

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
February 25, 2015

CALL TO ORDER: President Kemper called the February 25, 2015 Regular Meeting of the Board of Directors to order at 7:04 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Vice President J. Nelson and Directors G. Jordan, R. Oliver, T. Rao, C. Liko and R. Andrews

BOARD MEMBERS ABSENT: Directors M. Lentino and K. Hudson

Motion #1: Approve the Agenda.

Motion by Director Oliver

Seconded by Director Jordan

Motion Passed.

Motion #2: Approve the Minutes of the January 28, 2015 Regular Meeting of the Board of Directors.

Motion by Director Nelson

Seconded by Director Oliver

Motion Passed.

PRESIDENT'S COMMENTS

Dave Kemper

President Kemper noted the attendance of the City's town hall meeting on the 11th, many Lakes' residents were present and spoke. He proceeded to review the financial balance sheet and stated that next month, Director Jordan will be giving the Treasurer's Report. As of the end of January we are operating within our budget and the operating surplus for the month was enough to make our scheduled reserve payments with an additional surplus. The use of energy and gas for the pool was reviewed and with the installation of the new equipment, the savings is about \$7,800-\$8,000. One of the main projects that the Board is addressing is regarding water. Our water rights and history have been sent to a water attorney and one of options that was presented is pumping and utilizing ground water, possibly leasing a portion of our ground water out. Specialists have been contacted to determine feasibility and a master plan in regards to using lake water to irrigate common areas. Regarding the lake, there has been a small bloom of blue green algae but should clear up itself as it did the previous year. There is a new Architectural Nominating Committee and applications for the Architectural Committee will be contacted in the upcoming month. This coming Monday is the next court date for the appeal of the decision regarding The Lakes.

TREASURER'S REPORT: None.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza reported that all the tennis courts and volley ball lighting were replaced, as well as some of the ballasts were replaced. Several walls on the Westside were repainted due to a large amount of graffiti. There was an underground electrical break in a common area due to tree roots. Spring tree trimming is underway. Many bushes and small plants lost to the freeze are being replaced. The grout around the coping stones in the pool area is being repaired this week and the pool will be closed Monday through Friday. Common area walls are being re-stuccoed and repainted. There was a burglary on Driftwood today around 2pm. Newspapers had been building up in front of the property and the officer said that this was a sign that no one had been there for a while.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: The Mardi Gras party was a hit and everyone had a wonderful time. Come out to events and get to know your neighbors and community. Friday at 6pm there will be a wine and cheese tasting party and there will be a contest for the best wine. Poker Regatta is coming up in March.

Architectural Committee

Susan Niernberg

No Report.

Budget & Finance

Craig Hanson

Written Report.

Fishing & Boating Committee

Lee Dettling

Verbal Report: There will be an RFA regarding fish stocking for the next meeting. There will be a fishing event coming up on April 25th, 10am -12pm.

I & M Committee

Craig Hanson

No Report.

Lakescape Committee

Mary Michael

No Report.

Lakes Log

Alecia Kindgren

Verbal Report: Please submit recipes.

Lakes Women's Club

Maureen Harrison

Verbal Report: LWC is collecting for Project Nite-Nite to make back packs for children that go to child crisis centers. Small blankets are needed to fit in the back pack. Collections will be taken throughout March.

Election Committee

Bill Haber

Verbal Report: The report on the election was delayed because it had to go through the office. The list of lots voted was denied by the Board. Committee requests that the Board instruct the office to stop interfering with the election. The list of lots voted is important so people know that their vote counted. *Discussion proceeded regarding the publication of the list of lots voted.*

MEMBER'S CONCERNS:

Homeowner commented on the lot list publication and noted that it should be posted as it makes things transparent. Regarding the lake water, the lake looks awful and needs to be cleaned up. Will pumping the ground water and using lake water to irrigate help to clean up the lake? Who is on the Architectural Nominating Committee? President Kemper responded that the Architecture Nominating Committee is Ray Oliver, Jay Nelson and Rick Andrews. The lake will continue to be monitored. No one else has complained to the Board about the lake and our lake is a freshwater lake, many other community lakes are effluent lakes. Homeowner noted that landscapers and people throw their leaves and waste into the lake that collects and fills up the pumps. In previous year, no one use to request the list of lots voted after the election. If a homeowner wants to know the status of their vote, they can call the office. Homeowner commented on the lake algae, as he spoke to Dr. Amalfi who said an option is if there are areas of heavy algae and debris, that area can be pumped out of the lake and onto the grass. Homeowner asked if there is any update regarding the apartments or if there is a point person maintaining contact with the developer or city. Homeowner shared information that Shawna Warner is who advised us of the meeting and is the neighborhood services manager for the City of Tempe. Per Shawna, the development is on hold pending

litigation between the City, developer and property owner and City staff will reach out to the community when additional information is available. The Lakes residents need to stay on top of this and stay vocal. Community members are writing letters and the City needs to hear from the community as a whole and not just the Board of Directors. Homeowner commented on the election lot list publication and believes the privacy issues outweigh any of the other concerns including whether or not they voted. In any election, you are not able to call and follow up to verify if your vote counted. Homeowner questioned the process for notification to homeowners of balances due and the list of lots not in good standing.

OPEN BOARD DISCUSSION:

Board member discussed the possibility of an Ad-Hoc Committee to monitor the progress of what is going on with the developer. A suggestion was made to put together a list of bullet points for community members to include in their letters regarding the development, also to send letters to not only the Mayor but council members as well.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Motion #3: Approval for the repaving of the Club House Parking Lot. Requested 3 bids, received 2 bids for the work as detailed in the attached RFQ. Based on the bid evaluation criteria, the Committee recommends the work be done by MR Tanner. The Association will independently contract with the Geotechnical Engineer for materials testing during construction and a concrete contractor to install a code compliant ramp at the clubhouse entry. The three contracts not to exceed \$110K.

Motion by Director Jordan

Seconded by Director Oliver

Director Nelson moved to correct Mr. Tanner to MR Tanner and complaint to compliant in original verbiage. Director Jordan seconded amendment. Motion to amend passed.

Discussion was held regarding traffic flow of parking lot, budget for the project and handicap requirements.

Motion Passed.

Motion #4: Motion to adjourn.

Motion by Director Nelson

Seconded by Director Jordan

Motion Passed.

Meeting adjourned at 8:11 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 February 25, 2015.

Kirk Hudson
Board Secretary
Lakes Community Association

Date