

**Lakeland Village Homeowners Association (LVHOA)
Minutes of the Monthly Meeting of the LVHOA Board
August 19, 2021
6:00 PM**

Location of Meeting:

Carolyn Hennen's Backyard
10517 W Heceta Head Dr
Garden City, Idaho 83714

Present at Meeting: Sonja Brown

Brad Harwood
Martin Hambalek
Carolyn Hennen
John O'Keefe
Tessie Page
Sandra Sweet

The regular meeting of the LVHOA Board of Lakeland Village Homeowners Association (LVHOA) was called to order at 6:00 PM on August 19, 2021 at Carolyn Hennen's Backyard by Martin Hambalek.

I. Approval of Agenda

The agenda for the meeting was distributed and unanimously approved.

II. Review of Previous Minutes

The minutes of the previous meeting were reviewed and unanimously approved.

III. Consideration of Open Issues

1. Corrections To Previous Board Meeting Minutes

Martin, Tessie

There is no chairperson (Thad) for the ACC. The committee has three members which is a full board. John Julian would have to wait for an opening to be considered as a member. Shannon Rose may want to resign. Also discussed increasing size of ACC with no conclusion.

The waterfall problem on Waterway Court is a problem with the waterfall, not the aerator. Martin will respond to Pat about getting Burgess to repair it.

2. Sentry Management And Agreements

Martin

Vanessa has resigned from Sentry. Martin to draft e-mail about Vanessa resigning and who will replace her and what we will expect. Will also check if there is a newer agreement with increase in cost.

Martin will review invoices Pat Liddell sent today.

John will try to get past financial statements from Pat.

3. Communication To Homeowners

All

Newsletter discussion. Everyone liked the newsletter idea and confirmed Sentry has this in their agreement. Work on getting an initial newsletter. Ask Pat if we can wordsmith something then have Sentry put together a newsletter to be e-mailed out and posted on their website.

4. Review Past Issues

Martin

Martin to address past three e-mails:

Invoice from Sterling - (problem??) may have been caused by Idaho Power Outage.

Have Sterling remove dead tree.

Estimate of broken willow tree. Healthy Tree will do this and gave two options: remove broken part or remove broken part and clean out the dead parts for an additional \$400. Need to check if there are enough funds. Carolyn will ask for Boise Tree estimate.

5. Open Discussion And Past Issues

All

Every third Thursday will be the board meeting.

Irrigation will be shutoff in three weeks.

Put in budget to have someone come out and review past years to project future budget.

Sonja to draft e-mail about the construction that is ongoing.

Reply to Kelly Mann about his yard next to common area and he would be responsible.

Reply to (??) the damage to their personal dock being broken by increased water level is their responsibility.

Add Sonja to Pat's e-mail list.

IV. Consideration of New Business

1. Patio Homeowners Meeting

All

Discussed having a separate meeting with the Patio Homeowners Board or have them attend first half of next meeting. Decision was made to have separate meeting tentatively set for Thursday 9/2 at Tessie or Martin's. Brad to get with Margaret to coordinate the meeting.

2. Common Area Discussion

Martin, Sandra

Gary Steigers has a common area against his property with a rock garden and wall and Sterling is not taking care of it. Get this in the fall contract as it is in Sterling's contract. This only pertains only to patio homes.

3. Sterling Contract

Sandra

Contract with Sterling is up on 12/31. Get with Patio Homeowners Board to discuss extending contract.

V. Agenda and Time of Next Meeting

The next meeting will be held at 6:00 PM on September 16, 2021 at:

Sentry Teams Meeting

Virtual

Garden City, Idaho 83714

The agenda for the next meeting is as follows:

Staffing changes at Sentry.

Past agenda items.

Outstanding issues.

Communication to homeowners (newsletter).

The meeting was adjourned at 7:15 PM by Martin Hambalek.

Minutes submitted by: Brad Harwood

Minutes approved by: Martin Hambalek

Martin Hambalek

02/14/2022