

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

January 26, 2021 7:00 PM

A meeting of the Board of Directors of Lakeland Hills Homeowners was called to order by Mr. Andrew Rawls, Chair, at 7:00 p.m. on Tuesday January 26, 2021; which was held via Zoom video conference; and at which a quorum was present.

ATTENDANCE

The following were present:

Board Members

Dan Snyder (term 2021)

Deborah Gordon (term 2023)

Officers

Andrew Rawls, President

Andreas Ellis, Secretary & Treasurer

Absent:

Josh Davis (term 2022)

Others

Minutes

The minutes of the Board of Directors of the November 5, 2020 were then approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls reported on the Christmas Lighting contest. He noted that it was really nice to see so many homes participating in the contest. He acknowledge and congratulated the 3 winners: 1st Place Mark and Maryanne Daniels, 2nd place Ted and Danette Olson, and 3rd place Brian and Melissa Holt. He also expressed his appreciation for the volunteer effort by the directors in taking the time to evaluate and judge the contest

He then discussed with the committee a certain ongoing concerns raised by homeowners regarding excessive noise, both music and vehicular, as well as other activities which were a nuisance to surrounding homeowners.

2. Financial

Mr. Ellis reviewed with the board both the November and December financial statements for the Association. He reported that in both months the income and expenses were primarily associated with new home purchases, the Christmas Lighting Contest and corresponding welcome committee packages. The directors reviewed and discussed several of the expenses incurred and the status of outstanding 2021 HOA dues.

After discussion, the financial report was approved by motion made, seconded, and passed unanimously.

4. Committee Reports

a. Architectural Committee:

Mr. Rawls reported how a letter had been sent a homeowner informing them of several items which identified as infractions of the HOA's Guideline and Architectural Standards. Mr. Rawls informed the Directors that following this letter he was pleased to report that appropriate corrective action has been taken by the homeowner and the matter

appears to be resolved. Lastly he noted that the position of ACC Chair was still vacant and with the spring season coming it was important that this position be filled and committee members be identified to serve in this capacity. He asked for the Directors to help think of potential volunteers who might be suitable for the role of ACC Chair.

b. Welcome Committee

Mr. Ellis reported on three new homeowners that the welcome committee had met and provided packages to. He noted that in November there were 2 new owners, Sarah and Dan Arent on 936 5th and James Renz on 4820 Mill Pond Loop. He had the opportunity to meet with the respective homeowners both who are new to the Auburn area.

c. News Letter Report

Dan Snyder reported that the upcoming Winter Newsletter was drafted and ready for printing. He asked Mr. Ellis to print copies and deliver to the directors for distribution

d. Website Report

There were no issues or matters discussed regarding the website

5. Old/New Business

a. Old Business

Mr. Ellis reported how he had engaged the law firm of Burns Law PLLC to review and comment on the drafted changes made to the current HOA guidelines. He noted that as of yet Burns Law had not completed this engagement. He did share a preliminary draft with the directors present which he noted represented his initial efforts to incorporate changes to address the various nuisance issues such as excessive noise, music, vehicular, as well as other activities which were both a nuisance and safety

concern to the surrounding homeowners. He noted that his drafted also incorporated language following reivew of best practices of neighboring HOA's in dealing with these sorts of matters. He hoped to have more formal findings from Burns Law PLLC for the February meeting.

b. New Business

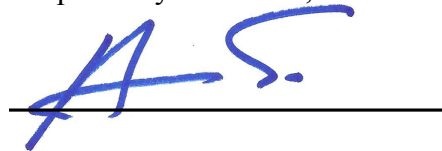
There was no new busines matters raised

Mr. Rawls then brought up the topic of the next Board of Directors meeting and noted that due to continued uncertainty related to COVID-19 restrictions he recommed that the February meeting be also held via Zoom video conference. After discussion, the Directors affirmed that February 23rd meeting be via Zoom. The Directors requested that the web site be updated to reflect this date, time and Zoom meeting details

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:30 p.m. The next meeting is scheduled for February 23, 2021 and to be via Zoom video conference; based on COVID-19 limitations in effect at that time.

Respectfully submitted,



Mr. Andreas Ellis, Secretary & Treasurer
Lakeland Hills Homeowners Association