

**THE LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**April 26, 2023**

**CALL TO ORDER:** President Ben Kaufman called the April 26, 2023, Regular Meeting of the Board of Directors to order at 7:06 pm.

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

**BOARD MEMBERS ABSENT:** Director Nicole Slaten

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

Motion by Director Roz Lloyd

Seconded by Director Caige Nichols

**Motion Passed.**

**Motion #2: Motion to amend the agenda to include RFA-2023-006.**

Motion by President Ben Kaufman

Seconded by Director Roz Lloyd

**Motion Passed.**

**Motion #3: Motion to approve the Minutes of the March 22, 2023, Regular Meeting of the Board of Directors.**

Motion by Vice-President Mike Sotak

Seconded by Director Markus Alleyne

**Motion Passed.**

**PRESIDENT'S REPORT:**

President Ben Kaufman, Tempe residences will be able to vote on the Tempe Entertainment District during the May 16<sup>th</sup> special election. We encourage you to vote. The City of Tempe has scheduled our streets in our neighborhood to be repaved in the 2<sup>nd</sup> quarter of next year 2024. Vice-President Mike Sotak is working with the Tempe to ensure that the handicap assessable curbing and ramps are being discussed and possibly installed. We do continue to get questions from the community regarding parking and we have reached out to our legal team, the streets do not fall under the jurisdiction of The Lakes Community Association. Our streets fall under the jurisdiction of the City of Tempe and maintained by the city. If someone is violating the city street laws, we do encourage you to contact the city to report it. Short-term rentals rules have been changed by the City of Tempe. According to our attorney these changes fall under the Fair Housing Act Laws. Pickleball courts have been in continual use since they opened. We started offering Pickleball Clinics at a low cost for any residents that would like to learn how to play.

**TREASURER'S REPORT:**

Treasurer Scott Leffler reviewed the February 2023 financials that are in the board book.

**COMMUNITY MANAGER'S REPORT:**

Community Manager Christine Baldanza, courts are constantly being used. The best thing we have done in this community in a long time is redoing the courts, it has breathed new life into the community. Pickleball Clinics have been going extremely well. They will be taking a break after the May 4<sup>th</sup> Clinic because of the heat, and they will start up again in October. Thanks to Maureen Harrison that put me in touch with a Tennis Coach, which is great for kids. We will be discussing Tennis Classes for the youth for hopefully in the Summer and Fall this year. Cookies with the Coaches will be May 7<sup>th</sup> and can sign up online. 6 Swim meets scheduled this summer and we will need to make a few adjustments for using the Swim lanes. Flowers will be pulled on Saturday through Monday in the front entrance and the potato vines will be started to be put in. If you would like to take some of the flowers, you're welcome to do so.

## **COMMITTEE REPORTS:**

### **Activity Committee**

Cinco de Mayo is coming up next week. Get your tickets! It's going to be a fun night!

**Denise Rentschler**

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

The sign is done, and demo begins next week.

**Scott Leffler**

### **Architectural Committee**

It's been a quite month and we are up to date on new applications. Next couple of weeks we will schedule an architectural meeting. Some major ideas for renovations and rebuilds so we are working on the application process for a new build. Letters going out for Sub associations to follow the rules.

**Mike Sotak**

### **Budget & Finance**

On Monday night's meeting we went over February financials, and everything is in good order. As a committee we have reviewed every line item. 70680 Grounds water we have been reviewing these line items. Water smart program on the City of Tempe website you can see the actual flow through the water meters. One of the meters was running when it shouldn't have been. This leak was repaired and saved us thousands and thousands of dollars to the Community. We are on it now checking the website so we can monitor any leaks going forward. I applaud the Committee for what they have done with this.

**Scott Leffler**

### **Tennis Court Project**

Courts are completed so we can take it off the agenda going forward. It's great to see all the activity on the courts.

**Mike Sotak**

### **Fishing & Boating Committee**

Read report in board book regarding fish stocking, golden algae and well water.

**Clark Fisher**

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

Read report in board book regarding funds, upcoming events, and nominations.

**April Sapinski**

**MEMBER COMMENTS:** Member comments on the front entrance on Baseline and Lakeshore. Says that it's been overgrown for years. Since last fall we have been told that the project is imminent. At the last board meeting they said that things were happening but disagreed that they are not happening. In the Lakes log said that work would start in 3 weeks, and nothing is happening. It's the board's responsibility to do something about it. Our property values are held hostage by what is in his view a vanity project. The Member requests to cancel the project and get a handyman to make the area presentable until decided what to do with the project. Second request this evening that we vote for charter of the Ad-Hoc Front Entrance and Signage Committee before they have chance to think of other good ideas. We should be spending money on the Activity Committee and what they do. The Member suggests selling the pontoon boat and giving the money to the Activity Committee for a new sound system.

Other Member says we need more ads for the Lakes Connection. The ads provide the money that pays for the publishing. If anyone has any resources for more ads, we do need them. Next Thursday, we are putting together the backpacks for the Women's Club. We are hoping for a larger budget for next year.

Thank you for all the hard work of the Budget and Finance Committee.

**OPEN BOARD DISCUSSION:** Treasurer Scott Leffler understands the frustration on the progress to front entrance. It has taken so long to secure the money and free for us to upgrade. We are not trying to really change anything significant other than freshen it up and upgrade it. We keep getting updates that things are done, and things are happening. I feel like we are on the same page and don't understand why it is taking so long. It's the city permits that tell you one thing and 6 months later they finally get back to you and change it. Apologize but we are doing everything we can.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

**Motion #2023-005: Recommend to Board of Directors to purchase Swim Team liability and accident insurance from Markel Insurance Company at a cost of \$2,097.**

Motion by Secretary Dena Berg

Seconded by Director Roz Lloyd

*Community: Glad to have it.*

*Board Discussion: None.*

**Motion Passed.**

**Motion #2023-006: Move \$250,000 from our CIT ICS account and open a new nine-month CD with Mid First Bank at 4.75 APY. FDIC insured.**

Motion by Director Roz Lloyd

Seconded by Vice-President Mike Sotak

*Community: Should we put any more of our money? Board Member says we have projects that are imminent right now, so we need a certain amount of liquid assets that we wanted to keep. Right now, this is the amount what we felt comfortable with.*

*Board Discussion: None.*

**Motion Passed.**

**Announcements and Adjournment:** None.

**Motion to adjourn.**

Motion by Secretary Dena Berg

Seconded by Treasurer Scott Leffler

**Motion Passed.**

**Meeting adjourned at 8:03 pm.**