

Draft
LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 22, 2013

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

Management Present: Chris Boettcher

- I. **Call to Order:** President Kemper called the May 22, 2013 Regular meeting of the Board of Directors to order at 7:08 pm.

Those in attendance stood for the Pledge of Allegiance.

II. **Approval of Agenda**

**Motion #1: Approve the agenda.
Motion made by Director Lentino
Motion Passed.**

Seconded by Director Calvert

Motion #2: Approve amendment of the agenda to include

i) New Business: Election of the office of Secretary

**Motion made by Director Calvert
Motion Passed**

Seconded by Director Wilson

III. **Approval of Minutes**

Motion #3: Approve the minutes of the April 24, 2013 Meeting of the Board of Directors.

**Motion by Director Lentino
Motion Passed.**

Seconded by Director Calvert

IV. **Officer's Reports**

- a. President's Report: Director D. Kemper reported on the following activity:

- The lake was treated for Golden Algae. It was identified quickly and treated successfully, which resulted in minimal loss of fish. He expressed appreciation to those members who had initially contacted management to report it.
- The completion date of the pool has been moved back to early June. He noted that there is an urgency to complete the pool, but more important that they stay focused on a quality product.
- Two Board members will be added at this meeting, leaving three open seats. In response to a members question as to what the criteria for a prospective candidate, Director Kemper noted two qualifications. A member would have to be in good standing and willing to do community service. He invited interested members to submit their bios. Another member asked if two Board members are allowed to serve on the ARC at the same time. In response, it was noted that State Statute requires that a Board member serve as Chairperson and there is

no policy that would prohibit it. In this instance, one of the Board members will fulfill their term by the end of the year. There was a sense of the Board that having the two Board members on the ARC for the remainder of the year would aid in consistency.

b. Treasurer's Report: Director M. Lentino

Bank signature cards are in place. Although, E statements are set up from the bank, it was necessary to obtain hard copy to complete financials.

V. **Community Manager's Report**

Chris Boettcher - chrisb@thelakesoftempe.com. His report included the following:

- Chris also expressed thanks to members that made contact with management regarding the golden algae. The issue was resolved quickly. A member noted his concern that the lake level was low. Chris stated that the golden algae may be one of the causes. Director Kemper stated that SRP water would be used to refill the lake, but to avoid another outbreak it is best to allow the lake water to warm up as much as possible before adding more water.
- Some tree trimming has been completed, but additional trimming is upcoming.
- All owners were encouraged to report any graffiti that they see in the community to Management. The Association will seek restitution when possible.
- The website will be upgraded with software that will allow members account access online. Once the software is in place, Chris will be aggressive on updating the information on the website. He encouraged all members to check the website and provide their email information to be included in the new email blast system in place.
- Pickle Ball is seeing good participation by the community. A grant was received which will fund the installation of four new nets by the end of June.
- The kid's pool is now open for both kids and adults until the main pool is completed.
- Wi-Fi is now available inside of the clubhouse as well as on the patio.
- At the previous meeting, it was announced that some of the staff would be leaving and replacements were needed. Chris noted that he had some great candidates and has hired new staff.
- Next month the pest contract will be reviewed.
- Attention to maintenance concerns will be ongoing.

VI. **Committee Reports**

- a. Activity (Alecia Kindgren) – No report at this time.
- b. Architectural (Susan Klein) - No report at this time.
- c. Budget & Finance (Mike Lentino) No report at this time.
- d. Fishing & Boating (Jesse Callen) No report at this time.
- e. Infrastructure & Maintenance (Mike Lentino) – No report at this time.
- f. Lakescape (Mary Michaels) – Written reports of the May 5th & May 15th meetings were highlighted. The winter flowers have been pulled and the ground is being treated before planting summer flowers. The Committee requested bids from Redwood Landscaping to remove grass, add granite and shrubs in the Baseline area. After additional discussion, they were asked to also provide a bid to fix the irrigation and replant the

grass as well as a bid to install artificial grass. There was much discussion on improving the Southshore area instead. Interested Members were invited to attend the July 3rd meeting.

