

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
April 24, 2013

Board Members Present: D. Kemper – President
S. Calvert – Vice President
M. Lentino – Treasurer

Board Members Absent: J. Williams – Secretary

Management Present: Chris Boettcher, Community Manager

Draft Minutes

- I. **Call to Order:** President Kemper called the April 24, 2013 Regular meeting of the Board of Directors to order at 7:03 pm.

Those in attendance stood for the Pledge of Allegiance.

II. **Approval of Agenda**

Motion #1: Approve the agenda.

Motion made by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #2: Approve amendment of the agenda to include i) Appointment of Scott Wilson; ii) RFA to restock blue gill fish under New Business section of the agenda.

Motion made by Director Lentino

Seconded by Director Calvert

Motion Passed.

III. **Approval of Minutes**

Motion #3: Approve the minutes of the March 27, 2013 and April 19, 2013 Meetings of the Board of Directors.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

IV. **Officer's Reports**

- a. President's Report: President Kemper commented on the recent recall action, noting that the Board of Directors and Community Manager are working together on the transition issues. ***He announced that the resignation of Jay Williams had been submitted and accepted that day.*** There are six vacant seats on the Board at this time. He reported that along with the necessary daily operations and the completion of the pool project, the Board will be focusing on filling those seats with qualified candidates.
- b. Treasurer's Report: Treasurer Lentino reported that he had just taken office and had not yet had an opportunity to review the March 31, 2013 financial statements. He will provide a full report at the next meeting.

V. **Community Manager's Report**

Chris Boettcher (chrisb@thelakesoftempe.com) continues to familiarize himself with the Association's daily operations, addressing issues that arise around the clubhouse, improving

the Association's website, and working with the various committees. The following items were included in his report:

- Tree trimming is scheduled for the end of April.
- There is a 48 hour turn time on graffiti clean up
- Homeowners were invited to sign up on the website. Management is working on the updates and building the data base for email blasts. Emails gathered will only be used for Association business.
- The Pool grand opening event is anticipated for May.
- Trip hazards in the community have been identified. Management is prioritizing those that need immediate attention and identifying whether Association or City responsibility.
- The students at Rover Elementary School sent Thank you letters for their recent visit to The Lakes Community. The letters are on display in the Clubhouse.
- With some of the staff graduating this year, Mr. Boettcher indicated that he will be looking for applicants to fill those vacancies.

VI. **Committee Reports**

- a. Activity (Alecia Kindgren) – No report.
- b. Architectural (Susan Klein) – No report.
- c. Budget & Finance (Mike Lentino) - The Committee has not met this month. Mr. Boettcher is coordinating with the members to schedule the next date.
- d. Election (Bill Haber) – Verbal report: The Inspectors of Election, LLC (TIE) was contracted to serve as the oversight authority and independent third party election service for The Lakes Community Association. The 20% quorum required by State Statutes was met with 604 members represented by ballot. The purpose of the voting event was to remove President Nils Kindgren, Vice President Maureen Harrison and Treasurer Marcia Hill. They were removed by majority vote.
- e. Fishing & Boating (Jesse Callen) – No report.
- f. Infrastructure & Maintenance (Mike Lentino) – The repairs needed to the lake wall near the Waterfront are still under review.
- g. Lakescape (Doris Nicora) – Written report available at Clubhouse. Included in the report: Rose Garden plantings and plaques for the second garden were approved. Rose Class has been move to May 4th at 9 a.m. Mary will take over as Chairman in Doris's absence.
- h. Lakes Log (Gloria Hollingsworth) – No report.
- i. Lakes Women's Club (Launie Harlacher) – Verbal report: Ms. Harlacher announced upcoming events to include a fashion show scheduled for April 27th and Cinco de Mayo Dinner on May 5th. She noted that the Club is not sponsored by LCA and operates independently of the Association.
- j. Swim Team (Lisa Nelson) – Verbal Report: Swim Season is May 28th – Aug 3rd. An Ice Cream Social is scheduled for May 19th. Ms. Nelson thanked Mr. Boettcher for all of his assistance.
- k. Westshore Study Committee (Steve Koppen) – No report.
- l. Ad Hoc Internal Controls (Mike Lentino)
- m. Ad Hoc Perimeter Landscape (Dave Kemper) – No report.
- n. Ad Hoc Pool Project (Mike Lentino) – Tile work is completed and the plastering is about to start. He noted that the entire pool area will be cool decked.

VII. **Member's Concerns:** A number of Members were in attendance. They made comments and express concerns regarding:

- Cracking on the bridge structure – *Infrastructure Committee will review*
- Is there quorum met to hold a meeting with only three Board members. *Yes, the Bylaws state that quorum is a majority of the Board members. It does not identify a specific number needed.*
- Instead of appointing new Board members, can an election be held instead – *the Board will take it under advisement.*
- An owner noted a concern that in the past it appeared that a number of checks were written to one vendor. Is this being monitored? *The Board authorized a credit card for use by the Community Manager to take care of office expenses for accounting purposes. The President and Treasurer are the only authorized signers on the checking account*
- A Block Watch meeting is scheduled for May 6th at 6 p.m. at the Clubhouse for all interested. The Community Action Officer will be in attendance.
- Options for contracting Off Duty Police patrol
- Trespassers – *President Kemper will verify that the “Letter of Prosecution” is still in place with the Police Department to assist in enforcement.*
- A Member encouraged all to support the Board in their search for Board member replacements by volunteering. *It was noted that there have been 13 names submitted for consideration.*

VIII. **Unfinished Business:** None

IX. **New Business:**

- a. Appointment of Scott Wilson to fill Board vacancy created by Dave Smith.

Motion #4: Approve the appointment of Scott Wilson to the LCA Board.

Motion by Director Calvert

Seconded by Director Lentino

Motion approved unanimously.

- b. Pool Heat Pump Installation – Replace gas heaters.

Motion #5: Approve the installation of a new pool heat pump.

Motion by Director Lentino

Seconded by Director Calvert

Motion approved unanimously.

- c. Boat Ramp Lake Pump – New vs. Refurbished

Motion #6: Approve the expenditure to Foster Electric for repair of the boat ramp lake pump and motor (\$4,720 plus tax) and the overload protection (\$570).

Motion by Director Lentino

Seconded by Director Calvert **Motion**

approved unanimously.

- d. Clubhouse Wi-Fi

Motion #7: Approve the expenditure to purchase and install secured corporate wireless network equipment in the Lakes offices and Clubhouse not to exceed \$844 and a commercial grade firewall for \$364.

Motion by Director Lentino

Seconded by Director Calvert

Motion approved unanimously.

- e. Swim Team Insurance Policy – Increase in premium

Motion #8: Approve the expenditure of \$2,122 (1,736 liability/\$386 accidental) for Swim Team Insurance Policy premium through the Arizona Group.

Motion by Director Lentino

Seconded by Director Calvert

Motion approved unanimously

- f. Request for Action – Restock Lake with Blue Gill

Motion #9: Approve the expenditure of \$2,913.12 to Brown Fish Farm for 320lbs of Blue Gill to restock the Lake.

Motion by Director Calvert

Seconded by Director Lentino

Motion approved unanimously.

X. **Adjournment**

Motion #10: Motion to adjourn Board Meeting at 8:40 p.m.

Motion made by Director Lentino

Seconded by Director Calvert

Motion approved unanimously.

Respectfully Submitted,

Lisa Contreras, Recording Secretary

On behalf of The Lakes Community Association Board of Directors