

THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
May 22, 2024

CALL TO ORDER: President Mike Sotak the May 22, 2024, Regular Meeting of the Board of Directors to order at 7:07 pm.

BOARD MEMBERS PRESENT: President Mike Sotak, Vice-President Roz Lloyd, Secretary Dena Berg, Directors Andrew Campbell, Caige Nichols, Robert Garcia, Markus Alleyne and Nat Hoffman

BOARD MEMBERS ABSENT: Treasurer Brian De La Torre

Motion #1: Motion to approve the agenda.

Motion by Director Caige Nichols

Seconded by Secretary Dena Berg

Motion Passed.

Motion #2: Motion to approve the Minutes of the April 24, 2024, Regular Meeting of the Board of Directors.

Motion by Director Markus Alleyne

Seconded by Director Andrew Campbell

Motion Passed.

PRESIDENT'S REPORT:

President Mike Sotak, the spring events were a blast, thank you everyone who came out and supporting and those who put them together. We have received bids for the vault project from all three contractors. The board members have reviewed the bids. No major update on the roadway project in the Lakes and we thank you for your patience. In the next week or two SRP says they should be raped up and the City wants to start in mid-June on the actual roadway mill and overlay. The City is going to be doing a speed bump study and sending out a survey. I don't believe the study will be sent to all those in the Lakes but you can contact the City if you have an opinion and to get your voice heard.

TREASURER'S REPORT:

President Mike Sotak reviewed the detailed balance sheet for March 2024.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, copies of the flyers from the city regarding the speed bump study will be in the Clubhouse lobby. The city of Tempe contacted me, they have concerns are regarding Driftwood because it's a dangerous street and they are looking to making some changes on that street and will be contacting the homeowners to discuss options. The city requests that the oleanders be trimmed back because they are a dangerous problem with the blind curb. The oleanders are not ours they belong to the Lake Park Villas and the reason for those oleanders were to provide privacy but they are not trimming them. I explained to the Lake Park Villa manager that the city doesn't want them removed but to be trimmed down and he agreed to do that. They are also going to close the gates that are coming from Lake Park Villas into Driftwood because the city believes that parking is coming in from those Condos that are using that access to park their cars. The city wants to make Driftwood a safer street. We have been trying to convince the owner of Venezia to change the name of his restaurant because its not Italian food but the owner has said he has already purchased many items that already have the name on it. The owner wants me to convey the reason he chose Venezia is because he feels like he is in Venice, he has been there before and loves it. The waterways here at the Lakes reminded him of Venice, so they are keeping the name. They are going to update the sign according to the Lakes regulations. Opens end of June beginning of July. He is planning happy hours and it is looking nice inside. We are concerned about the parking but we are already in contact with the city and we will know more when he opens.

COMMITTEE REPORTS:

Activity Committee

Both Spring Fling & Cinco de Mayo were great events and very successful. Right now, we are taking a break for the Summer and in August we will start planning for next year.

Denise Rentschler

Architectural Committee

We only had about 18 applications and mostly for paint and landscaping. We want to make sure we follow the process and put in the application before you start any work. Our attorney has passed the architectural rules to her associate who is now comparing them to our original rules making sure the edits conform. Also, some legislative state rules have been updated in April 2024 and she is making the edits conform to those updated as well. An article in the Lakes Log will be published and outline what we would like to see happen when submitting an application. We will be asking that for each project a new application will be submitted instead of having it all on one application.

Mike Sotak

Budget & Finance

The committee met last night to review the monthly financials, which includes looking at the balance sheet. Looking at the financials for the Swim Team and the vault project.

Scott Leffler

Fishing & Boating Committee

Reviewed fishing report that is included in the board book. Updating boating rules.

Clark Fisher

Lakes Women's Club

Off until September, the first Thursday in September we are having a welcoming happy hour with wine, pizza and packing famine products for women.

Betty McCarney

MEMBER COMMENTS: The two people cleaning up the lake, are doing a wonderful job. 17 bags of trash today were taken out of the Lake. Member comments maybe we need to put an article in the Lakes Log of all the strange things that are pulled out of the lake. Question about the entrance sign and how its going. The city has given us a permit. They are starting to make the Letters and are going to meet with the committee next week. First need to put the sign in and then we can put the landscape in.

OPEN BOARD DISCUSSION: None.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2024-005: Accept bid proposal provided by Truesdell Corporation to preform concrete repairs related to the pump house vault and adjacent structure(s).

Motion by Director Markus Alleyne

Seconded by Vice-President Roz Lloyd

Community: How old is the vault? 53 years old so we got our money's worth out of it. At this point its not worth doing a full replacement and just needs a repair. How long will the repair last? If performed correctly, it should last another 50 years. We will be doing inspections throughout the repair to make sure it is being done correctly. We have better materials and procedures in place than back in the 80's so it will last a long time. When will they start and how long will it take? It depends if we need a permit or not which is a large factor on a time frame. Since it's a repair and not a new build we don't need a permit. I've seen this company work really quickly but we don't have a time frame yet.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: Thank you Mike for all you are doing it feels good to know that you know what you are talking about and working the contractors.

Motion to adjourn.

Motion by Secretary Dena Berg

Seconded by Vice-President Roz Lloyd

Motion Passed.

Meeting adjourned at 7:55 pm.

