

**Lakeland Village Homeowners Association  
Board of Directors Regular Business Meeting  
September 23, 2020**

Minutes

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

**Attendees:** Directors present: Teresa Jorgensen, Joe Nunley, Tessie Page, Sandra Sweet, Bob Schwartz, and Dave Duncan  
Directors Absent: None  
Guests Present: Sentry Management Representatives Caia McCurdy and Vanessa Craft were also present.  
There was a quorum established to conduct business.

**Board Member Appointment**

**Candidate Interviews:**

Members reviewed the three Candidate Interest Forms received which included Martin Hambalek, Carolyn Hennen, and John O'Keeffe. Candidates were invited to attend meeting for interview of vacant Director position. Members deliberated. Motion to appoint Carolyn Hennen to the LVHOA Board of Directors to serve until the next Annual Meeting. M/S/P (Duncan/Sweet; 5-1 vote)

**Minutes:** Motion to table minutes from the August 2020 Board of Directors meeting as presented. M/S/P (Duncan/Sweet)

**Finance:** Financials as of August 31, 2020 were reviewed and approved as presented. M/S/P (Nunley/Duncan)

Members reviewed Collection Update provided by B Schwartz, including the accounts receivable list.

**Management Report:**

- Lakeland Village Patio Homes Report – Patio Home President, Judie Schwartz, submitted update to Board for review.

**Committee Reports:**

- Waterways – Jorgensen submitted Waterways Committee Report. Please see attached.
- Landscaping – Duncan submitted August Landscape Report. Please see attached.
- ACC – Members reviewed ACC report. Please see attached.

**New Business:**

- 2021 Budget Prep – Nunley to work with McCurdy to draft 2021 budget to be presented at October meeting. No action taken at this time.

**Old Business:**

- Ratification of Electronic Votes – M/S/P (Nunley/Sweet)
  - 9/8/20 Approval to deny extension of Summary Judgement
  - 9/17/20 Approval to accept Summary Judgement and proceed with foreclosure on delinquent account
  - 9/18/20 Approval of bids from Sterling to remove two trees damaged by recent storms for a total of \$725

Members scheduled a special meeting of the Lakeland Homeowners Association Board of Directors to follow up on old Business to be held **Tuesday, September 29, 2020.**

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, October 28, 2020.**

There being no further business, the meeting was adjourned at 7:23 pm.

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.

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President  
Lakeland Village Homeowners Association

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Date

**Lakeland Village Updates and Committee Reports**  
**September Board Meeting**  
**Wednesday, September 23, 2020**

**Collections Update**

The foreclosure process regarding Stelck is quite complicated as I stated in my email yesterday.

Chris explained that Judge Norton took pains to separate the three cases: The first relates to the \$4,360 still pending that can be collected from Stelck's assets.

The second was a foreclosure case for which Stelck settled in 2017. The ruling therefore addresses monies owed only in the present case.

To make a long story short, pgs 21 and 22 of the Summary Judgment define the time period for which the HOA can collect, starting one year prior to the first filing on May 8, 2019. The ruling uses the following legal statement: "The Court Denies a Lien Foreclosure on Amounts Owed to the Patio Association More than Twelve Months Before the Notice of Claim of Lien Because Unperfected"

This applies to the Master HOA as well. This legal interpretation by this judge is different from different judges under Idaho law.

If we were to go to trial, we could argue for another \$1,500, but would likely lose.

Although foreclosure law prevents us from going back more than 12 months, we can file another case against personal assets for monies owed up to five years ago. The amounts may add about \$1,400.00 from one debt and possibly another \$2,600 from another debt.

Chris advises waiting for this case to resolve before acting on the \$4,360.00 still pending from the first case.

He is drafting an Order of Foreclosure and will submit that and his accounting of attorney's fees within the stated 14-day timeframe.

You can read the Summary Judgment for a detailed explanation.

**Patio Homes Report**

The Lakeland Village Patio Homes Board will meet on September 30 to review the lawn care work and discuss its 2021 budget, size of the patio board, email and website updates, handling of delinquent accounts and other business. Does the Master Board plan to change attorneys now that the Stelck matter is wrapping up?

**Waterways Committee Report**

- A. Treatment of Ponds
  - a. Regular treatment of all ponds occurred on Sept. 9
  - b. Due to weeds reported 9-21, additional treatment requested for ponds 5 & 3
- B. Lowering of Pond 7 exit pipe
  - a. Met with ACHD who advised all downstream path would also need to be lowered and not recommended

- C. Management of water levels on pond 7 & 8
  - a. New gate has enabled much easier management
  - b. No reported, or observed issues with water levels
- D. Clearing pipe running under the greenbelt
  - a. Need to schedule maintenance roto for fall
  - b. Need to budget line item for routine maintenance based on findings of fall clean out
- E. Pipe leading to Pond 6
  - a. Waterways committee members recommend watch and wait
  - b. Determine if backflow is still an issue at the beginning of water season 2021
  - c. If needed, project to remove pipe would be reconsidered for fall of 2021 or spring 2022
- F. Permanent fix for area under the manhole cover (intersection of water distribution)
  - a. Will review with waterways committee next month
  - b. Probable costs associated ~\$100
- G. Waterfall on Heceta Head
  - a. Still need answers/resolution on auto-fill
- H. Review of Pond 6 Aeration
  - a. AquaTech will present at the Oct. Board meeting findings and results of having an aeration system in pond 6 and recommendations for management of other ponds in the neighborhood

### **Landscape Committee Report**

Please see attached PDF for full details, brief overview of items below:

#### **Sterling –**

- Pond 7 – please provide recommendations for the erosion in the area where the steps were being removed to allow proper pond access
- Pond 4 – see picture in report, please trim branches
- Waterway Ct Park – please prune shrubs appropriately
- Pond 2 – please provide bid for the tree, see picture
  - Fence – does Sterling do anything with fences? If so, please provide recommendation
- Lighthouse – please check irrigation in beds
- Tree removal bids (2) approved, still planning for Oct 8<sup>th</sup> for removal?

#### **Sentry –**

- Pond 7 – bank erosion
- Pond 3 – determine ownership of dead tree
- Pond 2 – will get bids for tree / fence

### **ACC Committee Report**

Please see attached spreadsheet for details. ACC is also continuing to draft guidelines for Sheds and Outbuildings to be reviewed by the Board at a later date.

### **2021 Budget Prep**

Caia with work with Joe to draft 2021 budget for review and finalization for October meeting. If anybody has anticipated projects not listed on the Reserves Forecast, please share with Joe and/or Caia so the items can be budgeted and adjusted accordingly.

\*\*If the Landscape Committee could send over the proposed 2021 Landscape Plan for review and budget considerations, that would be appreciated.

