

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

November 14, 2011

Minutes

The meeting was called to order at 6:30 p.m.

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

Minutes: Minutes from the September 26, 2011, Board of Directors meeting were approved as presented. M/S/P (Plumtree/Scott)

Finance: 2011 year-to-date financials through October 31, 2011, were approved as presented. M/S/P (Plumtree/John)

- The Board reviewed the accounts receivable aging summary
- Advantage reported on the status of collections
- The Board approved a motion to transfer any 2011 surplus funds to the reserves. M/S/P (John/Scott)
- The Board reviewed the draft 2012 proposed budget. Advantage will make changes and send a revised version via email to Board members for final approval.

Committee Reports

Landscape:

- Dennis gave a status report on the 2011 landscaping services completed and still pending by Summer Lawns.
- The Board reviewed the 2012 landscaping services proposal from Summer Lawns. The contract price will remain the same as 2011
- Advantage will include the cost to replace the filter on the pump at Pond #5 in the 2012 budget.
- Advantage will arrange a walk-through the subdivision with a representative of the U of I Extension office early next season to determine what kind of maintenance program should be considered to ensure long-term health of all trees. (still pending)
- Advantage will contact Summer Lawns re: installation of low flow sprinkler heads or MP rotors in the common area that is adjacent to the retention area at Heceta Head and Ulmer to help reduce stagnant water. (still pending)

Waterways:

- Proposals for pond treatment services in 2012 from Summer Lawns and TMS were reviewed. Advantage will contact TMS re: some service changes and ask their representative to attend the January Board meeting.

Maintenance:

- No outstanding issues.
- Advantage will contact TMS to get an estimate for waterfall maintenance in 2012. The proposal from Summer Lawns has been received.
- The Board will consider fixing the Heceta Head waterfall pump in spring 2012 if budget permits.
- Mike asked that the cost to clean out the outflow pipe to Lakeland Estates and the culvert under Cape Arago be added to the 2012 budget.

- Mike has been in contact with the ditch rider Jeff Nicholson for construction and installation of two trash grates

CC&R Enforcement:

- One outstanding violation for utility trailer parking; continued barking dog complaints. Advantage will follow-up.

ACC:

- No outstanding requests.

Old Business:

- Still awaiting the final signed license agreement between LVHOA and New Dry Creek Ditch Company. The ditch company's annual meeting is scheduled for 11/15/11 and the agreement should be signed at that time.
- The HOA is still awaiting information from the ditch company re: timetable for installation of a weir to measure water inflow into Lakeland Village.
- Advantage will work on draft ACC regulations for energy conservation devices, e.g., solar panels, etc.
- Dennis will continued to follow-up with attorney/resident Christ Troupis re: letter to Colony Homes/Hayden Homes re: easement on the south side of their property.

New Business:

The next Board of Directors meeting is scheduled for Tuesday, January 10 at 6:30pm, at the Thomas residence.

There being no further business, the meeting was adjourned at 8:35 p.m.