

LAKES COMMUNITY ASSOCIATION  
REGULAR MEETING OF THE BOARD OF DIRECTORS  
January 28, 2015

**CALL TO ORDER:** President Kemper called the January 28, 2015 Regular Meeting of the Board of Directors to order at 7:00 pm.

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

**BOARD MEMBERS ABSENT:** None.

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

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #2: Approve the Minutes of the November 19, 2014 Regular Meeting of the Board of Directors.**

Motion by Director Lentino

Seconded by Director Koppen

**Motion Passed.**

**PRESIDENT'S COMMENTS**

**Dave Kemper**

President Kemper discussed the project across Baseline in regards to the potential apartments and the City's decision. A meeting will be held with the City the day after our Annual meeting at the History museum to allow residents to voice their opinion. The Orbit bus route through our neighborhood is also a potential issue that residents need to voice their opinion about. The unaudited financials for years end are out and we fully funded our reserve fund target and ended the year with a surplus of \$81,000. This is a testament to management and the diligence of the Board in light of the projects throughout the year. The litigation from last year is still on going, the next court date has been set for March 2<sup>nd</sup>. The lake has experienced a blue green algae bloom due to the weather fluctuation but the lake is in good health. There are some potential openings on the Architectural Committee, interested members please submit an application and the Architectural Nominating Committee will review and interview potential candidates. The water usage project is currently being addressed and will continue to be worked on. President Kemper mentioned the passing of Doris Nicora and her history at The Lakes.

**TREASURER'S REPORT**

**Mike Lentino**

Treasurer Lentino commented on the RFA to change our bank and the benefits that will be offered.

**COMMUNITY MANAGER'S REPORT**

**Christine Baldanza**

Community Manager Baldanza reviewed December's completed projects. The three tennis courts were resurfaced and repainted, new wind screens were installed, the clubhouse parking lot drain was installed. The fiscal 2014 year ended with an operating surplus of \$81,703 over budget projections. The neighborhood grant meeting went well and a vote decided that The Lakes will submit a grant application to redo the landscaping along the Baseline Lakes' perimeter wall. Community Manager Baldanza reviewed the benefits for changing our bank on the upcoming RFA and noted the auditor's recommendation for the new bank. The Orbit meeting was Saturday and there is a timeline available for upcoming meetings. There is a survey for residents regarding the Orbit bus on the City's website.

## **COMMITTEE REPORTS**

### **Activity Committee**

**Kay Smith**

Verbal Report: Busy February coming up including a Mardi Gras dance on the 14<sup>th</sup>, a Wine and Cheese tasting will be held on February 27<sup>th</sup>,

### **Architectural Committee**

**Susan Niernberg**

Verbal Report: Architectural applications are starting to come in. There is one new home build on the island that the committee is monitoring. The Committee is asking for community input for a revision to the approved paint colors.

### **Budget & Finance**

**Craig Hanson**

Written Report.

### **Fishing & Boating Committee**

**Lee Dettling**

Verbal Report: Introduction, Lee is taking over for Jesse Callen.

### **I & M Committee**

**Craig Hanson**

Verbal Report: The Committee will continue to be involved with the upcoming projects.

### **Lakescape Committee**

**Mary Michael**

Verbal Report: A memorial service will be held for Doris Nicora on March 14<sup>th</sup> in the afternoon. Regarding the landscaping along Baseline, the Lakescape Committee reviewed a similar plan in 2013 but the cost was close to \$50,000. The parks at that time needed refurbishing so the Committee decided the park areas within the Community were a higher priority.

### **Lakes Log**

**Gloria Hollingsworth**

No Report.

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

**Launie Harlacher**

No Report.

### **Election Committee:**

**Bill Haber**

Verbal report: No missing ballots yet, 154 received as of this morning. No problems thus far, everything is moving along. The last day to mail ballots in is February 6<sup>th</sup>. After this date ballots must be handed in in person.

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

Member commented on a decision made in March 2011 regarding car covers. Members engaged in discussion regarding the current architectural rules pertaining to car covers.

### **OPEN BOARD DISCUSSION:**

Discussion was opened regarding the Orbit bus route including pros and cons as well as future meetings for the planning of the route. The route would not begin until 2017 and will be decided on in December of 2016.

### **UNFINISHED BUSINESS:**

**NEW BUSINESS:**

**Motion #3: Recommend that the Board of Directors rollover the matured Meridian Bank CD (\$254,342) into a new \$250K (13) month CD at Western State Bank at a rate of 1.05% with the balance deposited in the Reserve Compass Checking Account.**

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Motion #4: Recommend to the Board of Directors to change our Mutual of Omaha Bank Operational and Capital accounts to Metro Phoenix Bank.**

Motion by Director Lentino

Seconded by Director Oliver

Discussion was held regarding logistics.

**Motion Passed.**

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

Motion by Director Lentino

Seconded by Director Jordan

**Motion Passed.**

**Meeting adjourned at 7:54 pm.**

I, Kirk Hudson, 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 January 28, 2015.

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Kirk Hudson  
Board Secretary  
Lakes Community Association

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Date