

**Lakeland Village Homeowners Association  
Board of Directors Meeting Minutes  
August 18th, 2022**

**Present:** Martin Hambalek, John O’Keeffe, Kerry Fost, Brad Harwood, Monique Thurber and Carolyn Hennen

**ABSENT:** Tessie Page

Representing Sentry Management: Shelli Bartlett

**Call to Order:** The meeting was called to order at 6:09 pm  
by Martin Hambalek

1. **Homeowner Forum:** Julie Stocker was observing the meeting. **Special guest** via TEAMS was Brittaney Bones, giving the board an update on an account
2. **Minutes:** O’Keeffe made the motion to approve the July 2022, minutes seconded by Thurber. The July minutes have been approved.
3. **Financials:** O’Keeffe has requested a few line items be adjusted and advised this will not affect monies.
  - Hambalek to request ICCU email statements
  - Hambalek and Harwood are the designated signers on the ICCU account

Motion to approve the financials; Hambalek, seconded by Thurber, passed

**5. Management Report:**

- **CC&R Compliance:** One violation was sent

**6. Old Business:**

- Discuss replacing an outgoing board member; what is the policy and procedures
- Discuss the gate survey during the August board of directors meeting
- Discussions with the waterway Committee regarding signs for the waterways. Point of contact will be Thurber
- Sentry to contact Vial Fotheringham – receive information on foreclosure settlement; how to collect past due monies

**7. New Business:**

- AquaTechnex and Ecolake have both been asked to give a bid on aerating ponds; both have responded. Will advise when more information is received
- Sentry to contact Tanager to schedule pruning
- Sentry to ask for a bid for installing 3 new 'No Trespassing' signs.
- Sentry to contact vendors to give bids on different options of placement of gate/fence on Aspen Glen/Heceta Head

**8. Committee Reports: ACC:**

- 1 request – House painting - approved
- **Landscape:** Dave Duncan has sent in his report
- **Waterways**

There being no further business, the meeting was adjourned at 7:31pm

**Next Meeting:** September 22nd, 2022 at 6:00 p.m. via TEAMS

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

*Martin Hambalek*

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Martin Hambalek, President

10/03/2022

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Date