

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 20, 2013

CALL TO ORDER: President Kemper called the November 20, 2013 regular meeting of the Board of Directors to order at 7:22 pm.

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

BOARD MEMBERS ABSENT: None.

Motion #1: President Kemper made a motion to amend the agenda to include a RFA regarding the Nominating Committee.

Motion by Director Lentino

Seconded by Director Wilson

Motion Passed.

Motion #2: Approve the amended agenda.

Motion by Director Calvert

Seconded by Director Wilson

Motion #3: Approve the minutes of the October 23rd, 2013 regular meeting of the Board of Directors.

Motion by Director Martin

Seconded by Director Jordan

Motion Passed.

PRESIDENTS COMMENTS

Dave Kemper

President Kemper mentioned and thanked multiple Committees for the hard work being done for the community. The budget RFA will be approved as a whole and will not be reviewed in the meeting line by line as that has already been completed multiple times. A workshop will be held on December 4th at 6pm to receive presentations from the Westshore study group, the Ad-Hoc security committee and the Lakescape committee. The workshop is an opportunity for the Board and homeowners to become more informed on these Committees' projects. If the Boating and Fishing RFA is passed and trout are put in lake, a fishing event will be put on for the entire community to enjoy.

TREASURER'S REPORT

Mike Lentino

Treasurer Lentino thanked the Budget and Finance and Infrastructure and Maintenance Committees for the job well done on the Budget.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Current projects include bringing the Clubhouse electrical room up to code and moving the electrical boxes from inside the pump house. The lakewall repair around the Watershed restaurant and the boat ramp is complete and came in under budget. The wooden lakewall at the Boardwalk is being resealed to preserve the wood and to improve its appearance. Stucco repair and painting on common area walls are being completed throughout the community. The pool reel for the pool cover is falling apart and needs to be replaced; it is being addressed in a RFA. The lobby and office air conditioning and heating unit died last month and needs to be replaced and is also addressed in an RFA. This month time was spent with the I&M and B&F committee to prepare the 2014 Budget. Community Manager addressed a homeowner question regarding the pump on the island. The pump is being replaced and will be running for Santa on Christmas Island.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: Great teamwork from the Community and Staff for recent events. Upcoming events include holiday lights, front side and lake side to be judged. The Watershed will provide hot cocoa and cookies for the lighted boat parade. In January there will be the Polar Plunge and a football playoff party to bring the community together to have fun.

Architectural Committee

Susan Niernberg

Verbal Report: Committee met to discuss color schemes for The Watershed and the apartments; they are still in the process of approving colors. There is an article in the upcoming Lakes Log regarding the application process. Many changes have been made in The Lakes over the last five years and are finally becoming visible in the community, however it takes time for the changeover to take effect.

Budget & Finance

Mike Pameditis

Verbal Report: Extensive time has been spent reviewing line items and the reserve study with the Infrastructure and Maintenance Committee.

Election Committee

Bill Haber

Verbal Report: Election is moving along as expected. Next stop is getting the names of the candidates from the Nominating Committee.

Fishing & Boating Committee

Jesse Callen

Verbal Report: The lake is in excellent health and has been all year. The past few years a survey of the lake has shown the lake is low on bluegill. This year the Fishing and Boating Committee forewent the annual trout stocking to bolster the bluegill numbers. The Fishing and Boating Committee is asking for additional funds to move forward with the annual trout stocking. If the RFA is passed, a Fishing event will be held in February. Also, Christmas trees will be picked up from docks to be placed in the lake for structure.

Infrastructure & Maintenance Committee

Craig Hanson

Verbal Report: The current projects Christine mentioned are substantially complete; the contractor is waiting on materials to complete these projects.

Lakescape Committee

Doris Nicora

Verbal Report: Christine reported that Walter finished the planting and cleared up some fungus as well as installed new drip lines. Winter grass is doing well and there are 7 new orders for rose bushes. Roses were mistakenly cut back instead of dead headed. Walter will replace any plant that does not grow. SRP has been contacted about trimming the trees on Westshore. Lakescape committee will be presenting at the workshop on December 4th. A committee member will be taking pictures of yards for Greenthumb awards. Also, there are spots available on the committee for any interested gardeners. Committee is looking into adding bougainvillea along the Southshore wall.

Lakes Log

Alecia Kindgren

Verbal Report: Log is going as planned. Due to the holiday, the Lakes Log will not be delivered until the 5th.

Lakes Women's Club

Launie Harlacher

Verbal Report: Lakes Women's Club decided not to do the Chili Cook Off this year. Tomorrow night is monthly happy hour at Pier 54. Angel tree will be up early next week, Santa will be at Christmas Island on December 8th. Luminaries will be delivered on the 21st for the Christmas Eve lighting. January 1st is the Snow Frolic. In January, there is a community service project where the LWC will be working with Feed my Starving Children to pack food boxes. An educational series regarding women's health and other possible topics will begin towards the end of January. The Women's Club is working on a new directory to possibly be out by the end of January.

