

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting
November 18, 2021**

Minutes

Martin Called the Meeting to Order at 6:00 p.m.

Attendees: Shelli Bartlett, John O’Keeffe, Martin Hambalek, Sandra Sweet, Brad Harwood, Sonja Brown, Carolyn Hennen, Julie Stocker, Sue Winn, Margaret Christensen

Absent: Tessie Page

Patio Home Meeting:

Decision was made to go with a contractor and not have homeowners take care of their own yards. Margaret would like a memo sent for both boards that the contractor bids are higher than expected. Martin would like quarterly invoices instead of one, which would balance out the increase. Martin asked if Shelli could come up with a message to send to homeowners about the increase in costs and there are three bids being reviewed. Margaret will put together something for the message. Add a note that both boards are working on having one contractor for all landscaping. Shelli said this message could go out with the first coupon payment. In order to do this legally, if there is an increase in costs the invoices have to go out no later than 12/1/21. The HOA fees will not increase and coupons will be sent out as usual for January and July. The patio homeowner’s dues will increase and payments can be made in two or three installments instead of the one sent in March. Martin will work with Shelli and Margaret to get this memo out the week of 12/22/21.

Martin asked when do we need to know what the increase will be after reviewing the three bids. Sandra mentioned the Blue Ribbon bid is missing items and we need to get costs for these. Blue Ribbon will do a one-year contract with a minimum of 3% increase. Sterling will do a two-year contract and TruGreen will do a three-year contract. Brad to review these bids and compare. Martin said there was a verbal that Sterling will lower their bid. Martin asked Sandra

to send out differences in Blue Ribbon. We will discuss whether we need to increase the HOA fees in 2023.

Patio Home Meeting ended at 6:35 p.m.

Minutes:

Sandra brought up two changes; omit dollar amounts and the attorney's name. There have been problems in the past with risks of putting collection issues out for everyone to see. Shelli said that legally we can put anything in the minutes but Sentry normally does not do this. There was a discussion about putting the minutes on a password secure site and not available to the public. Shelli mentioned it is good to have it public so new owners can look at them. Shelli will review notes and look for changes. Martin moved to approve the minutes with changes from Sandra and Shelli. John and Sonja confirmed.

Financials:

Shelli said that everything looks good for the patio homeowners contract and Sterling is closed out and there are no unpaid invoices. It is normal to have invoices come in late but nothing has been flagging Shelli this will occur. Sandra mentioned there is an \$8,914 monthly invoice difference. There are two amounts on the invoices, which appear to be for the patio homeowners, which would result in the difference. There is still an issue of invoices being swapped between HOA and patio homeowners. Shelli will look into this. Martin motioned to approve the financials. Sandra and John confirmed.

ACC Committee Report:

Shelli sent out another letter last week about the tarp still being up to the homeowners and they have received it. They will be fined \$50 every week it has not been taken down. Need to send the second notice certified or receive notice. Sonja mentioned the renters may be buying the property and Sandra said there has been talk about this. The letter was sent to the renters and the owner may not have received it. John will do research into sending the notice to the owner then follow up with a fine. Martin asked Shelli to send to the e-mail on file and ask whom to send the notice to. Martin said to table this since we can't make a decision without the information.

There has been no response from the owner about trimming the tree around the light. Sonja asked if she could talk with the owner and Martin said not to. There isn't anything in the CCR's that the owners are in violation but it is a violation of the city for the tree not being trimmed.

The jet skis have been put away.

Patio Homeowners Report:

Martin has asked Margaret about the bi-laws. There are separate bi-laws for the HAO and patio homes. Martin has tried to contact Christ Troupis but the e-mails are rejecting so he will go to his house. This is about combining the two boards and is an open issue. John asked if they were combined how would the landscape work be done? Sonja gave an example of an HOA that had a separate dock owner's board. Christ has done most of the work on this and could answer these questions and advise how to combine the two boards. Martin contacting him is a priority. John asked if patio homes had their own financials and if so, were they under or over budget. Sandra asked Shelli to send out the patio home financials.

Waterway Committee Report:

Martin asked whom this report would come from and Sandra said it would be Teresa Jorgensen.

Landscape Report:

Dave Duncan provided one but Martin has not had a chance to review it.

Sandra asked if we could get one arborist to walk around and give a bid or do we want more than one arborist? Martin said Sterling does trimming but not treatment and it would be good to have two arborists walk around and report on the health of the trees. Carolyn asked if the landscape committee could do a walk around. Martin said to have Tanager Tree Service do a walk around and report then put out for bid in the report. Shelli said this was done in March for \$3,900.

Martin said the water is still running on waterfall and should be turned off.

Need to prune shrubs around the open gate. John brought up having homeowners do this work. Martin asked John to walk with him to get an idea of what needs to be done. Brad brought up using a truck to haul off the branches and could provide one. Should be able to get this done without Sterling.

Old Business:

The irrigation has been winterized and water turned off.

New Business:

Approval plans for sheds. Need to read the document about sheds. Shelli sent the document because Thad thought the board just needed to approve it. The board needs to look into it and put in clear guidelines to officially put in the CCR's. Martin asked the board to review the document and make a decision December.

Discussion of the Burgess pump estimate. The pump at the end of waterway has broken several times. Have John from Burgess come look at it and give the best way to repair it. There was Discussion/brainstorming about the pump breaking often and what should be done.

The owners of pond 7 have again brought up the water levels rising and damaging their dock. We need to give the owners an explanation of why the water levels raise. Martin is forwarding an e-mail about this to the owners. Martin asked if there are volunteers that could help maintain the ponds. Martin will talk with Bill Jacobs about getting more people on the waterway committee.

Kelly Mann wanted to make sure he was on the same page with Sterling about his property and common area. Shelli said Kelly had said he agreed the issue was resolved. Will need to get Sterling to do the tree trimming.

The \$500 cost of the light globe is too high. Shelli is asking if there is something less. Carolyn asked if we could buy one at Home Depot

and have it installed. Will get this fixed but something less expensive.

Martin asked if we made all of the changes to John's budget sheets. John will then send to Shelli to give to Sentry budget.

John asked about the fence bid and do we need to approve. Sentry reached out to a handyman but did not hear back. This is for the two fences we have talked about previously. Shelli reached out to C&N Construction to see if the estimate to repair the fences has gone up. They said they would need to add 10% to the bid. This should come out of reserves and do we want to do another bid?

Sandra asked about the reserve study. Martin asked to get another one from Browning. Can we use him? Martin will setup the reserve study.

Martin Adjourned the Meeting at 7:50

Martin Hambalek

01/07/2022

President
Lakeland Village Homeowners Association

Date