

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting
September 20, 2017**

Minutes

The meeting was called to order at 6:00 pm.

Attendees: Directors present: Brent Flock, Dan John, Dave Duncan, Shannon Rose, Sandra Sweet
Directors Absent: Brent Flock, Jim Phillips
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Minutes: Minutes from the August 2017 Board of Directors meeting were approved as presented. M/S/P (Sweet/Jorgensen)

Finance: Financials as of August 31, 2017 were reviewed as presented.
An updated reserve budget and grounds maintenance expense budget were presented.

- Parrott was asked to research reasons for an unusually high water meter bill.
- Parrott was asked to confirm the amount owed by owner Stelck. Numbers listed seem to be incorrect.

Motion to approve the August 2017 financials. M/S/P (Jorgensen/Duncan)

Management Report

- CCR Compliance – Parrott shared the compliance report for this period.
- Landscape Task Tracking – Parrott shared the report this period.
- Lakeland Village Patio Homes Report – No report.

Committee Reports

- Waterways –
 - Thomas reported that culvert near Waterway Court may need to be evaluated to determine if immediate repairs are necessary. Thomas will arrange for a contractor to send a camera into the culvert to assess the situation.
 - Thomas will solicit a bid from Dave Vincen (Stonehenge) for the replacement of a grate on pond 5.
 - Members discussed options for increasing water flow to pond 6. Thomas will solicit Vincen for bid to install piping.
 - Thomas will create a list of culverts that should be cleaned out annually.
 - Parrott will coordinate a 2017 wrap up meeting with Aquatechnex, Thomas and John.
- Landscaping –
 - Duncan reviewed the 2018 proposed landscape plan. Members requested that the following items be added/amended:
 - Consideration of retention areas should be added to plan.
 - Enhanced landscaping at Sleepy Hollow entrance near retention area should be added.
 - Retention area fescue should be mowed as regularly as other fescue areas.
 - Members discussed Summer Lawns' performance this year. Parrott will work with Duncan to prepare an RFP for distribution to potential landscape companies.
 - Duncan will arrange a meeting with Summer Lawns to recap 2017 year.

- ACC –
 - Rose shared the ACC's proposal for fencing guidelines. Members requested enhanced language. The committee will revise and present during next meeting.
 - ACC member Webster expressed concerns regarding pre-approved paint samples online. Members accepted Webster's recommendation to remove the paint samples online. Webster and Rose requested that current ACC form be revised to include door color and garage door color specifications.

Old Business

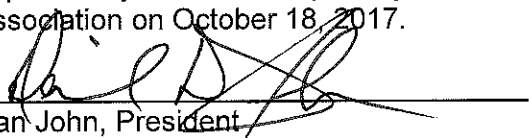
- Acknowledgement of Electronic Votes outside of Meeting –
 - None this period
- Mailbox stands in need of repair – Jorgensen and Rose will evaluate all stands and report any in need of repair to the board.
 - Proposed connection to Carlton Bay Pond – Motion to allow Carlton Bay to use Lakeland's system to carry water to their South Pond under specific conditions. (See attached motion) M/S/Passed (Duncan/Jorgensen)
- Review of Reserve Study – Topic will be discussed during a special meeting of the Board on Oct. 4, 2017.
- Aeration on Ponds - Motion to defer decision to install aeration equipment until 2018. See attached written motion. M/S/Passed (Duncan/Sweet)

New Business:

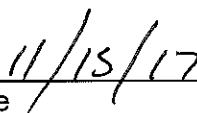
- 2018 Proposed Budget – Topic will be discussed during a special meeting of the Board on Oct. 4, 2017.
- Pond 7 Bank Stabilization – Motion to approve bid provided by Stonehenge. M/S/Passed (Sweet/Duncan)

The next meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, Oct. 18.** There being no further business, the meeting was adjourned at 8:55 p.m.

These minutes were prepared by Tisha Parrott of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association on October 18, 2017.



 Dan John, President
 Lakeland Village Homeowners Association



 Date

Carlton Bay Motion:

Carlton Bay's South Pond is very shallow, and has major water quality problems now that are not likely to be successfully treated in the future. The Carlton Bay HOA has expressed interest in connecting their South Pond to Lakeland's Pond 4, and/or using Lakeland's lateral that feeds Pond 4 to provide additional water to their pond. Approximately five feet of the north end of Pond 4 is on Carlton Bay property.

Be it resolved that:

Lakeland will not allow the waters of Lakeland's Pond 4 to be connected in any way to the waters of the Carlton Bay subdivision. If necessary a berm might have to be constructed on Lakeland property that would completely separate the waters of Pond 4 from Carlton Bay.

The Lakeland HOA will allow Carlton Bay to use Lakeland's system to carry water to their South Pond under the following conditions:

1. Carlton Bay purchases shares from Boise Valley Irrigation Ditch Company.
2. No water from Carlton Bay will enter Pond 4 or any Lakeland HOA property including the outlet ditch that runs behind Waterway Court homes.
3. Carlton Bay covers the costs of upgrading Lakeland's pipe crossing the Dry Creek Canal from the current 8" diameter to 14" diameter.
4. Carlton Bay covers the costs of installing a clean out and gate on Lakeland property so flow from our system to theirs could be regulated.
5. Carlton Bay pays a reasonable annual carriage fee for use of the Lakeland lateral system.

Aeration Motion:

Chemical treatment and aeration are proven methods for improving pond water quality. Lakeland's Pond 6 is probably our best candidate for aeration since outflow from 6 affects 4 ponds downstream from it including Pond 5 which is probably the most utilized pond in the subdivision. Pond 6 might be successfully treated with chemicals alone, but 2017 was not a good test year since the contractor made some incorrect assumptions that adversely affected water quality early in the year.

Therefore, be it resolved that:

The Lakeland Board of Directors will defer the decision on Pond 6 aeration until the fall of 2018, so that the water quality in Pond 6 can be assessed with chemical treatment alone. Aquatechnex will be asked to provide cost-of-treatment data with and without aeration, and provide a statement of any additional benefits that might be achieved with aeration. The estimated annual costs for aeration (currently estimated to be between \$1200 and \$1800 per year) will be reviewed and modified if necessary.

