

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
October 22, 2014

**CALL TO ORDER:** President Kemper called the October 22, 2014 Regular Meeting of the Board of Directors to order at 7:09 pm.

**BOARD MEMBERS PRESENT:** President D. Kemper, Vice President Nelson, Treasurer M. Lentino, Secretary K. Hudson and Directors S. Wilson, S. Koppen, G. Jordan and R. Oliver

**BOARD MEMBERS ABSENT:** None.

**Motion #1: Approve the Agenda.**

Motion by Director Lentino

Seconded by Director Nelson

**Motion Passed.**

**Motion #2: Approve the Minutes of the September 24, 2014 Regular Meeting of the Board of Directors.**

Motion by Director Koppen

Seconded by Director Lentino

**Motion Passed.**

**PRESIDENTS COMMENTS**

**Dave Kemper**

President Kemper noted the tentative date for the Budget meeting between the Board and the Committee for Tuesday, November 11. Currently, we are running under budget. President Kemper discussed the potential update of the community's irrigation system to save money on water usage as well as the possibility of having a water attorney review our water rights so to protect and maximize our water rights.

**TREASURER'S REPORT**

**Mike Lentino**

Treasurer Lentino noted that when compared to the financial history, our finances are healthy. Pool gas cost has decreased drastically due to the updates that were made to the pool and heating system.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza commented noted that the new windscreens have been ordered and will be installed in November. Tennis court resurfacing is scheduled to start December 8 and should take about 10 days. Exact dates for resurfacing will be posted in the clubhouse and on the website. Fall flowers will be planted throughout the community using the same color palette as last year, only using more geraniums. President Kemper, Vice President Nelson, Craig Hanson and Community Manager Baldanza attended the City of Tempe grant workshop and are seeking input on ways to utilize matching grant funds for The Lakes. The grant is a matching grant for a maximum of \$10,000. An extensive plan must be submitted to the city for the betterment of our community, such as something to benefit the environment, an art project, etc. Ideas will be solicited in the Lakes Log and possibly discussed in a Town Hall meeting. The first application of copper sulfite algaecide has been put in the lake to breakdown some of the blue green algae and to minimize some of the green brown color. The second application will be done next week. Community Manager Baldanza as well as members of the community attended the Kiwanis / Lakes character area meeting. Brochures are available and there is a survey online for additional input from the community. December 2<sup>nd</sup> will be the unveiling of the plan for the future of the Kiwanis / Lakes character area.

**COMMITTEE REPORTS**

**Activity Committee**

**Kay Smith**

Verbal Report: The committee is looking forward to the upcoming Oktoberfest. Artisan Fair is coming next month.

**Architectural Committee**

**Stella Calvert**

Verbal Report: The committee is getting busier and people are submitting more applications. The committee will turn them around as quickly as possible. New construction is coming where a house was torn down.

**Budget & Finance**

**Craig Hanson**

Verbal and Written Report. Committee is working on the budget to present to the Board.

**Fishing & Boating Committee**

**Kirk Hudson**

Verbal Report. Lake color issue has been addressed as was previously stated.

**I & M Committee**

**Craig Hanson**

Verbal Report: The committee is working on the Reserve Budget.

**Lakescape Committee**

**Doris Nicora**

Verbal Report: Many favorable comments were made about the bougainvillea. Melvin from Redwood Landscaping hand watered the bougainvillea to ensure a good start. The roses are in good shape will be groomed now and then again in January. A couple of trees have been lost due to weather and an auto accident. The rose garden is complete, all plaques and bushes are in. No more roses will be added to the garden. The committee will be looking at street side yards for the next Green Thumb award. Doris mentioned better handicap access in the parking lot. The Lakescape Committee is always looking for new members.

**Lakes Log**

**Gloria Hollingsworth**

No Report.

**Lakes Women's Club**

**Launie Harlacher**

No Report:

**Nominating Committee**

**Scott Wilson**

Verbal Report: The committee had their initial meeting last Wednesday. The next meetings are set for November 12<sup>th</sup> and November 14<sup>th</sup> at 7pm.

**Election Committee:**

**Bill Haber**

Verbal report: The election is proceeding; we need to decide about return postage.

**MEMBER'S CONCERNS:**

Member expressed concern over the need to address water usage in the community. Another member commented on how good the front walkway looks and suggested finishing the concrete patio area with the same tiles. Member mentioned how dark the parking lot is and the need for upgraded parking lot lighting. Member commented on how nice it is to attend a Board meeting where it feels like progress is being made.

**OPEN BOARD DISCUSSION:**

The Board discussed the draft of the new Architectural rules. Car covers were discussed as well as painting along G tract. The rule regarding car covers has changed multiple times over the years but as it stands, no car covers are permitted. Member commented that in 2011 the same discussion came up and it was stated that car covers were not the Architectural Committee's jurisdiction. Member also noted that G tract has its own declaration and the Architectural Committee can't override the declarant. Member read what the G tract declarant stated regarding exterior alterations. Members and the Board continued to discuss the rule history and proposed changes regarding car covers and G tract painting.

**UNFINISHED BUSINESS:**

**Motion # 3: Approval for resurfacing the basketball court by Custom Courts & Tile, not to exceed \$6000.**

Motion by Director Oliver

Seconded by Director Jordan

Discussion was held regarding the state of the concrete, what the quotes actually encompass and what the warranties entail.

**Motion Passed.**

**NEW BUSINESS:**

**Motion #4: Approval for the refurbishing of the two main pool Ramadas by the JF Ellis Corp, not to exceed \$7.2K.**

Motion by Director Wilson

Seconded by Director Jordan

Discussion was held regarding previous repairs and products used.

**Motion Passed.**

**Motion #5: Approval for executing a contract with an irrigation consultant to develop a “Master Irrigation Plan” for the Association’s existing turf areas by Coates Irrigation Consulting Inc (CICI), not to exceed \$10K.**

Motion by Director Jordan

Seconded by Director Oliver

Discussion was held regarding specifics of the contract. Language of the contract will be altered to note that CICI is aware of the lack of master irrigation plans. Also discussed if the grant from the City would apply. This master plan from CICI would be a part of the potential plan to submit to the City for the matching grant funds.

**Motion Passed.**

**Motion #6: Recommend 4<sup>th</sup> quarter assessment allocation of \$77,500 to be deposited in the Compass Reserve Checking Account.**

Motion by Director Lentino

Seconded by Director Hudson

Discussion regarding the balance of the Compass Reserve Account.

**Motion Passed.**

**Motion #7: Recommend Commercial Fitness for the purchase of a new Cross Trainer and Step Mill, not to exceed \$10,000.**

Motion by Director Wilson

Seconded by Director Jordan

Discussion was held regarding the current state of the pieces of equipment to be replaced.

**Motion Passed.**

**Motion #8: Motion to adjourn.**

Motion by Director Lentino

Seconded by Director Wilson

**Motion Passed.**

**Meeting adjourned at 8:45pm.**

I, Kirk Hudson, 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 was notified of the Board of Directors’ Meeting held on October 22<sup>nd</sup>, 2014.

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Kirk Hudson  
Board Secretary  
Lakes Community Association

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Date