

**LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
August 31<sup>st</sup>, 2016

**CALL TO ORDER:** President Kemper called the August 31<sup>st</sup>, 2016 Regular Meeting of the Board of Directors to order at 7:09 pm.

**BOARD MEMBERS PRESENT:** President D. Kemper, Treasurer R. Andrews, Secretary K. Hudson and Directors T. Rao, K. Brown and R. Oliver

**BOARD MEMBERS ABSENT:** Vice President M. Pameditis and Director M. Santopadre

**Motion #1: Approve the Agenda.**

Motion by Director Hudson

Seconded by Director Oliver

**Motion Passed.**

**Motion #2: Approve the Minutes of the June 22<sup>nd</sup>, 2016 Regular Meeting of the Board of Directors.**

Motion by Director Oliver

Seconded by Director Hudson

**Motion Passed.**

**PRESIDENT'S COMMENTS**

**Dave Kemper**

President Kemper stated that we are operating under budget as of the most recent financials and the projections improve as we approach the end of the year. It appears that we will have an operating surplus at the end of this year. The Reserve fund is currently funded at 89%. The 2015 audit is on the agenda for approval and the auditor made mention that our internal controls were great. There have been operating surpluses over the past few years and in 2014 there was an additional \$100,000 moved into Reserves in addition to the scheduled Reserve funds for that year in anticipation of upcoming large projects. It is important to use our money appropriately to maintain our non-profit status. In 2015, the Budget & Finance Committee, the Board of Directors along with other committees met to discuss the budget and projects for 2016 and these projects were approved when the 2016 budget was approved. The Ramada was not budgeted for however we still have last year's surplus to allocate which a portion is intended for the pumps for common area irrigation.

**TREASURER'S REPORT**

**Rick Andrews**

No Report.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza reported that summertime is usually a heavy graffiti time for The Lakes but this summer there was less than normal. All the docks have been painted and refurbished where needed and the trash containers are currently being worked. Granada Lakes will be holding a meeting on September 7<sup>th</sup> at 6:00 pm to discuss the addition of apartments; they will be asking the City for a zoning change. Kolby Granville has requested to do a question and answer session at The Lakes on Monday, October 24<sup>th</sup> from 6:00 to 8:00 pm. The Lakes was mentioned in an article about The Alamo Drafthouse that will be built in the Lake Country Village plaza. Also, an additional traffic study will be performed by the city through our community all the way down to the Starbucks and they are also aware that many Lakes homeowners are concerned about the intersection near Rural and Lamplighter.

**COMMITTEE REPORTS**

**Activity:**

**Kay Smith**

Verbal Report: Labor Day picnic is on Monday. There will be a DJ by the pool. Planning is still going on for upcoming events.

**Architectural:**

Verbal Report: Summer was slow, some applications came in over the past couple months but things should start picking up.

**Ray Oliver**

**Budget & Finance:**

Written Report.

**Craig Hanson**

**Fishing & Boating:**

No Report.

**Lee Dettling**

**Infrastructure & Maintenance:**

No Report.

**Craig Hanson**

**Lakes Log:**

No Report.

**Gloria Hollingsworth**

**Lakes Women's Club:**

No Report.

**Launie Harlacher**

**Swim Team:**

No Report.

**Lisa Nelson**

**MEMBER'S COMMENTS:**

Homeowner commented on his dogs being attacked by loose dogs that live on Candlestick. Homeowner discussed ideas for neighborhood watch. Homeowner brought up the issues caused by the bicycle lanes that were added on McClintock and requested assistance in addressing this issue with the City of Tempe. Homeowner has contacted the city and the City of Tempe stated that Rural will be re-stripped in order to create a safer exit from Lamplighter. Homeowner suggested a point of contact to relay criminal information that goes on in or around the community and was advised that the new officer in charge of block watches will be dispersing an alert to the block watch captains regarding events in The Lakes.

**BOARD DISCUSSION:**

Board member requested proposals be provided to the Board months prior to voting on the related motion.

**NEW BUSINESS:**

**Motion #3: Approval for the transfer of \$61,500 3<sup>rd</sup> Quarter Assessment from the Operations account to the Reserve Funds account.**

Motion by Director Andrews

Seconded by Director Liko

**Motion Passed.**

**Motion #4: Approve the audit conducted by Ginsburg & Dwaileebe for the year-ended December 31<sup>st</sup>, 2015.**

Motion by Director Andrews

Seconded by Director Rao

**Motion Passed.**

**Motion #5: Amend the Lakes Community Association Rules & Regulations and update the associated forms.**

**5a: Motion to approve the proposed amendments to the Lakes Community Association Rules & Regulations.**

Motion by Director Brown

Seconded by Director Rao

Discussion was held regarding the parameters, rationale and enforcement of the proposed rule changes.

**Motion Passed.**

**5b: Motion to approve the Lakes Community Association Rules & Regulations and associated forms as amended.**

Motion by Director Rao

Seconded by Director Brown

Discussion was held regarding enforcement of the amended rules.

**Motion Passed.**

**Motion #6: Recommend approval for the replacement of the Clubhouse carpet. To be awarded to Illustra Designs, not to exceed \$30,000.**



Motion by Director Rao

Seconded by Director Hudson

Discussion was held regarding company, their licensing, and quality of the carpet to be used.

**Motion Passed.**

**Motion #7: Recommend approval for the installation of rubber flooring in the Cardio area. To be awarded to Excel, not to exceed \$4,300.**

Motion by Director Hudson

Seconded by Director Rao

Discussion was held regarding the life expectancy of the rubber floor versus carpet, the cost and the hygienic benefits of the rubber floor.

**Motion Passed.**

**Motion #8: Recommend approval for the re-painting of the Clubhouse interior surfaces. To be awarded to A&A painting, not to exceed \$13,000.**

Motion by Director Andrews

Seconded by Director Rao

Discussion was held regarding recommended company.

**Motion Passed.**

**Motion #9: Recommend approval for the replacement of the existing main pool deck with pavers. To be awarded to Presidential Pools/Spartan Concrete, not to exceed \$115,000.**

Motion by Director Rao

Seconded by Director Hudson

Discussion was held regarding cool decking versus pavers, life of pavers, and maintenance requirements.

**Motion Passed.**

**Motion #10: Recommend approval for the replacement of the existing Ramada with a new structure that is 8 feet longer than the original structure. To be awarded to Palladio General Contractors, not to exceed \$50,000.**

Motion by Director Oliver

Seconded by Director Rao

Discussion was held regarding the increased size, the costs as well as the reasoning behind replacing the structure.

**Motion Passed.**

**Motion #11: Recommend approval for the replacement of one of the two existing heat pumps with a new commercial grade heat pump. To be awarded to Specialty Pools, not to exceed \$7,500.**

Motion by Director Hudson

Seconded by Director Andrews

Discussion was held regarding savings with the previous unit and the option to award to Gillespie's A/C and Heating using the same unit at a lower cost with the full factory warranty.

Motion to amend to award to Gillespie's A/C and Heating, not to exceed \$3,800.

Motion by Director Oliver

Seconded by Director Hudson

**Motion Passed.**

**Motion #12: Motion to adjourn.**

Motion by Director Hudson

Seconded by Director Andrews

**Motions Passed.**

**Meeting adjourned at 8:51 pm.**

I, Kirk Hudson, duly elected Secretary of the Board of Directors of the Lakes Community Association, for the Board, swear that the members of The Lakes Community Association were notified of the Board of Directors' Meeting held on August 31<sup>st</sup>, 2016.

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Kirk Hudson  
Board Secretary  
Lakes Community Association

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Date