

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
March 28, 2012

CALL TO ORDER: President Mercer called the March 28, 2012 meeting of the Board of Directors to order at 7:05 pm.

BOARD MEMBERS PRESENT: President B. Mercer, Vice President N. Kindgren, and Directors S. Calvert, B. Winston, M. Harrison, J. Williams, and K. Hoffman.

BOARD MEMBERS ABSENT: Secretary D. Smith and Treasurer N. Policar were absent.

Motion #1: Approve the agenda. Agenda was amended to add Liberty Mutual – D&O Insurance under New Business.

Motion by Director Harrison

Seconded by Director Winston

Motion Passed.

Motion #2: Approve the minutes of the February 22, 2012 regular meeting of the Board of Directors.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Passed.

PRESIDENTS COMMENTS

Bill Mercer

Verbal Report. President Mercer welcomed the Board and the audience to the Board meeting and reported that he did not have anything new to add to the meeting.

TREASURER'S REPORT

Bill Mercer

Written Report. In the absence of Treasurer Nate Policar, Director Mercer gave a month-end overview as of February 29, 2012 of the financial status of the Lakes Community Association.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza reported that the playground shade structure in the Kid's Cove was installed as well as the repair of the playground turf under the slide and it looks great. The boat refurbishing is completed and the LCA has received several compliments about how wonderful our boat looks. Phase I of our Memorial Rose Garden has started and ten rose bushes have been planted. Ms. Baldanza said she is aware that the garden sits very close to the pine tree in Compass Park; however, Redwood Landscaping has reassured her that he has had no problems in the past. Walter Li from Redwood guarantees that if there is a problem, he would replace the roses at no charge or move the garden to accommodate the LCA and he would turn the area into a regular flower bed. Ms. Baldanza said she has received several calls from residents that said how pretty the garden was. Bill Mercer and Christine Baldanza met with an engineer from Amec to discuss the pool test under the bridge and around Runaway Point. They will give her a full report along with the costs by the end of next week. At that time Christine will give the information to Dave Smith and the Infrastructure and Maintenance Committee to review and report back to the board. Several people called regarding the hedge along Driftwood. Lake Park Villas decided to

trim back the Oleander hedge which had been neglected for the last couple of years. They cleaned out the bottom so that the sprinklers could be repaired and thinned out every 4th bush. Two dead trees and a dead vine were removed. Christine will send out letters to homeowners along Driftwood explaining what is going on. Christine has prepared a letter to Compass Bank regarding the accounts that were opened and money deposited. Compass Bank needs this letter as well as the signatures of all Board members. The D&O Insurance is up for renewal on April 20th and bids have been given to the Board members for review and approval.

COMMITTEE REPORTS

Activity Committee

Alecia Kindgren

Verbal Report. Alecia Kindgren reported on past events sponsored by the Activity Committee: The Poker Regatta Launch Party and TGIF had a good turn out. The Poker Regatta was a huge success, the weather was fabulous, and everyone had a great time. Upcoming events are the Easter Egg Hunt - April 7th, the First Friday Happy Hour Boat Parade - April 6th, and the Concert in the Park - April 22nd.

Architectural Committee

Stella Calvert

Written Report. In the absence of Chairperson Susan Klein, Stella Calvert reported that there were 40 new applications submitted: 20 were approved, 12 were approved with conditions, 6 were not approved, and 2 are pending approval.

Budget & Finance Committee

Marcia Hill

Written Report. Committee Chairperson Marcia Hill reported that the expenses and income look good. The lease payments from Pier 54 have caught up from last year and are almost current. Receiving bids from the Community Manager on the reserve study and the D&O insurance policy. The Committee is also reviewing the contracts and expiration dates.

Election Committee

Bill Haber

Verbal Report. Mr. Haber reported that the committee has learned a lot and has recommended approximately four changes: the logo on the envelope should be more prominent, the color of ink (blue or black, delivery procedure instructions, and a better procedure for replacing ballots. After voting is over, there is a 1-year retention of the ballots. The committee also is reviewing the checklist to clarify the report format from the company at the end and a similar format for the list of voters.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Bill Mercer

Verbal Report. The committee is looking at the material under the bridge and how to approach repairing it. It's been decided that 20% of the poles (6/30) under the bridge will be randomly selected for stress testing to determine failure and how to repair.

Lakescape Committee

Jeanne Ojala

Verbal Report. Chairperson Jeanne Ojala reported that the Committee is not satisfied with the location or the size of the Memorial Rose Garden and they were not contacted for comments or concerns. The Committee will discuss the size and perhaps moving

the location of the Rose Garden. The committee is working and discussing the finger parks that have not been renovated. The renovation along Baseline will be a future project. Jeanne said that the winter flowers this year are spectacular and Redwood Landscaping has done a wonderful job. Jeanne reminded the community regarding the LCA philosophy and of the benefits of a “lush green community” with less rock, more green and more trees.

