is difficult at times. We have three paid employees who drive through LakeLand every day, three times a day; the board has tasked the Security Team personnel to keep an eye out for Covenant violations.

Over the years there have been people who believe because Security does not have powers of arrest, the power to detain an individual, and are not in uniform, that it is a waste of money and the Security should be disband. There are those who think we should have more Security than we do now, this usually coincides with incidents of vandalism during spring break and the summer months. This year during spring break we had a rash of vandalism and destruction of property, causing several thousand dollars of damage. The office received numerous calls during spring break week this year complaining security was not doing their job because they were not out at 4:00am to catch the vandals.

Some questions homeowners have had include: why do we have the Security Team we have, should we have something different, do we need a Security Team, should we hire a private security company, and should we try to hire a Sheriff Deputy? Since this is a community wide issue, and potentially an expensive issue, the Board of Directors decided to make it the topic of our Annual Town Meeting and hear from the homeowners in our community. The board wanted to present some options and see what community members think, we were hoping this meeting would attract a larger community presence. How the board proceeds with the issue of Security is dependent on the communities' views. It is the Board of Directors opinion there are four options, of which only three are viable.

Option one we keep the Security Team as is, maybe increase or change hours, with no other changes. Keeping in mind the Security Team are employees of the Homeowners Associations and the Association is liable for their actions.

The board has contacted the Associations attorney who specializes in Homeowner Associations and in his opinion the Association should walk away from Security. The attorney suggested if the homeowners still want a Security Team; hire a licensed, bonded security company. This leads to option two, hire a private security company. The board has contact two private security companies and requested estimates with the following requirements, one guard, eight hours shift 11:00pm to 7:00am or 10:00pm to 6:00am, seven days a week, three hundred sixty five days a year, drive a company vehicle. These Security Guards are licensed, bonded, insured, trained, and meet all state requirements for a private security company. The estimates we received are approximately \$67,000.00 a year. When you divide this amount with the lots in LakeLand, our HOA dues would increase from \$167.00 to 250.00 per year, that is less than \$8.00 a month per lot. The advantage to a private security company is they take on all the liability.

Option three we disband security all together and rely solely on the Mason County Sheriff's Office. This option we feel will not work, due to staffing issues the Sheriff's Office currently has and the lack of coverage we have seen in the past.

Option four there are communities in Mason County, Twin Lakes and Lake Cushman, that have paid to have a resident deputy in their community. Because of staffing issues, the Sheriff is pushing these communities towards private security companies.

Richard has looked at other HOA communities in the area like McCormick Woods, which is in the middle of Port Orchard, they have Port Orchards Police Department and Kitsap Sheriff's Office for coverage. Alderbrook was another, researching their online governing documents, there was no mention of security.

The point of all this is these are the options we have as a community, no matter what we do; we cannot expect any type of security to stop everything or be everywhere. It is up to us as community members to take measures to protect our property as well, lock your car, don't leave valuable item in your vehicle, and shut your garage door at night.

The question was asked, what are we spending in the Security Team we have now? Richard responded, security payroll is \$20,500.00 per year, payroll taxes, which include all five employees, are \$6,500.00 per year, security maintenance, this includes gas, oil changes, any maintenance on the vehicle, radar machine, and equipment security needs is \$4,000.00 per year, and vehicle insurance on the security truck is \$897.00 per year. Keep in mind that because the current Security personnel do so much outside of security duties, the positions would be renamed and continue working for the board and the Architectural Control Committee, maybe with reduced hours. Richard stated the \$67,000.00 we are talking about, would be an additional cost to what we are paying now.

Board Member Michael Breda wondered if keeping the Security Team we have now intact, if we decide to add a private security company wasn't redundant. Michael agreed with the times vandalisms occurs, and agrees we do need an internal security force. Michael stated, he does not believe, the Security Team driving around LakeLand Village will deter crime. Several audience members voiced their disagreement with Michael's statement; they believe having a visible security truck does deter crime. They believe a truck with the word security on the side, shows people there is someone out there watching.

Jim Halter stated he was on security for three years and made sure the security truck was highly visible in the community. Jim stopped and talk with individuals walking and they were always appreciative the fact someone was out there driving the community watching for anything suspicious.

Michael Breda asked Jim Halter how much did security driving around deter the crime. Madeline Halter stated she has gone on Saturday night drive alones with Jim and has witnessed Jim catching a group of juveniles egging homes and knocking down mailboxes on LakeLand Drive. Jim was able to chase them out of LakeLand Village, get a license plate number, and description of the vehicle. This information was given to the Sheriff's Office and the juveniles were identified and their vandalism stopped.

Richard Caron agrees that the security vehicle driving the street of LakeLand Village does deter crime. Even if we had a Sheriff's Deputy in LakeLand they cannot be at all locations all the time.

A member of the audience stated, he had attended a board meeting fifteen years prior and asked the then Board President if the homeowners of LakeLand Village were getting the best bang for their buck with security. The then President responded, yes we are, security has called me twice after dark to tell me I left my garage door open. The same audience member stated right after this meeting the Newsletter came out and listed entries from securities daily log; the biggest number of calls was in regard to barking dogs and the second was garage door calls. He continued to say he does not think we get our monies worth for this type of service. The audience member then asked if there has been any kind of study or data collected as to what security does? Richard Caron responded no a survey has not been done. Richard stated he just had a discussion with Security head Rick Skelton regarding the garage doors; if Security is out at 11:00pm and sees a garage door open they are expected to contact the homeowner that is called prevention.