Nominating Committee

Stella Calvert

Verbal Report: Committee met to review procedures for new nominees. Candidates will be interviewed; eligibility and qualifications will be checked. A workshop will be set up for the candidates to answer any questions. After a review of the nominees, the candidate's names will be posted. Finally, a meeting will be held to allow homeowners to meet a question the candidates.

Westshore Study Committee

Steve Koppen

Verbal Report: Committee is preparing for the workshop on December 4th.

MEMBER'S CONCERNS:

Member reviewed the past months and the tremendous strides that have occurred including committee involvement and the staffs' hard work. Member also pointed out contributions of and thanked the entire board, specifically the Board President. The next member agreed and thanked the Board. Member addressed a bylaw that prevents homeowners from using the clubhouse for fund raising activities. Member's daughter has illness and she wanted to hold a small fundraiser and was unable to. If the bylaw persists, member does not want to live in this community as they require community support. Member commented on previous member's comments and questioned the rule. Same member asked about unpaid assessments and engaged in discussion with audience discussing the past processes to handle unpaid assessments. Member also requested information on supplementary audit. Board responded that they were not prepared to discuss it. Last member commented on the fund raising situation.

UNFINISHED BUSINESS:

NEW BUSINESS:

Motion #4: Replace the existing office and lobby HVAC system with a new Air-Handler and Heat Pump system. Requested 3 bids, to date, received one bid from Pro-Air. I&M Committee recommends using Pro-Air as they were the previous low bidder on the multi-purpose room HVAC replacement. This system is approximately the same as the previous system and the pricing structure reflects the same. There is \$16,000 allocated in the Reserve fund. Not to exceed \$14,000.

Motion by Director Wilson

Seconded by Director Lentino

Member discussion regarding bids.

Motion Passed.

Motion #5: Replace existing pool cover reel. The I&M Committee recommend using the Alta bid. The Alta bid is approximately 10% higher than the other bids. The reel in their offer is superior to the other two reels, The wheel and brake system will be more suitable for use on our deck than the other units which are similar to our existing reel. There is \$7,200 allocated in the Reserve budget for this item, Not to exceed \$6,500.

Motion by Director Nelson
Member discussion regarding timeframe and possible electric reel.

Seconded by Direction Koppen

Motion Passed.

Motion #6: Recommend that the Board of Directors re-invest the Western State Bank CD (maturing on 11/26/2013, for \$148,001.54) into a 12-month CD at the interest rate of 0.45%.

Motion by Director Policar

Seconded by Director Jordan

Motion Passed.

Motion #7: Recommend that the Board of Directors approve the revised Budget & Finance Committee charter.

Motion by Director Lentino

Seconded by Director Policar

Member discussion regarding signing limits.

Motion Passed.

Motion #8: Recommend add Todd Shields and Christy Ervin to the Activity Committee.

Motion by Director Martin

Seconded by Director Koppen

Motion Passed.

Motion #9: Allocate \$4,150 additional funds to the Fishing & Boating Committee for the annual winter trout stocking.

Motion by Director Lentino

Seconded by Director Martin

Motion Passed.

Motion #10: Recommend that the Board of Directors approve the 2014 Operating Budget of \$1,304,505.

Motion by Director Lentino

Seconded by Director Jordan

Member discussion regarding health insurance.

Motion Passed.

Motion #11: Recommend that the Board of Directors approve the 2014 Reserve Budget of \$210,000.

Motion by Director Policar

Seconded by Director Lentino

Member discussion regarding lack of reserve funds for landscape renovation.

Motion Passed.

Motion #12: Recommend that the Board of Directors maintain the current assessment of \$290.00 per quarter for 2014.

Motion by Director Lentino

Seconded by Director Nelson

Member discussion consequences of not raising assessments.

Motion Passed.

Motion #13: Recommend that the Board of Directors approve the transfer of \$77,500 per quarter to Reserves for 2014 for a total of \$310,000.

Motion by Director Lentino

Seconded by Director Policar

Motion Passed.

Motion #14: Recommend that the Board of Directors approve the 2014 Capital Budget of \$33,000.

Motion by Director Martin

Seconded by Director Wilson

Motion Passed.

Motion #15: Request to replace President Kemper on the Nominating Committee with Vice President Calvert.

Motion by Director Lentino

Seconded by Director Jordan

Motion Passed.

Motion #16: Motion to adjourn the meeting.

Motion by Director Lentino

Seconded by Director Martin

Motion Passed.

Meeting adjourned at 8:34pm.

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 November 20th, 2013.

Katie Martin
Board Secretary
Lakes Community Association

Date