

**Lakeland Village Homeowners Association  
Board of Directors Meeting Minutes  
December 15<sup>th</sup>, 2021**

**Present:** Martin Hambalek, John O’Keeffe, Tessie Page, Brad Harwood, Carolyn Hennen, Sonja Brown, and Sandy Sweet.  
Representing Sentry Management: Shelli Bartlett.

**Guest:** John Julian

1. **Call to Order:** The meeting was called to order at 6:03 pm by Martin Hambalek
2. **Homeowner Forum:** John Julian expressed his interest in volunteering on the ACC Committee – Julian logged off at 6:12; Board Meeting resumed at 6:13.
3. **Minutes:** Minutes from the November 2021 meeting were reviewed. A motion to approve the minutes was made by Sweet, seconded by Hennen; passed.
4. **Financials:** Bartlett has requested an update from the attorney in regards to a delinquent homeowner account; will advise when confirmation received.
  - Sentry to move monies from the Operating to Reserve Account
5. **Management Report:**
  - **CC&R Compliance:**
    - One letter to go out to a Homeowner
6. **Old Business:**
  - Draft Budget was sent to the Board for review
  - Sterling, TruGreen and Blue Ribbon have sent in bids for landscape.
7. **New Business:**
  - The Board has approved the 2022 Budget. Coupons are on the way to homeowners.
  - Sterling has been chosen to remain on board for landscape
  - A ‘Virtual’ Reserve Study has been Board approved. Sentry to reach out to NorthStar.
  - Sentry to reach out to Boise Trees for a walk through
  - IMC to assess the fence damage
  - The Board enthusiastically agreed John Julian will be an asset to the ACC Committee – Bartlett to send the letter advising Julian of the Boards decision.

**7. Committee Reports: ACC:**

- One request was approved.
- **Landscape:**
  - Dogwood to be planted in the Spring- per Sterling
  - Tanager conducted a walk-through
- **Waterways:** Hambalek to consult with Bill Jacobs

There being no further business, the meeting was adjourned at

7:50pm

**Next Meeting: January 20, 2022 at 6:00 p.m. via TEAMS**

These minutes were prepared by Shelli Bartlett of Sentry Management as the managing agent.

*Martin Hambalek*

01/03/2022

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Martin Hambalek, President

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Date