

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
October 23, 2013

CALL TO ORDER: President Kemper called the October 23, 2013 regular meeting of the Board of Directors to order at 7:01 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Vice President S. Calvert, Treasurer M. Lentino, Secretary K. Martin, and Directors S. Wilson, N. Policar, S. Koppen and G. Jordan

BOARD MEMBERS ABSENT: Director J. Nelson, left proxy to President Kemper.

Motion #1: Approve the agenda.

Motion by Director Martin

Seconded by Director Calvert

Motion Passed.

Motion #2: Approve the minutes of the September 25th, 2013 regular meeting of the Board of Directors.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

PRESIDENT'S COMMENTS

Dave Kemper

President Kemper expanded on the pool heater request for action and continued by discussing the upcoming election and guidelines. LCA is moving forward with software upgrade. The Board of Directors is currently working with the Budget and Finance Committee on the 2014 budget, it will be provided at November Board of Directors meeting. Workshop will be held with Westshore Committee for further information and presentations on the Westshore project. President Kemper concluded by clarifying procedures regarding issues with staff and noted that homeowners should treat staff with respect.

TREASURER'S REPORT

Mike Lentino

Treasurer Lentino commented on the upcoming Budget workshop.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

The Community Manager discussed the actions being taken for the pool heating system to maintain the 83 degree temperature as well as the inspection and replacement of deteriorating electrical boxes in the common areas. She also reviewed repairs being done throughout the community including the outside stairway frame structure being rebuilt, continued stucco repair and painting throughout the community and the lakewall bank structure repairs near the Watershed and the boat launch ramp. Fall flowers continue to be planted around the community. New HOA software to be installed soon, credit card and coupon book vendors are being researched to accompany the new software. The Community Manager, along with the Budget and Finance and Infrastructure and Maintenance Committees are working on the 2014 Reserve Study as well as the 2014 Operation and Reserve budgets. Past due statements have been sent out and delinquent account are being sent to collections.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: First Oktoberfest coming to The Lakes followed by the Artisan Fair in November. In December a house lighting contest will be held as well as the boat parade.

Architectural Committee

Susan Niernberg

Verbal Report: Discussed flow of processes and procedures with office regarding applications. Commented on working with The Watershed to find appropriate paint colors.

Budget & Finance

Mike Pameditis

Verbal Report: Discussed upcoming budget. Continued with upcoming investments and structure the committee is looking to create.

Election Committee

Bill Haber

Verbal Report: Election is Tuesday, February 11th. Inspectors have been contacted and cost will be similar to last year. Answered questions regarding the cost of both elections of 2013.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Craig Hanson

Verbal Report: Lakewall repair is moving along, committee is working with management on budget and reserve study. Committee will post photo inventory online for any that wish to view it.

Lakescape Committee

Christine Baldanza for Mary Michael

Verbal Report: Explained the details of the request for action regarding the landscape plan for Baseline Road.

Lakes Log

Gloria Hollingsworth

Verbal Report: Thank you to all for turning articles in on time.

Lakes Women's Club

Nori Muster

No Report.

Nominating Committee

Dave Kemper

Verbal Report: Reminder to turn in applications for the Board of Directors by November 15th.

Swim Team Committee

Lisa Nelson

No Report.

Westshore Study Committee

Steve Koppen

Verbal Report: Request for Action will be presented after workshop with the Board of Directors.

MEMBER'S CONCERNS:

Member commented on burglaries in the community and noted that the burglars were apprehended, continued to question internal control and finance audit and implementation of controls. Community Manager expanded on details of the burglary and reinforced the benefits of block watches. Member requested details of the a/c unit and electrical box relocation. Member commented on community

activity and the need to work together, happenings of previous meeting and the absence of cameras at current meeting. Member commented on legality of filming meetings and LCA policy regarding it.

BOARD OPEN DISCUSSIONS:

UNFINISHED BUSINESS:

NEW BUSINESS:

Motion #3: Issue a change order to contractor not to exceed \$8.5k from Capital Account as this is a new item. Install 2 new gas fired pool heaters and relocate 2 existing pool heat pumps.

Motion by Director Wilson

Seconded by Director Koppen

Member discussion regarding original scope of pool renovations.

Motion Passed.

Motion #4: Recommend Look Electric to complete repairs and relocated pool pump house electrical panel to exterior wall opposite existing location at a cost of \$4,395 out of reserves. A stand-alone meter will be installed for the purpose of monitoring electrical consumption.

Motion by Director Calvert

Seconded by Direction Policar

Board discussion regarding 3rd bid-company was unwilling to bid.

Motion Passed.

Motion #5: Request that SBD Studio put together a landscape plan for Baseline Rd which would include a plan for the city's approval as well. SBD fees are \$3200 and \$1049 for city permits. This will be a Reserve expenditure, line item 81029, landscape renovation.

Motion by Director Calvert

Seconded by None

Motion Failed.

Board recommended to include the Lakescape Committee in the future workshop to further address Baseline landscape plan.

Motion #6: Recommend that the Board of Directors let the Metro Phoenix Bank CDs both mature, then transfer \$247,500 into one 9-month CD with the highest interest rate available at the time and the balance into the short-term Fluid Reserves Bank of America Savings account.

Motion by Director Lentino

Seconded by Director Policar

Motion Passed.

Motion #7: The Lakes Board of Directors to appoint Gary Jordan to serve on the LCA Board of Directors for a term of 2 year, 4 months.

Motion by Director Policar

Seconded by Director Calvert

Motion Passed.

Motion #8: Motion was made to adjourn the meeting.

Motion by Director Policar

Seconded by Director Calvert

Motion Passed.

Meeting was adjourned at 7:48pm.

I, Katie Martin, 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 October 23rd, 2013.

Katie Martin
Board Secretary
Lakes Community Association

Date