

Lakeland Village Homeowner's Association

Board Meeting
Thursday, April 20th, 2023
Via Teams

Minutes

1. **Call to order: 6:04 PM (M/S)** Page / O'Keeffe
2. **Board members in attendance:** John O'Keeffe, Kerry Frost, Brad Harwood, Monique Thurber, Tessie Page, Martin Hambalek

Sentry Management: April Arnold
3. **Homeowner forum:** no homeowners
4. **Review minutes from February 2023 meeting.:** (M/S) Hambalek/O'Keeffe Passed Unanimously
 - Note going forward add Lakeland Village Homeowners Association at the top of the agendas and minutes.
5. **Financials:** Board Reviewed the financials for the period ending March 2023. (M/S) Thurber/Harwood Passed Unanimously
6. **Common area/Committee reports**
 - Landscaping: In New business regarding Pond 7, pond 5 there was a wooden board that was pulled out and pulled out vegetation.
 - The Outlets 5 and 3 by the waterways committee
 - Sentry to follow up with Boise Tree to see what is in the contract for the maintenance of the trees.
 - Light house waterfall needs to be cleaned- Sentry to get recommendations of companies to use.
 - Waterways: None
 - ACC: 2 requests coming regarding a retaining wall eroding due to wetlands owned by the HOA.
7. **Old business**
 - Broken fence along Ulmer update – Butte Fence sentry waiting to hear back.
 - Newsletter –the board will bring up the newsletter at the annual meeting to ask for help from the homeowners.
 - Damage caused around pond 2 by the driver- waiting to hear back from the police regarding an arrest, there is a warrant out. Sterling bid to have this fixed to get a cheaper bid. The bench is missing, look for a replacement company.
8. **New business**
 - Landscape Committee met with Dan King of Sterling regarding Pond 7 bank erosion solutions/suggestions/bid. The board reviewed the bid to help keep the pond in view and help the pond wall. (M/S) Hambalek/Page Passed Unanimously
 - Discuss taking Pond 7 solutions over to or even on the property of the house near the common area. Spoke with the homeowner. The Board approved the lesser of the two bids.. Confirm with a string that is the property line bid get the timeline.
 - Possibly sending out another email with the gate code to the residents. Sentry to follow up with Boise fence to replace the gate locks no more than \$420 (M/S) Hambalek/Page Passed Unanimously
 - Roto Rooting some or all culverts' ponds 8-7, 7-6, wetlands, 6-5, 5-3 are on top of the list get a bid for all ponds and present it to the board.

- Follow up with Boise fence to replace the gate locks no more than \$420 (M/S) Hambalek/Page Passed Unanimously
- Burned-out lamp at the end of Gull Rock Pl – sentry to reach out to Alloway light.
- Replace bright bulbs with softer bulbs so they all match. Alloway to get the colors and brightened keep consented softer bulb Can the lights be the same wattage and type or are there different? Can we still get a sodium bulb? Post the map on the website when sending in the work order. The light by the lighthouse that houses time is incorrect. When sending in the work order use the lamp number to identify
- Sentry to reach out to Aquatech about aerator maintenance.

9. Executive Session

- Review A/R report
- Annual meeting prep
- Review Article 4 Officers Sections 4.6 – 4.9 of the by-laws

10. Next meeting

- Annual Meeting: May 11th at 6:00 pm at Eagle Senior Community Center
John, Martin, & Brad will run again.
Martin to draft an email blast to extend the candidate.
Review the plan for the meeting.
Brad to talk about the reserve of the studies and bring copies.

- Next Board Meeting: May 15th at 6:00pm Via Teams

11. Adjourn Harwood / Frost 7:44pm

Martin Hambalek 2023