

Martin Hambalek

**Lakeland Village Homeowners Association
Board of Directors Meeting Minutes
December 22nd, 2022**

05/26/2023

1. **Present:** Martin Hambalek, John O'Keeffe, Kerry Fost, Monique Thurber, Tessie Page, Andrew Okronick
2. **Absent:** Brad Harwood
3. **Representing Sentry Management:** Shelli Bartlett
4. **Call to Order:** The meeting was called to order at 6:01 pm by Martin Hambalek
5. **Homeowner Forum:** None
6. **Guest Speaker (s):** Trent Shelton with AquaTechnex and Brandon Watson with EcoLake. Each spoke at their designated time regarding pond health. The Board will take into consideration, each representatives' opinions, and recommendations.
7. **Minutes:** Adjustments were made to the November 2022 Minutes – a motion was made by O'Keeffe, seconded by Page; passed.
8. **Financials: Reserves** – CDs to move every quarter besides the third. The operating account is healthy. A motion was made to approve the financials by Page, seconded by Thurber; passed.

9. **Management Report: CC&R Compliance:** Nothing to report

10. Old Business:

- Sentry to ask Sterling if they have any more information on the damage caused by TDS
- Sentry to ask Alloway to test all lights within the community as some are staying on continuously. Some timers are blocked by trees. This may be the reason it is always dark.
- Dave Vincen with Stonehenge has sent in 3 different bids for repairing the erosion on Pond 7. The Board will review each bid.
- Sentry to reach out to Stark and Sterling, asking for a bid for 2024. The Board will review in early 2023.

11. New Business:

- The Board is asking for volunteers to serve on various Lakeland Village Committees. Community involvement would be greatly appreciated.
- There are active discussions regarding how to secure the erosion along the pond 7 embankment. Okronick advised adding more river rock to the embankment will cause the water levels to rise and descend, causing more erosion. There will be further discussions regarding a solution.
- No decision regarding Dave Vincen's bids for the repairing the Pond 7 embankment.
- Alloway conducted their drive through the community. Repairs were conducted on Pole #3 (bad photocell), Pole #11 (bad photocell), Pole# 16 (replaced bad photocell), and Pole #29 (replaced missing bulb and loose connection). Board approved Alloway to replace the broken globe for \$231.00.
- Sentry to circle back with Boise Trees regarding a Spring walk around for tree health. Boise Trees advised the best time to survey the trees along the common area trees, is when the branches are budding with leaves. The Board voted to approve the bid and Sentry will reach out to Boise Trees to be put on the schedule for Spring 2023.
- The final vote regarding the installation of the gate/fence along the Aspen Glen's walking path passed 3-2; O'Keeffe abstained from voting. Total cost for the LLV HOA is \$5250. Boise River Fence has been notified and will put the HOA on their schedule. Sentry will follow up with Boise River Fence for a definitive scheduled date.

12. There being no further business, the meeting was adjourned at 7:43PM

Next Meeting: January 19th, 2022, at 6:00 p.m. via TEAMS