- g. Lakes Log (Gloria Hollingsworth) - No report at this time.
- h. Lakes Women's Club (Launie Harlacher) – Cinco de Mayo and the Fashion Show were a success. The next events are scheduled for the fall.
- i. Swim Team (Lisa Nelson) – Verbal – Ms. Nelson commended the Board for listening to the Committees. She noted that although the Ice Cream Social event was held, she will do another event after the pool opens. There was no charge to those that attended the Ice Cream Social.
- j. Westshore Study Committee (Steve Koppen) – The Westshore area does not have any barrier walls. This committee was formed to research ways to block sound and to address some crime issues. With a new Board in place, the committee will review the RFP drafted and review how to pursue the issue.
- k. Ad Hoc Internal Controls (Dave Kemper) - Waiting on the draft of Policy and Procedure Control Manual.
- l. Ad Hoc Perimeter Landscape – The Board will review the roster of members on this committee to see if there is a need for new member volunteers.
- m. Ad Hoc Pool Project (Mike Lentino) - There was a setback in the completion of the pool due to some tile separation. The vendor is onsite to make the repairs and the rest of the infrastructure is in place. Mr. Lentino estimated that the plastering would be done by the following week and the County would then do their final inspection.

VII. **Member's Concerns:**

- A member requested an opportunity to make a presentation for upgraded gym equipment. Chris asked Member to contact Management with the information and indicated the Staff would provide feedback on the needs of the Members.
- A member requested the addition of a splash pad be added to the play area. Installed. Owner indicated that she could provide renderings for review.
- Should there be a dress code at the Open Board Meetings.
- What legal firm represents the Association? *Maxwell & Morgan*
- A few Members requested more microphones be available and a clearer speaker system.

VIII. **Unfinished Business:** None

IX. **New Business:**

a. Board Appoints :

1. Jay Nelson – (Term: 2 yrs 9 months)

Motion #4: Approve the appointment of Jay Nelson to the Board of Directors

Motion by Director Calvert

Seconded by Director Wilson

Motion passed.

2. Katie Martin – (Term: 1 yr 9 months)

Motion #5: Approve appointment of Katie Martin to the Board of Directors

Motion by Director Lentino

Seconded by Director Calvert

Motion passed.

- b. Tree Removal in Pool Area
Motion #6: Approve \$950 for the removal of a pine tree in the pool area
Motion by Director Lentino **Seconded by Director Calvert**
Member Discussion: Pine trees are unique to this community and would like to see action taken to preserve them. Questions of whether removal is really needed.
Board discussion: The tree is crowding the other trees but there is no hardscape damage at this time.
Motion #7: Rescind Motion #6 and approve to table discussion at this time
Motion made by Director Kemper **Seconded by Director Nelson**
Motion passed.

- c. Purchase of New Men Sauna Unit
Motion #8: Approve \$1,649 to replace broken heater unit with 24 hr timer
Motion by Director Lentino **Seconded by Director Calvert**
Motion passed.

- d. Approval of Swim Team Contribution towards Ice Cream Social Event
Motion #9: Approve that the cost of water slide be split with the Association.
Motion by Director Lentino **Seconded by Director Calvert**
Motion passed.

- e. Jacuzzi Cover Purchase
Motion #10: Approve \$400 to replace the Jacuzzi cover
Motion by Director Lentino **Seconded by Director Calvert**
Motion passed.

- f. Amending Current HOA Insurance Policy to include Kids Kamp
Motion #11: Approve \$250 to amend the insurance policy to include Kids Kamp
Motion by Director Lentino **Seconded by Director Calvert**
Motion passed.

- g. Usage fees for Kids Kamp
Motion #12: Approve that the LSCA will not subsidize Kid Kamp cost
Motion by Director Wilson **Seconded by Director Lentino**
Motion passed.
Motion #13: Approve that parents will contribute \$20 weekly per child
Motion by Director Martin **Seconded by Director Lentino**
Motion passed.

- h. Pool Vacuum
Motion #14: Approve purchase of a replacement pool vacuum (1yr Warranty)
Motion by Director Lentino **Seconded by Director Martin**
Motion passed.

- i. Election of Secretary Office
Motion #15: Approve nomination of Katie Martin to office of Secretary
Motion by Director Calvert **Seconded by Director Wilson**
Motion passed.

I. **Adjournment**

Motion #16: Motion to adjourn Board Meeting at 8:50 pm.

Motion made by Director Lentino

Seconded by Director Calvert

Motion passed.

Respectfully submitted,

Lisa Contreras, Recording Secretary

On behalf of the Board of Directors, The Lakes Community Association

NOTE:

I, _____, 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' Regular Meeting held on March 27, 2013.

(No secretary at time of Meeting)

Date