

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
August 28th, 2019

CALL TO ORDER: Vice-President Mark Rowley called the August 28th, 2019 Regular Meeting of the Board of Directors to order at 7:00 pm.

BOARD MEMBERS PRESENT: Vice-President M. Rowley, Treasurer R. Rentschler and Directors S. Wong, J. Nelson, L. Policar and J. Williams

BOARD MEMBERS ABSENT: President M. Reddie, Secretary R. Miller and Director A. Lahooti

Motion #1: Motion to Approve the Agenda.

Motion by Director Rentschler

Seconded by Director Policar

Motion Passed.

Motion #2: Motion to approve the Minutes of the June 26th, 2019 Regular Meeting of the Board of Directors.

Motion by Director Rentschler

Seconded by Director Nelson

Motion Passed.

TREASURER'S REPORT

The Budget & Finance Committee met last week. There are no significant variances in the budget. The committee will be looking at funding for the tennis courts, the budget and assessment for next year.

COMMUNITY MANAGER'S REPORT

Community Manager Baldanza discussed rumors being spread that homeowners are killing ducks and that the lake is diseased. The lake is monitored daily. There has been a recent case of botulism which affects the ducks, which Game and Fish confirmed is going around. There was also an influx of geese and they also have been known to kill ducks. Right now, the lake is rather clear because the golden algae has taken over and removed the healthy, albeit ugly, blue-green algae. The lake is tested monthly by Dr. Amalfi and he stated that this all stems back, prior to his care, when the lake was sterilized by sulfuric acid in 2003. This sterilization made the lake vulnerable and shortly after, in 2006, we had the first case of golden algae. On the whole, we have a good lake. We believe we can bring it back to 100% health. The next step is going to be to add grass carp to keep the weeds under control and add dye, which is usually done in October. SRP water is how we fill the lake and other lakes that take SRP water have similar issues. The geese have left for the summer but return annually, have more babies that imprint and return to continue the cycle. Our only option to try to mitigate the number of geese is to work with the USDA. The geese make huge messes in our parks, eradicate the ducks and change the dynamic of the lake. The Fishing and Boating Committee will be discussing options in their next meeting.

OPEN DISCUSSION:

Regarding the tennis courts, provided are loose estimates for repair and replacement for discussion to decide which route to take for 2020. Repair of tennis courts by General Acrylics would be \$45,506 and repair by Court Masters would be \$42,700. To replace the tennis courts by Sport Court would be \$317,519; Weaver Concrete \$299,000 and General Acrylics \$337,880. This is something that should be budgeted for in the 2020 budget. The corner has broken off. The structural engineer came out and deemed it safe to play on and will inspect it again until the repair. The extent of the repair would be going in 6 ft where the portion has broken off, jackhammer it, re-attach a new piece of rebar, recement and repaint. Areas in courts 2 and three would be inspected to see if repairs were needed but for now it is just court one. They would restress the tendons and the warranty is for one year as it is a repair. There is a small bubble on court one but it is not unsafe as of now. The plant material has been removed from the

perimeter of the courts and the perimeter would be sealed to prevent moisture from getting in. The repair would take two months and replacement would take three months. The includes repainting all courts. The warranty for replacement is ten years. The current tennis courts were built on top of the original concrete and the poles were not wrapped to allow for expansion and contractions. A new court would allow for that. These estimates include fencing and screens but not the lights. Lights will be approximately and additional \$30,000.

COMMITTEE REPORTS:

Activity:

No Report.

Denise Rentschler

Architectural:

No Report.

Jim Ramsey

Ad-Hoc Landscape & Signage:

No Report.

Mark Reddie

Budget & Finance:

Written 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 discussed the pool basketball hoop and requested that the party responsible for breaking the hoop be held accountable. It is hard to pin it on one person, especially when witnesses do not step forward and it is hard to prove. At the very least, it will be beneficial to notify the person responsible and let them know if it happens again, they will be held accountable. The hoop has been repaired but as there is plumbing under the pavers, Presidential Pools has to drill the bolts into the ground.

BOARD OPEN DISCUSSION

The new Aleppo tree looks great but would still like to see some new pine trees planted. Bids for repair or replacement will be available once there is direction on which way to go with the tennis courts.

NEW BUSINESS:

Motion #3: Approval for the quarterly transfer of \$68,937.50 from the Operations account to the Compass Reserve Fund account.

Motion by Director Nelson

Seconded by Director Policar

Motion Passed.

Motion #4: Motion to adjourn.

Motion by Director Rentschler

Seconded by Director Nelson

Motion Passed.

Meeting adjourned at 7:31 pm