

LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
February 26, 2014

CALL TO ORDER: President Kemper called the February 26th, 2014 Regular Meeting of the Board of Directors to order at 7:01pm

BOARD MEMBERS PRESENT: President D. Kemper, Vice President J. Nelson, Treasurer M. Lentino, Secretary K. Martin and Directors S. Koppen, G. Jordan, R. Oliver and K. Hudson

BOARD MEMBERS ABSENT: Director S. Wilson

Motion #1: Approve the agenda.

Motion by Director Lentino

Seconded by Director Nelson

Motion Passed.

Motion #2: Approve the minutes of the January 22nd, 2014 Regular Meeting of the Board of Directors.

Amend the January 22nd, 2014 minutes in the President's comments. Remove phrase "to battle golden algae."

Motion by Director Lentino

Seconded by Director Hudson

Motion Passed.

Election of Officers:

Motion #3: Elect office of President of the Board of Directors:

Director Lentino nominated Dave Kemper

Seconded by Director Martin

Motion Passed.

Motion #4: Elect office of Vice President of the Board of Directors:

Director Martin nominated Jay Nelson

Director Nelson nominated Mike Lentino

Vote conducted by secret ballot

Secret ballot vote resulted in a tie

Second vote conducted by secret ballot

Jay Nelson won the second vote

Motion #5: Elect office of Board Treasurer:

Director Martin nominated Mike Lentino

No other nominations for office.

Motion Passed.

Motion #6: Elect office of Board Secretary:

Director Jordan nominated Katie Martin

No other nominations for office of Treasurer.

Motion Passed.

PRESIDENTS COMMENTS

Dave Kemper

President Kemper addressed the election and the withdrawal of one of the tied candidates. President Kemper expressed optimism for going forward with a smoother year with a more stable Board of Directors. The Reserve Study has been completed by the Association Reserves. The conclusion is that The

Lakes is 84.8% funded for future needs. Regarding the lake, taking in to consideration the current status of the lake, the right actions were taken. Changes are being made, a book keeper is going to be hired, Jim Oberlin will now take a different role, functioning more as a CPA. The Lakes will be participating in meetings with the City of Tempe.

TREASURER'S REPORT

Mike Lentino

Treasurer Lentino commented on the RFA to transfer quarterly funds into Reserves. Member questioned audit done in November and asked if the audit would be made public. President Kemper responded that the audit was done for the Board and the Board's legal counsel.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Christine noted the completion of the boardwalk lighting project. Maintenance is being done on common area electrical systems. The community sidewalks have been walked with a representative from the City of Tempe to determine the area's most in need of replacement. The common areas and cement paths will be reviewed with the Infrastructure and Maintenance Committee. Two pump houses are being rebuilt and are about half way to completion. There were a few weeks of excessive graffiti in the community. The graffiti was photographed and forwarded to the Tempe Police Department. The graffiti areas have since been repainted. The office has begun to utilize the Paychex payroll system and is making office payroll operations smoother. Christine noted the gentleman that will be speaking about the Century Link boxes that are throughout the community. Christine has contacted Century Link on many occasions to repair the boxes. Century Link has said they were going through a transition and The Lakes are on the list but not a high priority.

COMMITTEE REPORTS

Activity Committee

Kay Smith

Verbal Report: Good response to the Valentine's Dance. Look for it to return next year. A fish frolic will be held on March 1st. The Lakes Women's Club will hold a History Breakfast on March 8th and the Activity Committee will be supplying the breakfast. Poker Regatta will be held on March 22nd.

Architectural Committee

Susan Niernberg

Verbal Report: No issues to report. Committee has received good feedback regarding the bridge and the improvements of lakeside properties.

Budget & Finance

Mike Pameditis

No Report.

Election Committee

Bill Haber

Verbal Report: The election process this year was similar to the last two years. Dave Kemper had 545 votes, Ray Oliver has 303 votes, Kirk Hudson and Kris Hoffman had 276 votes, Christine received 6 votes and Scott Hoffman received 3 votes. Normal procedure is to have a coin toss but this was declined. Next step was to have a run-off election but Kris Hoffman withdrew so a run-off was not needed. Statistics: 479 ballots counted in 2014, 619 in the 2013 recall and 448 in 2013, 32 not in good standing in 2014, 14 for the 2013 recall and 35 for 2013. The normal cost is roughly \$3900.00. For the recall there was a ballot validator that cost an additional \$600, for the 2014 election there was return postage adding an additional \$600. Total for 2014 was 4586.00 and 2013 was \$4491.00 and the 2013 recall was \$3891.00.

Fishing & Boating Committee

Jesse Callen

No Report.

I & M Committee

Craig Hanson

Verbal Report: Committee has reviewed the Reserve Study report. They will be performing a survey around the lake perimeter for gunnite repair work.

Lakescape Committee

Doris Nicora

Verbal Report: The new rose bushes will be planted this Monday. The pine trees have been pruned and the ficus will be next. SRP has been contacted; they are looking into trimming the trees on Westshore. Committee member went to the meeting with the City of Tempe coinciding with the Board meeting this evening. Additional bid has been made for Southshore options and will be discussed with a landscape architect. Redwood will be planting different grass seed along Baseline to improve the appearance. The Committee will be looking at lakeside homes for the Green Thumb award. Request for a dog bag holder for two of the parks and will be ordered.

Lakes Log

Alecia Kindgren

Verbal Report: Please email any interesting articles or Meet your Neighbor to the Lakes Log email address.

Lakes Women's Club

Launie Harlacher

No Report.

Nominating Committee

Stella Calvert

No Report.

Swim Team Committee

Lisa Nelson

Verbal Report: Coach Kelly Arredondo has resigned. Thanks and appreciation noted for her 25 years of service. Sheila Arredondo, Rocky Arredondo and Steve Mancuso will remain on as coaches. This is the 40th year of The Lakes swim team and there will be special events in honor of that. Thank you to Stella Calvert for Board Liaison services. Swim team instruction starts May 6th with Coach Sheila. Sunday, May 18th is the Lakes swim team ice cream social and registration. May 27th is the beginning of the swim team season. If you want to sponsor the swim team, contact Lisa Nelson.

Westshore Study Committee

Steve Koppen

No Report.

MEMBER'S CONCERNS:

Homeowner addressed his issue regarding Century Link as well as of maintenance of their boxes throughout the community, specifically on Northshore. He noted that this has been going on for years and they have neglected the proper repairs.

NEW BUSINESS:

Motion #7: Approve the new engagement letter for Jim Oberlin.

Motion by Director Lentino

Seconded by Director Jordan

Board discussion regarding the contents of engagement letter

Homeowner discussion regarding Internal Controls and new bookkeeper

Motion Passed.

Motion #8: Recommend 1st quarter assessment allocation to reserves of \$77,500 to be deposited in the Compass reserve account.

Motion by Director Lentino

Seconded by Direction Oliver

Homeowner discussion regarding Compass accounts.

Motion Passed.

Motion #9: Motion to adjourn the meeting.

Motion by Director Lentino

Seconded by Director Nelson

Motion Passed.

Meeting adjourned at 7:52pm

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 February 26th, 2014.

Katie Martin
Board Secretary
Lakes Community Association

Date