

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 25th, 2017

CALL TO ORDER: President Kemper called the January 25th, 2017 Regular Meeting of the Board of Directors to order at 7:10 pm.

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

BOARD MEMBERS ABSENT: Secretary K. Hudson and Director C. Liko

Motion #1: Amend the Agenda to include an RFA from the Nominating Committee.

Motion by Director Rao

Seconded by Director Oliver

Motion Passed.

Motion #2: Approve the Amended Agenda.

Motion by Director Brown

Seconded by Director Santopadre

Motion Passed.

Motion #3: Approve the Minutes of the November 16th, 2016 Regular Meeting of the Board of Directors.

Motion by Director Santopadre

Seconded by Director Pameditis

Motion Passed.

PRESIDENT'S COMMENTS

Dave Kemper

President Kemper gave a Power Point presentation regarding the irrigation pumping stations and answered questions regarding the logistics, financials and specific details of the project.

TREASURER'S REPORT

Rick Andrews

No Report.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza reported on the Golden Algae bloom in December. Over the past few weeks, multiple car break-ins have occurred in The Lakes and neighboring communities. Tempe PD has increased their presence in our community and they recently caught the suspect. The pool is almost complete and should be open in February, new pool furniture should be in shortly after. Wrought iron fences continue to be repaired and replaced. Annual tree trimming has started and the rose garden has been dead-headed and fertilized. The area for the Egret has been prepared and the landscaping plan is pending. This year we will focus on refreshing some of our trees.

COMMITTEE REPORTS

Activity:

Kay Smith

No Report.

Architectural:

Ray Oliver

Verbal Report: In 2016 there were approximately 170 applications, most of them approved right away. A couple of Committee members resigned in 2016.

Budget & Finance:

Craig Hanson

No Report.

Fishing & Boating:

Lee Dettling

No Report.

Infrastructure & Maintenance:

Craig Hanson

No Report.

Lakes Log:

No Report.

Gloria Hollingsworth

Lakes Women's Club:

No Report.

Launie Harlacher

MEMBER COMMENTS:

Member gave an update on the Egret sculpture to be placed in the median across from Sandcastle. Member commented on the Egret and asked that Dave stay involved in the water project.

NEW BUSINESS:

Motion #4: Recommend Jay Nelson to be appointed to the LCA Architectural Committee to fill the vacant Office 3 as a voting member.

Motion by Director Rao

Seconded by Director Pameditis

Motion Passed.

Motion #5: Recommend Clair Smith to be appointed to the LCA Architectural Committee to fill the vacant Office 5 as an alternate member.

Motion by Director Rao

Seconded by Director Santopadre

Motion Passed.

Motion #6: Purchase new HOA management software from Caliber Software for the amount of \$14,772 + sales tax.

Motion by Director Andrews

Seconded by Director Pameditis

Discussion was held regarding different software companies, training, new hardware and options for online payments.

Motion Passed.

Motion #7: Purchase 1 year maintenance and support contact for Caliber software for \$2,954 + sales tax.

Motion by Director Oliver

Seconded by Director Pameditis

Motion Passed.

Motion #8: Transfer \$125,000 from the Operating account to the Capital account to fund the Irrigation Pump stations.

Motion by Director Pameditis

Seconded by Director Rao

Motion Passed.

Motion #9: Approve the Boat Ramp Irrigation Pump Station. Not to exceed \$55,000, work to be performed by Precision Irrigation.

Motion by Director Santopadre

Seconded by Director Rao

Motion Passed.

Motion #10: Approve Coates Irrigation Design Proposal for Pump Station 2, not to exceed \$9,350.

Motion by Director Andrews

Seconded by Director Rao

Motion Passed.

Motion #11: Approve Coates Irrigation Design Proposal for Pump Station 3, not to exceed \$12,350.

Motion by Director Pameditis

Seconded by Director Rao

Discussion was held regarding the higher cost and complexity of pump station 3.

Motion Passed.

Motion #12: Recommend approval for the repair of the Boat Ramp recirculation pump. To be awarded to Scott's Electric, not to exceed \$3,900.

Motion by Director Rao

Seconded by Director Andrews

Discussion was held regarding different pump companies and the maintenance contracts.

Motion Passed.

Motion #13: Increase Community Manager's spending authorization limit from \$2,500 to \$4,000.

Discussion was held regarding raising the limit to \$5,000 as it has been that amount for previous management.

Motion to amend the RFA to reflect a \$5,000 spending limit.

Motion by Director Santopadre

Seconded by Director Pameditis

Amendment Passed.

Motion to approve the amended RFA.

Motion by Director Rao

Seconded by Director Santopadre

Motion Passed.

Motion #14: Appoint the Nominating Committee for 2017: Kim Brown, Jay Nelson, Beau Jones, Marty Garrett, Ray Oliver and Bill Mercer.

Motion by Director Santopadre

Seconded by Director Rao

Motion Passed.

Motion #15: Motion to adjourn.

Motion by Director Oliver

Seconded by Director Santopadre

Motions Passed.

Meeting adjourned at 8:45 pm.