An audience member asked what are securities hours. Richard Caron responded, Security makes three trips a day through the village, each trip taking an hour to an hour and a half; morning, noon, and late night. Leon Steven added in addition to the regular shifts; Security is now doing an early morning run on various days between the hours of 12:00 am and 6:00 am. Rick Skelton reported, Security is available by phone from 6:30 am to 11:00 pm and they receive call for issues ranging from barking dogs and solicitors, to strange individual walking on a street. Security member responds to the location and talks with the individual, asks them to leave or calls the Sheriff. Richard Caron state a lot of the things Security does and calls Security respond to does not get publicized.

An audience member reported they lived in a remote area a lot like LakeLand Village and they had a resident deputy in their community. If the deputy was responding from his home the response time was great, but if he had already left for work the response time was slow. She does like the idea of our Security being out in the Village and does not believe a resident deputy will provide us any more security.

An audience member asked if we changed the name of Security does that negate the liability? She believes a huge issue is the liability the Association takes on with the person or persons who occupy those positions. Especially if they are not informed on where their boundaries are between law enforcement and a legal standpoint, the Association opens itself up to a tremendous lawsuit. I like security but I think the legal liability has to be at least as important to the community as the security aspect.

Richard Caron responded our Security personnel are not licensed, bonded, and have not gone through the state training like the private companies have and we do have that strict liability. Our Security personnel do have strict orders as to what they can and cannot do. They are not allowed to be confrontational, they are allowed to talk to anyone they want to, but no hands on, and they are allowed to defend themselves. The liability is there with any employee, but especially Security.

It was asked if we have talked with the attorney and asked if changing the name from Security would lessen the liability. Richard Caron responded, we thought about changing the name to neighborhood watch and the attorney stated the same liability would apply and because our By-Laws call for Security we would need to change the By-Laws, which is as hard to change as the Covenants. The attorney believes because the By-Laws call for Security they also give the board the power of hiring and firing all employees, which means technically we could terminate Security personnel, but then we wouldn't have anything and personally I do not think we would be better off.

Michael Breda asked Richard Caron what are our alternatives. Michael stated he is not suggesting we leave what we currently have, but as the community grows we are going to need more security and he believes they should be armed. Michael does not believe calling the Sheriff's Office is an effective avenue. Richard stated the private security companies do have armed and unarmed personnel, but if we consider hiring an armed guard the price will increase dramatically.

Richard Caron stated this meeting is an exploratory meeting and nothing will happen over night. If the majorities are in favor of hiring a private company, there will be a committee of community member that would meet with the companies to interview them, and because of the cost and the increase in HOA dues it would go to a vote in February at the Budget meeting.

Richard Bell stated there is a fifth option of incorporating LakeLand into Allyn the cost would be around \$87,000.00 and we would contract with the Sheriff's Office.

Michael Breda asked a new homeowner Vince Marbella why he felt the need to put in a security camera system. Vince stated he installed the camera to deter crime and for his own piece of mind and to give his wife the insurance that if anything does happen it will capture it on video and they can provide the video to local law enforcement. There are things we need to do today to protect ourselves.

Vince Marbella asked we go to a Private Security Company the cost would increase approximately \$67,000.00 and the cost of our Security now is approximately \$30,000.00, will the existing \$30,000.00 go away? Richard Caron responded, some of it would go away but not all because we would retain the personnel and use them in other capacities; the \$67,000.00 would be on top of what we already pay.

Vince Marbella then asked does the Association carry liability insurance? Richard Caron responded yes we do carry liability insurance on the board itself and an umbrella policy of one million dollars for all the common areas.

A community member asked if the insurance carrier has knowledge of the our Security and what their duties are and are we insured for that or can they be for a more reasonable cost than the private Security Company? The reason he asked is because he lived in another gated communities

with full security and the homeowners receive nothing more than LakeLand Security provides. The cost is well over the \$250.00 a year we are talking about. Laurie Swetkovich responded, the Association's insurance broker does know we have a Security Team and a Security vehicle. The insurance broker has recommended this policy and according to the broker we have an above average policy for a Homeowner Association.

Richard Caron has talked with the Sheriff's Office and a call placed by Security personnel is taken more seriously than a homeowner. Madeline Halter believes the community needs to be educated on what calls should be placed to Security and what calls should go directly to 911.

The consensus of the community members in attendance was to leave Security as they are now and if we can find it in the budget a fourth Security individual may be hired to work the overnight hours.

An audience member asked if the community could be gated? Richard Caron responded that the roads were deeded to the County and there are three entrances to LakeLand Village. LakeLand Village, Homestead Road, and Merton Creek Road is the main thoroughfare to the main sewage plant and it goes all the way to Lake Cushman. The gate is owned by Tacoma Power and they do not lock the gate. Can a gate be place on Merton Creek Road where LakeLand Village starts, considering the amount of traffic that frequents this road a gate would not be practical.

An audience member asked if we could put up a camera system at the entrances of LakeLand Village? The idea has been talked about and the board will look at the costs involved.

Richard Caron thanked the community members that attended the meeting and the meeting was adjourned at 8:03pm.

Recorder,

Laurie Swetkovich