

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

May 10, 2011

Minutes

The meeting was called to order at 6:35 p.m.

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

Minutes: Minutes from the March 2, 2011, Board of Directors meeting were approved as presented. M/S/P (Thomas/Scott)

Finance: 2011 year-to-date financials through April 30, 2011, were approved as presented.
M/S/P (John/Jensen)

- The Board reviewed the accounts receivable aging summary and the collections status report. The Board directed Advantage to send lien warnings to four accounts, lien if needed and turn over to collections if not paid.
- Advantage will contact owners that have substantially overpaid their assessments to determine if they would like the overpayment to be refunded. If so, Advantage will cut checks for refund.
- The Board approved a change in language in the Advantage Idaho contract that addresses fees for estoppel certificates.

Committee Reports

Landscape:

- Dennis reported that Summer Lawns is doing a great job this year and the subdivision is looking great.
- The Board approved the bid from Exterior Elements for the Ulmer Lane Entrance Improvements.
M/S/P (Scott/John)
- The Board discussed the possible need to initiate a tree maintenance program (treating for insects, fertilizing as needed, etc.), beyond what's included in the Summer Lawns contract. Advantage will contact U of I Extension office to set up a walk-through the subdivision to determine what kind of maintenance program should be considered.
- Advantage will arrange for replacement of a tree on Heceta Head which was removed last year.
- Advantage will set up a meeting with Greg Thomas, Summer Lawns, to finalize plans to convert Area 1 of common grounds (Ponds 1, 2, 3 and 4) to pond irrigation and to discuss options to improve waterflow in pond 3 at the end of Waterway court.
- Advantage will contact Summer Lawns to proceed with tree trimming/removal on Lake 5 for better lake access.
- Advantage will talk with Summer Lawns again re: punching holes in the Bentonite liner in the retention area near Heceta Head and Ulmer.

Waterways:

- Dwight reported on water levels. The ponds are at increasingly high levels due to ground water from high flows on the Boise River.
- Pond water levels are too high to do weed treatments; algae treatments will be completed when conditions allow; other pondweed treatments are scheduled for June if we can get the water level to a manageable level. The Board is considering other options to control algae.
- Advantage will work with Summer Lawns to clean up an area to allow better beach access.
- Advantage will contact Summer Lawns re: waterfall on Heceta Head. The middle water outlet is not working. Dennis and Mike will meet the Summer Lawns rep at the waterfall to discuss the problem.

Maintenance:

- The Board approved plans to relocate one street light at the Aspen Glen Entrance to a spot a little further south across from the lighthouse to provide better lighting/visibility.

CC&R Enforcement:

- The Board approved notification of the owner of 6202 Aspen Glen of the HOA's intent to access the property and bring the front yard into compliance with CC&R standards.

ACC:

- The ACC has reviewed/approved 10 requests for far this year.

New Business:

- Dennis met with attorney/resident Christ Troupis to discuss the notice process to Hayden Homes re: easement on the east side of their property. New foundations/patios are being laid for homes on that block which appear to be on the LVHOA easement.
- The Board approved the license agreement between LVHOA and Bob Burke, Wolf Creek resident at 10444 Sultana as drafted by attorney Terry Copple. Mr. Copple will follow-through with Mr. Burke for execution of the document.

The next Board of Directors meeting is scheduled for Tuesday, July 12, at 6:30pm, at the Eck residence.

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