

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
June 26, 2013

CALL TO ORDER: President Kemper called the June 26, 2013 meeting of the Board of Directors to order at 7:05 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Vice President S. Calvert, Treasurer M. Lentino, Secretary K. Martin, and Directors J. Nelson, S. Wilson.

BOARD MEMBERS ABSENT: None.

Motion #1: Approve the agenda.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #2: Approve the minutes of the May 22nd, 2013 regular meeting of the Board of Directors.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

PRESIDENTS COMMENTS

Dave Kemper

Verbal Report. President Kemper noted the completion of the pool and welcomed new Community Manager Christine Baldanza. The board has received the draft of the 2012 audit; copies should be available for the August meeting. President Kemper reminded the members that board meeting procedures were to be followed.

TREASURER'S REPORT

Mike Lentino

Verbal Report. Treasurer Lentino noted that financial requests for action would be discussed during New Business.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Verbal Report. Thank you to Karen Ciampo for taking minutes.

COMMITTEE REPORTS

Activity Committee

Alicia Kindgren

Nothing to report at this time.

Architectural Committee

Stella Calvert

Verbal Report. Architectural Committee will not be meeting for the next couple of months but members will be stopping by the office to review any applications that are turned in.

Budget & Finance

No Report.

Mike Lentino

Election Committee

No Report.

Bill Haber

Fishing & Boating Committee

No Report.

Jesse Callen

I & M Committee

Verbal Report. Committee is waiting on receipt of the final billing for the pool restoration before they begin the Reserve Study.

Craig Hansen

Lakescape Committee

Verbal Report. Summer flowers are in, a variety of colors has been added. A special meeting was held on May 15, 2013 for a Redwoods presentation for a new landscaping area along Baseline. Gary Ballou inquired about irrigation system in The Lakes. Walter showed Committee the system from the east end of the property to the west end. Redwoods was asked to provide three quotes for irrigation, the plans currently presented and a third for using artificial grass. Next meeting will be July 3rd, 2013.

Mary Michael

Lakes Log

No Report at this time.

Alecia Kindgren

Lakes Women's Club

No Report at this time.

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Nominating Committee

No Report at this time.

Bill Mercer??

Swim Team Committee

No Report at this time.

Lisa Nelson

Ad-Hoc Westshore Wall Review Committee

Verbal Report. Committee has not been meeting since the spring. Will resume meeting towards end of summer.

Steve Koppen

MEMBER'S CONCERNS:

Member speakers were: Maureen Harrison, Beau Jones, Mike Feller, Nancy Saxton, Mary Michael and Gay Cutter. Among the items discussed: clarification on time frame and improvement needed to provide homeowners with access to complete board book and agenda prior to board meetings: request for clarification on when homeowners can comment during a meeting and encouragement for homeowners to join committees and become active in the neighborhood. Items also mentioned were a thank you to the Board of Directors for their handling of situations, a welcome back to Christine Baldanza and a request to avoid further complications and lawsuits from homeowners. Also

questions on background and credit checks were processed for management and if the contract with the CM was available to the homeowners and if there were applications in to fill additional board seats.

BOARD OPEN DISCUSSIONS:

None.

UNFINISHED BUSINESS:

None.

NEW BUSINESS:

Motion #3: Direct a total of \$60,500 from the MOB-AZ checking account (operations account) to the Bank of American Reserve account for pool and expectant waterfront expenses.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #4: Transfer 2nd quarter \$5,946.20 from MOB Operations account to MOB Capital account. This quarterly transfer is part of the 2013 approved budget.

Motion by Director Lentino

Seconded by Director Calvert

Motion passed.

Motion #5: Transfer \$177,607.60 to the Insured Cash Sweep service.

Motion by Director Lentino

Seconded by Director Calvert

(At this time, member discussed concerns about Motion #5 and Motion #6 regarding co-mingling funds)

Motion passed.

Motion 6: Recommend transfer of \$150,000 from the MOB-AZ checking account and convert it to the existing \$100,000 Meridian Bank CD, which matures on June 25th, 2013, into a new \$250,000 18 month Meridian Bank CD.

Motion by Director Lentino

Seconded by Director Calvert

Motion to Table.

Motion to Table by Director Calvert

Motion Passed to Table.

Motion 7: Phil Twitchell's term has expired and the Architectural Nominating Committee would like to have his term renewed for 3 years.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion 8: Request to close out the following Ad-Hoc Committees: Internal Controls Committee, Perimeter Landscape Committee and the Pool Project Committee.

Motion by Director Lentino

Seconded by Director Calvert

(At this time, member questioned why Internal Controls Committee was being closed prior to tasks being complete)

Motion Passed.

Motion #9: Motion was made to adjourn the meeting.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.