

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
April 25, 2012

**CALL TO ORDER:** President Mercer called the April 25, 2012 meeting of the Board of Directors to order at 7:10 pm.

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

**BOARD MEMBERS ABSENT:** Treasurer N. Policar was absent.

**Motion #1: Approve the agenda as submitted.**

Motion by Director Harrison

Seconded by Director Calvert

**Motion Passed.**

**Motion #2: Approve the minutes of the March 28, 2012 regular meeting of the Board of Directors.**

Motion by Director Harrison

Seconded by Director Williams

**Motion Passed.**

**PRESIDENTS COMMENTS**

**Bill Mercer**

No 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**

**Nate Policar**

No Report.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza reported that the winter flowers have been removed and that summer flowers will be added next week. She also reported that the lake is healthy. Dr. Almalfi reported that the lake does have some healthy algae growth and that dye will be added to the lake about the middle of May. Ms. Baldanza reported that Director Smith arranged for an engineer to review the parking lot in order for the Board to make a more informed decision about the work that needs to be done on the parking lot. Amec was here to test tie rods under the bridge which will be the next area we will be working on. Director Smith will give a report during his Infrastructure and Maintenance Committee Report. Ms. Baldanza reported that the assessment uncollected amount owed is \$98,444.46.

**COMMITTEE REPORTS**

**Activity Committee**

**Alecia Kindgren**

Verbal Report. Alecia Kindgren reported on past events sponsored by the Activity Committee: The Boat Parade which is the 1<sup>st</sup> Friday of each month was a success and getting bigger every month; the Concert in the park had a good amount of people in the park and in the pool enjoying the concert. The Easter Egg Hunt was a huge success and enjoyed by everyone. Upcoming events are Moms' Day, Fun in the Park, the Sleep Over, and Kids' Kamp.

**Architectural Committee**

**Stella Calvert**

Written Report. In the absence of Chairperson Susan Klein, Stella Calvert reported that there were 18 new applications submitted: 10 were approved, 4 were approved with conditions, 2 were not approved, and 2 were withdrawn.

**Budget & Finance Committee**

**Maureen Harrison**

Written Report. In the absence of Committee Chairperson Marcia Hill, member Maureen Harrison reported that the committee met on April 16<sup>th</sup> and they went over the financial report and the reserve budget for the year. Christine Baldanza gave the committee a list of items and the projected quarter that she expects to work on them.

**Election Committee**

**Bill Haber**

No Report.

**Fishing & Boating Committee**

**Jesse Callen**

No Report.

**I & M Committee**

**Dave Smith**

Verbal Report. Bill Mercer reported that the I & M Committee is coordinating and working under the guidance of Dave Smith on the walls under the north bridge. Dave Smith reported that the pull test was executed and the results were that all of the tie rods and dead men assemblies were functioning as they are supposed to. The nuts on the tie rods are loose, but we are not facing a total deterioration of that stretch under the bridge. The wood planks in the Runaway Point area, which we have to address, are deteriorated and we will have to come up with a plan. Also the bridge is not being affected in any way. The next step will be to tighten the tie rods up and do repairs to the pilings at water level using an epoxy compound.

**Lakescape Committee**

**Jeanne Ojala**

Verbal Report. Chairperson Jeanne Ojala reported that there has been an excellent response from the residents on the Memorial Rose Garden at Compass Park and the committee is very happy. We will need to enlarge the space for additional roses that have been purchased. The roses and plaques are ready now. The second phase of the Memorial Rose Garden will start soon. Secondly, the three finger park renovations, which are all off Southshore, should be completed in the fall. These renovations are necessary to maintain the property values of our homes and are top priority. The Memorial Tree Project will resume in the fall. Ms. Ojala suggested that there be a list of trees for residents to choose and that the trees have a plaque embedded in the ground so the plaque will not interfere with mowing. Ms. Ojala extended a special thank you to Doris Nicora for her contribution to the Memorial Tree Project and the Rose Garden Project. Jeanne complimented Redwood Landscaping for the wonderful job they are doing. Jeanne asked the Board about committee minutes and was told that committee minutes are needed for the Board Book. Jeanne also reported that residents are able to donate more money and get larger trees. When asked by Director Harrison, Ms. Ojala stated that the 3 finger parks are at the end of Rocky Pt, Outrigger and Crows Nest, and that additions to the rose garden would be planned at a later time and would probably enlarge the existing garden.

