

## Lakeland HOA Board of Directors Meeting

**Date:** Monday May 10, 2010  
**Time:** 7:00pm  
**Location:** Lakeland Community Center

**BOD Members Present:** Greg Brown, Frank Tomaszewski, Phillip Stephens, Darci Bidman  
**Mgmt team:** Rich Faires, Kim Stanphill, Deke Turner  
**Guest:** Ryan Broms, Owners Rep, Investco

### Open Forum: 7pm

- Ryan Broms:
  - o Investco introduction
  - o 4.75 acre development over the next two years (corner across from Pizza Rest). Seeking homeowner input. Planning for a bank. Late 2011 or early 2012. Gas station is a target as well as a HW store.
  - o Would build with tenets in hand and not on spec. No current limit on # of restaurants.
  - o Contact via Rich: 253-826-5380
- Mario Ribas, Summit: Empty lots that were billed as unpaid. Vacant lot next to house. Asked him to provide the data on what he has paid. Seeking approval not to pay for the three years.
- David Domenowske: Asked about a dog park in Lakeland. Discussed the costs to add such a facility. Development costs, taxes, insurance, etc. Would need to fund the maintenance.
- Margie Williams, Eastpoint. Outlined Lakeland East. Homes and multi unit in the planning phases. Building to start this Month.
- Darlene Larson, Verona. Entrance to Verona off Panorama is flooding. Rich to investigate.

### Board Meeting Call to Order: 7:21PM

#### Minutes Acceptance

- Frank made the motion to approve the minutes as written. 2<sup>nd</sup> by Darcie. All approved.

#### Treasurer Report

- See Franks update sheet. No other conversation or votes taken.

#### Committee Report

- ARC
  - o Frank: motion to approve the ARC recommendations for May as submitted by committee Darci 2<sup>nd</sup>. Approved.
- Communications
  - o Newsletter: July 1<sup>st</sup> newsletter. Articles due by the end of May.
  - o Web Site: added the facebook link. 50% of the L/R and 30% of the top three
- Landscape
  - o Clean sweep project: Making plans to organize a Lakeland clean sweep. Will have a table at the summer social.
  - o Mail boxes: committee wants to see them painted and not just washed/cleaned
  - o Demonstration Project: Landscaper has a pilot underway.

- Lakeland Hills Elementary school yard maintenance: Seeking to get the school to take more care. Project in early stages.
- Homeowner Lawn care program
- Three way stop: Lakeland hills and 62<sup>nd</sup>.
- Neighborhoods
  - Needing more help on this committee.
  - Likely going to lose our current chair
  - Average 10 a month
- Security
  - Rich: Doing well overall. Increase in car vandalism.
  - Call 911. If using a cell phone ask for Auburn 911.
- Social
  - Need volunteers: common theme across all committees.
  - Events at risk if we can't get more help!
  - Next event is summer social (fighting to keep it but if no help it could go away)

### **Manager Report**

- Foreclosures seem to be going down.
- Seasonal plantings are in.
- Light repair: seeing more damage but lack budget. Board will need to assess and augment the budget.
- Sidewalk: City identified three trees that Lakeland must fund the removal of. Rich is working on a quote for the tree removal and the sidewalk repair.
- Fence that was blown down is now repaired
- New Screen ordered for the community center
- Tax meeting scheduled for next week with the mayor to follow up previous correspondence.

### **Old Business**

- Ad Hoc committee meeting on Thursday, May 13<sup>th</sup> @ 6:30pm.

### **New Business**

**Next Meeting:** Monday June 14<sup>th</sup>, 210 at 7PM.

Meeting adjourned at 7:46. Motion by Frank and 2<sup>nd</sup> by Darcie. All approved.