

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
September 27, 2023

CALL TO ORDER: President Ben Kaufman called the September 27, 2023, Regular Meeting of the Board of Directors to order at 7:05 pm.

BOARD MEMBERS PRESENT: President Ben Kaufman, Vice-President Mike Sotak, Treasurer Scott Leffler, Directors Nicole Slaten, Roz Lloyd, Brian De La Torre and Markus Alleyne

BOARD MEMBERS ABSENT: Secretary Dena Berg & Director Caige Nichols

Motion #1: Motion to approve the agenda.

Motion by Director Roz Lloyd

Seconded by Director Brian De La Torre

Motion Passed.

Motion #2: Motion to approve the Minutes of the August 23, 2023, Regular Meeting of the Board of Directors.

Motion by Director Markus Alleyne

Seconded by Vice-President Mike Sotak

Motion Passed.

PRESIDENT'S REPORT:

President Ben Kaufman, the aging of our community is 50 years old, yet it's extremely well maintained. Our Community Manager is on top of so many different things, but there are items that are going to require more maintenance in the coming months and years. On addition to the reserve study regarding the faults under the road and that's something we need to repair and replace. Which requires some patience and support from our community. We're doing everything we can to be preemptive and proactive in addressing these issues and our community manager is leading the way.

TREASURER'S REPORT:

Treasurer Scott Leffler reviewed the detailed balance sheet for the end of July and August 2023.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, our underground pumps on Lakeshore were pulled in July we are in line to get them repaired and have been evaluated. One needs a motor and the other one a shaft stamped on it from something that had gotten inside, and they both needed a major amount of work. They are going to be back within the next three weeks. Prior to that, we have a wall that is holding electrical boxes that hold the electricity to those pumps. Over the last few months, I have noticed that the wall has started to move a little. When the company was out here, they evaluated electrical boxes. They are exactly 13 years old they have a life of 10 years, so they are going to be replaced. The wall that they are going to on will be replaced with a new wall. That wall is 15 years old, and the ground has moved a lot in that area. After the new wall is built then put the new boxes on and then they're going to put in the pumps. It should be done in the next month. The front entrance has an orange netting to show that it is under construction. We are waiting for the sign from the city and there are some things that we have had to change to get to where we are now. Many trees have been removed during the summer because of the intense heat. The tree guy has examined more trees and have looked at multiple trees to see which ones need to go. Ryan Kidner added extra water to all our trees, and we were able to save some of the trees but some of them were not. Dead trees have become a safety issue and can cause a financial burden down the road. We will be planting new trees this year. We will be treating the Lake again this week because of the weed growth. We have not had any golden algae and the fish have all survived.

COMMITTEE REPORTS:

Activity Committee

Denise Rentschler

The bike ride event is at 6pm on October 14th for all ages. Decorate your bike and come to the Clubhouse and we will ride through the neighborhood together. Boo Bash is on October 28th 4:30 pm to 8:30 pm with two food trucks and games. November 5th is the Concert in the Park 3:00 pm – 5:30 pm. The 50th Anniversary mosaic will be unveiled at the Concert in the Park.

Ad-Hoc Front Entrance & Signage Committee

Scott Leffler

As a committee we are exercising patience, because of how long it has been taking. Trying to make sure it is right since it will be around for a long time. We are feeling good about how it's coming along to make sure it is right for the community. We have talked about the sizes and measurements. Also, Jim & Christine have both met with our sign team and mason team to take all those thoughts in mind to come up with some good options. Sign team is going back to the city to get approval. Once we have approval, we will start up again. Jim has been great meeting with all the teams and putting the information we need together for the committee. Please be patient with us, it is something that we can pass down to other entrances and signs in the future. We have a game plan for a long-term and future signage.

Architectural Committee

Mike Sotak

Huge thanks to Roz, Jim, and Claire for keeping everything updated for the committee. Total of 12 applications over the last month. Mostly related to paint, minor landscape, and a few solar applications. Our attorney has started looking at the architectural rules but unfortunately it is going to be a tedious process to make sure our updates match with the CC&R. We are just waiting for the attorney at this time.

Budget & Finance

Scott Leffler

At Monday night's meeting we reviewed the financials. We went through the financials in detail to see anything that we need to make changes to or look out for in the coming months.

Fishing & Boating Committee

Clark Fisher

We haven't had any golden algae. We need to keep an eye on the lake. We put in the white amur to help eat the vegetation in the lake and they are surviving well. We are hoping to put stock the fish in October or November when the water temperature is right. We are getting larger bass and feeder fish. Hopefully we can start fishing again by January to let the fish get settled and start selling permits again. We have had reports that some boats that don't have lights at night and driving on the wrong side of the lake. Kayaks don't have lights and we can't see them. We are going to put together an article to layout the rules of boating and put it into the Lakes Log.

Lakes Women's Club

April Sapinski

The organization Women for Women came on Sept 7th to pack hygiene products for women in need and it was very successful. We have a new president, and she has some great ideas for the new year. Look in the Lakes log to see what is up and coming. We have given \$100 to each of our schools and target gift cards for families or specific students in need. Holiday tree gifts will need to be done and delivered by December 8th, so they have time to give them to the families. Monthly meeting 1st Thursday of every month. We are hoping to go out to the Island this year for Christmas Island photos and we donate to Ryan house. Garage Sale on Saturday November 4th. Art activity concert on November 5th. The directories are done and anyone who submitted to be in will receive a free one in October and we will sell extras at the concert.

MEMBER COMMENTS: None.

OPEN BOARD DISCUSSION: None.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2023-010: Approval of our quarterly transfer of \$61,329 from First Citizens.

Motion by Director Nicole Slaten

Seconded by Director Roz Lloyd

Community: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: None.

Motion to adjourn.

Motion by Director Roz Lloyd

Seconded by Director Markus Alleyne

Motion Passed.

Meeting adjourned at 7:50 pm.