

**Lakeland Village Homeowners Association  
Board of Directors Annual Meeting Prep Meeting**

May 18, 2021 5:00pm  
Sentry Conference Room

Minutes

The meeting was called to order at 5:02 pm.

**Attendees:** Directors present: Tessie Page, Sandra Sweet, Bob Schwartz, Carolyn Hennen, Teresa Jorgensen, Joe Nunley, and Dave Duncan  
Directors Absent:  
Guests Present: Sentry Management Representative Vanessa Craft and Pat Liddell

There was a quorum established to conduct business.

**Homeowner Forum:**

J. Schwartz Email – items discussed.

**Approval of Minutes:**

M/S/P – Nunley/Sweet

**Approval of Financials: April 2021**

M/S/P - Sweet/Page

**Management Report:**

Craft reported on CCR compliance. LVPHOA did not submit a report this month.

**Committee Reports:**

Jorgensen updated on waterways committee, Bill and Dwight resolved lateral gate at Pond 6 for cost of \$75.00. 2 Beavers have been humanely removed from Pond 3, 3<sup>rd</sup> Beaver remained illusive and the traps were removed from the pond after several weeks of negative results.

Pond 5 Gate – Legal update: HOA can proceed with gate extension. HOA is liable for events on their property.

Hennen made a MOTION to communicate with the O’Keefe’s about resolutions options and to meet onsite, Page SECONDED the motion. Vote was taken, result was 6-1 in favor, Bob Schwartz voted against the motion.

Schwartz made a MOTION to incorporate entire community via a survey, meeting with the O’Keefe’s be postponed until the new Board is seated. MOTION dies for lack of SECOND.

Meeting adjourns to Executive Session at 6:33 PM.

**Executive Session: 6:33 PM – 7:24 PM**

Return to regular meeting at 7:25 PM.

**Old Business:**

- AirBnB – Update – Tabled due to time constraints
- Damaged Fence – Update - Tabled due to time constraints
- LVHOA Website – Update - Tabled due to time constraints
- Resolution – Sweet made a MOTION to accept the resolution title “Resolution 2021” with spelling correction completed and Exhibit A attached. Nunley SECONDED the motion, ALL IN FAVOR.
- Proxy – Nunley MOVED to adopt newly drafted proxy, Sweet SECONDED. Vote taken: 6-yay, 1-nay Bob Schwartz.  
(Schwartz requested his “nay” votes be a matter of recorded and recorded with his name printed)

**New Business:**

- a. Annual Meeting: Board discussed the date to be the 23<sup>rd</sup> or 24<sup>th</sup> of June with a start time of 6:30 registration. Date is to be determined upon venue availability. Packets will be sent to Home Office by the 21<sup>st</sup> of May and mailed out by the 28<sup>th</sup> of May. Candidate Forms due by June 18<sup>th</sup>.
- b. Aeration: To be carried over for the newly elected Board.
- c. Transparency: To be carried over for the newly elected Board.

**Next Meeting:** TBD

**Adjourn: There was no further business, the meeting was adjourned at 8:20 PM.**

These minutes were prepared by Vanessa Craft of Sentry Management as the managing agent, approved by me and accepted by the Board of Directors of Lakeland Village Homeowners Association.

\_\_\_\_\_  
President  
Lakeland Village Homeowners Association

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Date