

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 14, 2012

CALL TO ORDER: President Mercer called the November 14, 2012 meeting of the Board of Directors to order at 7:15 pm.

BOARD MEMBERS PRESENT: President B. Mercer, Vice President N. Kindgren, Secretary D. Smith, Treasurer M. Harrison, and Directors S. Calvert, J. Williams, D. Kemper, and K. Hoffman. B. Winston participated via conference call.

BOARD MEMBERS ABSENT: None.

Motion #1: Approve the agenda.

Motion by Director Harrison

Seconded by Director Kemper

Motion Passed.

Motion #2: Approve the minutes of the October 24, 2012 regular meeting of the Board of Directors.

Motion to Table by Director Hoffman

Seconded by Director Calvert

Motion Passed to Table.

PRESIDENTS COMMENTS

Bill Mercer

No Report. President Mercer reminded the members that member comments will be limited to three minutes.

TREASURER'S REPORT

No Report. (President Mercer reported that there is no Treasurer, so there is no Treasurer's Report. The Budget Committee will cover most of it.)

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Written Report. Community Manager Baldanza reported that the pool cover has been ordered and should arrive within the next ten days, and new treadmills have been ordered and are due to arrive approximately November 16th. The only working treadmill will be put up for sale when the new treadmills arrive and running. The fall flower change-out is in progress. Christmas holiday lights and decorating will begin this week. The new Reserve Study with Association Reserves has been completed. Bids for the Flat Roof Recoat, which is scheduled to be done this year, are in the Board packet. Bids for the Flat Roof Recoat are coming in higher than the original estimate in the Reserve Study, which was \$8,000. Additional questions from the Board were answered by Ms. Baldanza regarding the request from the firemen to use our courts, the reports from Foster Electric, patching of the Tennis Courts, and the condition of the Lake. Christine reported that the firemen are aware that they are able to use our facilities, but as of this date have not. The second quarter report from Foster Electric has been received and Christine will make a copy for Director Smith. The tennis courts will be patched up the week after Thanksgiving when the courts are not in heavy use.

Approximately three inches of water has been added to the Lake and the Lake is healthy. We will not be able to get more water until December 16th. Director Kemper reported that although the color of the lake is a bit like pea soup right now, the lake is healthy and there is no need to add dye. The purpose of dye is to reduce the clarity of the water to avoid algae and weeds but is not needed.

COMMITTEE REPORTS

Activity Committee

Alecia Kindgren

Verbal Report. The Lighted Boat Parade Workshop was held on November 10th. The Moms' Group still meets at 9:00am on Wednesdays. The Fishing Derby which will be sponsored by the Fishing and Boating Committee will be Saturday, November 17th. A Breakfast sponsored by the Activity Committee will start at 9:00 am in the large park and the Fishing Derby will be from dawn to 11:00 am. Saturday, December 15th is the Lighted Boat Parade.

Architectural Committee

Stella Calvert

Verbal Report. Committee Chair Stella Calvert reported the Committee reviewed 15 applications at the November meeting: 9 applications were approved, 4 were not approved due to problems, and 2 needed additional information. The applications submitted were for painting, landscaping changes, and docks.

Budget & Finance Committee

Marcia Hill

No Report. Chairperson Marcia Hill reported that the Budget & Finance Committee will defer their report until they go through everything on the proposed 2013 budget, with corresponding RFAs in the Board packet. She reported that the Committee is recommending Michael Santopadre as a new member.

Election Committee

Bill Haber

No Report.

Fishing & Boating Committee

Launie Harlacher

No Report. On behalf of the Committee Christine Baldanza reported that Trout will be delivered early next week and Catch and Release will be until March.

I & M Committee

Dave Smith

Verbal Report. Regarding the repair of the lake wall under the bridge, it should be finished very rapidly. They are proceeding very well, but ran out of materials. Now they are waiting on the new fabricated brackets for the new planks that will put in place. The higher level of water makes it a little more difficult to do. The plan is to restart and finish the week after Thanksgiving. The restoration of the planks that were deteriorated from the water has been satisfactorily restored. The work is proceeding and Director Smith does not expect any more problems. The last week in November should be our completion date.

Lakescape Committee

Doris Nicora

Written Report. The Committee met on November 7th. Christine Baldanza gave a report to the Committee that the flowers were pulled and replaced this week. The Committee needs to look at the blue plaques to re-word them for the bricks. Walter, from Redwood Landscaping, will take out some of the bricks around the present rose garden and put in new ones with names etched on them. Chairperson Nicora will put another article in the Lakes Log telling rose donors that they can have the blue plaques and encouraging people to donate roses to the new second rose garden. Christine Baldanza is going to talk to a qualified person about doing a class on rose care, especially for those who will be “dead heading” the roses at the rose gardens, but also open to other people. The Memorial tree Project will resume after the new year. The Committee also discussed the Baseline Project and recommended that xeriscaping should be put in instead of the grass. The front entrances on Baseline and Lakeshore will still have flowers. It was decided to recommend that the Board hire a landscape architect to do a plan and Christine Baldanza suggested Ruben Valenzuela. Committee Member Gary Ballou is taking over the Green Thumb Award Project. The Committee also discussed the Southshore Tree Project, and it was decided to recommend that the Association add bougainvillea plants with bright fuchsia flowers along the wall to hide it. It was also decided that trees need to be planted in two of the areas. Because this area gets flood irrigation, Siso trees should be planted.

Lakes Log

Alecia Kindgren

Verbal Report. The Committee is very happy that residents are submitting their articles on time. The Committee is also looking for articles on interesting neighbors.

