

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting
May 22, 2018**

Minutes

The meeting was called to order at 5:58 pm.

Attendees: Directors present: Dave Duncan, Brent Flock, Joe Nunley, Tessie Page, Jim Phillips, Sandra Sweet
Directors Absent: Teresa Jorgensen
Guests Present: Owner Fred Cornforth
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

No Fishing Signs on Ponds

Cornforth presented concerns regarding the need for “no fishing” signage on ponds. Cornforth offered to pay for any signage added.

Minutes: Minutes from the April 2018 Board of Directors meeting were approved as presented. M/S/P (Page/Phillips)

Finance: Financials as of April 2018 were reviewed as presented. Members reviewed accounts receivable report.

- Motion to approve the April 2018 financials. M/S/P (Sweet/Nunley)
- Members reviewed the reserve and grounds maintenance budget spreadsheets. Members agreed that the proposed reserve budget must be reworked during a special meeting dedicated to that purpose. Flock will call for a meeting in June.
- Nunley was given authorization to research options for investing reserve funds to receive better return on investment.
- Motion to authorize Vial Fotheringham to move forward with foreclosure on property currently in collections. M/S/Passed (Flock/Nunley)

Management Report

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

Committee Reports

- Waterways – No report.
- Landscaping – Duncan reported that members Winn and Harris have resigned from the committee. New members Horwood and Murray are good additions. Duncan gave a report of activity this period.
- ACC – No report given.

Old Business

- Members acknowledged the following votes occurred outside of a regular meeting:
 - 4/26/18 Vote to accept the proposed HOA totals owed by owner at 10427 W. Waterway Ct and to direct Sentry Management to accept the proposed totals.
- Lighthouse Paint Bids – Parrott was asked to obtain bids to paint just the bottom portion of the lighthouse where the rust and water stains are present.

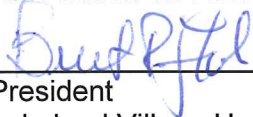
- 2018 Landscape Plan Prioritization - Members reviewed 2018 Landscape Plan priorities. Priorities will be further evaluated during the budget meeting in June. Motion to authorize the landscape committee to move forward with the following projects. M/S/Passed (Page/Sweet)
 1. #2 Duxbury/Heceta Head – Correct irrigation, control weeds, add plants
 2. #3 – Stump grinding on Waterway Court
 3. #4 – Sod addition at south end of pond 3
- Reserve Budget Review – Members will meet in June to review and establish plans for reserve budget.
- No Fishing Signage – Flock will contact Cornforth regarding proposed signage.

New Business:

- Solar Panel Guidelines – Motion to accept the proposed Resolution 2018 – 1 Solar Energy System Addition Guidelines as presented by Parrott. M/S/Passed (Sweet/Duncan)
- Summerlawns contract performance – Parrott was advised to continue to pay Summerlawns invoices. If tasks are not completed throughout the year, the final payment will reflect that.
- Landscape plan procedures – Duncan clarified the procedure for submitting a landscape plan, having it approved, and carrying out the projects set forth therein.
- Main mowing common property - Parrott was asked to contact Dr. Main (neighbor near pond 5) to request that, if LV property is mowed, the grass clippings should be picked up or removed.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, June 27, 2018 after the annual meeting.** There being no further business, the meeting was adjourned at 7:46 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 June 27, 2018.


 _____ Date 8/22/2018

President
 Lakeland Village Homeowners Association