

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

**CALL TO ORDER:** Vice-President Mike Sotak called the October 25, 2023, Regular Meeting of the Board of Directors to order at 7:06 pm.

**BOARD MEMBERS PRESENT:** Vice-President Mike Sotak, Treasurer Scott Leffler, Secretary Dena Berg, Directors Caige Nichols, Nicole Slaten, Roz Lloyd, Brian De La Torre and Markus Alleyne

**BOARD MEMBERS ABSENT:** President Ben Kaufman

**Motion #1: Motion to approve the agenda.**

Motion by Director Caige Nichols

Seconded by Director Brian De La Torre

**Motion Passed.**

**Motion #2: Motion to approve the Minutes of the September 27, 2023, Regular Meeting of the Board of Directors.**

Motion by Director Roz Lloyd

Seconded by Director Markus Alleyne

**Motion Passed.**

**PRESIDENT'S REPORT:**

Vice-President Mike Sotak, wanted to say thank you to the Activities Committee and some of the events going on. A big thank you to Michelle and Robert for putting on the bike ride event last week. We are excited for the Boo Bash event coming up. November's meeting is the 3<sup>rd</sup> Wednesday due to the holiday instead of the 4<sup>th</sup> Wednesday so mark your calendars for November 15<sup>th</sup>. This is nothing set yet but the board has been incorporating a few zoom meetings throughout the year to allow others who can't make in person to call in. The Annual workshop will go over this coming year's budget on Monday, November 6<sup>th</sup> at 7:00 pm. With citrus season coming up a lot of citrus trees are growing, just be cognizant and keep your trees trimmed and fruit pulled because of reports of roof rats. Talked with Ed Bond today who is a senior civil engineer for the City of Tempe talking about the roadway improvements, the mill and overlay that's scheduled to take place here and see how things were going. Southwest Gas has some work going on, so they just brought it in to seal over it and make it consistent. That's not the final product that is on South of Southshore, they're still planning on redoing that milling and overlay. Nesbitt contracting is going to be doing the work in our neighborhood, the exact date is unknown for our neighborhood, but he estimates late winter, early spring. He said toward the beginning of the year they should be starting and will begin pulling out the curbs and put in sidewalk ADA ramps. Then followed by the inch and a half mill and overlay of the local and residential streets. They will do door hangers; the contractor will go around door to door and provide door hangers with 72 hours' notice before any work that occurs including no parking signs. He will put me in contact with the neighborhood services personnel and when they have the NTP and or the pre-con meeting that he would be in touch with me on that. It was a good conversation, and it is in the works for next year.

**TREASURER'S REPORT:**

Treasurer Scott Leffler reviewed the detailed balance sheet for the end of September 2023.

**COMMUNITY MANAGER'S REPORT:**

Community Manager Christine Baldanza, the pumps are ready and good to go but there needs to be a replacement of the electrical panel which is sitting on the wall and the wall keeps shifting. It is time to redo the wall. The pump station people said it is best to do the electrical first then put the pumps in. They will demo the wall and put in a new cement pad and then put the new wall on the cement pad. We are scheduled in the next few weeks to start that and once it is finished, we will need to get a police officer to come direct traffic to put the pumps in. Next year we plan to do the vault. Interviewed a company called Deacon they

are confident that they can do the job because they do this type of work for SRP all the time. We are hoping to get a quote from them soon because we need to put it into our budget for next year. The walls have delaminated and it's not safe for a whole lot longer to have those pumps worked on and the pumps in there. It has been difficult finding someone that does this type of work but the company we found said it will probably be for about a three-month period. A date has not been set yet. Mike, who is a construction engineer, will have a hand in this to review everything and meet with their engineers to discuss it. We are thankful to have Mike to help with this project. The floating green algae in the lake is not new, we treated it two weeks ago and what you see is what was on the bottom of the lake. We treated it with an herbicide that has a single solution in it that goes right down to the roots. And now the roots are dying, and the weeds are coming up. We just need to scoop up the weeds and I am going to add another person to help assist with it because it is a lot of work for one person to do. We will also see an improvement once the weather gets colder. We have had no new dead trees. In November and December, we will be planting new bushes, trees, and flowers. SRP is doing work and letters went out from SRP to the residents that it will be affecting. The letter is on Facebook. The streets that will be affected are off Southshore, Jolly Rogers, Sailors Reed, Rocky Point, and Outrigger. Southwest Gas has made a terrible mess on several streets and if they made a mess in your area, please take pictures, and let me know. I will be going house to house with Mario to show him all the problems.

