

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

June 22nd, 2016

CALL TO ORDER: President Kemper called the June 22nd, 2016 Regular Meeting of the Board of Directors to order at 7:10 pm.

BOARD MEMBERS PRESENT: President D. Kemper, Vice President M. Pameditis, Secretary K. Hudson and Directors T. Rao, K. Brown and M. Santopadre

BOARD MEMBERS ABSENT: Treasurer R. Andrews, Directors C. Liko and R. Oliver

Motion #1: Approve the Agenda.

Motion by Director Hudson

Seconded by Director Santopadre

Motion Passed.

Motion #2: Approve the Minutes of the May 25th, 2016 Regular Meeting of the Board of Directors.

Motion by Director Pameditis

Seconded by Director Hudson

Motion Passed.

PRESIDENT'S COMMENTS

Dave Kemper

President Kemper reported that we are operating with-in our budget and the 2015 audit draft has been received. The Board will review and approve the audit at the August Board meeting. Our auditor represents a large number of HOAs and considers our HOA in the top ten of the HOAs he represents, stating that we operate like a business. The Board has been looking at funding to move ahead with the irrigation project and after speaking with our auditor, we are confident in moving forward. Our A/R is at the lowest dollar amount that is has been in recent years. Due to logistics and timing, many of our projects for this year will be completed in the fall and these projects will be discussed at the August meeting. Tier 1 water rationing is a real possibility for this year but The Lakes is well situated to address water rationing should it happen. A recent update from our Reserve Study indicates that our current level of funding is sitting at 89%.

TREASURER'S REPORT

Rick Andrews

No Report.

COMMUNITY MANAGER'S REPORT

Christine Baldanza

Community Manager Baldanza announced that a new CC&R inspector has been hired. The common area walls in need of repair are being worked on. Next week will begin wrought iron repairs in the finger parks; trash can structure repairs, fence repairs and replacing broken catch basins. Another large beehive was found in a pine tree by the rapids and has been removed. JLB has obtained the needed permits and will begin the demolition and construction of the Lakes Country Village plaza. Earlier this evening, there was a meeting regarding the proposed development at Lake Country Village and LGE's plans were on display. Increased traffic on Baseline as well as Lakeshore is a concern and the City has stated that an additional traffic study will be performed; they also confirmed that the intersection corners will be improved with additional greenery as well as an update to the entry of The Lakes. There are two RFA's in the board book regarding lighting projects.

COMMITTEE REPORTS

Activity:

Kay Smith

No Report.

Architectural:

Ray Oliver

No Report:

Budget & Finance:

Craig Hanson

No Report.

Fishing & Boating:

No Report.

Lee Dettling

Infrastructure & Maintenance:

No Report.

Craig Hanson

Lakes Log:

No Report.

Gloria Hollingsworth

Lakes Women's Club:

No Report.

Launie Harlacher

Swim Team:

No Report.

Lisa Nelson

MEMBER'S COMMENTS: Homeowner voiced concerns over the increased homeless population in our area of Tempe. Suggestions included speaking at City Council meetings and banding together to discuss possible solutions. Homeowner relayed additional information regarding the Egret sculpture that is going to be installed in the median on Lakeshore. Homeowner thanked Christine for handling the beehives for the community in light of being stung multiple times as well as the great financial status of The Lakes.

NEW BUSINESS:

Motion #3: Recommend Look Electric to install lighting in the Kids' Playground, not to exceed \$5,000.

Motion by Director Hudson

Seconded by Director Pameditis

Discussion was held regarding placement of lights.

Motion Passed.

Motion #4: Recommend Look Electric to install lighting on Christmas Island, not to exceed \$5,200.

Motion by Director Hudson

Seconded by Director Pameditis

Discussion was held regarding placement of lights.

Motion Passed.

Motion #5: Approve Policy 2016-1, Lakes Boat Launch Policy

Motion by Director Santopadre

Seconded by Director Hudson

Discussion was held regarding the risk on smaller water craft, how to enforce this policy and community education and notification of this policy.

Motion Passed.

Motion #6: Motion to adjourn.

Motion by Director Hudson

Seconded by Director Rao

Motion Passed.

Meeting adjourned at 8:04 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 were notified of the Board of Directors' Meeting held on June 22nd, 2016.

Kirk Hudson
Board Secretary
Lakes Community Associatio

Date