

**THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 25, 2023**

CALL TO ORDER: Vice-President Ben Kaufman called the January 25, 2023, Regular Meeting of the Board of Directors to order at 7:04 pm.

BOARD MEMBERS PRESENT: Vice-President Ben Kaufman, Treasurer Scott Leffler, Secretary Leslie House, Directors Dena Berg, Roz Lloyd, Mike Sotak, and Nicole Slaten

BOARD MEMBERS ABSENT: President Dan Rossi and Director Bob Wilkinson

Motion #1: Motion to approve the agenda.

Motion by Secretary Leslie House

Seconded by Director Nicole Slaten

Motion Passed.

Motion #2: Motion to approve the Minutes of the November 16, 2022, Regular Meeting of the Board of Directors.

Motion by Director Dena Berg

Seconded by Director Mike Sotak

Motion Passed.

PRESIDENT'S REPORT:

Vice-President Ben Kaufman filling in for President Dan Rossi, please fill out your ballots and mail them in. Please come to the Annual Homeowners Meeting on Tuesday, February 14th at 8 pm.

TREASURER'S REPORT:

Treasurer Scott Leffler, read the financial report. We are spending some money with these big projects going on, which is good since we are updating the Lakes.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, the Tennis and Pickleball courts are making good progress, however the painting has been on hold due to the cold and the rain. The City of Tempe did their walk-through and we passed 100%, the final walk-through will be when the project is complete. The Front Entrance Sign, the sign itself has been approved by the city. Started our annual tree trimming last week. Trees have been looking healthier than they have been, we have added soil to keep them moist in the summer. The Lake is also staying healthy, and we added bass to the lake, and they are growing bigger. We do not have golden algae.

COMMITTEE REPORTS:

Activity Committee

Denise Rentschler

We have about 12 members part of the Activities Committee and we have new members. We are excited about the upcoming years activities. We have overspent our budget with all the excitement for the years activities so we did do an RFA to increase the budget. We have a copy of the budget for everyone. We are asking for clarification regarding if we bring money in by selling tickets do we get to spend the money made in addition to the budget. We know this is going to be covered later tonight and we will rework our budget if we need to.

Ad-Hoc Front Entrance & Signage Committee

Scott Leffler

We are working with the city, and it takes time. We resubmitted the sign and they had a slight adjustment of the overall square footage but we adjusted it even though the previous plan it was approved. Once the city approves the new plan, we will be able to move forward.

Architectural Committee

Mike Sotak

We are still trying to get up to speed with the rules. We are all caught up on applications signed and approved. We are looking at getting the 2022 applications that were completed signed and filed. Jim has been working hard on the edits for the rules and changes for 2023 standards.

Budget & Finance

Scott Leffler

Last night the Budget and Finance Committee met and went over the December 31st and end of year financials. We did an excellent job once again thanks to the Committee and Christine staying on track with the budget. We have the new quarterly assessment increase this year cause we are spending money. We have a couple big projects this year. We went into detail with the budget we have some recommendations for the Board and we will put in the RFA's later but we will go over the recommendations. At Budget and Finance Committee meeting we received the general ask from the Activities Committee about increasing the budget for 2023 about 33% increase from 2022. (1) Budget and Finance Committee recommends that the activities budget increase not be approved for 2023. We are all in favor of the Activities Committee and the activities they provide but we do want to stick with how our order is set. In October the previous year we go over the budget for the next year, so we ask for any increase of budget requests be made at the appropriate time. (2) The increase of the cost can be off set by the ticket sales but what this means is not just that the budget can be set and spent but if the ticket sales are purchased for a certain event that can then be rolled over if necessary to a future event. For 2023 what we recommend is sticking within the \$20,000 budget that was set and if necessary reallocate funds appropriately. If that means if one event is attended more than another then trying to figure out where to save the money short term and reapproaching the new events. These are a few things we would like to take to the Board and possibly if ticket prices need to be adjusted.

Member asked, have we had an increase of budget for the Activities Committee in years?

It's been several years with the same budget, as the Budget and Finance Committee discussed we are approachable with increasing the budget, but we do want to keep to the protocol and we have already gone through every line item to go over the budget for 2023. Increasing it now in January 2023 is difficult. We need to have the budget requests by October for the next year when we are reviewing the budget for the next year.

Tennis Court Project

Mike Sotak

We are seeing things moving but because of the cold and rain things have slowed down. Once we have warmer temperatures they can get back to a good schedule. We have been walking it and continue to see if there are some minor things that need to change or added. We can't get an exact time yet due to scheduling but will keep everyone updated.

