

**Lakeland Village Homeowners Association  
Board of Directors Meeting**

March 2, 2011

Minutes

Brendan Smedick, Matt Heins, and Jamin Martin, from Summer Lawns visited with the Board to discuss the 2011 Landscaping Season. Matt is the new account rep for Lakeland Village. Brendan will be working closely with him this year.

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

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

**Minutes:** Minutes from the January 19, 2011, Board of Directors meeting were approved as presented. M/S/P (Plumtree/Jensen)

Minutes from the February 9, 2011, Board of Directors meeting were approved as presented.  
M/S/P (John/Thomas)

**Finance:** 2011 year-to-date financials through February 28, 2011, were approved as presented.  
M/S/P (John/Plumtree)

- The Board reviewed the accounts receivable aging summary and the collections status report. The Board directed Advantage to turn three accounts over to collections and to initiate the lien process on another account.

**Committee Reports**

**Landscaping:**

- Dennis checked on the reported "line of sight" interference from an evergreen tree near the lighthouse. He advised that the tree doesn't inhibit adequate viewing.
- Advantage will arrange to keep the tree that blocks the lamp post at the entrance on Aspen Glen trimmed this season to allow best lighting possible.
- Mike and Dennis met today with Scapes, Inc., re: Lakes 3, 7 and 8 access points. Bids will be sent to Advantage.
- Mike and Dennis also reviewed the Ulmer Lane entrance improvement project with Scapes, Inc., and a bid for that project also will be forwarded to Advantage.
- Advantage will contact Summer Lawns for removal of a tree and trimming some branches in the common area north of Waterway Court

**Waterways:**

- Pal L. gave an update on the status of the water rights project.
- The Board decided to look at alternative solutions for improving water flow into pond #3, without the expense of excavation and extending piping. Advantage will contact Greg at Summer Lawns re: effectiveness of adding a submersible pump to improve circulation.
- Advantage will arrange to have the ditch pipe that runs between the Hayden Homes property and the Apartments to be cleaned out this spring as soon as the ground is dry enough that a truck can get in to do so. Cost is estimated to be between \$500 and \$750.

**Maintenance:**

- Advantage contacted a second electrical company to get a bid for a mass re-lamp project. Bids from Alloway and Berry Electrical Services have been received and Mike Thomas is reviewing the project scope and costs.
- The Board postponed the idea of installing fencing along Heceta Head at Lake 7.

**CC&R Enforcement:**

- Advantage will notice the owners at 6458 Aspen Glen of the HOA's intent to remove the freezer from the driveway which has been there for months and apply charges to the account to cover the expense of doing so.
- No other outstanding issues.

**ACC:**

- No outstanding requests or issues.
- Three new members have joined the ACC Committee: Jeff Blood, Julie Schott and Thad Webster.

**New Business:**

- The Board directed Advantage to contact attorney Terry Copple to pursue a license agreement with the Wolf Creek resident who had made landscaping improvements in his backyard which encroaches on LVHOA property. Advantage will verify the terms of the agreement to confirm whether the agreement runs with the owner or with the land.
- Pat L. updated the Board on the results of the election to revise the Bylaw. The election was official, with 88 ballots cast; however, none of the three proposed changes received enough affirmative votes to pass.
- The Board directed Advantage to contact Christ Troupis, or another attorney if needed, to send a letter to Hayden Homes re: Lakeland's easement on the east side of their property. New foundations are being laid for homes on that block, and these foundations appear to be very close to the easement.

The next Board of Directors meeting is scheduled for Tuesday, April 26, at 6:30pm, at the Jensen residence.

There being no further business, the meeting was adjourned at 9:00 p.m.