

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 24th, 2019

CALL TO ORDER: Vice-President Mike Rowley called the April 24th, 2019 Regular Meeting of the Board of Directors to order at 7:02 pm.

BOARD MEMBERS PRESENT: Vice-President Mike Rowley, Treasurer Rick Rentschler, Secretary Rebecca Miller and Directors Sue Wong, Amir Lahooti, Jay Nelson, Leslie Policar and Jay Williams.

BOARD MEMBERS ABSENT: Mark Reddie

Motion #1: Motion to Approve the Agenda.

Motion by Director Rentschler

Seconded by Director Lahooti

Motion Passed.

Motion #2: Motion to amend the Minutes of the March 27th, 2019 Regular Meeting of the Board of Directors to reflect that President Mark Reddie called the meeting to order.

Motion by Director Rentschler

Seconded by Director Miller

Motion Passed.

Motion #3: Motion to approve the amended Minutes of the March 27th, 2019 Regular Meeting of the Board of Directors.

Motion by Director Rentschler

Seconded by Director Lahooti

Motion Passed.

PRESIDENT'S REPORT

Vice-President Rowley noted that President Reddie was in favor of both of the requests for action being presented in tonight's meeting.

TREASURER'S REPORT

Treasurer Rentschler noted that the Budget & Finance Committee met on April 15th and said that Christine is replacing the lights that go out with LEDs which is a little more expensive, but it will be worth the investment going forward.

COMMUNITY MANAGER'S REPORT

Community Manager Baldanza reported that the new pool area is open, tables are en route, additional Adirondack chairs have been ordered and there has been a lot of good feedback regarding the upgraded area. The new post-tension slab for the basketball court was poured ten days ago and it will be ready for use in early June when we will install new hoops, backboards and an additional light. There will be an RFA coming to request to change the lights at the tennis and basketball courts to LED, this will help with the pigeon problem as we will be able to install spikes on the cooler LED lights. Recently, some cracks started on the tennis courts. General Acrylics inspected and stated the fence line was inside the concrete without a foam buffer which is how it was done in 2003. Also, there was moisture from the rose garden and the rapids that contributed to the breakdown. Another court company came to inspect and would not bid due to the problem. Two proposals were received, one to fix the areas where the issues were, one to revamp the entire area after its repaired. A structural engineer will be coming to inspect the post-tension slabs and will advise in writing the causes and the best way to proceed in correcting this issue. Multiple professional opinions have been received on the cause of the cracking. Adjustments have already been made to avoid water infiltrating the slab, including removal of roses and changing direction of sprinklers. Granite is also suggested to be added to the perimeter of the slabs. Additional information will be relayed to the board as it comes in.

COMMITTEE REPORTS:

Activity:

No Report.

Denise Rentschler

Architectural:

No Report.

Rebecca Miller

Ad-Hoc Landscape & Signage:

No Report.

Mike Rowley

Budget & Finance:

No Report.

Marty Garrett

Fishing & Boating:

No Report.

Christine Baldanza

Lakes Log:

No Report.

Gloria Hollingsworth

Lakes Women's Club:

No Report.

Launie Harlacher

MEMBERS COMMENTS:

Member asked who is filling which positions in the Architectural Committee. Stella resigned from the Committee. Rebecca Miller is the Chair, Jim Ramsey and Gerson Cedillos will be the main signers and the alternates are Bob Wilkinson and Christina Albright, the last member's status is pending. Member asked about new build guidelines, the Architectural Committee just revised the general application and are currently working on an application specifically geared towards new builds with clearer guidelines and requirements. The committee can not deny applications on personal opinion, but whether or not they will affect property values.

NEW BUSINESS:

Motion #4: Recommend to the Board of Directors to purchase Activity / Swim Team liability and accident insurance with Markel Insurance Company for \$2,258.

Motion by Director Nelson

Seconded by Director Policar

Discussion was held regarding coverage and past use.

Motion Passed.

Motion #5: Amend RFA 19-010 to reflect that the RFA is being submitted by Treasurer Rentschler and the Budget & Finance Committee.

Motion by Director Nelson

Seconded by Director Williams

Motion to Amend Passed.

Motion #6: Approval for the quarterly transfer of \$68,937.50 from the Operations account to the Compass Reserve Fund account.

Motion by Director Rentschler

Seconded by Director Williams

Motion Passed.

Motion #7: Motion to adjourn.

Motion by Director Nelson

Seconded by Director Rentschler

Motion Passed.

Meeting adjourned at 7:29 pm