Lakes Women’s Club

Alecia Kindgren

Verbal Report. Alecia Kindgren reported on up-coming events: Tomorrow is Thirsty Third Thursday at 6:00pm at Pier 54. This is a community happy hour. The Annual Garage Sale was a huge success with over 100 garage sales and even the weather was good. Christmas Island will be December 9th from 9:30am to 2:00pm, and the Snow Frolic will be January 1st with a potluck.

Nominating Committee

Bill Mercer

Verbal Report. President Mercer reported that the Committee has not received any New Board Member applications yet, and the cut-off is 5:00pm, tomorrow November 15th.

Swim Team Committee

Lisa Nelson

No Report.

Ad-Hoc Westshore Wall Review Committee

Steve Koppen

Verbal Report. Steve Koppen reported that in the Board Book there is a Request for Action requesting approval of authorization for the Committee to work with Management to produce a Request for Proposal to seek bids for the project’s implementation.

MEMBER'S CONCERNS: Member speakers were Nancy Saxton and Sam Marcus. The items discussed were attorney contact with a resident, disputes between homeowners, and the Westshore wall/barrier.

BOARD OPEN DISCUSSIONS:

None.

NEW BUSINESS:

Motion #3: Recommend that the 2011 Operating Surplus of \$76,498 (per 2011 audit) be transferred into the Reserve Fund.

Motion by Director Smith

Seconded by Director Hoffman

Motion to Table.

Motion to Table by Director Hoffman

Seconded by Director Smith

Motion Passed to Table.

Motion #4: Recommend that the Board approve the 2013 Operating Budget as presented, with operating expenditures totaling \$1,265,728.

Motion by Director Kindgren

Seconded by Director Harrison

(At this time, President Mercer said that the ARS rules are that the Board makes a motion and it is seconded, Board discusses, membership listens, and then after Board discussion is over, membership will have more knowledge of what the motion is about to make more comments. President Mercer said he is going to start complying with this.)

Recommend that Legal be reduced from \$60,000 to \$40,000.

Motion by Director Hoffman

Seconded by Director Kemper

Motion Passed.

Motion to Amend Original Motion to Read: Approve the 2013 Operating Budget as amended in the amount of \$1,245,728.

Motion Amended by Director Harrison

Seconded by Director Hoffman

Motion Passed as Amended.

Motion #5: Recommend that the Board approve the 2013 Reserve Budget as presented, in the amount of \$499,435.

Motion by Director Harrison

Seconded by Director Kindgren

Motion Passed.

Motion #6: Recommend that the Board approve an assessment increase for 2013 of approximately 2%, with a new quarterly assessment of \$290.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Passed 5 to 3.

Directors Calvert, Williams, and Winston Voted No.

Motion #7: Recommend that the 2013 allocation to the Reserve Fund be \$350,000 (\$87,500/Q) and the 2013 allocation to the Capital Fund by \$23,784.80.

Motion by Director Harrison

Seconded by Kris Hoffman

Motion Passed.

Motion #8: Recommend that the Board approve Michael Santopadre as a member of the Budget and Finance Committee.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Passed 7 to 1.

Director Williams Voted No.

Motion #9: The Lakescape Committee requests that we hire a landscape architect, not to exceed \$3,000, to redesign the landscaping on Baseline Road.

Motion by Director Harrison

Seconded by Director Hoffman

Motion Amended to Read: An Ad-Hoc Perimeter Landscaping Committee, composed of Nils Kindgren, Kris Hoffman and the LCA Lakescape Committee members, be formed with the purpose of securing landscape architectural plans for renovation of the perimeter landscaping on Baseline Rd, Southshore Rd and McClintock Rd, at a cost not to exceed \$6,000 from the Reserve Fund. Goal to secure services of landscape architect Ruben Valenzuela, whose firm provided landscape plans for Westshore Rd landscaping.

Amended Motion by Director Harrison

Seconded by Director Smith

Motion Passed 7 to 1.

Director Williams Voted No.

Motion #10: This is intended to replace the RFA submitted by the Westshore Study Committee for consideration during the October 2012 Board Meeting. Approve authorization for the Westshore Study Committee to work with Lakes management to produce a Request for Proposal (RFP) for the installation of three chicanes, two large planters, and hedge and accept plants on Westshore Drive, to enhance the existing irrigation system per the design from Terrano Landscape Architect/Urban Design, and to seek bids for the project's implementation.

Motion by Director Smith

Seconded by Director Harrison

Motion Passed 6 to 2.

Directors Hoffman and Williams Voted No.

Motion #11: Recommend that the Board re-coat the flat roof.

Motion by Director Kindgren

Seconded by Director Harrison

Motion Clarified to Read: Award the contract to Roofing Consultants of AZ, Inc. to re-coat the flat roof at a cost of \$12,778 to come from the Reserve Fund.

Clarified Motion Approved.

Motion #12: Recommend the Board approve an expenditure of \$2,200 for stocking of Rainbow Trout in November in accordance with the previously prepared 2012 Fishing and Boating Committee Budget and Annual Stocking Plan. This motion was approved by phone vote and signed off by each Board member in accordance with State and Federal Non-Profit Statutes.

Motion #13: Motion was made to adjourn the meeting.

Motion by Director Calvert

Seconded by Director Winston

Motion Passed.

Board Meeting was adjourned at 10:16 pm.

I, Dave Smith, 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 November 14, 2012.

Dave Smith
Board Secretary
Lakes Community Association

Date