

**LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 25, 2013**

CALL TO ORDER: President Kemper called the September 25th, 2013 meeting of the Board of Directors to order at 7:01 pm

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

BOARD MEMBERS ABSENT:

Motion #1: Approve the agenda.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #2: Amend the agenda.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #3: Approve the minutes of the August 28th, 2013 regular meeting of the Board of Directors.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

PRESIDENTS COMMENTS

Dave Kemper

Verbal Report: President Kemper commended current progress and smooth operations in the office and within various committees and mentioned tasks yet to be done. Last open board position will be filled in October. President Kemper will be contacting members of Nominating Committee in October in preparation for upcoming elections. Community Manager, Board and Budget & Finance to work on budget for 2014 to be presented in November. President Kemper addressed current legal matters that the LCA is currently dealing with as well as the time, money and effort that goes into handling these matters. Also noted that the attorney for the LCA is now handling current legal demands. President Kemper continued on to discuss negative consequences of continuous legal interactions.

TREASURER'S REPORT

Mike Lentino

Verbal Report: Treasurer Lentino thanked Craig Hanson for his work on the pool restoration project then proceeded to review the monthly financials.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community manager began by noting the new restaurant that will be opening across the street. Owners of Lakeshore Country Village shopping center will be building apartments on back side of complex, front of complex plans are yet to be determined. Waterfront and boat ramp lake wall bank structure repairs should be completed within the next few weeks. Repainting and repairs on stucco on west side wall of East Shore is complete, other walls around the community are being touched up. Outside stairs to the pool were rotted, a new structure was built and the stairway is close to completion. Whaler's Way lake pump circulating motor burnt out and has been replaced. Replacement plants have been added to corners of Lakeshore and Southshore, other replacement plants to be added this week. Wrought iron fences in the kid's park are being repaired and repainted. Community manager encouraged community members to join the city's neighborhood watch program.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: Thanked staff and management for support on Labor Day, Oktoberfest, Craft Fair, Lights Judging Contest and Light Parade all upcoming events.

Architectural Committee

Susan Niernberg

Verbal Report: Committee has been working on applications as they come in. Committee has met with restaurant owners to review colors and plans. Committee members will be going out on the Lake to inspect lakeside properties.

Budget & Finance

Mike Pameditis

Verbal Report: Noted newer members to the committee. Committee has dedicating time to the Reserve Study as well as budget planning for 2014. Committee finalized Budget and Finance policies and procedures, will be on file in the office. Committee will also be looking into finding the best rates for investments.

Election Committee

Bill Haber

No Report.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Craig Hanson

Verbal Report: Committee reviewed 2013 Reserve Study report to prepare for 2014 budget planning.

Lakescape Committee

Mary Michael

Verbal Report: Reviewed minutes from meeting on September 4th, 2013. Special meeting scheduled for September 18th to discuss plan for Baseline Road project. Committee discussed information from City of Tempe and their requirements, as well as estimated costs to handle project plan.

Lakes Log

Alecia Kindgren

Verbal Report: All is well and back on schedule.

Lakes Women's Club

Nori Muster

Verbal Report: Welcoming breakfast for all the women in the community will be held on October 5th. The Out to Lunch group and Third Thirsty Thursday gatherings will continue. Garage Sale will be held November 2nd. The holiday angel tree will be in the clubhouse at the end of November and a party will be held January 1st. Flyers present for Lakes Women's Club with Activity Committee events.

Westshore Study

Steve Koppen

No Report.

Swim Team Committee

Lisa Nelson

No Report.

MEMBER'S CONCERNS:

Member expressed distaste over the President's addressing of legal matters. Member requested information on who is operating cameras and to no longer be video-taped or recorded. Member discussed concern over issues that continue to go on within the community. Another member requested an article in the Lakes Log to address how community members drive through the community in the rain and expressed discontent over addressing legal matters during the open meeting. Member commented that information regarding lawsuits is public and has to be revealed to new homeowners. Multiple members requested to not be recorded on video and also requested copies of the videos of the open board meetings. Member discussed looking into cameras to monitor individual home and neighborhood activities, also advised on requirement for written permission prior to use of any video or images taken of individuals as well as request for a public relations person to be a point of contact. Member questioned policies regarding collections and late fees. Owners of the Watershed relayed information about the restaurant to be opened.

UNFINISHED BUSINESS:

NEW BUSINESS:

Motion #4: Transfer \$11,894.00 from the MOB Operating account to the MOB Capital Account.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #5: Move \$101,291.40 from Compass Operating MMkt account to Compass Reserve Checking account for scheduled repairs.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #6: Recommend that the Board of Directors approve the membership of Craig Hanson to the Budget and Finance Committee for a 3 year term.

Motion by Director Lentino

Seconded by Director Nelson

Motion Passed.

Motion #7: Renew Susan Niernberg's term on the Architectural Committee for 3 years.

Motion by Director Lentino

Seconded by Director Calvert

Motion Passed.

Motion #8: Approve \$2,548.98 out of the Fishing & Boating Committees Annual Budget for the stocking of 280 pounds of bluegill.

Motion by Director Lentino

Seconded by Director Wilson

Motion Passed.

Motion #9: Replace the electrical panel at the Whaler's Way pump station.

Motion by Director Lentino

Seconded by Director Wilson

(amended to include the amount of bid, \$4,997.00)

Motion Passed.

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

Motion by Director Lentino

Seconded by Director Policar

Motion Passed.

Meeting adjourned at 8:09pm.

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