

Lakeland Village Homeowners Association Board of Directors Meeting

July 11, 2011

Minutes

The meeting was called to order at 6:38 p.m.

Attendees: Directors present: Mike Thomas, Dennis Jensen, Dan John, Julie Scott, Phil Wickliff, and Pat Plumtree.

Directors absent: Dwight Eck

Advantage Idaho Representative Patricia Liddell was also present.

There was a quorum established to conduct business

Minutes: Minutes from the May 10, 2011, Board of Directors meeting were approved as presented. M/S/P (Wickliff/Plumtree)

Finance: 2011 year-to-date financials through June 30, 2011, were approved as presented. M/S/P (Thomas/Scott)

- The Board reviewed the accounts receivable aging summary
- Advantage reported on the status of collections

Committee Reports

Landscape:

- Dennis reported on the status of the irrigation conversion project with Summer Lawns and Matrix Engineering. The project will move forward as soon as Summer Lawns provides drawings to Matrix for final evaluation.
- The common area around Lake 5 is suffering due to inconsistent performance of the pump. All was working well as of 6/24/11; now the pump is shutting down due to blown breaker; Summer Lawns is investigating and will repair as needed.
- Advantage is awaiting a bid from Summer Lawns to replace the filter on the Pond 5 pump.
- Funds for tree trimming throughout the subdivision need to be budgeted for 2012.
- Advantage will still try to arrange a walk-through the subdivision with a representative of the U of I Extension office to determine what kind of maintenance program should be considered to ensure long-term health of all trees.
- Advantage presented a list of all landscaping projects with associated costs that have been completed this year in the "non-contract" budget category
- Replacement of a tree on Heceta Head which was removed last year was postponed due to budget.
- Tree trimming/removal on Lake 5 for better lake access was postponed due to budget.
- Tree trimming in the common area on Waterway Court was discussed.
- A request to trim trees behind 10410 Waterway was denied. These trees are on The Colony Homes property.
- The irrigation line leak on Ulmer was found and repaired.

Waterways:

- The Board discussed the notification process followed when treating the ponds. Advantage will order and purchase a set of 8 signs that will be posted at both subdivision entrances and on all lakes prior to treatment. Signs will specify treatment date and the date when irrigating and/or swimming can resume. Summer Lawns will post signs one week prior to treatment.
- Advantage is awaiting a bid from Summer Lawns for installation of a float valve in the Heceta Head waterfall vault to better control water filling the reservoir.

Maintenance:

- No outstanding issues.

CC&R Enforcement:

- One issue outstanding issue on Harbor Town – yard maintenance. Advantage will try contacting the realtor.

ACC:

- No outstanding requests.

New Business:

- Dennis will follow-up with attorney/resident Christ Troupis re: letter to Hayden Homes re: easement on the east side of their property.
- The Board accepted the resignation of Dwight Eck from the Board of Directors. Dwight will continue to serve as the HOA's waterways manager. M/S/P (Plumtree/Wickliff)
- The Board appointed Kim Fidler, 6177 N. Cape Arago, to the Board to fill Dwight Eck's unexpired term. M/S/P (Scott/John)
- Dave Duncan will serve on the landscape committee and is also interested in getting involved with the waterways committee.
- Advantage reported that there is a need to sign a license agreement between LVHOA and New Dry Creek Ditch Company re: fence installed on Ulmer in their easement. Advantage will follow-up with Bryce Farris, Ringert Clark attorney.
- Julie Scott would like to add a discussion of approval of solar panels on LVHOA homes to next month's meeting agenda. Advantage will check to see how other HOA's have handled changes to governing documents to accommodate such installations.
- Pat Plumtree reported that the LVPHOA Annual Meeting is set for Tuesday, September 27, 2011.
- Advantage reported that four welcome packets have been sent to new Lakeland Village homeowners.

The next Board of Directors meeting is scheduled for Monday, September 26, at 6:30pm, at the Wickliff residence.

There being no further business, the meeting was adjourned at 8:30 p.m.