

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

November 20, 2019

Minutes

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

Attendees: Directors present: Brent Flock, Bob Schwartz, Dave Duncan, Sandra Sweet
Directors Absent: Teresa Jorgensen, Joe Nunley, Tessie Page
Guests Present: Sentry Management Representative Caia McCurdy was present.
There was a quorum established to conduct business.

Homeowner Forum:

Susan Carter described status of trees behind home and expressed concerns regarding the breached area of the fence where pedestrians can walk through.

Minutes: Minutes from the October 2019 Board of Directors meeting were approved as presented. M/S/P (Sweet/Duncan)

Finance: Unreconciled Financials as of October 31, 2019 were reviewed as presented. Tabled. No action taken at this time.

Members discussed the account currently in collections with Vial Fotheringham. Members reviewed the accounts receivable list.

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 – Sterling completed Fall clean up. No report this period.

Committee Reports

- Waterways – No report at this time.
- Landscaping –
 - Motion to have the HOA accept responsibility for the trees behind 10518 W Waterway Ct with the stipulation the homeowner is willing to sign a formal document reflecting this. M/S/Passed (Flock/Sweet)
 - Motion to have Tanager provide a bid for trimming the trees behind 10518 W Waterway Ct if they are healthy, or a bid for removing the trees if they are unhealthy. M/S/Passed (Sweet/Schwartz)
 - Motion to have Sentry compose letters to homeowners to the four western-most properties on the north side of Waterway Ct clarifying that although the HOA has performed some maintenance in the past on trees on the north side of those properties, the HOA will not take responsibility for future maintenance on those trees except for those on the property line behind 10518. M/S/Passed (Flock/Duncan)
 - Motion to have Sentry send a letter to the owner of the lot containing the broken sections of fence on Aspen Glen. M/S/Passed (Duncan/Flock)
 - McCurdy to work with Duncan and Sweet to develop a system of archiving the landscape reports, etc. to be accessible to the Board.
- ACC – No report at this time.

New Business:

- New ICCU CD – Tabled. No action taken at this time.

- Committee Roles – Tabled. Will follow up at another time.

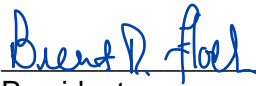
Old Business

- Ratification of Electronic Votes
 - None this period
- Leak in Pond 6 Supply Line – McCurdy presented bid from Master Rooter to scope pipe. Members discussed getting a bid from the same company used on Pond 7. McCurdy to follow up.
- Dock Bids for Pond 5 – McCurdy has reached out to multiple contractors for bids. Waiting on responses. No action taken at this time.
- Pond 6 Aerators – McCurdy to check status of when homeowners anticipate installing the aerators in pond 6.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, January 22, 2020. No meeting will be held in December as approved by the Board of Directors.**

There being no further business, the meeting was adjourned at 7:02 p.m.

These minutes were prepared by Caia McCurdy of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association on January 22, 2020.



President
Lakeland Village Homeowners Association