

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
February 28, 2024

CALL TO ORDER: President Mike Sotak the February 28, 2024, Regular Meeting of the Board of Directors to order at 7:04 pm.

BOARD MEMBERS PRESENT: President Mike Sotak, Vice-President Roz Lloyd, Treasurer Brian De La Torre, Secretary Dena Berg, Directors Caige Nichols, Andrew Campbell, Robert Garcia, and Nate Hoffman

BOARD MEMBERS ABSENT: Director Markus Alleyne.

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 January 24, 2024, Regular Meeting of the Board of Directors.

Motion by Director Caige Nichols

Seconded by Director Brian De La Torre

Motion Passed.

PRESIDENT'S REPORT:

President Mike Sotak, thank you to guest speaker Jeff Starling for sharing with us the information regarding our vault and bridge area and we await your report so that we can start the bid process as soon as possible. Upon receipt of his report and findings, we will immediately send this information to the three contractors that have expressed interest in bidding on the project. We will request that bids are returned between 4 and 6 weeks after bid documents are released. Once all bids are received and/or we hear from all contractors, this information will be shared with the Board of Directors and discussed as a team. I promise to stay involved and informed with this project through design, bid, and construction, keeping the community up to date and looking for ways to effectively deliver a quality end product that will last another 50 years.

I want to thank the community for the opportunity to serve as your new Board President. I will not take this position lightly and will do what I can to help in any way possible. Thank you for your patience as I continue to learn processes and procedures. Past board members sure have left big shoes to fill! I would like to thank Nicole Slaten, Scott Leffler, and Ben Kaufman for their dedicated service to the community the past three years. I would also like to welcome our newly elected Board members; Andrew Campbell, Robert Garcia, and Nate Hoffman. Thank you all for your support of this community!

TREASURER'S REPORT:

Treasurer Brian De La Torre reviewed the detailed balance sheet for December 2023.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, we continue our lake wall maintenance, filling cracks, and making necessary repairs. So far we have had minimal repairs to the lake wall itself, but please remember that it is very important to keep large plants, trees, and shrubs away from the lake wall since the roots can cause cracking of this very important infrastructure.

With the approach of the summer season, we can also expect to see an increase in the population of mosquitos and other flying insects. We will continue to take steps to keep the number of mosquitoes down and we have not had any real problems with them in the past. In addition to the movement of water from the circulating pumps, we have stocked larva eating fish, and have used larvicide to prevent the bugs from hatching.

Homeowners also have to do their part to prevent breeding grounds for mosquitos. All boats have the capacity to capture and hold standing water just like saucers, planters, and buckets in yards. Green un-

maintained pools are also breeding grounds. This is an important issue that we all need to be aware of and take action on consistently.

A representative from Maricopa County Vector Control will be at our March 27 board meeting to discuss mosquito reducing techniques that homeowners can use around their homes and properties.

I just got word that the restaurant space that has been empty for a while has been leased to a Korean BBQ restaurant. No name yet, but they are planning on having a bar, entertainment, and the food will be cooked on tabletops. They are aiming to be open in September/October of this year.

COMMITTEE REPORTS:

Activities Committee

Denise Rentschler

We have Mardi Gras coming up. There are a few tickets left. Come and enjoy the DJ and good Cajun food. Poker Regatta is March 23. Buy your poker hands at the front desk. Come and enjoy the fun and picnic afterward. Our annual Easter egg hunt is Saturday, March 30. Bring the kids for the egg hunt and time with the Easter Bunny.

Architectural Committee

Mike Sotak

There were 21 applications mainly for paint and landscaping. We have not yet met to review the new Architectural Rules that the attorney reviewed. We will do that soon.

Budget & Finance

Brian De La Torre

The Budget and Finance Committee met and reviewed the end of year 2023 financials. We came in under budget and the Association is in good standing.

Fishing & Boating Committee

Clark Fisher

The Fishing and Boating Committee is looking into prices for larger bass and trout for the fall. Committee Member James Fisher has been pricing fish and at our next meeting, we will discuss the results of his search.

Lakes Women's Club

Betty McCarney

Join us for our March meeting where we will pack women's hygiene products with Women4Women for the homeless. We will have pizza and beverages, so join us on this project. We are also starting another Helping Hands project in March to supply snacks for Care 7 to distribute to children who are in need. The tub to donate these snacks will be located in the lobby through March.

MEMBER COMMENTS:

Member asked about the front entrance project. Member wanted to know the timeline for the completion of the Rapids.

OPEN BOARD DISCUSSION:

President Sotak commented that as soon as we have project specs for the vault and bridge, we will send it out for bids. This project is high priority and we will work on it judiciously and quickly.

OLD BUSINESS: None.

NEW BUSINESS: None.

Announcements and Adjournment: None.

Motion to adjourn.

Motion by Director Caige Nichols

Seconded by Director Brian De La Torre

Motion Passed.

Meeting adjourned at 7:55 pm.