

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 16th, 2016

CALL TO ORDER: President Kemper called the November 16th, 2016 Regular Meeting of the Board of Directors to order at 7:07 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Vice-President M. Pameditis, Treasurer R. Andrews, and Directors T. Rao, K. Brown, M. Santopadre, C. Liko and R. Oliver

BOARD MEMBERS ABSENT: Secretary K. Hudson

Motion #1: Approve the Agenda.

Motion by Director Rao

Seconded by Director Santopadre

Motion Passed.

Motion #2: Approve the Minutes of the October 26th, 2016 Regular Meeting of the Board of Directors.

Motion by Director Oliver

Seconded by Director Andrews

Motion Passed.

PRESIDENT'S COMMENTS

Dave Kemper

President Kemper reviewed the agenda for the evening and discussed the assessment increase for 2017. The water pumping station project is underway and close to being firmed up. Three applications have been submitted for the Board of Directors and the names will be released after the Nominating Committee interviews them.

TREASURER'S REPORT

Rick Andrews

No Report.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza noted that we are on track with the pool. Bad plumbing was found and needs to be updated to code before continuing. Many community members came to speak with Kolby Granville and there is a printout of all the questions that were asked. Kolby has asked to return in April if the community is interested.

COMMITTEE REPORTS

Activity:

Kay Smith

No Report.

Architectural:

Ray Oliver

Verbal Report: The Committee has multiple times. Several applications have been received, mostly standard requests. The committee is revising the Architectural Rules.

Budget & Finance:

Craig Hanson

No Report.

Fishing & Boating:

Lee Dettling

No Report.

Infrastructure & Maintenance:

Craig Hanson

No Report.

Lakes Log:

Gloria Hollingsworth

No Report.

Lakes Women's Club:

Launie Harlacher

No Report.

Nominating Committee:

Kirk Hudson

No Report.

MEMBER COMMENTS:

Member expressed concern over the new rules regarding short term rentals and use of the common areas and requested more information on the reasoning for the rule. Member commented that the rule change regarding short term rentals and use of the common areas is violating the CC&Rs. Member commented on the sets of rules that require recording. Member advised that the website has not been updated with 2017 dates.

NEW BUSINESS:

Motion #3: Approval for the transfer of \$61,500 4th Quarter Assessment from the Operations account to the Reserve Funds account.

Motion by Director Oliver

Seconded by Director Rao

Motion Passed.

Motion #4: Award 3 year contract for audit services to Ginsburg & Dwaileebe.

Motion by Director Santopadre

Seconded by Director Pameditis

Discussion was held regarding the increase in the contract and peer review of the auditors.

Motion Passed.

Motion #5: Recommend approval for the installation of additional pavers adjacent to the main entry way to the Clubhouse and to sand and seal the existing pavers. To be awarded to Saunders Masonry, not to exceed \$4,700.

Motion by Director Rao

Seconded by Director Liko

Discussion was held regarding required maintenance and other options for the area to be paved.

Motion Passed.

Motion #6: Purchase new furniture and accessories for the lobby, multi-purpose room and the adult lounge, not to exceed \$15,000.

Motion by Director Liko

Seconded by Director Santopadre

Discussion was held regarding the types of furniture and materials.

Motion Passed.

Motion #7: Purchase all new lounges, chairs and tables for the newly renovated pool area, not to exceed \$18,050.

Motion by Director Rao

Seconded by Director Pameditis

Discussion was held regarding the timing of the purchase, warranties and other options.

Motion Passed.

Motion #8: Recommend Jack Policar for membership on the Fishing & Boating Committee.

Motion by Director Anderson

Seconded by Director Rao

Motion Passed.

Motion #9: Approve the 2017 Operating Budget of \$1,424,747 in expenses, \$98,500 in other income, \$240,000 contribution to the Reserve Fund and \$4,500 contribution to the Capital Fund.

Motion by Director Rao

Seconded by Director Oliver

Discussion was held regarding the changes from 2016 to 2017.

Motion Passed.

Motion #10: Approve the 2017 Reserve Budget of \$240,000.

Motion by Director Rao

Seconded by Director Pameditis

Discussion was held regarding the projections for the Reserve Budget.

Motion Passed.

Motion #11: Budget \$254,500 for the 2017 Capital Budget for 3 water pumping stations to be funded from Operations when developed and approved by the Board.

Motion by Director Rao

Seconded by Director Santopadre

Discussion was held regarding the logistics, payback time frame and the presentation of the proposed pumps.

Motion Passed.

Motion #12: Recommend that the Board of Directors approve an assessment increase for 2017 for approximately 3%, with a new quarterly assessment of \$299.00.

Motion by Director Pameditis

Seconded by Director Rao

Discussion was held regarding the reason for the increase.

Motion Passed.

Motion #13: Motion to adjourn.

Motion by Director Santopadre

Seconded by Director Rao

Motions Passed.

Meeting adjourned at 8:25 pm.