## **COMMITTEE REPORTS:**

### **Activity Committee**

**Denise Rentschler**

Boo Bash is on October 28<sup>th</sup> 4:30 pm to 8:30 pm with two food trucks and games. Even if you don't want to come to Boo Bash you can come get food from our food trucks with burgers, wings, and tacos. We will have bounce houses, scary & spooky things, activities, costumes, DJ, and a photo booth. November 5<sup>th</sup> is the Concert in the Park 3:00 pm – 5:30 pm. The 50<sup>th</sup> Anniversary mosaic will be unveiled at the Concert in the Park. Turkey trot coming up after Thanksgiving, Saturday November 25<sup>th</sup>. The Boat Parade will be on December 16<sup>th</sup>.

### **Ad-Hoc Front Entrance & Signage Committee**

**Scott Leffler**

The city is still reviewing the final layout and design to ensure that it is fitting for their approval.

### **Architectural Committee**

**Mike Sotak**

Quite month only about 3 or so applications. Few paint, landscaping, and planting trees. Others in the community have experienced some dead trees and are planting new ones. We are still waiting for the architectural rules from the attorney, she gave a tentative date for the beginning of December but we will keep following up with her.

### **Budget & Finance**

**Scott Leffler**

At Monday night's meeting we had all our committee members attend because it is our big meeting to go over the 2024 budget. We spent about 3 hours going line by line through the 2024 budget and put our proposal and recommendations together. Monday, November 6<sup>th</sup> is going to be the important Budget Committee meeting where we are going to try to get all of us together so we can go through it again in detail.

### **Fishing & Boating Committee**

**Clark Fisher**

We are going to add fish in November, and they will use the entire budget. The lake is healthy, and we will start selling fishing licenses starting in January. An article about boat safety is in Lake's Log.

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

**April Sapinski**

Did everyone receive their directory? We have 1000 that we are distributing. You get a free one if you gave your information or advertised in it. We are also selling them for \$10.00. Garage Sale Saturday, November 4<sup>th</sup>. The Giving tree will be set up in the lobby. We have names of all the different kids at the local schools that families need help. It is early this year because the school district has all different times. We will need to have everything back and delivered by December 8<sup>th</sup>.

**MEMBER COMMENTS:** Member says he has two demands. First demand that the charter of the ad hoc landscaping signage committee be revoked immediately. The second demand to put back landscaping the way it was between Northshore, Bayview, and the Lake and a letter of apology sent to all Lake members. The Ad Hoc Landscaping Signage Committee understands the frustration of the signage not being done. The Committee and the Board have been working hard to get this project done and done well for the Community. Regarding the landscaping and the water conversion we are up against the wall with that. We can receive penalties from the state and the water department for water usage. Personally think it looks great and it has been an experiment that we can discuss as we move forward. We have a number we have to reach every year with the Arizona Department of Water Resources, and we miss it every year. It was added to our budget that was approved last year that we were going to convert some finger parks to low vegetation so that we would not need to have sprinklers going on all the time. Because it costs us in penalties but also in water. We have taken one small finger park on Bayview to see how it will work. Then we took the Bayview to Northshore finger park because there was a lot of water there and it goes on people's homes which caused other issues. We love to see green grass, but we are not taking away the parks or the rapids. As we discussed in public last year, to do these projects it is a necessity that we take some of our areas where we are wasting water and make sure that we are sensitive to what we have going on in the state of Arizona. Another Member said they love the new look of the finger park and all the beautiful plants. It seems a lot more people feel comfortable going to it because it's not all wet. Member asked about the sign at the Clubhouse. The sign itself looks brand new but the b part is missing. We do have a new sign in the budget for next year, but that will be under discussion at that budget meeting. Whether we're going to spend the money to do that next year or the following year.

**OPEN BOARD DISCUSSION:** Included in Member Comments.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Motion #2023-011: Approval of the quarterly transfer of \$61,329 from First Citizens Bank Operations Account to the Alerus Bank Reserve Fund account.**

Motion by Director Nicole Slaten

Seconded by Director Caige Nichols

*Community: None.*

*Board Discussion: None.*

**Motion Passed.**

**Announcements and Adjournment:** None.

**Motion to adjourn.**

Motion by Secretary Dena Berg

Seconded by Director Roz Lloyd

**Motion Passed.**

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