**Lakes Log**

**Alecia Kindgren**

Verbal Report. On behalf of Chairperson Gloria Hollingsworth, Alecia reported that next month the committee will have a new member, Christine Costa. She will help in proofreading the paper.

**Lakes Women’s Club**

**Nori Muster/Alecia Kindgren**

Verbal report. Chairperson Nori Muster reported that the Committee is extending the Baby Sprinkle in hope of more donations for young mothers. The Thirsty Third Thursday is a great success and lots of fun. The Committee has two more meetings, May and June, and then the committee is done for the summer. Nori then turned the report over to Alecia Kindgren. Alecia reported that the Home Tour was not as big as they expected but was done very well and organized. She also reported that an anonymous homeowner matched the funds so it was a huge success for the Women’s Club charitable fund-raising donation.

**Nominating Committee**

**Bill Mercer**

No Report.

**Swim Team Committee**

**Lisa Nelson**

No Report.

**Ad-Hoc Westshore Wall Committee**

**Steve Koppen**

Verbal Report. Committee Member Steve Koppen gave a brief overview of the status of the Westshore Wall Project and reported that the committee will submit their final 18-page recommendation to the Board next month. Bids are being received now for the landscape architect.

**MEMBER’S CONCERNS:** Members signed up to speak were: Alecia Kindgren (Lot #F-078), Mary Michael (Lot #H-009), and Nori Muster (Lot #O-120). Alecia Kindgren asked whether a specific Board action was needed for approval for 6 flags to be displayed by the Boy Scout program at the entrances to the LCA; the funds are being donated for the project and the 6 areas are: 2 at Baseline, 2 at the 4-way stop at Lakeshore/Southshore, and 1 each at the Rural and McClintock entrances. The Board expressed approval for the project. Other items discussed were whether to cover or not cover the pool, the Westshore Wall Project, and trust within the community.

**BOARD OPEN DISCUSSIONS:**

President Bill Mercer: Our Bylaws should be reviewed again and brought into line with the state statutes and other matters. Our Bylaws require the LCA to have bond insurance covering any staff members that handle money, the Board, and the Budget and Finance Committee. Currently we have \$700,000 coverage for employee theft. For \$78 more (total of \$373 for the year) we can increase our coverage to \$1,000,000. This is under our crime and fidelity coverage which is part of the general liability which will come due in Jan 2014. President Mercer reported that the Board needs to make a motion to accept the vote for the D&O Policy (which was voted on outside of a Board meeting).

**Motion #3: Recommend that the Board ratify the unanimous email Board vote to continue LCA D&O Insurance with Cincinnati.**

Motion by Director Hoffman

Seconded by Director Williams

**Motion Passed.**

**UNFINISHED BUSINESS:**

None.

**NEW BUSINESS:**

**Motion #4: Recommend to the Board that the maturing reserve Western State CD in the amount of \$130,750 plus interest, and \$15,000 from reserve Mutual of Omaha money market be deposited into a new 15-month reserve CD at Western State Bank.**

Motion by Director Harrison

Seconded by Director Winston

**Motion Passed.**

**Motion #5: Recommend that the Board write off the sum of \$1,329.09 due to uncollectible assessments.**

Motion by Director Winston

Seconded by Director Harrison

**Motion Passed.**

**Motion #6: Recommend to Board to renew Activity/swim team liability and accident insurance with Markel Insurance Company, effective 05/15/12 to 05/15/13, for \$1,872.**

Motion by Director Hoffman

Seconded by Director Harrison

**Motion Passed.**

(At this time, Director Harrison reminded the Board that we need to include homeowner comments after each motion.)

**Motion #7: Recommend to Board that technical guidance evaluate the current needs of the parking lot/boat ramp. If technical guidance recommends resurfacing at this time, the B&F Committee supports the bid from Roadrunner for a total cost of \$5,000 from the Reserve Fund.**

Motion by Director Hoffman

Seconded by Director Harrison

Motion to Table by Director Hoffman

Seconded by Director Williams

**Motion Passed to Table.**

**Motion #8: Move that Foster Electric repair the Whalers Way pump for an amount not to exceed \$7,000 (Repair Quote attached in the amount of \$6,359 not including taxes and freight). Funds for this unexpected repair are not specified in the 2012 reserve budget. Request funding remaining in line item 80430 Pontoon Boat Repair (\$4,054) and line item 806101 Playground Turf Replacement (\$2,899.50) be aggregated for a total of \$6,953.50 and a new line item be added to the 2012 reserve budget and titled Whalers Way Pump.**

Motion by Director Smith

Seconded by Director Hoffman

