

**LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
June 28<sup>th</sup>, 2017

**CALL TO ORDER:** President Reddie called the June 28<sup>th</sup>, 2017 Regular Meeting of the Board of Directors to order at 7:07 pm.

**BOARD MEMBERS PRESENT:** President M. Reddie, Vice-President R. Rentschler, and Directors K. Brown, M. Pameditis, M. Santopadre and S. Bridger

**BOARD MEMBERS ABSENT:** Treasurer R. Andrews, Secretary T. Rao and Director M. Rowley

**Motion #1: President Reddie motioned to amend the agenda to include RFAs for a new pathway and the common area electrical wiring.**

Motion by Director Reddie

Seconded by Director Rentschler

**Motion to amend the agenda Passed.**

**Motion #2: Approve the amended Agenda.**

Motion by Director Bridger

Seconded by Director Santopadre

**Motion Passed.**

**Motion #3: Approve the Minutes of the May 24<sup>th</sup>, 2017 Regular Meeting of the Board of Directors.**

Motion by Director Rentschler

Seconded by Director Bridger

**Motion Passed.**

**PRESIDENT'S COMMENTS**

**Mark Reddie**

President Reddie noted that the phase one irrigation pump is fully operational and will be monitored over the next few weeks before moving forward with phases two and three. The Board has been working on a list of projects and priorities to address over the next few years including the pump system, a master signage plan and the entry way at Baseline and Lakeshore Road, upgrading park lighting, resolving boardwalk and boat dock easements, reviewing community maintenance and upgrade needs, a master landscape plan including tree removal and replacement, and possibly upgrading some of the recreational amenities at the clubhouse. Please make suggestions during Members' Comments. The developers at the property on Lakeshore and Baseline have closed on the property and their plans are to start construction in July with the Alamo Draffhouse.

**VICE PRESIDENT'S REPORT**

**Rick Rentschler**

Reporting for Treasurer Andrews, Vice President Rentschler commented that the audit represents the financial position of The Lakes and that the auditors did not find any deficiencies in our internal controls.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza reported that the letters at the Baseline entrance have been replaced and will be painted so all the letters match. Fish were delivered at the beginning of the month. The docks are being replaced and repaired as needed. Stucco repairs and repainting of common area walls is on-going. The irrigation pump station at the boat ramp is complete and is irrigating the island with lake water. Due to the pump equipment, the pathway to the common area dock will need to be re-done to provide a safe area for homeowners to launch off of that dock. The City of Tempe will be coming to repair the irrigation lines at the planter box on Westshore and Southshore. After the City repairs the irrigation lines plants and foliage will be replaced. Also, the bushes on that corner have been removed due to poor line of sight. The Alamo Draffhouse will be breaking ground in July and a rendering will be available for review in the paper.

**COMMITTEE REPORTS**

**Activity:**

**Kay Smith**

No Report.

**Architectural:**

No Report.

Tony Rao

**Budget & Finance:**

No Report.

Marty Garrett

**Fishing & Boating:**

No Report.

Lee Dettling

**Lakes Log:**

No Report.

Gloria Hollingsworth

**Lakes Women's Club:**

No Report.

Launie Harlacher

**MEMBER COMMENTS:**

Frank Misner from Dobson Ranch came to talk to the Board and community about the similarities and differences of the communities. Homeowner commented on a tree that looks like it is going to fall and that she has been in contact with the City of Tempe to monitor the center traffic lane on Rural.

**NEW BUSINESS:**

**Motion #4: Approve the audit conducted by Ginsburg & Dwaileebe for the year-ended December 31<sup>st</sup>, 2016.**

Motion by Director Rentschler

Seconded by Director Santopadre

**Motion Passed.**

**Motion #5: Approve the removal of three large pine trees on the south side of the pool area by Green Solutions Landscaping. They were the lowest bid, coming in at \$6,365 and are licensed and bonded.**

Motion to Amend verbiage to state *four* large pine trees.

Motion to Amend by Director Rentschler

Seconded by Director Bridger

**Motion as Amended: Approve the removal of four large pine trees on the south side of the pool area by Green Solutions Landscaping. They were the lowest bid, coming in at \$6,365 and are licensed and bonded.**

Motion by Director Reddie

Seconded by Director Rentschler

Discussion was held regarding shade replacement where trees stood.

**Motion Passed.**

**Motion #6: Approve the construction of a new pathway to the Boat Ramp dock for a cost not to exceed \$15,111.**

Motion by Director Rentschler

Seconded by Director Bridger

**Motion Passed.**

**Motion #7: Approve the re-wiring of all the lights in our common areas to a low-voltage LED system and replace with new poles and fixtures, for an amount not to exceed \$89,200.**

Motion by Director Santopadre

Seconded by Director Bridger

Discussion was held regarding electricians to be used.

**Motion Passed.**

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

Motion by Director Bridger

Seconded by Director Rentschler

**Motions Passed.**

**Meeting adjourned at 7:42 pm.**