

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting**

July 24, 2019

Minutes

The meeting was called to order at 6:01 pm.

Attendees: Directors present: Brent Flock, Teresa Jorgensen, Joe Nunley, Tessie Page, Bob Schwartz
Directors Absent: Dave Duncan, Sandra Sweet
Guests Present: Owners Jensen, Troupis and Rhoades
Sentry Management Representative Tisha Parrott was also present.
There was a quorum established to conduct business.

Homeowner Forum:

Owners Troupis, Rhoades, and Jensen presented information regarding a request to place pump equipment on HOA common property and to utilize HOA electric for pump. Said pump equipment will drive aeration system for pond 6, which will be installed and maintained at owner expense. This project is an effort to improve condition of pond 6 and decrease algae and other growth on pond.

Minutes: Minutes from the June 2019 Board of Directors meeting were approved as presented. M/S/P (Jorgensen/Nunley)

Finance: Financials as of June 30, 2019 were reviewed as presented. Motion to approve the financials as presented. M/S/P (Nunley/Jorgensen)

Members discussed the account currently in collections with Vial Fotheringham. Parrott was asked to send an update regarding account in collections when VF rep returns to office.

Management Report

- CCR Compliance – Sentry is performing regular drive throughs per the association's contract. Members reviewed violations this period.
- Lakeland Village Patio Homes Report – No report.

Committee Reports

- Waterways – Jorgensen provided details of recent challenges with water flow into pond 6. The contractor who installed the new piping (Dave Vincen) has been contacted regarding a need to amend the pipe installation to improve flow. Parrott reported that the contractor left a message indicating he will have the pipe lowered by 3 inches to correct the issue. Jorgensen also reported there is a need to investigate the erosion problem on the common area property and on Eck property. Parrott was asked to investigate property lines in the area of the Sultana head gate. There is a need to make this head gate more accessible to the association. Jorgensen recommends no further action on Pond 7 until season is over. Parrott was asked to consult Sterling regarding hemlock in wetlands near Cape Arago and the need to thin evergreens on Heceta Head between Cape Arago and Harbor Town.
- Landscaping – No report. Members noted that Sterling appears to be doing a much better job with landscape than previous contractor.
- ACC – Members reviewed the list of requests for the month of June.

New Business:

- Owner request for aeration pump install on pond 6 – Motion to allow owners along pond 6 to install necessary pump equipment to drive aeration in that pond, and to power the pump utilizing HOA electricity, with the following conditions:

- All owners on pond must sign an acknowledgement absolving HOA of all responsibility for maintenance, repair, or install of the pump equipment.
- The HOA reserves the right to remove the equipment or discontinue electric to the equipment if, for any reason, the board determines the equipment to be a liability for the association.
- Owners along pond 6 must assign a point of contact for all dealings relating to the equipment. That point of contact, and only that individual, will take full responsibility for communications regarding the equipment, and for any damages incurred by the installation or use of the equipment over time.
- Installation of all equipment, including electrical component must be done by a licensed and bonded technician approved by the HOA board.
- If the HOA chooses to utilize a different pond contractor in future years, owners must work with that pond contractor to maintain the equipment. Work with the current contractor will not be appropriate under those conditions.

M/S/Passed (Flock/Page) Parrott will draft the document for owner signatures and send to board for approval.

- Coleman dock construction issue – Parrott noted that there has been no formal request from owner. Until one is received, there seems to be no need for board action.
- Pond 7 dock – Parrott reported that one contractor of three responded to request for bid. That contractor indicated welding is necessary to correct issues with dock. He is not equipped to do so. He recommended remove, given the liability. Bid for removal was \$475. Parrott was asked to obtain a bid to fix the dock, and to get a second bid to install another, larger, dock on pond 5 along the western edge of pond near steps.

Old Business

- Ratification of Electronic Votes: None this period.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, August 28, 2019.**

There being no further business, the meeting was adjourned at 6:45 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 August 28, 2019.

Brent R. Hoel _____ Date 4/23/2020 _____
 President
 Lakeland Village Homeowners Association