Lakes Log

Alecia Kindgren

Verbal Report. On behalf of Chairperson Gloria Hollingsworth, Alecia reported that several complaints were received this month about the calendar not being inserted in all of the papers and that problem has been taken care of. She also reported that the committee has another potential new member, Christine Costa.

Lakes Women’s Club

Nori Muster

Verbal report. Upcoming events are: Baby Sprinkle – March and April, Out to Lunch – April 11th, Home Tour – April 21st, Cinco de Mayo Dinner – May 5th, Out to Lunch – 2nd Wednesday of the Month, and Thirsty Third Thursday Happy Hour at Pier 54 – March, April, and May.

Nominating Committee

Bill Mercer

No Report.

Swim Team Committee

Jay Nelson

Verbal Report. Jay Nelson welcomed the Board Liaison Stella Calvert to the committee. Sheila Arredondo is in the process of getting us a new timing system at no cost to us. Swim practice starts Tuesday, May 29th through Saturday, July 21st. The banquet will be Thursday, July 19th, and Sunday, May 20th will be the Ice Cream Social.

Westshore Wall Committee

Doris Nicora

Due to the extensive high cost of a solid wall, the committee has voted unanimously for a solid hedge. They have asked the Community Manager to obtain three bids for a Landscape Architect along Westshore.

MEMBER’S CONCERNS: Concerns expressed regarding some properties with mostly rock yards, especially pink rock, and other properties with cactus landscaping. Architectural Committee member and Board member Stella Calvert commented that the Rule is that the property must be “50% green on the ground at time of planting” and that “no more than 20% rock accent must be earthy color”. On the water: property should also be green from water view, but it depends on the property, and there should be a tree in each backyard. Director Calvert stated that she would go back to the Architectural Committee and have them re-write the Rule to be clearer.

BOARD OPEN DISCUSSIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

Motion #3: Recommend that the Board of Directors change the receivables collection policy to direct the LCA manager to send delinquent assessment accounts to the attorney for the purpose of initiating a personal judgment against the delinquent owner once they reach \$1,000 (one year delinquent) instead of \$2,000 (approximately two years delinquent).

Motion by Director Kindgren

Seconded by Director Winston

Motion Amended to read: Recommend that the Board of Directors change the receivables collection policy to direct the LCA manager to place a lien on all properties that are delinquent at the end of the first quarter and at the end of the 2nd quarter all properties that are delinquent will be turned over to the attorney to file personal judgments. Management will send out letters every month to delinquent homeowners explaining the late fees and the amount that is due. At the 5th month delinquent, a letter will be sent explaining that at six months' delinquency, the account will be turned over to the attorney for a personal judgment at a minimum additional cost to the homeowner of \$250.

Motion to Amend by Director Hoffman

Seconded by Director Calvert

Motion passed to Amend Passed 5 to 1.

Director Williams voted No.

Amended Motion by Director Hoffman

Seconded by Director Calvert

Amended Motion Passed 5 to 1.

Director Williams voted No.

At this time, 8:50 pm, President Bill Mercer excused himself from the meeting and Vice-President Nils Kindgren presided for the remainder of the meeting.

Motion #4: Request approval of up-dated Charter (2012) of the Lakescape Committee (see attached). Our current Charter has been in affect since 2001 (see old charter attached).

Motion by Director Harrison

Seconded by Director Winston

Motion Amended to add to long-range plans and short-range recommendations: Be submitted to the Community Manager for budget approval and implementation, but not for design approval.

Motion to Amend by Director Hoffman

Seconded by Director Calvert

Motion to Amend Approved.

Amended Motion by Director Hoffman

Seconded by Director Winston

Amended Motion Passed.

Motion #5: Recommend that the Board of Directors contract with Liberty Mutual for D & O insurance at \$3,175/year for 3 years, \$5,000 deductible, renewal annually (policy due 04/20/12).

Motion by Director Harrison

Seconded by Director Hoffman

Motion to Table by Director Harrison

Seconded by Director Kindgren

Motion to Table Withdrawn by Director Harrison.

Motion Amended to add: Instruct staff to research and prepare information to present to the Board of Directors regarding consolidation of all LCA insurance policies.

Motion to Amend by Director Hoffman

Seconded by Director Harrison

Amended Motion Passed.

MOTION #6: Motion was made to adjourn the meeting.

Motion by Director Harrison

Seconded by Director Winston

Motion Passed.

Board Meeting was adjourned at 9:40 pm.

I, Nils Kindgren, Vice President, on behalf of the 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 March 28, 2012.

Nils Kindgren
Board Vice President
Lakes Community Association

Date