

Lakeland Village Homeowners Association
Board of Directors Meeting
January 19, 2011

Minutes

The meeting was called to order at 6:40 p.m.

Attendees: Directors present: Mike Thomas, Patricia Hunt, Phil Wickliff and Dennis Jensen
Directors absent: Dan John, Dwight Eck, Martin Hambalek
Advantage Idaho Representative Patricia Liddell was also present.
There was a quorum established to conduct business

Minutes: Minutes from the November 18, 2010, Board of Directors meeting were approved as presented. M/S/P (Jensen/Wickliff)

Finance: 2010 year-to-date financials through December 31, 2010, were approved as presented. M/S/P (Wickliff/Jensen)

- The Board reviewed the accounts receivable aging summary and the collections status report.
- Dennis asked that Advantage follow-up on the possibility of filing an insurance claim to recoup funds spent on water damage to a LVHOA property.

Committee Reports

Landscape:

- Summer Lawns is doing some finishing touches on common areas and patio homes that were postponed due to early fall snows and continued freezing weather.
- Dennis will do a walk through with Brendan at Summer Lawns re: waterfalls and related maintenance.
- Dennis will check on possible "line of sight" interference from an evergreen tree near the lighthouse.
- Advantage will check on tree that might be blocking lamp post at entrance on Aspen Glen.

Waterways:

- Pal L. gave an update on the status of the water rights project.
- Mike, John Meagher from Advantage, and Dave O'Day met to discuss options to improve flow from pond #4 to pond #3.

Maintenance:

- Advantage contacted a second electrical company to get a bid for a mass relamp project. Alloway Electric has not been responsive in following up on project evaluation. .

CC&R Enforcement:

- No outstanding issues.

ACC: No outstanding requests or issues.

New Business:

- The Board directed Advantage to contact another attorney (Terry Copple) for a legal opinion about a Wolf Creek resident who had made landscaping improvement in his backyard which encroaches on LVHOA property.
- Annual Meeting:
 - The Board reviewed the draft agenda for the annual meeting.
 - Advantage will contact the recommended persons to determine interest in running for the Board; Julie Scott has agreed to be included on the slate of nominees.

- Advantage will get copies of proxy cards to those Board members willing to walk the neighborhood in order to gain enough proxies to establish a quorum at the meeting.
- The Board directed Advantage to pursue changes to Bylaws 2.7, 3.1 and 3.1(a). Pat L. will prepare the needed documents and ballots and mail by January 21.

The next Board of Directors meeting is scheduled for immediately following the annual meeting on February 9, 2011.

There being no further business, the meeting was adjourned at 8:00 p.m.