

## Unofficial Minutes Until Formally Approved at the 2011 Meeting

### LAKELAND VILLAGE HOMEOWNERS ASSOCIATION ANNUAL MEETING February 3, 2010 Eagle City Hall

The meeting was called to order at 7:10 p.m.

**Proper Notice:** President Mike Thomas established that proper notice had been given and that a quorum was not met. 40 properties were represented by proxy; 33 properties were represented in person for a total of 73 properties represented. The CC&Rs require that 50% of the properties (or 81.5) must be represented to establish a quorum.

The Board decided to continue the meeting as informational only. No action would be taken.

**Introductions:** Mike Thomas introduced the current Board members and Pat Liddell from Advantage Idaho, our LVHOA representative.

**Minutes:** Minutes from the 2009 Annual Meeting were approved as presented. M/S/P (J. Jensen/P. Stimson)

**Financials:** 2009 YTD Financials (Balance Sheet and Income Statement) were presented. Questions were taken from homeowners.

- The Board summarized its financial goals for 2010. The Board will continue to build adequate reserves for unforeseen contingencies and for future capital projects. The largest single expense for 2010 will be implementation of Phase II of the project to convert the irrigation system from City water to lake/pond water.
- Mike explained that although the HOA remains financially stable, the impact of foreclosures and bankruptcies in the subdivision has created a need to watch budgets closely. The Board remains committed to pursuing collections through whatever legal means is afforded the HOA.

#### **State of the Subdivision Report:**

Mike Thomas, Board President, summarized the projects which were completed in 2009. They included:

- The sterilization of weeds on the east side of the ditch on Ulmer
- Board members cut down the vegetation growing over the fence at the entrance to the community on Aspen Glen
- Residents surrounding lake #6, behind Yaquina Head and Cape Arago, contributed the funds and labor to plant seven maple trees along the bank between the lake and the Greenbelt.
- A neighborhood watch group was formed and is headed by Marilyn Roan.
- A Lakeland Village Handbook and Directory is under construction and will be in Homeowner mailboxes by early April.

**Landscaping:** Dennis Jensen, Landscaping Committee chairperson, reported the following:

- Summer Lawns will be the new landscaping contractor for the 2010 season for both common areas and patio homes.
- New gates will be installed in 2010 at several locations in the subdivision to enable better control of flows and water levels.
- The path from Aspen Glen to the Greenbelt will be improved this year to reduce flooding and provide a more stable gravel walking area.

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- Waterways:** Dwight Eck, Waterways Committee chairperson, reported the following:
- Homeowners who live on a lake are encouraged to volunteer as a lake manager. Interested persons should contact Pat at Advantage Idaho.
  - The Board is interviewing companies for the 2010 Lake maintenance contract.
  - Dwight is investigating the possibility of licensing the lakes so that the HOA can legally import fish; if this is done, will inspections for mussels be required?
  - "Private Property" Signs on Lake 7 and 8 need to be put up
  - Homeowners are encouraged to contact the Garden City police department if non-residents are parking to access fishing spots on the HOA lakes.

### **Board of Directors Election:**

- Three positions on the Board of Directors were open: one representing the patio homes and two representing the master association.

Because a quorum was not established, nominations from the floor were not taken and an election could not be held. The Board asked if any members in the audience were interested in serving on the board and no one volunteered.

The current directors with terms up for election agreed to stay on the Board for another term.

### **New Business:**

- Marilyn Roan updated member on the activity of the Neighborhood Watch Committee.
- Julie Scott reported that LVHOA homeowners contributed 418 pounds of food to the Foodbank in the 2009 food drive.
- Julie Scott also requested that the Board re-consider addition of a beach or other lake access for those residents who do not reside on a lake.
- Julie Scott also asked the Board to consider allowing a Community Garden somewhere on common area and she asked for interest and volunteers from the community.
- It was reported that there are a few street lights out in the subdivision. Advantage will contact Alloway Lighting for check and repair. For easier future reference, Advantage will get the street lights numbered.

There being no further discussion, the meeting was adjourned at 8:15 p.m. M/S/P (Jung/Applegate)