

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
January 24, 2024

CALL TO ORDER: President Ben Kaufman the January 24, 2024, Regular Meeting of the Board of Directors to order at 7:04 pm.

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

BOARD MEMBERS ABSENT: Treasurer Scott Leffler.

Motion #1: Motion to approve the agenda.

Motion by Director Roz Lloyd

Seconded by Secretary Dena Berg

Motion Passed.

Motion #2: Motion to approve the Minutes of the November 15, 2024, Regular Meeting of the Board of Directors.

Motion by Vice-President Mike Sotak

Seconded by Director Caige Nichols

Motion Passed.

PRESIDENT'S REPORT:

President Ben Kaufman, I cherish this community, members of the board, my home, friends, and family. This board is about volunteering to help. This board is about serving others. It's every thoughtful conversation and careful decision. These are the threads of a story that is uniquely ours as a community, and it's a shared life written by all of us. And these things matter now. My service on this board is coming to an end. It's almost time for me to pass the torch and I want to take this time to say thank you all, thank you for the support you've shown me believing in me over these. I truly appreciate it. I also want to let you know the annual homeowners' meeting is coming up on Tuesday, February 13th and that will start at 8:00 pm. If you'd like to submit your ballots that evening, you can do so from 6:30 pm to 8:00 pm. And of course, you can mail it in the envelope that was provided in the ballot package.

TREASURER'S REPORT:

President Ben Kaufman reviewed the detailed balance sheet for November 2024.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, I would like to thank the homeowners & committees on behalf of the staff because there was such an outpouring of gifts and generosity at Christmas time that all the staff wanted to make sure I told you "Thank you". Our lake is not a toxic dump, I'm out on that lake almost every day, if not every other day, making sure our lake is clean and we are taking care of it. If there are weeds or dead fish, we are out there scooping them up and cleaning them out as fast as we can. Unfortunately, around the holiday time, we did get hit with golden algae, but we took care of it very fast. We had fish in the lake to keep the algae at bay, the white amur, they do a great job. Which is a natural method we use. Sometimes we have to add some pesticide to get rid of the algae itself, but we don't resort to that until it is necessary. We had fish ordered the fishing and boating committee use their money last year to order bass and minnows, which arrived about two days after we got the golden algae and we kept them in a tanker. The tanker sat in Pima, AZ for three weeks before we made the decision to put the fish into the lake. I can tell you that out of all the fish that we put in; we have pulled out six out of thousands of fish. We had a successful run with getting the fish in the lake and we tested with a very low golden algae and the fish survived. Between our Aquatic Consultant, our fabulous fishing Boating Committee, my lake cleaners, and myself, that lake is in great condition. It is offensive when we hear words that our lake is a toxic dump because it is absolutely not. Rapids is just beginning and will be the project for the year. I have started to get quotes and I've talked to Michael who is in the construction business, and we are literally at

the beginning stages. The last three companies that I've talked to have a positive view on the repair that we have to make. It is done all the time, SRP has stations like this that have delaminated over the years, because there's moisture. I'm still gathering information and going to pass it on to Mike and he's going to meet with them as well. We still don't know whether it will be a repair or a replacement. We will need to work with the city on the work going on. We have 30 new trees that have been planted in December and more to come this year. We removed about 12 trees this year and put in 30 new trees. We can start fishing now and some have already started and caught fish.

COMMITTEE REPORTS:

Activity Committee

Denise Rentschler

We have wine and cheese coming up on Friday, February 2nd. Mardi Gras party on March 2nd. Poker Regatta, March 23rd.

Ad-Hoc Front Entrance & Signage Committee

Scott Leffler

The city has revised their approval of the size of the letters that they are permitting on our sign, and now that now that we've had the letters made, they are too big. We have followed up with the company, they have agreed to build smaller letters for us and absorb the cost of the larger letters, which they will still give us, so we are getting two sets of letters for the same price.

Architectural Committee

Mike Sotak

We only have about 20 applications and are up to date. Mostly paint and a few gates. We did get back the Architectural rules from our attorney. However, we sent the 20-page document, we got a 30-page document back and there's no tracking of what was changed or added. We reached back out to the attorney because we needed to know what had changed, it is also in a different format. We sent it back and would like to know what changes have been made. Hopefully we will have a better timeline by next month.

Budget & Finance

Scott Leffler

The committee is meeting next week to review the December financials.

Fishing & Boating Committee

Clark Fisher

Fish are in the lake and alive and well.

Lakes Women's Club

April Sapinski

Bouncy House went great and well attended. Look into the Lakes Log for what is up and coming.

MEMBER COMMENTS: Polar plunge went well and a great turnout. It's nice that the community supports it.

OPEN BOARD DISCUSSION: Board member said she would like to address the branch of texts which were sent out recently. They disseminated information into the community that was not correct and blatantly implied that the board are rubber stampers with no discussion, which is not correct. We're volunteers and try to do the best we can do and then we have people who are questioning our integrity. The text also implied that the lake was not healthy. I think Christine has addressed that well, so I don't plan to address it. I should point out that at this point out the person who sent the text has not been to an HOA meeting in the last four years, So the information that that person's disseminating is blaming the hearsay and that's dangerous. We don't need people spreading misinformation. Most of the people in the directory, we preserved that the directory was going to be used as a positive resource and a benefit, not as a marketing tool. It was a very poor decision made to whoever sent these texts. If you feel that you were misled with incorrect information and would like to change your ballot, or if you tossed it out, you could call the LCA office. They can arrange to have another ballot sent to you. I urge you to talk to your neighbors and to your friends and to get them to vote because your vote is important. Your voice is important, and we really need a good representation of the feelings of the community. I'm sorry that this has happened. I really thought this community was better than this. They probably should say in the directory in the future that it's not to be used as a marketing tool. Many in the community are upset about it.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2024-001: Recommend that Christene D'Angelo and Monique Taetle be approved as new members of the Activities Committee.

Motion by Secretary Dena Berg

Seconded by Director Nicole Slaten

Community: Really good helpers.

Board Discussion: None.

Motion Passed.

Motion #2024-002: Appoint Nominating Committee for 2024/2025: Mike Sotak, Dan Rossi, Ben Kaufman, Marty Garrett, Mark Phillips, Sue Wong, and Warren Dunham.

Motion by Director Caige Nichols

Seconded by Director Roz Lloyd

Community: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: None.

Motion to adjourn.

Motion by Director Caige Nichols

Seconded by Director Roz Lloyd

Motion Passed.

Meeting adjourned at 7:45 pm.