

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

April 27, 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 April 27, 2021; which was held via Zoom video conference; and at which a quorum was present.

ATTENDANCE

Board Members

Dan Snyder (term 2021)
Josh Davis (term 2022)
Deborah Gordon (term 2023)

Officers

Andrew Rawls, President
Andreas Ellis, Secretary & Treasurer

The following were present:

Absent:

Others

Minutes

The minutes of the Board of Directors meeting of the February 23, 2021 were approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls shared how he had received a few homeowner ACC Application for Change during the past month and there was one home currently listed for sale.

2. Financial

Mr. Ellis reviewed with the board the March financial statements for the Association. He reported that in the month income of \$80.00 reflected receipt of 2021 annual dues and late fees paid by 1 homeowner. He noted that expenses were the annual website hosting. He then reviewed with the directors the current outstanding accounts receivable. He pointed out how as of March 31st there were only 2 homeowners that owed fees to the HOA; one of which had resolved their outstanding balance in the month of April.

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 noted that the few homeowners who had submitted the ACC Application for Change. He described how the homeowner at 5040 Mill Pond Loop had requested to replace their roof. Also a request had been made by the homeowners at 5117 Mill Pond Loop to remove certain trees, make driveway repairs, and construct a gravel parking strip next to the home. He asked for the Directors to help think of potential volunteers who might be suitable for the role of ACC Chair. He then discussed the annual Spring-Walk-About and recommended that it occur the weekend of May 22 and 23. Without a separate ACC the Directors and officers agreed to divide up the 164 homes and conduct this review. Mr. Ellis volunteered to print up both HOA maps and division of homes as

well as copies of the ACC Check list. Mr. Rawls agreed to reach out to homeowner Nathan Martin and solicit his help in this annual Spring Walk-About

b. Welcome Committee

Mr. Ellis reported on his visit with the new owners of the home at 5110 Mill Pond Drive. He noted that Tanner and Gabby had recently moved to the Pacific Northwest. Tanner worked for Service King autobody and Gabby worked for Zillow; both were originally from the greater Chicago area.

c. News Letter Report

Dan Snyder reported that the upcoming Spring Newsletter it's focus on spring home clean up and maintenance. He recommended that this newslettter be distributed as soon as possible as it would serve as reminder of the upcoming Spring-Walk -About. Mr. Ellis volunteered to print and mail all the newsletters and would target the weekend of May 8 to have these items mailed.

d. Website Report

Mr. Ellis reported the web site continued to be updated to show the current Zoom meeting information for the upcoming Directors meetings. This information could be found by home owners under the website's "Events Calander page". He also noted that the homepage had been updated to show a spring time picture of the main entrance into the Lakeland Hills neighborhood

5. Old/New Business

a. Old Business

Mr. Ellis reported how the law firm of Burns Law PLLC had completed its review and comment on the drafted changes made to the current HOA guidelines. He noted that the firms report had been recieved April and was available for review whenever the directors desired to discuss this matter further.

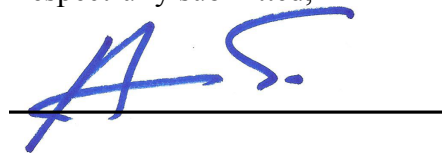
b. New Business

-none-

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:30 p.m. The next meeting is scheduled for May 25, 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