

Lakeland Hills Homeowners Association – Divisions 1, 2 & 4A

Annual Meeting

October 24, 2023

A meeting of the Board of Directors of Lakeland Hills Homeowners Association was held at 6:30pm on Tuesday, October 24, 2023, at Haggen.

Upon opening and calling the meeting to order, the Chair, Mr. Andrew Rawls welcomed all the attending homeowners and gave a brief introduction of the meeting agenda. This was the second attempt to hold the annual meeting. The first meeting scheduled on September 19, 2023, at Sunset Park did not establish a quorum and was rescheduled to October 24.

The Chair requested the Secretary to confirm attendance and the required quorum as set by the By-Laws. The Secretary affirmed based on in person attendees and proxy form received, a quorum was met in excess of the necessary 17. With a quorum affirmed, Mr. Rawls called the meeting officially to order at 6:32pm.

The minutes of the 2022 annual meeting were reviewed and approved by motion made, seconded, and passed unanimously.

The Association President, Mr. Rawls gave a review of the highlights, key activities, and accomplishments of the Association and its Board over the prior year. He mentioned the success of the National Night Out event in August, the desire to hold the event in 2024, and summarized results of the May ACC walk. Noting the most frequent violations were garbage cans and weeds. He then answered several questions from the homeowners regarding rental properties, RVs, and snow removal.

The Treasurer, Mrs. Monica Hawley was unable to attend the meeting. In her absence, Mr. Rawls reviewed the 2023 financial statement and balance sheet. There were two items noted that needed to be included in the document. The first is the insurance premium, which was renewed for another year and the policy premium was increased. The second item missing was a charge from a vendor for the National Night Out event.

After discussion, the 2023 financial report was approved by motion made, seconded, and passed unanimously.

The Association President then reviewed with the Board and homeowners the proposed 2024 operating budget. The annual dues assessed each homeowner would remain \$50 per lot. Based on this revenue and the proposed operating expenses the Association was expected to not need to use funds from its current reserves and break even. The homeowners thanked the Board for their willingness to volunteer their time for the neighborhood.

After discussion, the 2024 operating budget was approved by motion made, seconded, and passed unanimously.

The Secretary, Mrs. Megan Shafer, noted that currently there was 1 board position which was expiring in 2023. This position will serve a 3-year term to September 2026. No names had been submitted before the meeting. A nominee from the homeowners present came forward.

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After discussion, the motion was made to appoint Mr. Benjamin Woodhouse to the HOA Board of Directors for a 3-year term, this was seconded, unanimously passed, and none opposed.

With no further formal business, the Annual Homeowners meeting was adjourned at 7:15pm on October 24th, 2023.

Respectfully submitted,

Mrs. Megan Shafer

Secretary and Board Member

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