

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

September 26, 2011

Minutes

The meeting was called to order at 6:45 p.m.

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

Minutes: Minutes from the July 11, 2011, Board of Directors meeting were approved as presented. M/S/P (John/Scott)

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

- The Board reviewed the accounts receivable aging summary
- Advantage reported on the status of collections
- The Board approved sending lien warnings on several delinquent accounts.

The Board approved converting to an electronic signature system for check signing. A list of the payables will be sent to either the President or Treasurer for approval before checks are cut, signed and sent. M/S/P (Wickliff/John)

Committee Reports

Landscape:

- Mike reported on the completion of the irrigation conversion project with Summer Lawns and Matrix Engineering.
- Additional trees will be planted at the Aspen Glen entrance near pond 1 and on the corner of Heceta Head and Duxbury
- Funds for tree trimming throughout the subdivision need to be budgeted for 2012.
- 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.
- Cattails will be sprayed soon and cut later in the fall
- 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.

Waterways:

- The Heceta Head waterfall pump is broken and cannot be repaired. Summer Lawns submitted three alternatives for a new pump/motor system with associated costs ranging from \$2,100 to \$5,000. The Board tabled a decision until more information could be obtained. Mike will go to Summer Lawns to see the pump that was pulled.

Maintenance:

- No outstanding issues.

CC&R Enforcement:

- No outstanding issues. Barking dog complaints have been received recently; 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

New Business:

- Dennis will follow-up with attorney/resident Christ Troupis re: letter to Colony Homes/ Hayden Homes re: easement on the south side of their property.
- Advantage presented an overview of materials received from a seminar on re: solar panels and other "green" technologies and regulations that affect HOA approval of such items. Advantage will prepare a resolution for ACC Guidelines governing installation of solar panels.

The next Board of Directors meeting is scheduled for Wednesday, November 9 at 6:30pm, at the Scott residence.

There being no further business, the meeting was adjourned at 8:25 p.m.