

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
August 28th, 2013

CALL TO ORDER: President Kemper called the August 28th, 2013 meeting of the Board of Directors to order at 7:01 pm

BOARD MEMBERS PRESENT: President D. Kemper, Vice President S. Calvert, Secretary K. Martin, and Directors J. Nelson, S. Wilson and N. Policar

BOARD MEMBERS ABSENT: Treasurer M. Lentino

Motion #1: Approve the agenda.

Motion by Director Wilson

Seconded by Director Calvert

Motion Passed.

Motion #2: Approve the minutes of the June 26th, 2013 regular meeting of the Board of Directors.

Motion by Director Calvert

Seconded by Director Nelson

Motion Passed.

Motion #3: Approve the minutes of the July 3rd, 2013 special meeting of the Board of Directors.

Motion by Director Calvert

Seconded by Director Martin

Motion Passed.

PRESIDENTS COMMENTS & TREASURER'S REPORT

Dave Kemper

Verbal Report: President Kemper advised he would be combining the President's Report and the Treasurer's Report. President Kemper mentioned the contract with Lawroom to provide employee training, he also advised that the Board of Directors was moving forward with the tasks that the now dissolved Ad-Hoc committee was working on. President Kemper commented on the addition of new members to Lakes Committees as well as the addition of a new Board Member and continued with the final costs of the pool renovation. Late fees are to be updated to be consistent with ARS 33-1803a, which will charge 10% of the assessed value per quarter, to be assessed the first of the month following the due date of the assessment. Per the direction of legal counsel, President Kemper mentioned that employment contracts are protected under ARS 33-1805, b4 – b5. President Kemper reviewed financials and concluded the President's and Treasurer's Reports.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community manager welcomed new Clubhouse Manager Craig Whatcott and new Office Manger Karen Ciampo, she also noted management hours and contact information. Annual dock repairs and re-staining has been completed, the stone walls adjacent to the pool area by the lake have been repaired, repair of wrought iron in large park and pool area is underway and the repair and repainting of stucco on Eastshore walls and a section on the west side of Southshore will begin next week. Community manager has met with the City of Tempe regarding sidewalk repairs, the City is evaluating the areas that need to be repaired. Trees on Southshore and Lakeshore were infested with Texas borer beetle and were addressed appropriately. In closing, Community Manager commented on the extensive use of the pool as well as many homeowner compliments.

COMMITTEE REPORTS

Activity Committee

Alicia Kindgren

Verbal Report: Mentioned upcoming picnic and highlights, as well as Sunday Activity meeting.

Architectural Committee

Stella Calvert

Verbal Report: Commented on incoming applications and availability of Committee member availability. Due to lack of pending applications, September meeting has been cancelled. Next meeting will be in October.

Budget & Finance

Mike Pameditis

Verbal Report: Reviewed past two meetings, detailing the re-evaluation of responsibilities and duties. Committee will be reviewing policies and procedures and will be actively addressing future reserve studies.

Election Committee

Bill Haber

No Report.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Craig Hansen

Verbal Report: Committee has been reviewing components for reserve study for the annual updated. Committee performed inspection of the lakewall under bridge with the engineer. Discussed the Request for Actions the committee has submitted. Committee is finalizing details for lakewall by the Waterfront, addressed financials for lakewall repair.

Lakescape Committee

Mary Michael

No Report.

Lakes Log

Alecia Kindgren

Verbal Report: Requested community members send in articles.

Lakes Women's Club

Nori Muster

Verbal Report: First meeting is next week. Invited members to come to meeting and participate.

Swim Team Committee

Lisa Nelson

No Report.

MEMBER'S CONCERNS:

Member concerned about ants on property and actions being taken. Exterminator has previously treated the property as well as Clubhouse attendants. Management will be continue to address the ant issue. Questions arose regarding the audit, its availability and current auditor. Audit is always made available to homeowners, current auditor has two years left on his contract. Comment made regarding dead grass at finger-park, management stated there is a leak in that area as well as a fungus, this concern is being addressed.

UNFINISHED BUSINESS:

Motion #4: Recommend using Pro-Air Refrigeration and Heating, Inc for the replacement of the existing Multipurpose Room Heating and Cooling System, not to exceed \$15,000.

Motion by Direction Calvert

Seconded by Direction Wilson

Motion Passed.

NEW BUSINESS:

Motion #5: Re-invest the principle of the CD that is currently invested with Western State Bank that matures on 8/22/13 at the quoted rate of 1.15 APR for 15 months.

Motion by Director Policar

Seconded by Director Calvert

Motion Passed.

Motion #6: Renew the membership of Dave Crowell and Rick Andrews on the Budget and Finance Committee for another 3-year term.

Motion by Director Calvert

Seconded by Director Nelson

Motion Passed.

Motion #7: Approve the membership of Gary Jordan to the Budget and Finance Committee for a 3-year term.

Motion by Director Calvert

Seconded by Director Nelson

Motion Passed.

Motion #8: Application for Budget and Finance Committee membership from Maureen Harrison.

Motion by Director Calvert

Seconded by Director Nelson

Motion Failed.

Motion #9: Add members to the Activity Committee.

Motion by Director Calvert

Seconded by Director Wilson

Motion Passed.

Motion #10: Replace the picnic tables in the Large Park.

Motion by Director Calvert

Seconded by Director Martin

(added to the motion is the request for vendor AZ Rec at a cost of \$7933)

Motion Passed.

Motion #11: Update the Infrastructure and Maintenance Committee Charter.

Motion by Director Calvert

Seconded by Director Policar

Motion Passed.

Motion # 12: Repair the wooden, lake wall structures at the Waterfront Event Center and also at the boat launch ramp.

Motion by Director Calvert

Seconded by Director Nelson

Motion Passed.

Motion #13: Accept 2012 Audit.

Motion by Director Calvert

Seconded by Director Wilson

Motion Passed.

Motion #14: Upgrade accounting and Software package, not to exceed \$2500 install and train with a monthly lease of \$800/month. Final agreement based on legal agreement and signed contract.

Motion by Director Policar

Second by Director Calvert

(Director Policar discussed benefits and details of upgraded software with members present)

Motion Passed.

Motion #15: Appoint Steve Koppen to serve on the LCA Board of Directors, term ending in 2015.

Motion by Director Wilson

Seconded by Director Nelson

Motion Passed.

Motion #16: Motion was made to adjourn the meeting.

Motion by Director Policar

Seconded by Director Martin

Motion Passed.

Meeting adjourned at 8:01pm.

I, Katie Martin, 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 August 28th, 2013.

Katie Martin
Board Secretary
Lakes Community Association

Date