

**LAKE VILLAGE CONDOMINIUM ASSOCIATION  
OPEN BOARD OF DIRECTORS MEETING  
September 26, 2019**

The Open Board of Directors Meeting for the Lake Village Condominium Association was held September 26, 2019, at the Daybreak Community Center.

**Board of Directors present:**

Rulon Dutson, Treasurer  
Rich Sonntag, Secretary  
Marla Mott-Smith, Resident Member

**Management Company present:**

Frankie Pettley, Association Manager  
Chris DeLong, Utah Vice President  
Tony Ledvina, Mountain Division President

**Board Members excused:**

Ty McCutcheon, President

Others: Three (3) residents present at the meeting

**Call to Order:**

Rich Sonntag called the meeting to order at 7:05 PM.

**Zero Harm Share:** With the earlier sunsets, wear reflective clothing while doing evening outdoor activities

**Reports:**

**A. Management Report – *Frankie Pettley presented to the Board***

- a. **Landscape** - BrightView is completing shrub trimming during their regular visits this month. Irrigation has been turned down for the end of the season. They will be lowering mowers the last week of September and October to reduce the chance of snow mold.
- b. **Maintenance** – There was leak caused by the unit above that the HOA had repaired. Management will look into the cause to determine if the homeowner will be responsible.

**Old Business**

- A. Minutes** – Review and consider approval of minutes from the June 27, 2019 open Board of Director’s meeting

**Motion:** A motion was made by Rulon Dutson, seconded by Rich Sonntag and unanimously carried to approve the June 27, 2019 minutes as presented.

**B. Financial Report – *Frankie Pettley presented to the Board***

- a. Review of the unaudited monthly financial statements for June – August, 2019

**Motion:** A motion was made by Rulon Dutson, seconded by Rich Sonntag and unanimously carried to approve the June – August, 2019 financial statements

- b. Review of delinquent accounts
  - i. Management recommended one account be turned over to the attorney for collection totaling \$1,191.62.

**Motion:** A motion was made by Rulon Dutson, seconded by Rich Sonntag and unanimously carried to approve sending one account to the attorney for collection totaling \$1,191.62,

**C. Insurance Renewal**

a. The Board reviewed the bids received for the 2019-2020 insurance renewal.

**Motion:** A motion was made by Rulon Dutson, seconded by Rich Sonntag and unanimously carried to approve the bid from Philadelphia Insurance totaling \$23,553.00

**New Business**

**A. Sub-Association vs. Benefited Assessment**

a. Discussion was held regarding the Lake Village Condominium community staying a sub-association or becoming a benefitted assessment area within the Daybreak Community Association. The Board decided that the issue should be decided by the community; therefore the idea was tabled for the newly elected homeowner Board of Directors to decide.

**Other Business**

**A. Resident Open Forum**

Owners present discussed the following:

- Owners present will work to get heir neighbors to attend the Annual Meeting.
- Adding the 2019 financial statements to the website.

**Adjourn:**

**Motion:** There being no further business to discuss, a motion was made by Rich Sonntag, seconded by Rulon Dutson and unanimously carried to adjourn at 8:00 PM.

Approved and respectfully submitted by Marla Mott-Smith, President, Lake Village Condominiums Owners' Association.

  
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Marla Mott-Smith, President

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Date 1/6/20