

## Unofficial Minutes Until Formally Approved at the 2012 Meeting

### LAKELAND VILLAGE HOMEOWNERS ASSOCIATION ANNUAL MEETING February 3, 2011 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; 37 properties were represented in person for a total of 77 properties represented. The CC&Rs require that 50% of the properties (or 83) 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:** A motion was made by Marilyn Roan, seconded by Keith Applegate, and approved unanimously to waive the reading of the minutes from the 2010 Annual Meeting and approve as presented.

**Financials:** Treasurer Dan John presented the 2010 YTD Financials (Balance Sheet and Income Statement). A motion was made by Larry Christensen, seconded by Gary Schlitt, and passed unanimously to accept the 2010 financials as presented.

Dan also presented the 2011 budget.

Several graphs were presented in the power point presentation noting how HOA assessments are spent – total expenditures by category; how each owner's assessment goes toward covering the expenses; and, how the budget is split between administrative and grounds expenses.

Board members answered general questions about the financials including questions on reserves and status of water rights.

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

Mike Thomas, Board President, commented that the HOA is financially stable in light of a difficult economy. Many homes previously empty have been sold and there are only two homes empty currently.

Mike also summarized the projects which were completed in 2010. They included:

- Painting the lighthouse.
- Cleaning up the entry way at Aspen Glen
- Installation of flow control gates on Ponds 7 & 8
- Adding a picnic bench in the common area on Waterway Court
- Resurfacing the pathway on Pond 5 and adding steps for lake access
- Shoreline improvements on Pond 7
- Major tree and shrub pruning in all common areas
- Additional weed clean up on north side of Waterway Court and behind homes on North Cape Arago
- Replacement of two waterfall pumps
- Completion of Phase II of the Irrigation Conversion Project

Projects under consideration for 2011 include:

- Improvement to the entry way along Ulmer

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- Creating access points on Ponds 7 and 8 similar to what was done last year on Pond 5
- Trying to improve water flow from Pond 4 to Pond 3
- Conversion of street lights to more eco-friendly light fixtures to save energy and money on maintenance
- Straightening out LVHOA water rights and come into compliance with Idaho Department of Water Resources. This may include installation of two measuring devices where LVHOA gets water for the ponds.

Mike thanked Pat Hunt and Martin Hambalek for their service to the LVHOA community and for their willingness to serve on the Board for the past five years.

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

- Summer Lawns will be the landscaping contractor again for the 2011 season for both common areas and patio homes. They did a great job in 2010 and services have been somewhat expanded for 2011.
- Projects outlined in Mike's report will be done if financially feasible.

**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 has contracted with Summer Lawns for Lake Maintenance in 2011. They will be picking up several of the tasks which have been done in the past by Dwight and others.

**Neighborhood Watch:** Marilyn Roan, Neighborhood Watch Chairperson, reported on the activities in 2010.

**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.

Dwight Eck and Dennis Jensen agreed to stay on the Board for another term. Julie Scott will join the Board as a representative for the common area homes and Pat Plumtree will join the Board as a patio home representative.

**New Business:**

- Jan Tracy announced that the Neighborhood Garage Sale will be held on the weekend before Memorial Day,
- Brent Flock was the lucky winner of the drawing -- \$200 credit toward 2011 HOA assessments!

There being no further discussion, the meeting was adjourned at 8:06 p.m.