

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 24, 2023

CALL TO ORDER: President Ben Kaufman called the May 24, 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, Brian De La Torre and Caige Nichols

BOARD MEMBERS ABSENT: Director's Nicole Slaten and Markus Alleyne

Motion #1: Motion to approve the agenda.

Motion by Director Roz Lloyd

Seconded by Director Caige Nichols

Motion Passed.

Motion #2: Motion to approve the Minutes of the April 26, 2023, Regular Meeting of the Board of Directors.

Motion by Secretary Dena Berg

Seconded by Director Brian De La Torre

Motion Passed.

PRESIDENT'S REPORT:

President Ben Kaufman, the City Tempe has been growing and our home values have jumped. In our neighborhood we will continue to protect our resources, trees and lake. And we will expand the health and wellbeing of our community. The Boating and Fishing Committee is preparing to stock the lake with fish to maintain the Lake good eco system. Lakes Snakes Swim Team kicked off this week with practice in the early morning hours and will for the next 6 weeks. They encourage a sense of healthy competition and teamwork. Joining the Swim Team is a great way for your kids and grandkids to build confidence in the water and become strong swimmers. Lakes Snakes are led by experienced and dedicated coaches. Finger Parks will be transformed from grass to zero scape sometime this year. It will be financially beneficial to the community and reduce water consumption which will help the communities' trees.

TREASURER'S REPORT:

Treasurer Scott Leffler reviewed the March 31, 2023, financials that are in the board book.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, we have a small outbreak of witchgrass in the Lake. Talked to the Lake doctor and ordered the chemicals and dye for the Lake. Once the witchgrass has been killed off it will float to the top and we will rake it out. It happens every year and it's not a bad thing because it's pushing the golden algae away. Properties across the street are asking for a lot of money for rent. The owner of the building is looking to tear it down and possibly make it into a nursing home. The property does not look good, and they have received violations. Lakeshore Village has 19 trees that they need to take down and it will leave 19 trees in the property. The reason for taking down the trees is they are causing a trip hazard by lifting the sidewalks and most of them are dead or dying. They decided to clean up the whole property by taking down the trees, painting, and leasing the office space. Annual inspection and we had 100% to the standard they expect. Three things they do want us to do is first to put perimeter tiles around the jacuzzi stating the depth of the jacuzzi, backflow valve added, and markers on the outside of the pool. One of the coping stones has fallen off at the pool, not sure what happened. The Pool Manufacturer said it is not an easy repair and the pool would need to be closed while being repaired. It will need to be done after Swim Team. We have had to drain the jacuzzi 2-3 times because people are wearing a lot of oils or adding it into the jacuzzi. Please, if you use the jacuzzi don't put oil on your body or in the jacuzzi because it damages the jacuzzi. The whole clubhouse is still very busy, which has been great.

COMMITTEE REPORTS:

Activity Committee

Pre-teens event coming up for 4th – 8th grade. Waterslides and pizzas in the park 4 pm to 7 pm on June 4th.

Denise Rentschler

Ad-Hoc Front Entrance & Signage Committee

We started by taking out bushes and trees. Next step is removing the stone under the overhead structure and clear out that corner. Then we will put up the sign. Looking forward to seeing all the progress on this project.

Scott Leffler

Architectural Committee

Big thanks to Roz and Jim for holding down the fort and clearing out all the applications. They reported that everything has been looking good and clean. Things have been slowing down due to the summer. We are scheduling a workshop dedicated on going over the Architectural rules and make any needed updates. That we can also add any legal references we may need to include. The A20 rule is one we are looking closely at, but it may or may not change.

Mike Sotak

Budget & Finance

At Monday night's meeting we reviewed the March financials, costs are up, and we are spending money, but everything is in good order.

Scott Leffler

Fishing & Boating Committee

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

Clark Fisher

Lakes Women's Club

Read report in board book regarding funds and upcoming events.

April Sapinski

MEMBER COMMENTS: Member commented on why we don't have the pledge of allegiance before the board meeting. Board member said because of holding a business meeting and that we wanted to get right down to business. We want to run this meeting as a not profit organization and run it like a business and get down to business.

Member commented that he has been elected at Lake Park Villas as the President of the Association. As a community we are disappointed with our Manager Community Company. He has taken a more active role as a Community Manager for Lake Park Villas, be careful what you wish for. I hope you all appreciate the value that Christine Baldanza gives to the Lakes. It takes a lot of work and energy and it's a big commitment. Christine does a really good job!

OPEN BOARD DISCUSSION: President Ben Kaufman replies to member comment that we are spoiled here with Christine and agree with members' comment. Vice-President Mike Sotak asks if we are asking the fish doctor the timing of putting all the fish in all at once is a good idea. Christine said it was not his recommendation to put them in all at once, that was the Fishing and Boating Committee's idea. Now that it is warm, we can get the 10-12lb fish, but they were hot. We have put in fish in June before it's about tempering the water for the fish before putting them in. Personally, I like to cut the number of fish in half with half in fall and spring, but the Committee would like to have a different method, but I'm concerned with the heat. It's up to the Committee and hoping that having a large quantity more will survive. We are having ducks that are not surviving and we are cleaning them out of the Lake.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2023-007: The Fishing and Boating Committee would like to use their entire annual budget of \$20,000 to purchase fish.

Motion by Director Caige Nichols

Seconded by Treasurer Scott Leffler

Community: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: None.

Motion to adjourn.

Motion by Director Roz Lloyd

Seconded by Secretary Dena Berg

Motion Passed.

Meeting adjourned at 7:44 pm.