

**THE LAKES COMMUNITY ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
June 26, 2024**

CALL TO ORDER: President Mike Sotak the June 26, 2024, Regular Meeting of the Board of Directors to order at 7:06 pm.

BOARD MEMBERS PRESENT: President Mike Sotak, Vice-President Roz Lloyd, Treasurer Brian De La Torre, Directors Andrew Campbell, Robert Garcia, Markus Alleyne and Nat Hoffman

BOARD MEMBERS ABSENT: Directors Caige Nichols & Secretary Dena Berg

Motion #1: Motion to approve the agenda.

Motion by Director Markus Alleyne

Seconded by Vice-President Roz Lloyd

Motion Passed.

Motion #2: Motion to approve the Minutes of the May 22, 2024, Regular Meeting of the Board of Directors.

Motion by Treasurer Brian De La Torre

Seconded by Director Markus Alleyne

Motion Passed.

PRESIDENT'S REPORT:

President Mike Sotak, Lake's vault is progressing for the repair. The traffic control permit was approved, and they began work last week. They already started the demo, removed the concrete, exposed, and cleaned the rebar. They will replace the concrete early this week and make the repairs needed on the east side so they can start on the west side. The traffic control will only be a lane shift, it should not be any road closures, or lane closures. The bike lane is the only lane that will be closed temporarily. Exercise caution when driving through that area, which is between Sandpiper and Driftwood. They are still hoping to finish up the work at the end of July or beginning of August, but things can change depending on anything that comes up. We will not have a July board meeting, the next meeting will be August 28, 2024.

TREASURER'S REPORT:

Treasurer Brian De La Torre reviewed the detailed balance sheet for April 2024.

COMMUNITY MANAGER'S REPORT:

Community Manager Christine Baldanza, thank you Mike for updating everyone on the vault project. Once the repairs are complete then the pump company is going to come put in the catwalk and the platform where the pumps go. Then the wall that is leaning which has the electrics for the vault, irrigation, and city of Tempe meter will be demoed and rebuild the wall. The irrigation will be cut temporarily. The pump man will put in all electrical underground. Probably won't be done until about September – October to have the rapids running again. Pool was down three weeks ago because it was losing water, and we sent a repair man out. We are still working on the problem. We had an inspector come out randomly to look at the pool last Thursday and everything looked good, except he found a beer bottle in the trash can. We have a sign that says please no glass and I ask the staff to randomly to go check because it is a health park violation, which is the only violation we received everything else was good. We need to encourage people not to use glass. The Korean restaurant has changed their name to Lake House they are hoping they will be open by the end of July. They have several restaurants in Arizona.

COMMITTEE REPORTS:

Activity Committee

None.

Denise Rentschler

Architectural Committee

Mike Sotak

We only had three applications for paint and have been approved. No update on the Architectural rules.

Budget & Finance

Scott Leffler

The committee decided that we need to increase the reserves to cover costs and submitted an updated RFA.

Fishing & Boating Committee

Clark Fisher

None.

Lakes Women's Club

Betty McCarney

None.

MEMBER COMMENTS: None.

OPEN BOARD DISCUSSION: None.

OLD BUSINESS: None.

NEW BUSINESS:

Motion #2024-006: Approval of the quarterly transfer of \$60,000 from First Citizens Bank Operations Account to the Alerus Bank Reserve Fund account.

Motion by Director Markus Alleyne

Seconded by Vice-President Roz Lloyd

Community: None.

Board Discussion: None.

Motion Passed.

Announcements and Adjournment: We have a lot of cookies so please take some home to your families.

Motion to adjourn.

Motion by Vice-President Roz Lloyd

Seconded by Treasurer Brian De La Torre

Motion Passed.

Meeting adjourned at 7:34 pm.