Fishing & Boating Committee

Clark Fisher

Nothing to report.

Lakes Log

Christine Baldanza

Nothing to report.

Lakes Women's Club

April Sapinski

We met on January 5th the out to lunch brunch group and the next lunch is the 2nd Wednesday in February. Santa at the Lakes will be Sunday, December 4th was moved into indoors due to the weather and approximately 200 children shared their wishes with Santa. The luminaries were delivered on December 18th. Giving Tree, about 37 students from different schools received gifts. Snow Frolic was on Saturday, January 7th about 6 tons were delivered. Sandwich brigade has been going on for 3 years now and we can always use donations. The Lakes Directory is about 10 years old now but we are going to start it up again and its going to be called the Lakes Connection. Captains will be going door to door to ask if you want or don't want to be included on it. They can choose if they only want there address or phone etc. included on the list. If you want to help, they can give you the name of your street Captain and they will let you know what you can help with. Its a community directory to help the community and our neighbors. Suds and Duds information will be in the Lakes Log and asking for school supplies. Women4Women is on March 2nd meeting at 6pm to pack feminine hygiene products for women in need. Spring Garage Sale is April 1st. Rene Ballou Project is May 4th at 5pm to provide backpacks with other items inside them and more details will be provided in the future. An idea for the future is Tour Ryan's House.

Nothing to report.

MEMBER COMMENTS: Member comments, they move to Tempe 25 years ago and decided to downsize years ago and decided to buy in Lake Park Villas. Main reason they bought was because of the community. We are not doing well as a community at the Lake Park Villas, and the reason I came tonight is because there are some important decisions that are going to be made at Lake Park Villas that require architectural review. They are trying to pull 80% reduction in green space and they have gotten a grant from the city to proceed with that. They came back with the results of the survey there were only 44 respondents to the survey. They came to our last Board meeting and said that the majority of the people want 80% reduction but I got the actual survey and that is not accurate. I have serious concerns landscaping adds 10%-15% to the value of your home. We need more architectural review and support. There are structural issues on the north and south side. We bought not for the Lake Park Villas but I bought for the master association the Lakes. We need more oversight looking at the Lake Park Villas and forcing the Board to fix the place up. I try myself to making it look nice, but we need help.

Member comments, I would like to express our frustration. We downsized into a really cute villa community. Everyone is doing a great job and upgrading their homes except for our neighbor. Our neighbor is a classic car collector and owns 15 cars on this little street. I would encourage everyone on the Board to drive down this little road and see that there is no parking available. The condo people continue to park on the road and our neighbors cars have tarps on them. I'm here on behalf of our neighbors who are all frustrated, we know the Lakes rules allow him to do this. We know the City of Tempe rules allow him to do this. From a community standpoint we pay HOA dues and City of Tempe taxes, there has got to be something we can do. I urge the Board to drive down or walk this street to see for yourselves, its not ok. There are 37 homes on this road if everyone had 15 cars there would be 570 cars on the street, this is not ok. We need to adjust the HOA rules or I'm begging you to work with the City to figure out a way to fix this issue. Our neighbor is an ok guy, he is just a car collector that doesn't want to put his expensive cars in his garage. The Board has already been given pictures of the street. The exhaust from the cars comes into our homes when he is working on them. Called the Fire department 3 times but haven't received a response. I don't know how to address this issue. The community is trying to make it look beautiful and we are asking for your help. When a car is left out for several days and not moved it can be towed or ticketed, but the City of Tempe doesn't respond to come out. We have been dealing with this for years and we are just asking for the Boards help. We like the guy, but he just needs to put his cars in a garage. Board said they are going to look at the rules with all the tarps on the cars.

OPEN BOARD DISCUSSION: None.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2023-001: The Activities Committee is requesting an additional \$6,600.

Motion by Director Dena Berg

Seconded by Secretary Leslie House

Community Discussion: Any funds that we raise from activity sales can be rolled into activities later in that year? Correct. What about funds to rolled over for the next year? No, because it closes out but good question.

Board Discussion: None.

Motion Failed.

Motion #2023-002: Appoint Nominating Committee for 2023-2024: Dan Rossi, Ben Kaufman, Marty Garrett, Sam Marcus, Mark Phillips, Sue Wong, and Warren Dunham

Motion by Director Dena Berg

Seconded by Director Nicole Slaten

Community Discussion: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: None.

Motion to adjourn.

Motion by Director Roz Lloyd

Seconded by Director Mike Sotak

Motion Passed.

Meeting adjourned at 7:52 pm.