

**THE LAKES COMMUNITY ASSOCIATION**  
**REGULAR MEETING OF THE BOARD OF DIRECTORS**  
**October 23, 2024**

**CALL TO ORDER:** President Mike Sotak the October 23, 2024, Regular Meeting of the Board of Directors to order at 7:06 pm.

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

**BOARD MEMBERS ABSENT:** Director Markus Alleyne

**Motion #1: Motion to approve the agenda.**

Motion by Director Nat Hoffman

Seconded by Director Robert Garcia

**Motion Passed.**

**Motion #2: Motion to approve the Minutes of September 25, 2024, Regular Meeting of the Board of Directors.**

Motion by Director Nat Hoffman

Seconded by Treasurer Brian De La Torre

**Motion Passed.**

**PRESIDENT'S REPORT:** President Mike Sotak, first off, I would like to thank everyone for your ongoing patience as we navigate several large-scale projects happening in The Lakes. I understand that these projects can be frustrating, however, in our aging community, these improvement projects are necessary to keep our assets valuable and up to date.

While the Lakes vault project structural repairs and rehabilitation have been completed, we are currently working through providing power back to the pumps. At the time the vault project began, all the old and outdated electrical conduit and cable was removed, which was surface-mounted to the sides of the bridge. In the meantime, the city came in and repaved the streets in coordination with our vault project as to not impede either ongoing project.

Now that the streets are newly paved, however, it is proving difficult to install the new electrical conduit via directional bore under the new pavement. The issue is with the City not wanting any disruption or damage to the new asphalt. We are currently working through other options to provide power back to the pumps.

Again, I want to thank you all for your patience while we work through this. We want to provide the most efficient while economical solution in order to provide a quality product and system to last for years to come. The city did a wonderful job providing us with new sidewalk ramps and clean, smooth new roads to enjoy for many years.

The annual LCA Board and Budget Committee Workshop is scheduled for Tuesday, November 12 at 7 PM. At this meeting we will review the proposed 2025 LCA Budget and discuss the 2025 assessments. At our regularly scheduled LCA board meeting on November 20, we will vote on the proposed budget and assessments.

**TREASURER REPORT:**

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

**COMMUNITY MANAGER'S REPORT:**

Community Manager Christine Baldanza, the lake has been very healthy this year. We just had a negative test for golden algae in preparation for our fish stocking that will take place in a few weeks. I want to remind everyone that all boats need to have Lake's registration stickers which will go on sale in December. We will begin fining boats that are not registered and not maintained. The Korean restaurant has a large number of decorative lights not only bright but blinking. They have been given a violation and have been asked to submit an Architectural Application for their lights.

## **COMMITTEE REPORTS:**

### **Activity Committee**

The next two events will be the Lighted Halloween Bike Parade and the Boots and Buckles. We hope everyone joins in the fun.

**Denise Rentschler**

### **Architectural Committee**

We had four applications for paint, three for fences, four for landscaping and one garage door.

**Mike Sotak**

### **Budget & Finance**

The committee is working on the upcoming 2025 Budget and we hope you join us for the Board and Budget Committee Workshop on November 12.

**Marty Garrett**

### **Fishing & Boating Committee**

Fish have been ordered and along with feeder fish, we are expecting 6–8-inch bass at the end of November.

**Clark Fisher**

### **Lakes Women's Club**

The Lakes Annual Garage Sale is coming on November 2 and we hope it will be a success since it is a fund-raising event for our organization. On November 7, we will pack all the donations for Tempe Care 7. Please join us when we pack the backpacks and have pizza and beverages.

**Betty McCarney**

**MEMBER COMMENTS:** None.

**OPEN BOARD DISCUSSION:** None.

**OLD BUSINESS:** None.

## **NEW BUSINESS:**

**Motion #2024-009: Approval of the quarterly transfer of \$60,000 from First Citizens Bank Operations Account to the Alerus Bank Reserve Fund account.**

Motion by Secretary Dena Berg

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 Director Nat Hoffman

Seconded by Secretary Dena Berg

**Motion Passed.**

**Meeting adjourned at 7:40 pm.**