

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
June 25, 2014

**CALL TO ORDER:** President Kemper called the June 25, 2014 Regular Meeting of the Board of Directors to order at 7:01 pm.

**BOARD MEMBERS PRESENT:** President D. Kemper, Vice President J. Nelson and Directors S. Wilson, S. Koppen, G. Jordan and R. Oliver

**BOARD MEMBERS ABSENT:** Treasurer M. Lentino, Secretary K. Martin

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

Motion by Director Nelson

Seconded by Director Oliver

**Motion Passed.**

**Motion #2: Approve the Minutes of the May 28, 2014 Regular Meeting of the Board of Directors.**

Motion by Director Nelson

Seconded by Director Koppen

**Motion Passed.**

**PRESIDENTS COMMENTS**

**Dave Kemper**

President Kemper discussed recent lake report from Dr. Amalfi, everything looks good, will continue to monitor PH of the lake. The software conversion is still in process, once completed the consultant will be able to complete the process and procedure manual for internal controls. A plan recommendation has been made for gym renovations and will be available for review. President Kemper reviewed the financials and commented on the 2014 audit.

**TREASURER'S REPORT**

**Mike Lentino**

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza noted that the repairs to the kiddie pool have been made and it is operational. There has been a large response to the article regarding the kiddie pool versus a splash pad and the response has been split for each. The waterfall in West Lake has slowed and is being looked at. The pump was pulled and is extremely corroded, the base in the pump house was rusted, pictures have been provided. The company that pulled the pump will submit a quote for repair. The roots of a large tree have broken the water line that operates the waterfall in East Lake. The repair is under way and should be completed this week. Annual common area wrought iron repairs are underway. The Reserve Study plan for this year is to replace all the outdated strength equipment in the gym. A group of homeowners and our personal trainer have spoken to several equipment vendors. The proposed gym layout and a list of the proposed equipment will be available for membership review. A rubber floor has also been recommended for the gym. The concrete work at the rapids will begin next week. The city has been contacted again regarding the City's portion of the repairs.

**COMMITTEE REPORTS**

**Activity Committee**

**Kay Smith**

Verbal Report: The committee is taking a break until August. Kids' camp is currently running. The committee is looking forward to fall and Oktoberfest. Also, a movie float night will be held at the pool on August 2<sup>nd</sup>.

**Architectural Committee**

**Stella Calvert**

Verbal Report: The committee is not going to meet in July. Only 2 to 3 standard applications are coming in a week. Unless an application comes in that requires the committee to meet, there will be no July meeting. Question regarding the G tract declarations. Per declarations and CC&Rs, committee does not believe that the entire building has to be the same color but the neighbors of each unit have to sign off on the colors. Possible rule change to come.

**Budget & Finance**

**Craig Hanson**

See B&F Meeting Minutes.

**Fishing & Boating Committee**

**Jesse Callen**

No Report.

**Infrastructure & Maintenance Committee**

**Craig Hanson**

Verbal Report: Committee continues to work on Operating Manual. Next meeting should be sometime in November. Question regarding pavers, there were a few setbacks and pavers are set to begin in the upcoming weeks.

**Lakescape Committee**

**Jean Copple**

No Report.

**Lakes Log**

**Alecia Kindgren**

Verbal Report: Thank you for all the articles and please continue to turn in the articles for Lakes Log.

**Lakes Women's Club**

**Alecia Kindgren**

Verbal Report: This month there will be an article in Lakes Log regarding what the LWC has done this year. There was recently an event held at a local shop, What Women Want with a great turn out. Italian dinner will be held on October 16<sup>th</sup>.

**Swim Team Committee**

**Jay Nelson**

Verbal Report: Swim team has had a couple of successful home meets. Next home meet will be Tuesday. Season is progressing as usual.

**MEMBER'S CONCERNS:**

Homeowner commented on the kiddie pool and asked the community to encourage family friendly activities. Second homeowner also supported more family friendly activities and the Splash Pad idea. Homeowner also asked about the pump maintenance contract, gym equipment financials and questioned plans for the house that was bulldozed on the island as well as upkeep on the empty lot. Homeowner asked about bacteria issues with the splash pad due to issues with similar setups in other locations. Homeowner asked about the Century Link boxes and follow up. Century Link has said they are going to look at the boxes in the community over the next year. Homeowner noted that he was glad the Board was revisiting the paver options for the front entry way.

**BOARD OPEN DISCUSSION:**

Board member suggested forming a committee to address kiddie pool, splash pad and other options. President Kemper stated to put up a notice for volunteers to form the committee. Vice President Nelson commended the discussion regarding what is best for the kiddie pool area. As usual, no meeting is scheduled for July.

**Motion #3: Motion to adjourn the meeting.**

Motion by Director Jordan

Seconded by Director Koppen

**Meeting adjourned at 8:50 pm.**

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 was notified of the Board of Directors' Meeting held on June 25<sup>th</sup>, 2014.

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Katie Martin  
Board Secretary  
Lakes Community Association

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Date