

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
February 22, 2012

CALL TO ORDER: President Mercer called the February 22, 2012 meeting of the Board of Directors to order at 7:20 pm.

BOARD MEMBERS PRESENT: President B. Mercer, Vice President N. Kindgren, Treasurer N. Policar, Secretary D. Smith, and Directors S. Calvert, B. Winston, M. Harrison, J. Williams, and K. Hoffman.

BOARD MEMBERS ABSENT: None.

Motion #1: Approve the agenda. Agenda was amended to add Special Open Meeting Minutes of February 14, 2012 which appoints Kris Hoffman to the Board under Approval of Minutes and Approval of the Architectural Nominating Committee and the Personnel and Compensation Committee under New Business.

Motion by Director Harrison

Seconded by Director Calvert

Motion Passed.

PRESIDENTS COMMENTS

Director Mercer

Verbal Report. President Mercer welcomed the Board and the audience to the Board meeting. President Mercer reported that there are various types of meetings and Board meetings are to conduct Board meetings and be productive. He suggested that Members Comments be changed to Members Concerns and limit each to 3 minutes. Also, during the meeting under comments when we have business on the agenda, the Association has been more than gracious in allowing members to comment in order to comply with the state law. President Mercer asked people to comment only on the agenda item and with a 3 minute limit.

(At this time, Director M. Harrison suggested that the Board needs to go back and approve the minutes. President Mercer agreed.)

Motion #2: Approve the minutes of the January 25, 2012 regular meeting of the Board of Directors.

Motion by Director Harrison

Seconded by Director Winston

Motion Passed.

Motion #3: Approve the minutes of the February 14, 2012 Special Meeting – Election of Officers of the Board of Directors.

Motion by Director Harrison

Seconded by Director Policar

Motion Passed.

Motion #4: Approve the minutes of the February 14, 2012 Special Open Meeting of the Board of Directors – Appoint Kris Hoffman to the Board.

Motion by Director Policar

Seconded by Director Winston

Motion Passed.

TREASURER'S REPORT

Nate Policar

Director Policar reported that this is a slow time of the year so there are not a lot of Reserve expenditures yet this year.

Director Harrison made a comment that the printed 2012 budget and the monthly financials are incorrect: the approved Reserve Allocation should be changed from \$336,929 to \$352,891, and the quarterly allocation should be \$88,222.75.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza reported that Redwood Landscaping is in the process of tree trimming. There are a lot of ficus trees that need to be thinned out. Within the next week we will start working on the Memorial Rose Garden at Compass Park. The Lakescape Committee put an article in the Lakes Log so hope many of you will purchase memorial roses. Ms. Baldanza reported that there are several bids in the Board Book for the Board to consider: (1) Playground turf under the slide; (2) Shade Structure above the playground equipment; (3) Vinyl flooring, a large cover, and slip covers for the Pontoon Boat; and (4) Re-sealing the parking lot. Ms. Baldanza reported that a large amount of assessments have been collected this month.

MEMBER'S CONCERNS

Comment: Alecia Kindgren said that the Boy Scout Troop has a program where you can sign up for \$35.00 and they will put a flag in front of your property for about 11 holidays. She would like to submit a Request for Action for next month for the Lakes to have a flag at each of our 4 entrances at an approximate cost of \$140.

COMMITTEE REPORTS

Activity Committee

Alecia Kindgren

Verbal Report. Alecia Kindgren reported on the Activity Committee upcoming events: Breakfast on the 10th coupled with Fishing and Boating Committee Trout Clinic, Happy Hour with boat races on the 23rd coupled with the Poker Regatta the next day, Easter Egg Hunt, Concert in the Park on April 22nd and the 1st Friday Boat Parade in March.

Architectural Committee

Susan Klein

Written Report. Chairperson Susan Klein reported that there are eleven (11) rules and each month, there will be an article on each rule in the Lakes Log. Ms. Klein reported that there is a Request for Action in the Board Book requesting new Architectural Committee members.

Budget & Finance Committee

Marcia Hill

Written Report. Committee Chairperson Marcia Hill reported that there have been very few expenditures so Reserves have gone up. We have been reviewing our aging report with Travis Law Group. We now have 85 properties in arrears with judgments on 14 properties. Dave Crowell is working on seasonalizing our budget. We are reviewing the list of contracts with expiration dates. Mike Pameditis and Marcia Hill are working on a cash spreadsheet. Upcoming projects include reviewing the receivables policy, updating the Budget and Finance Committee charter, committee reimbursements, a seasonalized budget and updating the asset reserve study.

Election Committee

Bill Haber

Verbal Report. Mr. Haber reported that he had received comments on the initial report. He said that, if the Board wants a list of lots whose votes counted, LCA would have to sign a waiver. The Inspectors of Election will keep the ballots for a year.

Motion #5: That the Inspectors of Election will post a list of lot numbers voted in the February 2012 election and that list will be available in the LCA office with information regarding this posting put in the Log and on the Web.

Motion by Director Hoffman

Seconded by Director Smith

Motion Passed.

Motion #6: Recommend that Bill Haber have the authority to sign the waiver on behalf of the Board.

Motion by Director Hoffman

Seconded by Director Harrison

Motion Passed.

Fishing & Boating Committee

Nate Policar

Verbal Report. On behalf of Chairperson Jesse Callen, Nate Policar reported that the Fishing Derby and Fish Clinic will be held on March 10th. He also reported that the 2012 fishery survey results were very positive. Bluegill and Bass numbers are at the highest levels since before the golden algae die-off. Community Manager Christine Baldanza commented that Dr. Almalfi reported that the condition of the lake is excellent. Oxygen levels are a little bit low but that's normal for winter.

