

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

Annual Meeting Minutes

September 17, 2024

A meeting of the Board of Directors of Lakeland Hills Homeowners Association was held at 7:00pm on Tuesday, September 17, 2024 at Sunset Park. Upon opening and calling the meeting to order, the Vice President, Mr. Jim Hawley welcomed all the attending homeowners and gave a brief introduction of the meeting agenda, as the President was unable to attend.

The VP 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. Hawley called the meeting officially to order at 7:02pm.

The minutes of the 2023 annual meeting were reviewed and approved by motion made, seconded, and passed unanimously.

Mr. Hawley 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 2025, and summarized results of the May ACC Walk. Noting the most frequent violations were garbage cans and weeds. He then answered a question from the homeowners regarding dues remaining the same and another regarding the City's request for action of an overgrown vegetation area, previously maintained by the City of Auburn. The Board encouraged homeowners to use SeeClickFix for City code violations.

The Treasurer, Mr. Mike Pena reviewed the 2024 financial statement and balance sheet.

After discussion, the 2024 financial report was approved by motion made, seconded, and passed unanimously.

The Association Vice President then reviewed with the Board and homeowners the proposed 2025 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.

After discussion, the 2025 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 2024. This position will serve a 3-year term to September 2027. No names had been submitted before the meeting. A nominee from the homeowners present came forward. Mr. Eric Shafer volunteered for the open position.

After discussion, the motion was made to appoint Mr. Eric Shafer 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 7:25pm on September 17, 2024.

Respectfully submitted,

Mrs. Megan Shafer, HOA Secretary