

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
November 19, 2014

**CALL TO ORDER:** President Kemper called the November 19, 2014 Regular Meeting of the Board of Directors to order at 7:00 pm.

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

**BOARD MEMBERS ABSENT:**

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

Motion by Director Nelson

Seconded by Director Koppen

**Motion Passed.**

**Motion #2: Approve the Minutes of the October 22<sup>nd</sup>, 2014 Regular Meeting of the Board of Directors.**

Motion by Director Nelson

Seconded by Director Wilson

**Motion Passed.**

**PRESIDENT'S COMMENTS**

**Dave Kemper**

President Kemper noted the upcoming holidays and all of the positive happenings in The Lakes. President Kemper as well as other members of the community attended a meeting with Councilman Joel Navarro and had the opportunity to speak with the Councilman regarding issues relevant to The Lakes. November is the last planned meeting of the year but there are a few things to be tied up before the end of the year as well as in January. Thank you to the Budget and Finance Committee for all the hard work put in to prepare the budget for this meeting.

**TREASURER'S REPORT**

**Mike Lentino**

Treasurer Lentino commented that there is no rationale to justify an assessment raise for 2015.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza stated that four common area docks were rebuilt, both racquetball courts were refinished, both pool ramadas were renovated and painted, the gym was painted, the new rubber floor was installed, the new strength equipment was installed and our personal trainer will be giving orientations for the new equipment. Last month a stairmaster and elliptical machine were replaced in the cardio room and many compliments have come in regarding the facility upgrades. There is an RFA for a parking lot storm drain installation; this will extend the life of the new surfaces to be installed next year. There is a community grant matching program from the City of Tempe to improve local communities. A townhall will be held to discuss ideas to propose to the City for the improvement of The Lakes. Burglaries are down this year but there has been a recent flair up of petty theft in unlocked vehicles.

**COMMITTEE REPORTS**

**Activity Committee**

**Kay Smith**

No Report.

**Architectural Committee**

**Stella Calvert**

No Change.

**Budget & Finance**

**Craig Hanson**

Written Report.

**Fishing & Boating Committee**

No Report.

**Jesse Callen**

**I & M Committee**

No Report.

**Craig Hanson**

**Lakescape Committee**

Verbal Report: Green Thumb pictures for December and January have been taken. Committee discussed additional bougainvillea along Southshore. Fall flowers have been and are being planted, more geraniums being planted this year. Lake water is being looked at to water parks. The Committee will be discussing ideas for the matching grant from the City. The Committee is also looking for new members. No meeting for December.

**Doris Nicora**

**Lakes Log**

No Report.

**Gloria Hollingsworth**

**Lakes Women's Club**

Verbal Report: Yard sale was a success. Third Thirsty Thursday is tomorrow night at Pier 54.

**Nori Muster**

**Nominating Committee**

Verbal Report: The Committee met this past Monday to review the applications and will be meeting again on December 2<sup>nd</sup> to hold the interviews with the applicants.

**Scott Wilson**

**Election Committee:**

Verbal report: The Election is proceeding along. Addresses are needed for the mailing as well as a decision regarding the return postage.

**Bill Haber**

**MEMBER'S CONCERNS:**

Homeowner brought up recent burglaries and discussed preventative measures. Another homeowner suggested an article about the burglaries and recommended to put vehicles in garages. Homeowner discussed the importance of being active in your block watch and also addressed the need to continue looking into water conservation in the community.

**OPEN BOARD DISCUSSION:**

No Discussion.

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**Motion #3: Recommend that the Board of Directors rollover the two Western State CDs into a new, \$250K One Year CD at AM Trust with a rate of 1.05% with the balance deposited in the Reserve Compass Checking Account.**

Motion by Director Lentino

Seconded by Director Hudson

**Motion Passed.**

**Motion #4: Approval for the installation of a parking lot storm drain by JF Ellis Corporation, not to exceed \$15,000. Requested three bids, received two bids, Ellis was the low bidder.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion held regarding installation of ramp and logistics.

**Motion Amended to request the contractor to include ramp in lieu of a curb.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion held regarding necessity of the storm drain.

**Amendment Passed.**

Further discussion regarding the specifics of construction, backfill and the retaining wall.

**Motion Amended, RFA not to exceed \$16,000.**

Motion by Director Lentino

Seconded by Director Nelson

**Second Amendment to Motion Passed.**

Discussion regarding the budget for this project.

**Amended Motion Passed.**

**Motion #5: Adopt Policy 2014-1.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion among Board and Homeowners regarding verbiage in policy.

**Motion Amended to change verbiage in the second bullet point to reflect "Small balance checks (less than \$1000) may be signed by one signer from the LWC", add a bullet point to read "All disbursements are to be initiated by the LWC", the third bullet point is to read "all LWC cash and checks collected shall be brought into the LCA office and deposited into the Clubhouse register and accounted for. Monies may then be transferred by a check into the LWC bank account."**

Motion by Director Lentino

Seconded by Director Hudson

**Amendment Passed.**

**Amended Motion Passed.**

**Motion #6: Approve Election cost, not to exceed \$4,300.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion held regarding the cost of return postage.

**Motion Passed.**

**Motion #7: Recommend that the Board of Directors approve the 2015 Operations Budget of \$1,332,486.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #8: Recommend that the Board of Directors approve the 2015 Reserve Budget of \$292,000.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #9: Recommend that the Board of Directors approve the 2015 Capital Budget of \$56,000.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion regarding amount in the budget for improvements.

**Motion Passed.**

**Motion #10: Recommend that the Board of Directors approve the 2015 Assessment of \$290.00 per quarter.**

Motion by Director Koppen

Seconded by Director Lentino

Discussion regarding the benefits of an increase.

**Motion Passed.**

**Motion #11: Transfer \$100,000 from Operating surplus funds to Compass Reserve Account.**

Motion by Director Lentino

Seconded by Director Jordan

Discussion regarding origin of surplus.

**Motion Passed.**

**Motion #12: Transfer \$50,000 from Operating surplus to MOB Capital Account.**

Motion by Director Lentino

Seconded by Director Wilson

**Motion Passed.**

**Motion #13: Motion to adjourn.**

Motion by Director Lentino

Seconded by Director Nelson

**Motion Passed.**

**Meeting adjourned at 8:19 pm.**

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 November 19<sup>th</sup>, 2014.

---

Kirk Hudson  
Board Secretary  
Lakes Community Association

---

Date