

*Martin Hambalek*

05/26/2023

**Lakeland Village Homeowners Association  
Board of Directors Meeting Minutes  
January 19th, 2023**

- 1. Present:** Martin Hambalek, John O’Keeffe, Kerry Fost, Monique Thurber, Tessie Page, Andrew Okronick, and Brad Harwood
- 2. Absent:** None
- 3. Representing Sentry Management:** Shelli Bartlett
- 4. Call to Order:** The meeting was called to order at 6:03 pm by John O’Keeffe
- 5. Homeowner Forum:** None
- 6. Minutes: December Minutes Tabled** – Adjustments need to be made – Will send to the board for approval
- 7. Financials: Reserves** – In 2022, the reserve funds were extremely healthy. In 2022, the HOA funds were 13K under budget. O’Keefe advised the reserve fund could see a \$100,00 in a few years. The 2023 money market reserves look in good shape with \$62,337.01. The operating account looks equally healthy a current amount of \$\$77,823.02.
- 8. Management Report and CC&R Compliance:** Sentry went over 1 CCR violation. The management report consisted of requesting bids for pond 7’s embankment erosion from Dave Vincen, a bid from both Stark and Sterling for the 2024 season and a bid from Boise Trees. Sentry will advise when these bids have been received, and forward to the board for review.
- 9. Old Business:**
  - Sentry to ask Sterling if they have any more information regarding the damage caused by TDS on Waterway Ct. Sentry has reached out to Robert Eldridge with TDS for an update. No response yet.
  - Sentry to reach out to 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 the board to review.
  - The board is looking for volunteers for various committees within the community.
  - The vote for the gate and fence along Aspen Glen passed 4-2. Hambalek was not present to cast his vote. However, Hambalek would have voted ‘yes’, to approve the project.
  - An email blast was sent to homeowners regarding the approved gate and fence project.
  - Sentry sent a request to have a bid from State Farm regarding the HOA property insurance. Sentry will circle back on this request.
  - 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.
- 10. New Business:**
  - Aquatechnex has unanimously been approved by the board to continue pond services.
  - Sentry to ask Aquatechnex how critical the aeration is for pond 7. The board has agreed to spend money on an embankment erosion solution.
  - The board has unanimously approved to split the cost with the Sleepy Hollow HOA regarding the broken fence along Ulmer past the private street, where the Lakeland Village monument is.
  - The board has unanimously approved to loan Lakeland Village Patio Homes \$800 to cover their new management fees, with the \$800 loan to be paid back by the end of 2023.
  - Sentry to reach back out to Manzo Dredging to get on their schedule.
  - Sentry will send Harwood and Okronick samples of newsletters.

- The board discussed the bid from Sterling regarding the damage caused by a driver around pond 2. There is a concern on whether the suspect is insured and if there will be restitution. The board agreed to table the situation until March 2023.
- The board has agreed the landscape committee has been approved to spend up to \$100 without approval from the board.

#### **11. Committee Reports:**

**ACC:** 0 requests –

**Landscape:** Dave Duncan has sent in his report

**Waterways:** No discussion.

#### **12. Executive session (If needed)**

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

**Next Meeting: February 16th, 2022, at 6:00 p.m. via TEAMS**

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

Martin Hambalek, President

Date