

**Lakeland Village Homeowners Association  
Board of Directors Meeting Minutes  
January 20, 2022**

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

**Guest:** Rob Ridgway, Margaret Christensen, (PH President) and Sue Winn (PH Landscape Chair)

1. **Call to Order:** The meeting was called to order at 6:01 pm by Martin Hambalek
2. **Homeowner Forum:** Rob Ridgway expressed his frustration with the Landscape Contract increase. The Board explained the events that led up to the final decision in obtaining Sterling. Winn advised to have concerns sent to her directly as she will address. Advised OK to give homeowners her personal cell. Homeowner forum ended at 6:31, Board Meeting resumed at 6:32.
3. **Minutes:** Minutes from the December 2021 meeting were reviewed. A motion to approve the minutes was made by O’Keeffe, seconded by Brown; 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 \$100k from the Operating to Reserve Account. Hambalek made the motion, Hennen second; passed unanimously.
  - O’Keeffe, working on getting an updated Reserve Study update.
5. **Management Report:**
  - **CC&R Compliance:**
    - One letter (possibly) to go out to a Homeowner. The BOD will advise Sentry if an infraction is in place.
    - The LLV Website has been updated with pertinent landscape information.
    - Revised coupons and letter being sent to the PH, in regards to incorrect assessment amounts.
6. **Old Business:**
  - Sterling chosen as the Landscaper for Both LLV and LLVPH

- John Julian to be on ACC Committee.

**7. New Business:**

- Tree bids were discussed. The BOD would like before and after pictures, once work completed.
- Fence bids are in the works. Sweet will meet with vendors.
- Fishing Tags to be worked on, with Hambalek to send Bartlett the draft. Bartlett to print off on colored paper.
- Sentry and the BOD have answered all homeowner emails in regards to landscape questions.

**8. Committee Reports: ACC:**

- One request was approved.
- **Landscape:**
  - Duncan provided a Landscape Committee report.
- **Waterways:** Nothing at this time

There being no further business, the meeting was adjourned at

7:33pm

**Next Meeting: February 17, 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

01/30/2022

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Date