

**Lakeland Village Homeowners Association
Board of Directors Meeting Minutes
November 17th, 2022**

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 6:07 pm by Martin Hambalek
5. **Homeowner Forum:** None
6. **Minutes: October Minutes Tabled** – Adjustments need to be made – Will send to the board for approval
7. **Financials: Reserves** – The Reserves are looking extremely healthy going into 2023. The Lakeland Village Patio Home’s October landscape payment was charged to the Lakeland Village’s account. Sentry to credit the Lakeland Village’s account. A motion was made to approve the financials by Hambalek, seconded by Fost; passed
8. **Management Report: CC&R Compliance:** Nothing to report
9. **Old Business:**
 - The Board has finalized the 2023 budget with an increase of \$30 in assessments, per household. This brings the assessments from \$920.39 to \$950.
 - Sentry to reach out to Dave Vincen
 - Boise Trees has been approved to prune the trees along the Aspen Glen fence line
10. **New 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
 - Sentry to reach out to Stark and Sterling, asking for a bid for 2024
 - Tessie Page has unanimously been voted in to serve as Vice President on the Lakeland Village HOA Board
11. **Committee Reports:**
 - **ACC:** 1 request – Pending – 1. Waiting on the Solar contractor – 2. Request for painting a home (**approved**)
 - **Landscape:** Dave Duncan has sent in his report
 - **Waterways:**
12. **Executive session (If needed)**

There being no further business, the meeting was adjourned at 7:54PM

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

THE DECMEBER BOARD OF DIRETORS MEETING HAS BEEN CHANGED FROM THURSDAY, DECEMBER 15TH, 2022 TO THURSDAY, DECEMBER 22ND, 2022

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

Martin Hambalek, President *Martin Hambalek* Date 01/10/2023