

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
November 15, 2023

CALL TO ORDER: President Ben Kaufman the November 15, 2023, Regular Meeting of the Board of Directors to order at 7:06 pm.

BOARD MEMBERS PRESENT: President Ben Kaufman, 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: None.

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 October 25, 2023, Regular Meeting of the Board of Directors.

Motion by Vice-President Mike Sotak

Seconded by Director Nicole Slaten

Motion Passed.

PRESIDENT'S REPORT:

President Ben Kaufman, fiduciary responsibility is an obligation to act in the best interest of the community insuring transparency prudent financial management. Over the past couple of weeks, we have received applications for new candidates for 2024. We are making sure the candidates have demonstrated the qualities that are listed on the application. Three years ago, we were reaching the maximum number of the threshold of the reserve funds, so we decided to take on the tennis court project and it has been a very popular enhancement for our community. The year 2022 was a year of unexpected hurtles soring inflation that was the highest in history since the community started and other line-item increases. Our budget & finance committee at that time predicted that even with the 5% increase in assessments covering the operating costs for 2023 was going to be close. The larger issue was replenishing our reserve fund. This year we have made tremendous progress on several different things; the first was the groundwater issue. Christine working with our maintenance team, they stopped the increase that we had and that was a big deal and leveled off the expenses. Next year we will have the opportunity to refill our reserve fund at a slow but respectable pace to keep our community strong. As board members we want to navigate the challenges and continue to add value to the community.

TREASURER'S REPORT:

Treasurer Scott Leffler said there was nothing new to review we discussed it in the last board meeting the detailed balance sheet for September 2023.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, going to address some of the ongoing projects that are going on in the community. One of them is the greenbelt on the Island, a lot of people use that greenbelt to walk their dogs. With all the work we are doing to fix the irrigation we are going to close off those four corners until the irrigation is complete. We had a terrible time with that pump, now we have had a leak of the top of that greenbelt that has been going into someone's backyard pool. We have had to re-due the irrigation from the top to the bottom of that greenbelt. It had a lot of cracks in it and old pipes, but it will be completed soon. Next project is the stream that has been down for a while. SRP was supposed to come today to shut down the electricity so we can get started on demoing the wall that holds the electricity. SRP did not show this morning, they called and said they are backlogged, but will be coming in the next few days. We will remove all the panels, the wall will be demoed, and put a pad around the area so that no irrigation gets

sprinkled on it. The pumps are ready just need to replace the electrical. The vault was inspected while everything was out the first bid came in late today. Mike and I will discuss it this week. The Budget Committee workshop took a few items out of the budget and plan for them for the following year so we can take care of the vault.

COMMITTEE REPORTS:

Activity Committee

Denise Rentschler

At the Concert in the Park the mosaic was unveiled, if you haven't seen it go see it. Turkey trot coming up after Thanksgiving, Saturday November 25th. The Boat Parade will be on December 16th, get your boats ready. Polar plunge is on January 20th.

Ad-Hoc Front Entrance & Signage Committee

Scott Leffler

Our sign company is crafting the sign right now.

Architectural Committee

Mike Sotak

We only had about 12 applications, mostly paint and garage doors. No major issues to report.

Budget & Finance

Scott Leffler

Monday night's meeting we had we looked through the budget workshop and made a few adjustments. Tonight, we will be voting on those numbers for next year's budget.

Fishing & Boating Committee

Clark Fisher

Weeds are continuing to surface from the bottom, and we are scooping every other day. They are brittle and will break off. We have ordered fish, and they will be arriving by the first week of December. We did put some treatment for the lake to be proactive because this is the time of year we can get golden algae, but we are hopeful that we don't have it. We will test the lake before we put the fish in like we normally do.

Lakes Women's Club

April Sapinski

We have Santa's Island coming up on December 3rd and will be on the island. The Giving tree is 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 8th. Luminaries are available for purchase, and it benefits our local boy scouts. The luminaries are \$8.00 a dozen. On January 13th we will have a bouncy house and a fun event.

MEMBER COMMENTS: None.

OPEN BOARD DISCUSSION: None.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2023-012: The Budget and Finance Committee recommends that the Board of Directors approve the 2024 Operating Budget of \$1,870,500.

Motion by Director Nicole Slaten

Seconded by Vice-President Mike Sotak

Community: None.

Board Discussion: None.

Motion Passed.

Motion #2023-013: The Budget and Finance Committee recommends that the Board of Directors approve the 2024 Reserve Budget of \$82,000.

Motion by Director Caige Nichols

Seconded by Secretary Dena Berg

Community: None.

Board Discussion: None.

Motion Passed.

Motion #2023-014: The Budget and Finance Committee recommends that the Board of Directors approve the 2024 Capital Budget of \$1,070,000.

Motion by Director Markus Alleyne

Seconded by Director Caige Nichols

Community: None.

Board Discussion: None.

Motion Passed.

Motion #2023-015: The Budget and Finance Committee recommends that the Board of Directors approve an assessment increase for 2024 of 5.0% with a new quarterly assessment of \$368.00.

Motion by Director Nicole Slaten

Seconded by Director Markus Alleyne

Community: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: City of Tempe contacted us and said we have been scheduled to be putting ADA ramps and sidewalks. We will all be getting a map of when they will be doing the work and where it will be done. We have copies of the map if you would like one but everyone in the community will be getting them from the city as well. It will be disruptive with parking and equipment. If there are any issues at your house, please reach out so we can contact them.

Motion to adjourn.

Motion by Director Caige Nichols

Seconded by Director Nicole Slaten

Motion Passed.

Meeting adjourned at 7:37 pm.