

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

April 22, 2020

Minutes

The meeting was called to order at 6:04 pm.

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

**Homeowner Forum:**

None this period.

**Minutes:** Minutes from the February 2020 Board of Directors meeting were approved as presented. M/S/P (Sweet/Jorgensen)

Minutes from the April 15, 2020 Board of Directors special meeting were approved as presented. M/S/P (Nunley/Sweet)

**Finance:** Financials as of February 29, 2020 were reviewed and approved as presented. M/S/P (Schwartz/Jorgensen)

Financials as of March 31, 2020 were reviewed and approved as presented. M/S/P (Nunley/Schwartz)

Members discussed the account currently in collections with Vial Fotheringham. Members reviewed the accounts receivable list. Motion to approve proceeding with ITL on five (5) delinquent accounts. M/S/P (Nunley/Schwartz)

**Management Report**

- CCR Compliance – Sentry is performing regular drive throughs per the association's contract. Members discussed violations this period.
- Lakeland Village Patio Homes Report – No report this period.
  - Annual Meeting has been postponed and will be rescheduled at a later date.

**Committee Reports**

- Waterways – Members discussed the lack of water on the Northside of the subdivision. Jorgensen working with Boise Valley Irrigation District. Water is being held back to assist with rising water levels in the ponds. Members proposed possibility of water being diverted into the wetlands and Cape Arago Swale.
  - Flock to call SW Ada County Mosquito Abatement to spray swale for mosquitos.
- Landscaping – Duncan presented the April Landscape Monthly Report.
  - Motion to approve bid from ROE Painting to complete proposed work on the Lighthouse. M/S/P (Duncan/Nunley)
  - Motion to approve Sterling to install Austrian Pine, Snake River Rock, and dark/light pea gravel as proposed on estimate. M/S/P (Jorgensen/Nunley)
  - Drafted Committee Roles to be adopted until other Committee Roles and Responsibilities created.
  - Flock to look at downed Neighborhood Watch sign.
- ACC – Multiple ACC requests have been submitted and approved. See New Business for additional information.

### **New Business:**

- Long Term Strategy for Growth – Members determined topic would need to be reviewed frequently as the area continues to grow.
  - “No Fishing” Signs – Motion to get bids to install a gate near Pond 5 access to deter non-residents from using Lakeland Village amenities. M/S/P (Nunley/Jorgensen)
- Supply Line Pond 6 Bids – Members reviewed three bids to scope and hydro-jet supply line. McCurdy to adjust bid to include additional scope of Pond 7 line and camera scope after jetting complete. Tabled. No action taken at this time.
- ACC Guidelines for Sheds – The ACC proposed creating guidelines for sheds to make process easier for homeowners. Members approved ACC to draft guidelines and then submit to Board for final review.
- Community Project to Clean Out Pond 5 – Duncan to send email to Board to gather volunteers to remove excess silt/dirt from Pond 5.
- Effects of COVID-19 – Members discussed potential hardships due to COVID-19. No action taken at this time.

### **Old Business**

- Ratification of Electronic Votes – M/S/P (Sweet/Nunley)
  - 3/16/20 – Vote to postpone Annual Meeting due to COVID-19
  - 3/16/20 – Vote to cancel March & April BOD meetings and evaluate conditions prior to May BOD meeting
  - 3/19/20 – Vote to approve Quote 4265 from Tanager Tree for tree maintenance services in the amount of \$3760
- Action Item List – Members reviewed outstanding items on the Action Item List.

The next regular meeting of the Lakeland Homeowners Association Board of Directors will be **Wednesday, May 27, 2020.**

There being no further business, the meeting was adjourned at 7:22 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.

*Brent Flock*

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President  
Lakeland Village Homeowners Association

08/11/2020

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Date