I & M Committee

Dave Smith

Verbal Report. Dave Smith reported that the committee had received a proposal from Gervasio and Associates and it has been reviewed. Gervasio has a high quality type repair in mind. The Committee also received a summarizing letter from Doug Snow who did the lake wall at Lakeview. Mr. Smith believes Doug Snow's report was a fairly good report; however they too did not submit any cost figures. Mr. Smith's position is that both reports assume that the tie rods on the piles under the bridge have failed and the dead men blocks of concrete buried in the soil in the back have also failed. Mr. Smith believes that we need to do more investigation work and that we need to get to the bottom of the problem before we start work. The cost of doing work in this area is very high.

Motion #7: Motion to authorize Dave Smith to expend no more than \$10,000 from the Runaway Point Lake Wall reserve line item to investigate the Bridge Lake Wall issue.

Motion by Director Hoffman

Seconded by Director Policar

Motion Passed.

Lakescape Committee

Jeanne Ojala

No Report. Chairperson Jeanne Ojala reported that the Committee did not meet in February and the next meeting will be in March.

Lakes Log

Gloria Hollingsworth

Verbal Report. Chairperson Gloria Hollingsworth thanked everyone for getting their articles in on time.

Lakes Women's Club

Nori Muster

Verbal report. Upcoming events are: Italian Night Dinner – March 1st, Meet the Author Event – March 7th, Baby Sprinkle – March and April, Home Tour – April 21st, Cinco de Mayo Party – May 5th, Out to Lunch – 2nd Wednesday of the Month, and Thirsty Third Thursday Happy Hour at Pier 54 – March, April, and May.

Nominating Committee

Bill Mercer

No Report.

Swim Team Committee

Lisa Nelson

No Report.

UNFINISHED BUSINESS:

Motion #8: Appoint Paule Aschieri and Andy Logan to the Architectural Committee. Motion Amended to Read: Appoint Andy Logan to the Architectural Committee to replace April Kerofsky's term which expires March 2014 and Stella Calvert to a new term which expires in January 2015.

Motion by Director Smith

Seconded by Director Williams

Motion Passed 5 to 4.

Directors Hoffman, Harrison, Winston, and Kindgren voted No.

NEW BUSINESS:

Motion #9: Recommend that the Board of Directors write off the sum of \$2,136.29 due to uncollectible assessments.

Motion by Director Policar

Seconded by Director Smith

Motion Passed.

Motion #10: Recommend that the Board award the bid for the repair of the Rubber Playground turf to Arizona Rec for a cost not-to-exceed \$764.00 which includes a 2-year warranty.

Motion by Director Harrison

Seconded by Director Williams

Motion Passed.

Motion #11: Recommend that the Board award the bid to Arizona Rec for the replacement of the shade structure in the Kids playground for a cost not-to-exceed \$3,800 including tax and warranties.

Motion by Director Harrison

Seconded by Director Williams

Motion Passed.

Motion #12: Recommend that the Board award the bid for repairing and sealing the Clubhouse parking lot and the boat ramp to roadrunner Sealcoat for a cost of \$4,967.81 including tax.

Motion by Director Harrison

Seconded by Director Williams

Motion to Table by Harrison

Seconded to Table by Director Williams

Motion Passed to Table.

Motion #13: Recommend that the Board award the bid to Mesa Boat and Restoration for the refurbishment of the community pontoon boat with vinyl upholstery, vinyl flooring and a boat cover for a cost not-to-exceed \$9,696 including tax and warranties.

Motion by Director Policar

Seconded by Director Winston

Motion Amended to Read: Recommend that the Board award the bid to Mesa Boat and Restoration for the refurbishment of the community pontoon boat with vinyl upholstery and vinyl flooring for a cost not-to-exceed \$8,296 including tax and warranties (boat cover deleted).

Motion by Director Policar

Seconded by Director Hoffman

Motion Passed 7 to 1.

Director Williams Voted No.

Motion #14: Recommend 1st quarter assessment allocation to reserves of \$88,222.75 be deposited in a new money market reserve account at BBVA Compass (1% interest) until June.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Passed.

Motion #15: Recommend that 1st quarter assessment allocation to capital of \$5,000 be deposited to MOB MM capital account (rate is 0.5%).

Motion by Director Harrison

Seconded by Director Policar

Motion Passed.

Motion #16: Recommend that \$100,000 be moved from the operating account at MOB (no interest) to a new money market operating account at BBVA Compass (1% interest) until June.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Passed.

Motion #17: Recommend that the CD maturing 03/08/12 at MOB (.80%) for \$84,793.50 plus interest be deposited into MOB money market reserve account (.60%). At that time we recommend that \$55,000 be transferred into the new Compass money market reserve account (1%) with the balance remaining in MOB to fund reserve projects.

Motion by Director Harrison

Seconded by Director Smith

Motion Passed.

Motion #18: Recommend that reserve budget item number 80601, pool misters, be funded by the capital budget.

Motion by Director Harrison

Seconded by Director Policar

Motion Passed.

Request for Action #12-024 was combined with Request for Action #12-013 and approved under Motion #8.

Motion #19: Approve the Architectural Nominating Committee with members Dave Smith, Bill Winston, and Maureen Harrison.

Motion by Director Policar

Seconded by Director Winston

Motion Passed.

Motion #20: Approve the Personnel & Compensation Committee with members Bill Mercer, Nils Kindgren, Bill Winston, and Stella Calvert.

Motion by Director Policar

Seconded by Director Smith

Motion Passed.

MOTION #21: Motion was made to adjourn the meeting.

Motion by Director Harrison

Seconded by Director Winston

Motion Passed.

Board Meeting was adjourned at 9:40 pm.

I, Dave Smith, the 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 February 22, 2012.

Dave Smith
Board Secretary
Lakes Community Association

Date