

Lakeland Village Homeowner's Association

Board Meeting
Thursday, June 15th, 2023
At 6:00 pm Via Teams

Minutes

1. Call to order at 6:15 pm

Board Members present: John O'Keeffe, Martin Hambalek, Monique Thurber, Tessie Page
Sentry Management representative: April Arnold

2. Homeowner forum – None

3. Review minutes from May 2023 meeting. (M/S) O'Keeffe / Thurber Unanimity approved with the following corrections:

- Add "**no report**" to Waterways Committee.
- Follow up with the webmaster with the new acc form with a new email.
- Correct the spelling of Wagner.

4. Review financial report for the period ending May 2023 (M/S) Martin / Page Unanimity approved.

5. Lake & Pond Consulting: Curt Cress Aquatic Biologist 6:30 pm

- (M/S) O'Keeffe / Page to approve the \$1500 quote from Curt Cress to do a study of the lakes within the Lakeland village community and create a report detailing what needs to be done to better manage the community's waterways. The board voted Unanimity to approve.

6. Follow up on Annual Meeting – Table till next meeting with the majority of the board present.

7. Common area/Committee reports

- Landscaping:
 - As of the beginning of May Lakeland Village was added to the list with Ada County for the weeds they are 4 to 8 weeks out.
 - Near Dave Dunkin and John O'Keeffe's house there is a broken sprinkler near the light pole
 - Sterling to de-weed in the back of 10284 West Waterway ct
- Waterways: None
- ACC:None

8. Old business

- Property insurance – 3/22/2023 – 03/22/2024 American Family Mutual at the end of the year go to bid.
- Broken fence along Ulmer update –
 - Hambalek to reach back out to the vice president of Sleepy Hallow HOA to contact the fence company.
- Damage caused around Pond 2 by a driver.
 - Page sent the bid for repair to the restitution office handling the case.
- Beaver Damage – Permanent update
 - Sentry has reached out multiple times to get an update on the status.
- Quote to dredge pond 3 outlet & 5 outlet – Sentry to reach out to Wagner to get quote
- Quote from Boise Tree to service trees this summer
 - Boise Tree to meet with Thurber to do a walk thru for a bid on the trees.
- Alloway Update
 - Sentry has call twice and sent 3 emails with no answer.
- VFH and collections – update
 - Hambalek to send document received from sentry to update amount needed

9. New business

- Wolf Creek Estates use of Pond 5 –

- Page instructed the board to call Garden City PD when they see homeowners from Wolf Creek in the pond.
- *Getting jobs accomplished in a timely fashion. A two-week time frame is reasonable for most jobs.

10. Next meeting: July 20th, 2023, at 6:00 pm Via Teams

11. Adjourn 8:09 pm

Martin Hambalek

09/23/2023