

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

May 27, 2020

Minutes

The meeting was called to order at 6:03pm.

Attendees: Directors present: Teresa Jorgensen, Bob Schwartz, Joe Nunley, Tessie Page, Sandra Sweet, and Dave Duncan

Directors Absent: Brent Flock

Guests Present: Sentry Management Representative Caia McCurdy was present.

There was a quorum established to conduct business.

Homeowner Forum:

Homeowner brought up appearance of shrubs on Cape Arago/Heceta Head. Landscape Committee will add to budget for 2021. Members also determined there were no CC&R restrictions regarding TDS fiber installation.

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

Finance: Financials as of April 30, 2020 were reviewed and approved as presented. M/S/P (Nunley/Page)

Members discussed the account currently in collections with Vial Fotheringham. Members reviewed the accounts receivable list. Motion to approve proceeding with liens on two (2) delinquent accounts. M/S/P (Nunley/Sweet)

Management Report

- CCR Compliance – Sentry is performing regular drive throughs per the association's contract. Members discussed violations this period, requested Code Enforcement be contacted regarding a dumpster on Aspen Glen.
- Lakeland Village Patio Homes Report – No report this period.

Committee Reports

- Waterways – Jorgensen reported significant results from the hydro-jetting of the pond 6 supply line. Committee proposed a maintenance plan for annual jetting be added to the 2021 budget.
 - Bill Jacobs has been appointed new Water Master.
 - Motion to approve Far West to pull out the inlet pipe to Pond 6 and replace it with a lined, open creek not to exceed \$5,000. M/S/P (Page/Nunley; Duncan opposed)
 - Members discussed sending a letter to Stonehenge Landscaping regarding dissatisfaction of work and service provided for pond 6 inlet pipe. Motion to obtain legal counsel and draft a demand letter, not to exceed one hour of billed time. M/S/P (Page/Sweet)
- Landscaping – Duncan presented the May Landscape Monthly Report. McCurdy to follow up with Sterling regarding tree replacement and weeds.
- ACC – Multiple ACC requests have been submitted and approved.

New Business:

- Results of Survey from Accurate Surveyors on Waterway Ct – Members reviewed the survey. McCurdy to send letters to affected homeowners including survey results. Based on survey for 10518 W Waterway Ct, one tree homeowner, one on property line.

The HOA will take responsibility of the 33" tree including the maintenance and treatments.

Old Business

- Ratification of Electronic Votes – M/S/P (Page/Nunley)
 - 4/24/20 – Vote to send letter to homeowner regarding Pond 7 water levels and dock owner maintenance
 - 4/28/20 – Vote to move forward with the bid from Express Plumbing Services for the hydro-jetting and scoping of Pond 6 supply line
 - 5/6/20 – Vote to have homeowner of 5782 N Yaquina Head Way pay for Tanager to remove broken branch hanging above common area
 - 5/11/20 – Vote to approve Sterling Landscape to repair pinched irrigation line along Heceta Head for \$859.00
- 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, June 24, 2020.**

There being no further business, the meeting was adjourned at 7:43 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

President
Lakeland Village Homeowners Association

08/11/2020

Date