

LAKELAND HILLS HOMEOWNERS ASSOCIATION

BOARD OF DIRECTORS

May 25, 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 7:03 p.m. on Tuesday May 25, 2021; which was held via Zoom video conference; and at which a quorum was present.

ATTENDANCE

Board Members:

Dan Snyder (term 2021)

Deborah Gordon (term 2023)

Officers:

Andrew Rawls, President

Andreas Ellis, Secretary & Treasurer

Absent:

Josh Davis (term 2022)

Others in Attendance

none

Minutes

The minutes of the Board of Directors meeting of the April 27, 2021 were approved via motion made, seconded, and unanimously approved by the directors.

1. Presidents Report:

Mr. Rawls shared his appreciated for the efforts to conduct the recent Spring Walk about. He noted that spouses of 2 homeowners were deceased since the last ACC Walk About and express a desire that any ACC deficiency notice to these homeowners be done with the appropriate level of respect and understanding of their loss.

2. Financial

Mr. Ellis reviewed with the board the April financial statements for the Association. He reported that in the month income of \$245.40 reflected receipt of one new homeowner fee and late fees paid by a homeowner. He noted that expenses were primarily the legal fees

paid to Burns Law for research the board had requested, printer toner, and welcome committee gift cards for the new homeowners. He then reviewed with the directors the current outstanding accounts receivable. He pointed out how as of April there was only 1 homeowner that owed fees to the HOA. He commented that in May this remaining homeowner had paid; so that as of May 25th there were no outstanding accounts receivable owed the HOA. 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 discussed the annual Spring-Walk-About and again thanks the board and officers, as well as Nathan Martin, for helping with this effort. He noted that all 164 homes in the HOA had been reviewed weekend of May 22 and 23. He reported that he had all the respective review sheets and most infractions related to weeds, overgrown bushes, lawns, and general exterior upkeep. He did note a few more material violations including improper parking of recreational vehicles, and roof repair or maintenance. He concluded by noting his goal was to have all notices mailed to homeowners by the last week in May.

b. Welcome Committee

none

c. News Letter Report

Dan Snyder reported that Spring Newsletter had been issued and mailed to all homeowners on May 8.

d. Website Report

none

5. Old/New Business

a. Old Business

Mr. Rawls recommended that any review and discussion of the research by Burns Law firm, regarding potential changes to the HOA's guidelines be postponed until a future meeting.

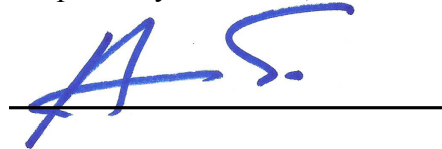
b. New Business

-none-

6. Adjournment

With no further business, the Board of Directors meeting was adjourned at 8:10 p.m. The next meeting is scheduled for June 22, 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