

**Lakeland Village Homeowners Association
Board of Directors Regular Business Meeting
October 21, 2021**

Minutes

The meeting was called to order at 6:02 p.m. by Martin.

Attendees: Shelli Bartlett, John O’Keeffe, Marin Hambalek, Sandra Sweet, Brad Harwood, Sonja Brown, Tessie Page, Julie Stocker, John Williamson.

Absent: Carolyn Hennen

Patio Home Meeting:

Julie joined the meeting to say hi and asked how patio homeowners can help working with the board and Sentry. Discussion commenced how the two boards could work together.

Martin called Margaret to chat about the Sterling contract to see if we had other bids, and if not then go with Sterling. The estimate for 2021 from Sterling was almost double. Martin asked Margaret if patio homeowners could meet on 11/8 with the LVHOA board to talk about Sterling bid and offers from other vendors.

The common area bid came in about 18% higher. Shelli said the original manager did lower bid so now it is current. Shelli asked if patio home landscaping is different than common are. Sonja brought up homeowners doing their own lawn care. Sandra suggested brainstorming until the 11/8 meeting with patio homeowners. Brad will check with the Emerald Park HOA to find what landscaping company they use. Shelli said Summer Lawns, Cutting Edge and Lawn Masters were not taking new bids. Waiting to hear from TruGreen. Julie said Summer Lawns was taking bids after talking to someone from Summer Lawns. Shelli will check into it.

Julie asked if we are trying to merge both HOA’s. Martin reached out to Chris Trupis bout merging and will follow up. Martin said the HOA’s were split because of taxes and developers so the patio homeowners would have control over themselves.

Patio Home Meeting ended at 6:30 p.m.

Follow Up Patio Home Meeting with the HOA Board:

Martin said Margaret really wants this board to handle the Sterling contract and Martin said the patio homeowners should make their own decisions. Martin mentioned the patio homes do have snow removal but does not have specifics. He mentioned it was most likely public sidewalks but not private.

Need to send out information about the Sterling contract common area and patio homes bids to the entire HOA. The common area and patio homes are two separate contracts. Brad asked about communication from Julie about Sterling work to all patio homeowners and it was being disseminated to all patio homeowners.

Minutes:

Martin said the minutes looked good for last meeting and only saw one change that the next meeting should be the third Thursday of each month. Shelli will make corrections and send to Martin for signature.

Budget:

Shelli said the budget is due and need to be in by 11/15 in time for mailing and coupons to go out. Shelli asked about the increase in dues. Martin and John said they hadn't talked about this. John said we should be able to cover for 2022. Sandra suggested waiting and look at 2023.

Financials:

Shelli said a few invoices for shutting things down are coming through. All utilities are paid, etc. John said the financials on the website were for October. Tessie asked about accounts receivable. There are five homeowners who have not paid their dues. Should a letter be sent to them? There was a unanimous yes. Sandra brought up the homeowner that hasn't paid for a long time. Sandra said the current attorney has not done a good job but had worked on it so long they should let it go to the end then look at going with another attorney. The attorney is Val Farthingham and he has not done a good job. Tessie said Bob had taken the lead and she had paid through May. Need to get exact number of what is owed. Shelli is checking if some of her dues were paid to the patio homes. For the patio homes Shelli said 2,303.90 was paid on 5/4 and the balance is 2,700.70. Need to get the final number for the patio home as well.

John moves to approve financials and Martin seconds. Decision to go back to Val Farthingham and figure out what is owed.

Resolve Ongoing Issues;

Repair the broken fence behind waterway. There are two parts of broken fence.

Improve Heceta Head path to greenbelt. Tessie said Sterling graded and gravel down two years ago.

Repair pond 3 boardwalk.

Martin would like to move to take care of these three items and request Shelli contact fence companies for bids and Sterling for gravel path. Martin will get with Dave for a bid on the boardwalk. John gave two options: remove the fence/gate or pull up his fence and move to property line then HOA would pay for gate to close it off.

Sonja had to leave meeting.

Martin would like to get gate issue resolved but wait until December until we get other things finished. Sandra brought up the light globe and shipping costs being so expensive. It was agreed last meeting to replace it with existing one then replace that one with a cheaper plastic globe. Shelli will follow up on this.

Tessie brought up warped boards along the lighthouse. Shelli will follow up and Martin would like this done with the other broken fences.

ACC Report:

Shelli brought up the tarp and chicken wire. HOA sent notice to owner on 9/29 about the tarp and have not heard back. There was no ACC approval for the tarp but the owner said it was approved. Tessie said we should show that it was not approved and the approval was for their wrought iron fence. If no response by 10/29 then fine them \$50 per month.

Sandra brought up domestic animals and primary concerns. All dogs kept on property are the homeowner's responsibility and they should go to animal control if there are issues.

Decision was made the chicken wire and tarp has to come down. Shelli will send out additional letters to the owners and renters.

A homeowner has notice jet skis and owners need to be made aware they are not approved parked in driveway for extended times.

Tessie would like to make sure new owners are getting copies of the ACC rules and welcome package. Tessie mentioned notice has gone out to the open ACC position. Martin said no. Martin will write up that and other items then send to Shellie to send out.

Patio Homeowners Report:

Nothing to report.

Waterway Committee Report:

Nothing to report.

Landscape Report:

Nothing to report.

Old Business:

Old twigs let homeowners know It is being done along with other old business being done. ?? (Not sure what this is about)

Tessie brought up the gazebo and dock issue that is not funded for 2021 and was not funded in 2020. If we want to have a major project like this it needs to come out of reserves.

New Business:

John put together the budget and needs the board to review. Probably won't be able to meet and approve before our next meeting so will need to spend time online or separate meeting to agree on budget. John will do a consolidated report and one that is a summary so board can review both.

Martin asked about Shelli and the reserve study. Shelli will reach out and get a bid on a full report or summary report or both.

Meeting Ended at 7:50

Martin Hambalek

01/12/2022

President

Date

Lakeland Village Homeowners Association