

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

October 30, 2019

Minutes

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

**Attendees:** Directors present: Brent, Flock, Teresa Jorgensen, Joe Nunley, Bob Schwartz, Dave Duncan, Sandra Sweet, Tessie Page  
Directors Absent: None  
Guests Present: Pat Liddell  
Sentry Management Representative Caia McCurdy was also present.  
There was a quorum established to conduct business.

**Guest Speaker:**

Pat Liddell, VP of Idaho Division, Sentry Management discussed management responsibilities of Lakeland Village Master Association vs Lakeland Village Patio Homes Association. Discussed possibility of dissolving sub-association under the Master. Board will discuss at a later date.

**Homeowner Forum:**

None this period.

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

**Finance:** Financials as of September 30, 2019 were reviewed as presented. Motion to approve the financials as presented. M/S/P (Duncan/Schwartz)

Members discussed the account currently in collections with Vial Fotheringham. Members reviewed the accounts receivable list. Motion to move forward with intent to liens. M/S/Passed (Page/Nunley)

**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 – McCurdy will send out an email blast informing Patio Homes homeowners about fall clean up.

**Committee Reports**

- Waterways – No report at this time.
- Landscaping – Members reviewed the October Landscaping Evaluation. Noted Sterling has completed items on list.
- ACC – No report at this time.

**New Business:**

- 2020 Budget – McCurdy presented proposed 2020 budget. Members reviewed and approved budget as presented. M/S/P (Duncan/Page)
- Snow Removal Contract with Sterling – Motion to approve contract with Sterling for 2019-2021. M/S/P (Nunley/Duncan)
- ICCU CD Expiration (11/27/2019) – Motion to renew current CD at ICCU and add \$20,000 to a new CD. M/S/P (Nunley/Jorgensen)
- Bids for Tree Removal – Common Area and behind 10815 W Waterway Ct – Members reviewed bids from Timmy's Trees, Tanager Trees, and Sterling Landscaping. Motion to approve both bids from Tanager Trees. M/S/P (Duncan/Jorgensen)

- Committee Roles – Tabled. No action taken at this time.

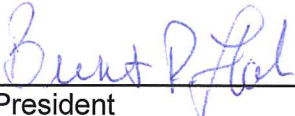
### Old Business

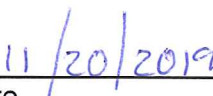
- Ratification of Electronic Votes
  - 9/26/19 – LVHOA will endorse James Page for City Counsel of Garden City
  - 9/30/19 – Vote to accept bid from Ada County Weed Abatement to treat weeds in Cape Arago Swale to cost between \$55-\$75
  - 10/22/19 – Vote to approve the Pond 6 aeration project with the revised verbiage
  - M/S/P (Nunley/Jorgensen)
- Leak in Pond 6 Supply Line – Motion to get bid to scope pipe. M/S/P (Nunley/Jorgensen)
- Investigate property lines in the area of the Sultana head gate – McCurdy presented plat indicating property lines and utility easement. Motion to get bid for installation of fence and gate to allow HOA access without entering through the homeowner's yard. M/S/P (Jorgensen/Page)
- Dock Bids for Pond 5 – McCurdy has reached out to multiple contractors for bids. Waiting on responses. No action taken at this time.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, November 20, 2019. No meeting will be held in December as approved by the Board of Directors.**

There being no further business, the meeting was adjourned at 7:08 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 November 20, 2019.

  
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President  
Lakeland Village Homeowners Association

  
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Date