

**LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS**

March 26, 2014

**CALL TO ORDER:** President Kemper called the March 26, 2014 Regular Meeting of the Board of Directors to order at 7:04pm.

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

**BOARD MEMBERS ABSENT:** None.

**Motion #1: Approve the agenda.**

Motion by Director Lentino

Seconded by Director Wilson

**Motion Passed.**

**Motion #2: Approve the Minutes of the February 26th, 2014 Regular Meeting of the Board of Directors.**

**Amend the Minutes to reflect the correct spelling of *nominated* in Motion #3.**

Motion by Director Koppen

Seconded by Director Nelson

**Motion Passed.**

**PRESIDENTS COMMENTS**

**Dave Kemper**

President Kemper commented on the current events and activities in The Lakes. The agreements and easements with Pier 54 are being reviewed. The water supply for the lake is in good standing but will be monitored. There is a ground water allotment as well as a surface water allotment.

**TREASURER'S REPORT**

**Mike Lentino**

Treasurer Lentino noted the RFA regarding the maturing CD.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Christine mentioned the completion of lake circulating pump house rebuilds at Marine park and Driftwood and Compass which were deteriorated. We are in the process of cleaning, repainting and protecting of some of the lake circulating pumps that have corroded over time. The bocce court is currently being rebuilt. 5 Star Builders have been contact to repair the chipping pool deck as it is still under warranty. The large ficus trees around the clubhouse are being trimmed and the current flower bed will remain through the end of April pending the weather. Redwood Landscaping has suggested using a Canadian grass seed on the green strip off of Baseline Road as it works well in the shade. Requests have been received for use of stand-up paddle boards on the lake. The fishing and boating committee has approved the paddle boards and the insurance company has recommended using a waiver. *Board and Members engaged in discussion regarding guidelines for paddle board use, to be reviewed by and discussed with with Risk Management Committee.*

**COMMITTEE REPORTS**

**Activity Committee**

**Kay Smith**

Verbal Report: Poker Regatta was a success. A luau will be held on April 12<sup>th</sup>, the Easter Egg Hunt will be the following weekend.

**Architectural Committee**

**Susan Niernberg**

No Report.

### **Budget & Finance**

**Craig Hanson**

Verbal Report: There is a RFA for a CD rollover. The Committee will begin working on seasonal budget adjustments.

### **Fishing & Boating Committee**

**Jesse Callen**

No Report.

### **Infrastructure and Maintenance Committee**

**Craig Hanson**

Verbal Report: Committee is working on the operations manual and addressing other issues as they come up.

### **Lakescape Committee**

**Doris Nicora**

Verbal Report: Tim Bishop from Desert Designs talked to the committee plant options to plant along Southshore as well as irrigation needs and costs. Southshore landscape will be discussed further in the next meeting. All rose gardens are complete, lights will be installed in the upcoming weeks. New doggie bag holders will be installed at Lamplighter Park and on Southshore. A member of the committee went to the recent meeting with the City of Tempe and reported back regarding the City's long range plan and will continue to be involved. The Committee went out on the lake to find candidates for Green Thumb awards.

### **Lakes Log**

**Alecia Kindgren**

Verbal Report: Please send in any articles with anything of interest.

### **Lakes Women's Club**

**Alecia Kindgren**

Verbal Report: May 5<sup>th</sup> party is coming up, music, piñata and food. This year, it will be held on May 4<sup>th</sup>.

### **Swim Team Committee**

**Jay Nelson**

Verbal Report: Swim lessons with Sheila Arredondo are starting May 6<sup>th</sup>, the Ice Cream Social will be held on May 18<sup>th</sup>.

### **Westshore Study Committee**

**Steve Koppen**

Verbal Report: Committee met to review and consider a less than \$10,000 bid for oleanders along the entire length of Westshore. The Committee opted to lay low pending conversations with the City of Tempe for possible financial assistance. The City has recently announced neighborhood renovation plans.

### **MEMBER'S CONCERNS:**

Member discussed the City of Tempe's future renovation plans. The City is holding a workshop at the Tempe Public Library – Museum on Saturday, April 5<sup>th</sup> at 10:30 am. This will be a forum to express desires and possibilities for the different neighborhoods in Tempe. An apartment complex has been approved to be built on Baseline across from The Lakes. Homeowners need to attend the workshop to find out how the city is going to help address the increased traffic and noise through the community due to the new complex. More voices and bodies from our community increase our chances of being heard. Discussion between the Members and Board proceeded regarding the workshop, the upcoming construction and options. Rural and Baseline is going to become a major bus hub. The City is also requesting opinions on the Orbit bus. Next Member questioned how long the ground water pumps have been out of service. President Kemper said the pumps were started up in 2005 but he was unsure if they had been started since as it is more economical to take surface water opposed to ground water. Since the well needs to be replaced, there might be a more efficient pump available. The ground water pumps were not been included in the most recent Reserve Study. Member commented on his recently installed camera systems and the new, lower cost technology available for security cameras and would like this looked into further. This member would also like the traffic speed lowered for the area in front of the

Clubhouse. Member inquired about the water reclamation topic that was discussed in the past months. President Kemper reviewed recent water restrictions, use and the issues that have come up due to the drought situation with the State of Arizona.

**NEW BUSINESS:**

**Motion #3: Recommend that the Board of Directors let the MidFirst Bank CD (\$252,230) mature, then transfer \$250,000 to Pinnacle Bank which has the highest rate for a term of one year. The balance of the current CD will be deposited in the Reserve Compass checking account. The rates reviewed were Pinnacle Bank (.60%). MidFirst Bank (.50%) and Alliance Bank (.45%) which all have acceptable ratings.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #4: Replace existing photo copy machine with a new copier. Recommend Kyocera black and white copier for \$5,560 plus tax with a maintenance agreement of \$58.00 a month plus tax.**

Motion by Director Koppen

Seconded by Direction Nelson

Board and Homeowner discussion regarding copier options.

**Motion Passed.**

**Motion #5: Motion to adjourn the meeting.**

Motion by Director Lentino

Seconded by Director Hudson

**Motion Passed.**

**Meeting adjourned at 8:00pm.**

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 March 26<sup>th</sup>, 2014.

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Katie Martin  
Board Secretary  
Lakes Community Association

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Date